



CITY OF  
BLOOMINGTON  
COUNCIL MEETING  
SEPTEMBER 10, 2018



## **City Logo Design Rationale**

The symbol for the City of Bloomington is multifaceted in its visual and conceptual approach. Visually the symbol and the City's identity represent a modern progressive style which is consistent with the City's government. The symbol is based on three different concepts which combine to represent the City in a contemporary and appropriate way.

First and foremost is the chevron. The City government is a respected agency dedicated to serving the public. In this way, the chevron represents service, rank and authority.

The symbol may also be seen as a three dimensional building. This represents growth and diversity in our community.

Finally, the flower or plant derived from the original name "Blooming Grove," represents a community that is friendly and safe. Progress and growth are also associated with plant life as well as regeneration and renewal.

The symbol's positive upward movement is representative of the City's commitment to excellence!

## Brief Summary of Five Council Priorities

### Five Priorities

At the September retreat, Council informally selected its top five priorities, and since that time staff has seen that these five areas are the dominant focus of the Council's policy deliberations. The selected priorities are:

1. Economic Development
2. Infrastructure
3. Financial Planning
4. Reduced Emergency Response Times
5. Downtown Implementation Plan

The value in naming priorities is to establish policy direction, make that direction known to stakeholders and guide policy, budget and operational decisions. As we work to develop the City's FY17 budget, staff would find value in formalizing the five priorities for the next fiscal year.

Prior to formalization, we have prepared this brief summary to begin the dialogue about what each priority means, where it stands and what it will take to advance each going forward.

#### 1. Economic Development

- A. Economic development was overwhelmingly recognized by the Council as **essential to the financial sustainability** of the community. It is our prime means to diversify our tax base and expand our revenue streams.
- B. City of Bloomington economic development is undertaken in parallel with **regional collaboration** and economic development initiatives of the EDC, B/N Advantage and others.
- C. The time is right to review our **economic development strategic plan and incentive policy**. Tools such as TIF are invaluable for the redevelopment of areas such as Colonial Plaza, and will be key to our success.
- D. Economic development cannot stand alone and depends on sound infrastructure and quality of life to successfully ensure a financially-sound future for our community.

#### 2. Infrastructure

- A. The City is decades behind in funding much-needed **infrastructure maintenance**, estimated to total \$400M or more. Reliable infrastructure with the capacity to handle growth is essential to economic development, quality of life and the City's financial long-term stability.
- B. Our City's recently completed **infrastructure Master Plans**, encompassing streets, sanitary sewers, storm water, facilities, sidewalks and more provide detailed inventory, condition rating and make it possible for us to assess and prioritize critical needs.
- C. The next essential step is to develop a **five year Capital Improvement Plan** to address the most urgent/timely needs, AND a funding strategy.
- D. Some projects included in the City's Master Plans are prime candidates for borrowing. Financing options are many, and Council will determine a preferred strategy, ranging from conservative to aggressive.

3. Financial Planning

- A. Since the Great Recession, we are all adapting to a new economy that requires us to have a **long-term, continuously evolving plan for financial sustainability**, including a plan for appropriate reserves. We must have a balanced budget to avoid the pitfalls and reputational damage that many other governments continue to experience.
- B. A deficit in the City's General Fund was averted in the near term through Budget Task Force recommendations and the Council's recent adoption of a 1% sales tax increase. However, the City's expenses, especially those tied to Police and Fire pensions and labor costs, will continue to increase over the years. The **potential for a General Fund structural deficit** will continue to threaten future budgets.
- C. It will take all of us, including our citizens, to develop solutions for achievement of financial sustainability. We must focus on refining our financial projections, re-forecasting when appropriate, identifying programs and services, establishing appropriate levels of service performance measures, and prioritization.
- D. A **Capital Improvement Plan and funding** is critical to the City's financial strategy now and going forward.

4. Reduced Emergency Response Times

- A. Despite the excellent efforts of our first responders, the Fire Master Plan identified that **service to the City's northeast portion is inadequate and response times are below our standards**. Long-term, the Master Plan recommends a new Fire Station facility to serve the northeast area of the City. In the short-term, we must identify creative and innovative methods to reduce EMS and fire suppression response times.
- B. Quality public safety services are essential to a community's Economic Development and, with so many financial resources devoted to public safety, **finding efficient solutions to public safety issues** contributes to the long-term financial health of the community.

5. Downtown Implementation Plan

- A. The Downtown Master Plan was adopted by the City Council in 2013 without an Implementation Plan. Increased interest in Downtown economic development, notably in the proposed addition of hotel and/or convention center space, indicates this is the time to **design the City's role** in success of the Downtown.
  - a. It will take inside and outside **resources to vet potential Downtown projects**.
  - b. We must determine the amount and type of **public engagement** that is appropriate for Downtown development proposals.
  - c. Traditionally, municipalities play a role in Downtown **streetscape improvements** and meeting its **parking needs**.
- B. We can **build upon the qualities that make our Downtown special**, such as our ties to President Lincoln and Route 66, both expertly displayed in the new Visitors Center at the McLean County Museum of History. Smart economic development in Downtown will expand on existing assets and attractions like the Museum, the BCPA and the Coliseum.



**RESOLUTION NO. 2016 -29**

***A RESOLUTION ADOPTING A MISSION, VISION AND VALUES STATEMENT FOR THE CITY OF BLOOMINGTON***

**WHEREAS**, the City of Bloomington ("City") is an Illinois home-rule municipality; and

**WHEREAS**, the City is known as the "Jewel of the Midwest;" and

**WHEREAS**, the City is a great place to live, work and play; and

**WHEREAS**, the City Council desires to adopt a statement expressing the Organizational Mission, Vision and Values of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE** City Council of the City of Bloomington, McLean County, Illinois, as follows:

**Section 1.** The above stated recitals are incorporated herein by reference.

**Section 2.** The City Council of the City of Bloomington hereby formally adopt the following as the City's Organizational Mission, Vision and Values:

**Mission:** To lead, serve and uplift the City of Bloomington

**Vision:** A Jewel of Midwest Cities

**Values:** Service-centered, results-driven, inclusive.

**Section 3.** All resolutions in conflict with this Resolution, as well as any previous statements adopted on the mission, vision and values of the City are hereby repealed.

**Section 4.** This Resolution shall be in full force and effect immediately after its passage and approval.

**APPROVED** by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, July 25, 2016, by a vote of 7 to 1. (Nay: Alderman Kevin Lower) (Absent: Alderman David Sage)

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Cherry L. Lawson, City Clerk

# AGENDA



**CITY COUNCIL MEETING AGENDA  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701  
MONDAY, SEPTEMBER 10, 2018; 6:00 P.M.**

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Recognition/Appointments**
  - A. Proclamation declaring September “National Suicide Prevention Month”.
  - B. Loyalty Oath and Appointment of Scott Rathbun as Finance Director.
  - C. Appointment of Mark Halx to the Cultural Commission.
- 6. Public Comment**
- 7. “Consent Agenda”**

*(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.*

*The City’s Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council’s Meeting Agenda. Persons who wish to address the Council should provide new information, which is pertinent to the issue before them.)*

  - A. Consideration of approving the Minutes of the August 27, 2018 Regular City Council Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*

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**NOTE:** Action may be taken by the City Council on the agenda’s action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

- B. Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$6,238,653.98. *(Recommend the Bills, Payroll, and Electronic Transfers be allowed in the amount of \$6,238,653.98, and orders drawn on the Treasurer for the various amounts as funds are available.)*
- C. Consideration of approving an Appointment to the Cultural Commission. *(Recommend Mark Halx be appointed to the Cultural Commission.)*
- D. Consideration of the Purchase of a Technical Support Service from Physio-Control, as a limited source, in the amount of \$53,978.40 (payable in four (4) annual installments of \$13,494.60), as requested by the Fire Department. *(Recommend the Purchase of the Technical Support Service from Physio-Control, as a limited source, in the amount of \$53,978.40 (payable in four (4) annual installments of \$13,494.60), be approved and the Procurement Manager authorized to issue a Purchase Order.)*
- E. Consideration of a Resolution approving Change Order 1 to the Construction Contract for the St. Peter Aquifer Test Wells 1 and 2 Project (Bid #2017-33) with Layne Christensen Company for additional Test Well 2 development and re-testing Test Well 1, as requested by the Water Department. *(Recommend the Resolution approving Change Order 1 to the Construction Contract for the St. Peter Aquifer Test Wells 1 and 2 Project (Bid #2017-33) with Layne Christensen Company for additional Test Well 2 Development and Re-testing Test Well 1, in the amount of \$93,957.00, at the unit prices listed in the Change Order, and authorize the Mayor and City Clerk to execute the Resolution, the City Manager to execute the Change Order, and the Procurement Manager be authorized to issue a Purchase Order for the same.)*
- F. Consideration of an Ordinance Amending the Fiscal Year 2019 Library Fixed Asset Budget, in the amount of \$144,117 for revenues and \$139,117 for expenses, as requested by the Bloomington Public Library. *(Recommend the Ordinance amending the FY2019 Library Fixed Asset Budget, in the amount of \$144,117 for revenues and \$139,117 for expenses, be approved, and the Mayor and the City Clerk be authorized to execute the necessary documents.)*
- G. Consideration of an Ordinance providing for the Vacation of a No Access Easement lying within the Hershey Plaza Subdivision, so that the owner of the subject property, can prepare for an entrance from Hershey Road to allow a Hershey Road address, as requested by the Public Works Department. *(Recommend the Ordinance providing for the Vacation of a No Access Easement lying within the Hershey Plaza Subdivision be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- H. Consideration of an Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$83,253.51, to adjust the Illinois Housing Development Authority Abandoned Property Program fund, as requested by the Community Development Department. *(Recommend the*

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*Ordinance amending the Fiscal Year 2019 Budget in the amount of \$83,253.51 to adjust the Illinois Housing Development Authority Abandoned Property Program fund be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

- I. Consideration of an Ordinance Suspending Portions of Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code to allow Possession of Open Alcohol on Public Property during the ZooDo to be held at Miller Park Zoo and Pavilion on September 15, 2018 from 4:30 p.m. to 10:00 p.m., as requested by the City Clerk's Office. *(Recommend the Ordinance Suspending Portions of Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code to allow Possession of Open Alcohol on Public Property during the ZooDo to be held at Miller Park Zoo and Pavilion on September 15, 2018 from 4:30 p.m. to 10:00 p.m. be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- J. Consideration of an application of the Bloomington Normal Sunrise Rotary for an LB (Limited Beer and Wine) liquor license, which would allow the sale of beer and wine by the glass for consumption on the premises for an event at Union Park (G.E. Park), located at 1750 G.E. Road, on October 21, 2018 from 12 p.m. to 3:30 p.m., as requested by the City Clerk's Office. *(Recommend the application of the Bloomington Normal Sunrise Rotary for an LB (Limited Beer and Wine) liquor license, which would allow the sale of beer and wine by the glass for consumption on the premises for an event at Union Park (G.E. Park), located at 1750 G.E. Road, on October 21, 2018 from 12 p.m. to 3:30 p.m., be approved contingent upon compliance with all health and safety codes.)*
- K. Consideration of an application of BM Trade Company, d/b/a Lucky Garden, located at 706 S. Eldorado Road, requesting an RAS (Restaurant, All Types of Alcohol, Sunday Sales) liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week, as requested by the City Clerk's Office. *(Recommend the application of BM Trade Company, d/b/a Lucky Garden, located at 706 S. Eldorado Road, requesting an RAS (Restaurant, All Types of Alcohol, Sunday Sales) liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week be approved, contingent upon the corporation being approved to do business in the State of Illinois and compliance with all health and safety codes.)*

## **8. "Regular Agenda"**

- A. Presentation and action on a Memorandum of Understanding with the Boys & Girls Club of Bloomington-Normal for the sale of 3.34 acres of City Park Land inside Sunnyside Park for the development of a new facility, in the amount of \$1.00, as requested by the Boys & Girls Club in consultation with the Parks, Recreation and Cultural Arts Department. *(Recommend the Memorandum of Understanding between the City of Bloomington and the Boys & Girls*

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*Club of Bloomington-Normal for the Sale of Sunnyside Park in the amount of \$1.00 be approved, and the Mayor and City Clerk authorized to execute the Memorandum.) (Brief Overview by Tim Gleason, City Manager, Presentation by Jeffrey Jurgens, Corporation Counsel, 5 minutes, City Council discussion, 5 minutes.)*

- B. Consideration of an Ordinance approving an Agreement between the City and Iceberg Development Group, LLC (JNB Bloomington, LP) providing for a Rental Assistance Program in support of the redevelopment of the former Bloomington High School building at 510 East Washington Street in the Downtown East Washington Street TIF District, as requested by the Community Development Department – Office of Economic Development. *(Recommend the Ordinance approving the Agreement between the City of Bloomington and JNB Bloomington, LP providing for a Rental Assistance Program for the former Bloomington High School/Washington Senior Apartments be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Brief Overview by Tim Gleason, City Manager, Presentation by Bob Mahrt, Community Development Director, 5 minutes, City Council discussion, 5 minutes.)*
- C. Consideration of an Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$59,526, and the Purchase of nine (9) Vehicles from Morrow Brothers Ford, Inc. of Greenfield, IL, using the State of Illinois Joint Purchase Contract, for a total amount of \$360,910, as requested by the Police Department. *(Recommend (1) the Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$59,526, be approved and the Mayor and City Clerk authorized to execute the Ordinance; and (2) the Purchase of nine (9) 2019 AWD Utility Police Interceptor Vehicles from Morrow Brothers Ford, Inc. of Greenfield, IL, using the State of Illinois Joint Purchase Contract #18-416CMS-BOSS4-750 (exp. 3/14/19) for a total amount of \$360,910 be approved, and the Procurement Manager be authorized to issue a Purchase Order.) (Brief Overview by Tim Gleason, City Manager, City Council discussion, 5 minutes.)*

**9. City Manager’s Discussion**

**10. Mayor’s Discussion**

**11. City Aldermen’s Discussion**

**12. Executive Session – *Cite Section***

- A. Collective Bargaining – Section 2(c)(2) of 5 ILCS 120/2 (5 minutes)
- B. Review of Minutes – Section 2(c)(21) of 5 ILCS 120/2 (5 minutes)

**13. Adjournment**

**14. Notes**

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# RECOGNITIONS



Council Date: September 10, 2018

**COUNCIL AGENDA ITEM NO. 5**

Recognition/Appointments

- A. Proclamation declaring September “National Suicide Prevention Month”.
- B. Loyalty Oath and Appointment of Scott Rathbun as Finance Director.
- C. Appointment of Mark Halx to the Cultural Commission.

# CONSENT AGENDA



**CONSENT AGENDA ITEM NO: 7A**

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** City Clerk's Office

**SUBJECT:** Consideration of approving the Minutes of the August 27, 2018 Regular City Council Meeting.

**RECOMMENDATION/MOTION:** The reading of minutes be dispensed and approved as printed.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a white background.

Tim Gleason  
City Manager

**Attachments:**

- August 27, 2018 Regular City Council Meeting Minutes



**CONSENT AGENDA ITEM: 7B**

FOR COUNCIL: September 10, 2018

**SUBJECT:** Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$6,238,653.98.

**RECOMMENDATION/MOTION:** The Bills, Payroll, and Electronic Transfers be allowed in the amount of \$6,238,653.98, and orders drawn on the Treasurer for the various amounts as funds are available.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**FINANCIAL IMPACT:** Total disbursements to be approved \$6,238,653.98 (Payroll total \$2,280,743.15, Accounts Payable total \$3,683,192.26, and Electronic Transfers total \$274,718.57).

Respectfully submitted for Council consideration.

Prepared By: Frances Watts, Accounts Payable

Reviewed By: Scott Rathbun, Finance Director

Recommended By:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a horizontal line.

Tim Gleason  
City Manager

**Attachment:**

- Bills, Payroll, and Electronic Transfers on file in the Clerk's office. Also available at [www.cityblm.org](http://www.cityblm.org).
- Summary Sheet Bills, Payroll, and Electronic Transfers



**CITY OF BLOOMINGTON FINANCE REPORT**

**Council of September 10, 2018**

**PAYROLL**

<b>Date</b>	<b>Gross Pay</b>	<b>Employer Contribution</b>	<b>Totals</b>
8/24/2018	\$ 236,683.78	\$ 79,851.90	\$ 316,535.68
8/30/2018	\$ 1,462,143.06	\$ 127,135.60	\$ 1,589,278.66
8/31/2018	\$ 233,657.05	\$ 79,795.45	\$ 313,452.50
8/27/2018-8/28/2018 Off Cycle Adjustments	\$ 60,251.58	\$ 1,224.73	\$ 61,476.31
<b>PAYROLL GRAND TOTAL</b>			<b>\$ 2,280,743.15</b>

**ACCOUNTS PAYABLE (WIRES)**

<b>Date</b>	<b>Bank</b>	<b>Total</b>
9/10/2018	AP General	\$ 3,551,082.86
	AP JM Scott	
9/10/2018	AP Comm Devel	\$ 33,516.50
9/10/2018	AP IHDA	\$ 2,100.00
9/10/2018	AP Library	\$ 36,988.75
	AP MFT	
8/26/2018-8/31/2018	Out of Cycle	\$ 59,504.15
7/1/2018-7/31/2018	AP Bank Transfers	\$ 274,718.57
<b>AP GRAND TOTAL</b>		<b>\$ 3,957,910.83</b>

**PCARDS**

<b>Date Range</b>	<b>Total</b>
<b>PCARD GRAND TOTAL</b>	
<b>TOTAL</b>	<b>\$ 6,238,653.98</b>

Respectfully,

**F. Scott Rathbun**  
Finance Director

 CITY OF  
*Bloomington* ILLINOIS  
CONSENT AGENDA ITEM NO. 7C

**FOR COUNCIL:** September 10, 2018

**SUBJECT:** Consideration of approving an appointment to the Cultural Commission.

**RECOMMENDATION/MOTION:** Mark Halx be appointed to the Cultural Commission.

**STRATEGIC PLAN LINK:** Goal 4. Strong Neighborhoods.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 4e. Strong partnership with residents and neighborhood associations.

**BACKGROUND:** The Mayor of the City of Bloomington has nominated and I ask your concurrence in the appointment of:

**Cultural Commission.** Mark Halx to the Cultural Commission. Mark will be fulfilling the term previously held by Niki Richards who resigned early 2018. Mark's term is effective immediately and will expire 4-30-19 at which time he will be eligible to reapply. Application is on file in the Administration Office.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Mayor contacts all recommended appointments.

**FINANCIAL IMPACT:** N/A


**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: M. Beth Oakley, Executive Assistant

Recommended By:



Tari Renner  
Mayor

**Attachments:**

- Roster



**CONSENT AGENDA ITEM NO. 7D**

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Fire Department

**SUBJECT:** Consideration of the Purchase of a Technical Support Service from Physio-Control, as a limited source, in the amount of \$53,978.40 (payable in four (4) annual installments of \$13,494.60), as requested by the Fire Department.

**RECOMMENDATION/MOTION:** The Purchase of the Technical Support Service from Physio-Control, as a limited source, in the amount of \$53,978.40 (payable in four (4) annual installments of \$13,494.60), be approved and the Procurement Manager authorized to issue a Purchase Order.

**STRATEGIC PLAN LINK:** Goal 2: Upgrade City Infrastructure and Facilities

**STRATEGIC PLAN SIGNIFICANCE:** Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service.

**BACKGROUND:** The Physio-Control Lifepak 15 cardiac monitors are highly technical, essential diagnostic and treatment pieces of equipment for our advanced life support personnel. It is critical that these machines receive annual maintenance by a certified, factory technician. If a cardiac monitor fails while connected to a patient, that information must be reported to the McLean County Area Emergency Medical Service System as well as the Illinois Department of Public Health.

This is a continuation of the technical service support agreement that the Bloomington Fire Department has held with Physio-Control since purchasing the first cardiac monitors in the early 2000s. The four (4) year agreement for \$53,978.40 provides annual inspection and maintenance checks as well as discounted accessories and electrodes.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Funds have been allocated for the FY 2019 Installment in the FY 2019 Budget under Fire-Repair Maintenance Non-Office and Computer Equipment account (10015210-70540). Stakeholders can locate this in the FY 2019 Budget Book titled "Budget Overview & General Fund" on page 258.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Eric Vaughn, Deputy Chief of Administration

Reviewed By: Brian M. Mohr, Fire Chief

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Technical Support Service Quote
- Limited Source Justification
- Sole Source Letter



## CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Water Department

**SUBJECT:** Consideration of a Resolution approving Change Order 1 to the Construction Contract for the St. Peter Aquifer Test Wells 1 and 2 Project (Bid #2017-33) with Layne Christensen Company for additional Test Well 2 development and re-testing Test Well 1, as requested by the Water Department.

**RECOMMENDATION/MOTION:** The Resolution approving Change Order 1 to the Construction Contract for the St. Peter Aquifer Test Wells 1 and 2 Project (Bid #2017-33) with Layne Christensen Company for additional Test Well 2 Development and Re-testing Test Well 1, in the amount of \$93,957.00, at the unit prices listed in the Change Order, and authorize the Mayor and City Clerk to execute the Resolution, the City Manager to execute the Change Order, and the Procurement Manager be authorized to issue a Purchase Order for the same.

**STRATEGIC PLAN LINK:** Goal 2 – Upgrade City Infrastructure and Facilities; Goal 5 – Great Place – Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:** Objective 2.B – Quality water for the long term; and Objective 5.A – Well-planned City with necessary services and infrastructure

**BACKGROUND:** The St. Peter Aquifer Test Wells 1 and 2 Project was Bid (Bid #2017-33) on March 2, 2017, and awarded to Layne Christensen Company at the March 27, 2017 Council Meeting as Regular Agenda item no 9C at a cost of \$1,848,772.00.

The St. Peter Aquifer Test Wells 1 and 2 Project started construction in August, 2017. Both test wells were drilled and received air lift and surging development to clean and maximize capacity. Test Well 1 tested at 653 gallons per minutes (gpm) (0.94 MGD) beginning on November 6, 2017. Test Well 2 tested at 300 gpm (0.43 MGD) beginning on March 7, 2018. The drawdown response in Test Well 1 during the Test Well 2 test indicated that the local section of the aquifer has good general permeability, but the Specific Capacity of Test Well 1 was 2.0 and the Specific Capacity of Test Well 2 was 0.97. The cause of the lower water production from Test Well 2 may be due to less localized fractures directly around Test Well 2 and / or a ‘skin’ of particles on the surface of the borehole. The wells were then televised and it was determined that there are no obvious visual difference in the amount or size of fractures in the boreholes.

Based on the above testing, the Illinois State Water Survey (ISWS) and Baxter and Woodman, Inc., the design consultant for the project, recommend using acidization for dissolution of limestone to open up and expand fractures adjacent to the Test Well 2 borehole; and to clean any remnants of particles placed by the drilling process that may be blocking sandstone pores.

Acidization is commonly used in well development of similar aquifers in Iowa and Illinois. Other methods of well development such as shooting explosives in the well were considered, but would create too much potential for sand production in the well.

The contractor, Layne Christensen Company, was asked to provide a proposal to acidize Test Well 2. The scoped proposal calls for pushing acid into the formation to expand and clean the fractures by using 8,000 gallons of acid, which is about 1.5 times the borehole volume. After the acid is given time to react, the well will then have a new pump test run to determine flow rates. The scoped proposal cost of this additional acidization work is \$128,879.00.

Blockage was found during the televising of Test Well 1 at 1785 feet depth. An unstable section of shale in-between the sandstone and limestone layers that the well is drilled through has collapsed. A piece that fell off the well test pump was visible on top of the blockage in the video, which indicates that the blockage may have occurred during or before the test pumping. The Contractor attempted to remove the blockage with a sand bailer, but large pieces of shale bound the bailer and broke a part off. Multiple attempts were made to remove the broken piece, but it was not retrievable. A flow re-test needs to occur, because the exact timing of the blockage is unknown and the City needs to determine the capacity of Test Well 1. Staff, through consultation with the project consultant, determined that this blockage is outside the total control and contractual responsibility of Layne. Therefore, the City has negotiated with Layne to split the costs of re-testing (\$76,286) the capacity of Test Well 1, with the City portion being capped at \$38,143. The City is also working with the ISWS to take advantage of the opportunity to use a flow-meter in Test Well 1 to determine which specific portion of the aquifer the flow is coming from. This will impact design of any future wells into this aquifer for the City. The testing will also determine if the flow is mainly from the sandstone or limestone portions of the aquifer and thus, make the final field decision on whether to proceed with the acidization.

The well construction has not used the entirety of the bid quantities, resulting in a savings of \$73,065.00 in the original Contract. Thus, the net cost for Change Order 1 is \$93,957.00 ( $\$38,143 + \$128,879 - \$73,065 = \$93,957$ ), which is a 5.1% increase of the original contract amount. This is a small relative increase in project cost, which could potentially double Test Well 2 capacity and impact future well design.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** A Public Meeting was held January 18, 2017 at Davis Lodge. The Water Department also met with Hudson Township Water Authority to discuss the project. This work was advertised in The Pantagraph on February 10, 2017 and a pre-bid meeting was held at 10:00 a.m. on February 17, 2017 at the Water Treatment Plant. Residents that requested private well analysis had their wells checked by the Illinois State Water Survey before drilling began. Some also requested follow up observation during the Test Well testing to verify that there was no connection between the shallow residential wells and the deep aquifer the Test Wells are bored into.

**FINANCIAL IMPACT:** If approved, a transfer of budgeted funds in the amount of \$93,957 would occur from the Water Purification-Architectural & Engineering Services for Capital account (50100130-70051) to the Water Purification- Water Plant Construction account (50100130-72590). The intent is to use the funds from the FY 2019 budgeted "Water Treatment

Plant Modifications - Groundwater - Design" project. The groundwater design cannot occur until full development of the wells has been completed. Therefore, design will be re-budgeted in FY 2020 by the Water Department. This project is included in the FY 2019 Budget in the amount of \$150,000 under the Water Purification-Architectural & Engineering Services for Capital account (50100130-70051). Stakeholders can locate this in the FY 2019 Budget Book titled "Other Funds & Capital Improvement" on pages 103, 127, 244, 281, 299 and 300

**COMMUNITY DEVELOPMENT IMPACT:**

UEW-1 Provide quality public infrastructure within the City to protect public health, safety and the environment.

**Link to Comprehensive Plan/Downtown Plan Goals:** UEW-1.5 Reliable water supply and distribution system that meets the needs of the current and future residents.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY**

**CONSTRUCTION:** Will depend on the amount of water produced from the wells.

Respectfully submitted for Council consideration.

Prepared By: Scott R. Hobart, P.E., Project Manager

Reviewed By: Robert D. Yehl, P.E., Water Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Water/Community Dev. Review By: Bob Mahrt, Community Development Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Resolution
- Change Order 1
- Attachment – Item 9C from March 27, 2017 - Contract & Original Council Memo
- Location Drawings



## CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Library

**SUBJECT:** Consideration of an Ordinance amending the Fiscal Year 2019 Library Fixed Asset Budget, in the amount of \$139,117 for revenues (Use of Fund Balance) and \$139,117 for expenses, for a replacement ILS and associated server costs, for a replacement ILS and associated server costs, as requested by the Library.

**RECOMMENDATION/MOTION:** Recommend the Ordinance amending the FY 2019 Library Fixed Asset Budget be approved, in the amount of \$139,117 for revenues (Use of Fund Balance) and \$139,117 for expenses, for a replacement ILS and associated server costs, and the Mayor and the City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 2. Upgrade City Infrastructure and Facilities; Goal 5. Great Place- Livable, Sustainable City.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service; Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents.

**BACKGROUND:** Libraries use Integrated Library Systems (ILS) to manage and provide access to resources. Following a competitive bid process, the Library Board negotiated a contract with Innovative Interfaces, Inc. for their Polaris product. The Library believes that this product will better serve the Library staff, customers, and community.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** While this project was not reflected in the original FY 2019 Library Fixed Asset Budget, the Library has set aside funds in anticipation of a replacement ILS and associated server costs. As of July 31, 2018, the Library Fixed Asset Fund Balance was \$1,144,800.15. A budget amendment is requested for \$139,117 for the Library Fixed Asset-Use of Fund Balance account (23203200-40000) and for an increase of \$139,117 in the Library Fixed Asset-Office & Computer Equipment account (23203200-72120) to cover the cost of the additional expense.

See the attached exhibit for additional details on the Library Fixed Asset Budget & corresponding Budget Amendment if approved by City Council.

**COMMUNITY DEVELOPMENT IMPACT:** N/A



**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared By: Jeanne Hamilton, Library Director

Reviewed By: Kathy Jeakins, Library Business Manager

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Water/Community Dev. Review By: Bob Mahrt, Community Development Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Ordinance
- Exhibit – Library Fixed Asset Budget Amendment



**CONSENT AGENDA ITEM NO. 7G**

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of an Ordinance providing for the Vacation of a No Access Easement lying within the Hershey Plaza Subdivision, so that the owner of the subject property, can prepare for an entrance from Hershey Road to allow a Hershey Road address, as requested by the Public Works Department.

**RECOMMENDATION/MOTION:** The Ordinance providing for the Vacation of a No Access Easement lying within the Hershey Plaza Subdivision be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 3. Grow the Local Economy.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 3e. Strong working relationship among the City, businesses, economic development organizations.

**BACKGROUND:** Public Works is recommending an ordinance that will provide for the vacation of a no access easement within the Hershey Plaza Subdivision. The easement vacation plat is a result of petitions from Robert Dobski, owner of Lot 2, to install a driveway and obtain a Hershey Road address for the property.

The Subject Easement Vacation Plat consists of a part of Lot 2 (please see next page for property location). The easement is designated as a no access easement, because Hershey Road used to be a four-lane road with no center lane. A driveway would not be permitted on a four-lane road with no center lane. However, as this portion of Hershey Road is a four-lane road with a center lane, a driveway is considered to be acceptable. It complies with City engineering standards (Manual of Practice and Chapter 24 of City Code), and City staff has no objections to the plan.



**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Robert Dobski, owner of the subject property.

**FINANCIAL IMPACT:** There will be no financial impact to the City. The property owner paid for all survey and plat costs.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Anthony J. Meizelis PE, Civil Engineer  
Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Jim Karch, P.E., MPA, Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Water/Community Dev. Review By: Bob Mahrt, Community Development Director

Legal Review By: George Boyle, Assistant Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Ordinance and Legal Description
- Easement Vacation Petition
- Easement Plat



## CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Community Development - Office of Grants Administration

**SUBJECT:** Consideration of an Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$83,253.51, to adjust the Illinois Housing Development Authority Abandoned Property Program fund, as requested by the Community Development Department.

**RECOMMENDATION/MOTION:** The Ordinance amending the Fiscal Year 2019 Budget in the amount of \$83,253.51 to adjust the Illinois Housing Development Authority Abandoned Property Program fund be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 1: Financial Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1a. Budget with adequate resources to support defined services and level of services.

**BACKGROUND:** During Fiscal Year 2018, the City received a grant award for Round two (2) of the Illinois Housing Development Authority's Abandoned Property Program in the amount of \$75,000. Funding through this grant allows the City to secure and maintain abandoned properties through eligible activities such as mowing, trash removal, boarding up doors and windows, tree removal and fencing when necessary. Funds can also be utilized to demolish structures that are not eligible for demolition under the Community Development Block Grant.

Each round of the Abandoned Property Program (APP) operates on a two (2) year funding cycle. When creating the Fiscal Year 2019 program budget, staff estimated \$22,000 from the Round two (2) APP grant funding would remain unspent from 2018 and would carry forward to 2019. Due to a variety of factors, including a late start to the 2018 mowing season, fewer new properties were added than anticipated which delayed demolition activity. The actual amount of unspent funds for fiscal year 2018 was \$45,253.51. Staff is requesting the additional \$23,253.51 be added to the fiscal year 2019 budget so that it can be utilized in the final year of the Round two (2) funding cycle. There is no additional cost to the City, as the revenue fund will be increased by \$23,253.51.

On May 29, 2018, Council adopted Resolution No. 2018-32 authorizing the Mayor to sign and the City Clerk to execute the funding agreement for Round three (3) of the Abandoned Property Program in the amount of \$60,000. In addition to the fiscal year 2018 carry-forward funding, staff is requesting the \$60,000 be added to the City's budget so that Round three (3) funds are available for use. There is no additional cost to the City, as the revenue fund will be increased by the same amount.

In total, both expenses and revenues in the Illinois Housing Development Authority Abandoned Property Program fund will be increased by \$83,253.51 for a total of \$105,253.51 available for maintenance and demolition activities at eligible vacant and abandoned properties in Bloomington. See Exhibit 1.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Failure to approve the proposed budget amendment will result in the loss of \$23,253.51 in Round two (2) Abandoned Property Program funding and delay the City's use of \$60,000 in Round 3 funding until Fiscal Year 2020. The amendment increases both the expense and revenue funds by equal amounts so there is no additional cost to the City.

The revenue account (22502520-53110-56000) will increase by \$83,253.51. The IHDA APP Demolition expense account (22502520-70651-56000) will increase by \$50,000 and the IHDA APP Other Purchased Service account (22502520-70690-56000) will increase by \$33,253.51. Stakeholders can locate the IHDA APP Budget in the FY 2019 Budget Book titled "Other Funds & Capital Improvement" on page 29.

**COMMUNITY DEVELOPMENT IMPACT:** The Abandoned Property Program grant funds allow the City to maintain and secure vacant and abandoned properties without burdening the City General Fund. The grant funds also allow for the removal of blighted properties through demolition and clearance.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** NA

Respectfully submitted for Council consideration.

Prepared By: Jennifer Toney, Grants Coordinator

Reviewed By: Bob Mahrt, Community Development Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Ordinance
- Exhibit
- Attachment – Item 7E from May 29, 2018 - Original Council Memo & Resolution 2018-32



**CONSENT AGENDA ITEM NO. 7I**

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** City Clerk's Office

**SUBJECT:** Consideration of an Ordinance Suspending Portions of Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code to allow Possession of Open Alcohol on Public Property during the ZooDo to be held at Miller Park Zoo and Pavilion on September 15, 2018 from 4:30 p.m. to 10:00 p.m., as requested by the City Clerk's Office.

**RECOMMENDATION/MOTION:** The Ordinance Suspending Portions of Section 26(d) of Chapter 6 and Section 701 of Chapter 31 of the Bloomington City Code to allow Possession of Open Alcohol on Public Property during the ZooDo to be held at Miller Park Zoo and Pavilion on September 15, 2018 from 4:30 p.m. to 10:00 p.m. be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 5. Great place – livable, sustainable City.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

**BACKGROUND:** Each year, the Miller Park Zoological Society holds a fundraiser to raise funds for Miller Park Zoo. This will be the 11<sup>th</sup> Annual ZooDo. Staff has been informed by representatives of the Society that this year Baxter's American Grille will be providing the bar service. There has never been any issues or problems with this event in the past. Depending upon the weather, this year's event may include alcohol service at the zoo as well as at the Miller Park Pavilion.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Miller Park Zoological Society

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By:

Ashley Lara, Legislative Assistant

Reviewed By:

Cherry L. Lawson, City Clerk

Legal Review By:

George D. Boyle, Assistant Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- Ordinance
- Secondary Premise (SA) Application





## CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** City Clerk's Office

**SUBJECT:** Consideration of an application of the Bloomington Normal Sunrise Rotary for an LB (Limited Beer and Wine) liquor license, which would allow the sale of beer and wine by the glass for consumption on the premises for an event at Union Park (G.E. Park), located at 1750 G.E. Road, on October 21, 2018 from 12 p.m. to 3:30 p.m., as requested by the City Clerk's Office.

**RECOMMENDATION/MOTION:** The application of the Bloomington Normal Sunrise Rotary for an LB (Limited Beer and Wine) liquor license, which would allow the sale of beer and wine by the glass for consumption on the premises for an event at Union Park (G.E. Park), located at 1750 G.E. Road, on October 21, 2018 from 12 p.m. to 3:30 p.m., be approved contingent upon compliance with all health and safety codes.

**STRATEGIC PLAN LINK:** Goal 5. Great place – livable, sustainable City.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

**BACKGROUND:** Bloomington Liquor Commissioner Tari Renner called a Public Hearing on August 14, 2018, on the application of the Bloomington Normal Sunrise Rotary for an LB (Limited Beer and Wine) liquor license, which would allow the sale of beer and wine by the glass for consumption on the premises for an event at Union Park (G.E. Park), located at 1750 G.E. Road, on October 21, 2018 from 12 p.m. to 3:30 p.m.

Present were: Commissioners Tari Renner, Lindsey Powell, and Jack Bataoel. Staff Present: George Boyle, Assistant Corporation Counsel, Asst. Police Chief Greg Scott, Bob Mahrt, Community Development Director and Ashley Lara, Legislative Assistant.

Commissioner Powell recused herself due to being a member of the Bloomington-Normal Sunrise Rotary.

Miles Bardell, Board Member of the Bloomington-Normal Sunrise Rotary Club, spoke on behalf of the request. Commissioner Renner asked if Mr. Bardell could state his address for the record. Mr. Bardell said their official address is their post office box, which is 5905, Bloomington, 61702.

Commissioner Renner asked Mr. Bardell if this event is consistent with what they've done in the past. Mr. Bardell replied that it's the exact same as the event that they had last year. He said they don't anticipate any changes other than, hopefully, they'll have more runners running the race, but other than that, no expected changes.

Commissioner Renner opened the floor to Commissioner Bataoel, who said he doesn't have any questions on it. Commissioner Renner opened the floor to Mr. Boyle, who said we haven't had any issues with this. Commissioner Renner asked if there was anyone in the audience who would wish to speak against this, as this is a public hearing and no one spoke.

Commissioner Renner directed the Clerk to call the roll:

Ayes: Commissioners Renner, Bataoel.

Nays: None.

Motion carried.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the August 14, 2018 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Ashley Lara, Legislative Assistant

Reviewed By: Cherry L. Lawson, City Clerk

Legal Review By: George D. Boyle, Assistant Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Application
- Public Hearing Notice



## CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** City Clerk's Office

**SUBJECT:** Consideration of an application of BM Trade Company, d/b/a Lucky Garden, located at 706 S. Eldorado Road, requesting an RAS (Restaurant, All Types of Alcohol, Sunday Sales) liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week, as requested by the City Clerk's Office.

**RECOMMENDATION/MOTION:** The application of BM Trade Company, d/b/a Lucky Garden, located at 706 S. Eldorado Road, requesting an RAS (Restaurant, All Types of Alcohol, Sunday Sales) liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week be approved, contingent upon the corporation being approved to do business in the State of Illinois and compliance with all health and safety codes.

**STRATEGIC PLAN LINK:** Goal 5. Great place – livable, sustainable City.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

**BACKGROUND:** Bloomington Liquor Commissioner Tari Renner called a public hearing on August 14, 2018, on the application of BM Trade Company, d/b/a Lucky Garden, located at 706 S. Eldorado Road, requesting an RAS (Restaurant, All Types of Alcohol, Sunday Sales) liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week.

Present were: Commissioners Tari Renner, Lindsey Powell, and Jack Bataoel. Staff Present: George Boyle, Assistant Corporation Counsel, Asst. Police Chief Greg Scott, Bob Mahrt, Community Development Director and Ashley Lara, Legislative Assistant.

Jianming Zhuo, President of BM Trade Company, d/b/a Lucky Garden, stated they are applying for a liquor license for the Lucky Garden Restaurant at 706 South Eldorado Road, Bloomington. Mr. Zhuo stated it is an existing restaurant and he is requesting a liquor license to continue to sell alcohol to its customers.

Commissioner Renner asked if Mr. Zhuo had any experience in alcohol sales before and whether there had been any violations in his past. Mr. Zhuo stated he does have experience in Bradenton, Florida, and no violations of any kind. He plans to have his servers trained in BASSET as he is trained in BASSET.

Commissioner Renner asked whether there are any expected changes to the business. Mr. Zhuo said no.

Assistant Chief Scott said there has been no major problems since an incident that took place at the restaurant in 2013.

Commissioner Bataoel asked Mr. Zhuo who would be managing the restaurant. Mr. Zhuo stated he would be managing the restaurant as well as maintaining residency. Mr. Boyle asked whether any of the same staff, or new staff have experience with serving alcohol. Mr. Zhuo responded yes.

Mr. Boyle said that before the State will give the applicant a license, or before we should, we need something indicating that this Florida Corporation is allowed to transact business in Illinois. Mr. Boyle said he had spoken with Mr. Zhuo's accountant's assistant, Mr. Cruz. Commissioner Renner agreed that it will be contingent on making sure that we receive the appropriate documents from the State of Illinois. Commissioner Renner asked if there was a motion to accept conditioned on receiving the appropriate documents from the State of Illinois.

Commissioner Bataoel asked if there should be note that the fire inspector will need to inspect the property. Commissioner Renner said we can note that the fire inspector needs to go back to the property. Mr. Boyle said he can make it contingent on compliance with all health and building codes.

Motion by Commissioner Bataoel, seconded by Commissioner Powell, to recommend the approval of the application contingent upon the corporation being approved to do business in the State of Illinois and compliance with all health and safety codes.

Commissioner Renner directed the Clerk to call the roll:

Ayes: Commissioners Renner, Bataoel, and Powell

Nays: None.

Motion carried.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the August 14, 2018 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By:

Ashley Lara, Legislative Assistant

Reviewed By:

Cherry L. Lawson, City Clerk

Legal Review By:

George D. Boyle, Assistant Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- Application
- Public Hearing Notice

# REGULAR AGENDA



## REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Parks, Recreation, and Cultural Arts Department

**SUBJECT:** Presentation and action on a Memorandum of Understanding with the the Boys & Girls Club of Bloomington-Normal for the sale of 3.34 acres of City park land inside Sunnyside Park for the development of a new facility, as requested by the Boys & Girls Club in consultation with the Parks, Recreation and Cultural Arts Department.

**RECOMMENDATION/MOTION:** The Memorandum of Understanding Between the City of Bloomington and the Boys & Girls Club of Bloomington-Normal for the Sale of Sunnyside Park be approved, and the Mayor and City Clerk authorized to execute the Memorandum.

**STRATEGIC PLAN LINK:** Goal 2 - Upgrade City Infrastructure and Facilities; Goal 5 – Great Place – Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:** Objective 2D - Well-designed, well maintained City facilities emphasizing productivity and customer service. Objective 5A – Well-planned City with necessary services and infrastructure

**BACKGROUND:** In 2017, City Administration and Officials met on-site at the request of the Boys & Girls Club of Bloomington-Normal (“Club”) to discuss a location for a potential new facility near their current property 1615 Illinois St, Bloomington. As a result of this meeting an idea to utilize space in either Sunnyside Park (407 E. Erickson Ave) or an adjacent City owned detention (undeveloped) property to the west of Sunnyside Park developed. On May 14, 2018, the concept of working with the Club on the new facility was brought forward to the Council and direction was given to move forward. After initially considering a lease of the property, the discussions have now turned to a sale of approximately 3.34 acres. In exchange for the property, the Club will pay the City \$1 and will improve the same amount of acreage on land owned by the City to the west of the park as a level and useable open playing field.

The parties are proposing a Memorandum of Understanding be approved to show agreement on the major components of the transaction. If approved, a formal purchase agreement will be drafted and presented back to the Council within the next few months.

The goal of the Club is to develop a community-supported plan that can be successfully implemented through fundraising by the Club to build a new facility located within Sunnyside Park and in return develop an equal amount of parkland in the undeveloped City owned parcel.

This partnership would:

- Provide land for a new Club facility
- Provide off-street parking for Sunnyside Park and the new Club facility
- Align with the West Bloomington Revitalization Project
- Complement the new (2017) PRCA playground and basketball court improvements
- Allow indoor space to collaborate with PRCA on programming
- Establish recreation space in the undeveloped land west of Sunnyside Park

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Boys & Girls Club of Bloomington/Normal, Sunnyside Park Residents

**FINANCIAL IMPACT:** The City would sell the land for \$1.00. Please see the paragraph above for all the non-monetary but valuable items that this partnership would bring to the community.

**COMMUNITY DEVELOPMENT IMPACT:** Comprehensive Plan Goals CWB-3, HL-1, CF-1.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Eric Veal, Assistant Director of Parks, Recreation And Cultural Arts

Reviewed By: Jay Tetzloff, Director of Parks, Recreation And Cultural Arts

Water/Comm. Dev. Reviewed By: Bob Mahrt, Community Development Director

Financial & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended By:



Tim Gleason  
City Manager

**Attachments:**

- Memorandum of Understanding





## REGULAR AGENDA ITEM NO. 8B

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Community Development – Office of Economic Development

**SUBJECT:** Consideration of an Ordinance approving an Agreement between the City and Iceberg Development Group, LLC (JNB Bloomington, LP) providing for a Rental Assistance Program in support of the redevelopment of the former Bloomington High School building at 510 East Washington Street in the Downtown East Washington Street TIF District, as requested by the Community Development Department – Office of Economic Development.

**RECOMMENDATION/MOTION:** The Ordinance approving the Agreement between the City of Bloomington and JNB Bloomington, LP providing for a Rental Assistance Program for the former Bloomington High School/Washington Senior Apartments be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place – Livable, Sustainable City; Goal 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington; 3c. Revitalization of older commercial homes; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations. Objective 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; Objective 5b. City decisions consistent with plans and policies; 5c. Incorporation of “Green Sustainable” concepts into City’s development and plans; 5e. More attractive city: commercial areas and neighborhoods. Objective 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments; 6c. Downtown becoming a community and regional destination; 6d. Healthy adjacent neighborhoods linked to Downtown; 6e. Preservation of historic buildings.

**BACKGROUND:** On June 12, 2017 the City Council adopted Ordinance 2017-47 which approved a Tax Increment Financing (TIF) Redevelopment Agreement (the “RDA”) between the City and Iceberg Development Group, LLC (also known as JNB Bloomington, LP and TIF Bloomington, Inc. and herein after referred to as the “Developer”). The RDA details the City’s support for the Developer’s proposed renovation of the former Bloomington High School building at 510 East Washington Street (the “Subject Property”) into approximately fifty-seven (57) age-restricted residential units and additional commercial areas at a cost of \$17 million (the “Project”). The following paragraphs summarize the details of the RDA including the City’s commitments related to the Project and the Developer’s status on its commitments related to the Project:

The main component of the City's support for the Project detailed in the RDA is the City's commitment to rebate 80% of the future property tax increment generated by the Subject Property up to \$1.3 million or 11.8% of the Developer's total investment in the Subject Property (whichever amount is determined to be less upon completion of the Project). The property tax increment that the City will rebate to the Developer will be sourced from the Downtown East Washington Street TIF District (the "TIF District") which was established by the City Council in order to support the Project on June 25, 2018 (Ordinances 2018-50, 51, and 52).

An additional component of the City's support for the Project as detailed in Section 3-D of the RDA is for the **"City to financially support a Rental Assistance Program that would be targeted to four (4) residential units in the Project at the Subject Property for a period of ten (10) years."** During the City's original vetting of the Developer's request for municipal assistance for the Project, PGAV, the City's economic development consultant, determined that the City's support of the Developer's requested Rental Assistance Program would not only strengthen the Project's bottom line (which PGAV described in its attached 2017 memo as "a very low margin income producing property") but also improve the chances of success for the Developer's application to the Illinois Housing Development Authority (IHDA) for the Project to be awarded Low Income Housing Tax Credits (LIHTCs). IHDA, through a competitive state-wide application process for LIHTCs, favors proposed projects that have strong support from local government.

Based on the City Council's commitment in the June 12, 2017 RDA to support the Project with rebates of property tax increment through the then proposed new TIF District, and with commitments of additional municipal financial support via the proposed Rental Assistance Program for the Project, IHDA chose to award LIHTCs to the Project on September 29, 2017 in the amount of \$1,397,914. IHDA's award of LIHTCs to the Project is truly great news as without the LIHTCs, the Project would not be financially viable and the Subject Property would likely continue to remain in its presently "Blighted" condition.

In addition to securing LIHTCs for the Project, the Developer has also successfully obtained historic designation for the Subject Property from the National Parks Service (NPS) which will enable the Developer to qualify the Project for Historic Tax Credits which are another vital component to the Project's overall financial health. Per section 2-G of the RDA, the Developer is required to renovate the Subject Property in accordance with National Park Service standards of rehabilitation and obtain NPS Historic Preservation Certification for the Subject Property upon completion on the Project. Following historic renovation standards, will not only provide the Developer with additional financial support for the Project, but will also ensure that the City's investment in the Project will result in a renovation that is held to the highest of architectural standards.

With the Developer's recent securing of LIHTCs, continued momentum to obtain Historic Tax Credits, and additional work performed by the Developer related to architectural planning to prepare for the renovation work, and with the City Council's recent final approval of the TIF District, City staff now finds the timing to be right for the City to enter into a formal agreement with the Developer regarding the proposed Rental Assistance Program.

***Summary of the Proposed Rental Assistance Program and Agreement:***

The proposed Rental Assistance Program Agreement (the “Agreement”) between the City and the Developer calls for the City to financially support the Project by providing annual payments to the Developer to assist the tenants of four (4) units in the Project. Two (2) of the assisted units are to be studio units and two (2) are to be single-bedroom units. The term of the Agreement is ten (10) years.

As the incomes of the tenants will likely vary due to a variety of factors, the annual financial assistance provided by the City under this program will also likely vary from year to year. In some years, some of the tenants may be able to afford to cover the majority of their rent. In other years, some of the tenants may not have any income and thus the City’s Rental Assistance Program would cover 100% of those tenants’ rent. In order to provide budgetary certainty for the City related to the program from year to year, the Developer has agreed to a limit of \$22,872 per year in City assistance for a ten (10) year maximum liability to the City of \$228,720. As detailed in the Program Formula Example that is part of Exhibit B in the Agreement, it is potentially possible that, in some years, the City’s assistance could be as low as \$3,648 per year for all four (4) units combined.

Since the Project is heavily regulated by IHDA due to the Developer’s use of the LIHTC program, IHDA will be providing the primary oversight of the Project and will hold the Developer accountable for following all IHDA and HUD regulations. The Agreement includes further safeguards for the City to audit the Project as a whole and specifically the Developer’s use of the Rental Assistance Program funds. The proposed Rental Assistance Program also includes guidelines as to who would be eligible to lease the City assisted units:

- 1) All applicants must be 55 years or older and meet certain income guidelines.
- 2) All applicants must be “of good character.”
- 3) Priority will be given to the following persons in the following order:
  - i. Bloomington residents that are Veterans.
  - ii. Referrals through the IHDA State Referral Network, a program designed to assist households with a head of household who has a disability or illness, including, but not limited to, a physical, developmental or mental limitation, substance abuse disorder, HIV/AIDS, or is homeless or at risk of homelessness.
  - iii. Bloomington residents.

The Developer will be responsible for marketing the Rental Assistance Program and verifying that applicants meet the income eligibility requirements. It should be noted that the four (4) City assisted units will not be specifically assigned apartment units in the Project as the Developer will have flexibility to apply the Rental Assistance Program funds to any studio or single-bedroom units in the Project as units and qualifying tenants are available.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Staff have consulted with IHDA and the Bloomington Housing Authority in regards to the Project and the proposed Rental Assistance Program. A public hearing was held on April 9, 2018 regarding the TIF District and the Project. Information about the TIF District, the Project, and the RDA is available on the City’s website at [www.cityblm.org/TIF](http://www.cityblm.org/TIF).

**FINANCIAL IMPACT:** The Illinois TIF Act does not permit the City to use TIF funds to fund the proposed Rental Assistance Program for the Project, therefore, the funding will need to be sourced from the City’s General Fund. As the Project is required to be complete by August 15, 2020, funding for the first year of the proposed Rental Assistance Program would be allocated in the City’s FY 2021 Economic Development budget which is included in the City’s General Fund. The maximum liability to the City for the proposed Rental Assistance Program is \$22,872.00 per year or \$228,720.00 over the ten (10) year term of the agreement.

**COMMUNITY DEVELOPMENT IMPACT:** The City’s Comprehensive Plan 2035 (Adopted August 24, 2015) indicates that “affordable housing is critical for young professionals, college graduates, **seniors on a fixed income**, or people working in low paying professions such as pre-school teachers. In Bloomington nearly 13,000 households earn less than median income.” The Comprehensive Plan guides City Officials “to ensure safe, decent and affordable housing opportunity for all residents and to protect the older housing stock in the City” by calling for “a diversity of housing types that are affordable and accessible.”

**Related Comprehensive Plan Goals:**

H-1.2 Ensure an adequate supply of affordable housing for low to moderate income households.

H-1.2a Educate the policy makers and community at large on affordable housing issues.

H-1.2b Work with community partners like Habitat for Humanity, MCCA and Bloomington Housing Authority to have a collective impact on affordable housing issues.

H-1.2c Encourage collaborations among affordable housing providers.

H-1.2d Identify creative solutions for affordable housing such as home sharing, micro units, and tiny homes.

H-1.2e Increase supply of affordable rental housing, especially in areas close to job centers, schools and community facilities.

H-1.2f Identify and reduce barriers for mixed income housing.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY**

**CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Austin Grammer, Economic Development Coordinator

Reviewed By: Bob Mahrt, Community Development Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Water/Community Dev. Review By: Bob Mahrt, Community Development Director

Legal Review By: Kathleen Field Orr, Special Counsel to the City

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', written over a horizontal line.

Tim Gleason  
City Manager

**Attachments:**

- March 6, 2017 PGAV Memo evaluating Iceberg Development Group, LLC's Financial Incentive Application for 510 East Washington Street
- Ordinance
- Agreement



## REGULAR AGENDA ITEM NO. 8C

FOR COUNCIL: September 10, 2018

**SPONSORING DEPARTMENT:** Police Department

**SUBJECT:** Consideration of an Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$59,526, and the Purchase of nine (9) Vehicles from Morrow Brothers Ford, Inc. of Greenfield, IL, using the State of Illinois Joint Purchase Contract, for a total amount of \$360,910, as requested by the Police Department.

**RECOMMENDATION/MOTION:** (1) The Ordinance amending the Fiscal Year 2019 Budget, in the amount of \$59,526, be approved and the Mayor and City Clerk authorized to execute the Ordinance; and (2) the Purchase of nine (9) 2019 AWD Utility Police Interceptor Vehicles from Morrow Brothers Ford, Inc. of Greenfield, IL, using the State of Illinois Joint Purchase Contract #18-416CMS-BOSS4-750 (exp. 3/14/19) for a total amount of \$360,910 be approved, and the Procurement Manager be authorized to issue a Purchase Order.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** The Police Department is recommending an ordinance amending the FY 2019 budget to increase the Capital Lease-Capital Outlay Licensed Vehicles (40110139-72130) account by \$59,526. The budget amendment will add enough funds so that the Council can approve the purchase of nine (9) 2019 AWD Utility Police Interceptor Vehicles, in the amount of \$360,910. The total budgeted amount is \$301,384, which is why the ordinance is required to authorize the purchase.

The City is using the state contract to have Ford and the selling dealer upfit the units. In the past, Fleet has removed the old units from service, stripped the police equipment, and upfitted the new units. This process can take four to five months to complete for six to eight vehicles because Fleet Technicians are pulled from this task to repair other units in the fleet. Base cost for a pursuit vehicle is around \$29,670.00. Units purchased with a partial upfit for Fleet to finish cost an estimated \$32,850. A unit upfitted by Ford and the selling Dealer for patrol will cost \$40,260. It can be put into service in two to three days. Police equipment will be transferred from the old units to the replacement units when possible.

The additional cost can be considered partially offset by efficiencies in utilization. During upfits completed by Fleet, two units can be out of service simultaneously; the unit being retired and its replacement. This delays the return on the investment in the new unit and puts pressure on department scheduling. This also delays the redeployment of the retired unit for other purposes,

or its sale at surplus. Also, while difficult to quantify, there is an internal / Fleet cost being exchanged by outsourcing this process. Fleet personnel must address the most critical needs of existing front-line vehicles first, as issues arise. These issues can result in overtime needs and delays when trying to address other deliverables such as upfitting new Police units.

The Department has seven (7) marked patrol vehicles, one (1) unmarked patrol vehicle, and one (1) School Resource Officer unit that are scheduled for replacement in this Fiscal Year. The replaced units will be removed from service and evaluated for possible redeployment to other City Departments that have older units with low miles that are rusting out. Staff respectfully requests to have any leftover replaced units declared as surplus, to be sold on public auction at [publicsurplus.com](http://publicsurplus.com) or [govdeals.com](http://govdeals.com).

The current police fleet is made up of Chevrolet Impalas, Chevrolet Caprices, Chevrolet Tahoes, Ford Police Interceptor Sedans, and Ford Utilities. The Police Department uses a mix of vehicles, so that the entire fleet is not down due to a safety recall, of which there have been many the past few years. The new units were selected for use, because of the increased driver interior space and all-wheel drive capability for use in snow and ice events. In addition, each unit is rated for pursuits.



Chevy Caprice (Current)



Chevy Impala (Current)



Ford Utility (Current)

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A**

**FINANCIAL IMPACT:** The budget amount of \$301,384 is included in the FY 2019 Adopted Budget under the Capital Lease-Capital Outlay Licensed Vehicles (40110139-72130). Stakeholders can locate this in the Budget Book titled “Other Funds & Capital Improvement” on pages 86 and 237. The new units will cost \$360,910, which will exceed the budget by \$59,526.

**COMMUNITY DEVELOPMENT IMPACT: N/A**

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared By: Rob Kroner, Superintendent of Fleet Maintenance  
Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Clay E. Wheeler, Chief of Police

Finance & Budgetary Review By: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Finance Director

Water/Community Dev. Review By:

Bob Mahrt, Community Development Director

Legal Review By:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', written in a cursive style.

Tim Gleason  
City Manager

**Attachments:**

- Ordinance
- Exhibit
- Presentation
- Marked Proposal
- Unmarked Proposal