

**SUMMARY MINUTES OF THE MEETING
PUBLISHED BY THE AUTHORITY OF THE COMMITTEE OF THE WHOLE
OF BLOOMINGTON, ILLINOIS MONDAY, OCTOBER 15, 2018, 6:00 P.M.**

The Council convened in a Committee of the Whole Session in the Council Chambers, City Hall Building, at 6:00 p.m., Monday, October 15, 2018.

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Jamie Mathy (Absent), David Sage, Mboka Mwilambwe, Amelia Buragas, Scott Black, Joni Painter, Diana Hauman, Kim Bray, Karen Schmidt, and Mayor Tari Renner.

Staff Present: Tim Gleason, City Manager; George Boyle, Assistant Corporation Counsel; Cherry Lawson, City Clerk; Brian Mohr, Fire Chief; Melissa Hon, Assistant to the City Manager; Scott Sprouls, Information Services Director; and Nicole Albertson, Human Resource Director; Jeanne Hamilton, Library Director and other City staff were also present.

Public Comment

Mayor Renner opened the meeting to receive public comment, and the following individuals provided comments to the Council:

Rickielee Benecke

The following was presented:

Item 4 Consideration of approving the Minutes from the September 17, 2018 Committee of the Whole Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*

Motion by Alderman Schmidt and seconded by Alderman Bray to approve the September 17, 2018 Committee of the Whole Meeting Minutes with corrections.

Mayor Renner directed the Clerk to call the roll, which resulted in the following:

Ayes: Aldermen Mathy, Painter, Mwilambwe, Buragas, Hauman, Sage, Black, Bray, and Schmidt.

Nays: None.

Motion carried.

The following was presented:

5. Presentation and discussion regarding the Bloomington Public Library's Capital Improvement Infrastructure needs and Revised Conceptual Site Plans for Expansion, as requested by the Bloomington Public Library. (*Recommend presentation and discussion only.*) (*Brief overview by Tim Gleason, City Manager. Presentation by Jeanne Hamilton, Executive Director of the Bloomington Public Library, 15 minutes, City Council discussion, 20 minutes.*)

Mr. Gleason provided brief comments stating this is an opportunity to update Council on the work that had been completed since the last time the Library Board had presented to Council. Farnsworth has updated renderings of a phased expansion and the current location. He and Executive Director Jeanne Hamilton has worked closely together in some areas includes a discussion on the timeline as this project, in various forms, dates back to 2000; most recently, the expansion in the lower northeast portion of the Library (space that was used during 2006 when there was a need for additional space).

He had some conversations with Ms. Hamilton on how the Library came to need 100,000 square feet on the space versus the 57,000 square feet that they currently have. The Library went through steps that they used—they have software to illustrate the volume or consumption rate of different items in the Library. Also, looked at the current facility needs that was discussed. The renderings does not solve the issues of the library; it is a ripple effect/impact of an expansion, if it were to occur. Mr. Gleason stated that Ms. Hamilton has done a fair amount of work on this project, leading to her presentation this evening. This is a partnership between the City and the Bloomington Library.

Ms. Hamilton provided a PowerPoint Presentation of the history and possible expansion of the Library that is on file in the City Clerk's Office as well as posted on the City's website at the following location on the <http://www.cityblm.org/Home/ShowDocument?id=20132>. Since the 2006 renovation, the Library has seen an increase of 61% in circulation, a 20% increase in program attendance, and a 35% increase in visitor count. While they have seen a decrease since the 2006 for public computer use, this year there has been an increase in those numbers. They see approximately 56,000 in total public computer use for this year. Additionally, they have seen an increase in Wi-Fi usage. Bloomington Library is circulating more materials than Peoria that is a larger town than Bloomington, and they have five branches. She reviewed some of the challenges that the library currently face including parking, substandard collection, demands exceeding capacity, as well as inefficient staff areas.

Ms. Hamilton spoke on the funding availability for this project including fundraising efforts to make-up for the shortfall, that in total, she estimates a total of approximately \$6 million that the Library can bring forward for this project. She also covered the work that been done to this date as well as receiving input from the community and Council. She stated the Library is seeking a resolution from the Council, direction, as well as a commitment to funding.

Mayor Renner stated the funding that has been set aside and private fundraising for the Library expansion is not necessarily cash in hand; but upfront funds rather than the amount of

money the Library Board could pay towards a 25 to 30 year bond as well as what the city might be able to contribute to a 25 to 30 year bond. Ms. Hamilton replied referring to the PowerPoint, the \$4 million is what the Library has cash in hand, and the \$2 million would be in fundraising. The shortfall would be a combination of the City and Library floating a bond.

Ms. Hamilton, state law requires the city to approve the note. It would appear on the tax bill as Library tax.

Alderman Buragas commented on the conceptual drawings and community feedback asking what type of community feedback was received, and in what setting was the feedback provided. Ms. Hamilton stated, in 2015 the Board hired Farnsworth and there were sessions open to the public to view and receive feedback. Most recent iteration city staff provided feedback that they had on previous conceptual site plans. She had received feedback from community members who reached out to her specifically.

Mr. Westerhout stated the latest Farnsworth Study is more of envisioning what that space could really look like. That most of it has nothing to do with the Library the beyond points of feedback that they had received. He continued that the remarks that they had received from Council and others that there needed to be a vision for what the space could look like. They made that part of its goals to incorporate other structures when the time came to move forward.

Alderman Buragas asked about the parking situation as it had been used as a justification of hire needs that is reflected in the vision study as well as the experience of anyone who has visited the library knowing that parking is a major problem. The library currently has 70 parking spaces the Board is envisioning doubling the size of the facility that would increase the number of people that use the facility. At best, the Board is only looking to increase parking by 87 parking spaces, which is an increase of 17; the 87 is inclusive of off-street parking. If parking is a concern, why do we have a conceptual drawing of so few parking spaces added for off street parking?

Mr. Westerhout stated referring to the conceptual plan, Option 1A the library parking would be 196 in total with additional space capture near the trailhead with gives those 208 parking spaces. Alderman Buragas stated according to the City Code, you could not count on street parking spaces. She expressed concern with user experience to the Library, and ask what has been done to start that conversation with the community. She asked could Demis Grove bear the burden of on street parking for the library. Ms. Hamilton stated they have not had the conversation as the Library and Library Board has not had that level of commitment to the project. They did not want to continue to solicit feedback for a project that the Council does not have a commitment. She continued stating they have had the same questions posed to them as it relates to fundraising. At this time, without direction from the Council, it is impossible to move forward.

Alderman Buragas asked about the vision study the documented comments expressed about parking by all users. Some feedback submitted and asked whether the deficiencies have been addressed in the conceptual drawings, 1) very weak connection to and from downtown Bloomington. Ms. Hamilton stated that is something that the Library would consider on the north

side of the building, having an entrance on that side as it closed during the 2006 renovation. Board members have been vocal about this issue and want to see that entrance reopened. However, it is a concern that they would have to work with city staff on. Some things are outside the scope of the Library, and therefore would need to collaborate with other city staff to address those types of concerns.

Alderman Buragas asked about access to pedestrians. Ms. Hamilton stated they have addressed this as well as it is address through the trailhead. Alderman Buragas asked about the cost of the project stating the conceptual drawing has it totaling approximately \$28 million asking whether this was the best estimate that the Library has received, adding the amount does not include the moving of the Public Works Department. This project can cost upwardly approximately \$38 million in order to move forward with conceptual drawing A. She asked whether Ms. Hamilton has looked into what the true cost would be to move forward. Ms. Hamilton replied it would be \$30 million dollar bond. If it were a 30-year debt service it would be \$53 million dollars; at a 20 year would amount to \$42 million with interest.

Alderman Buragas stated the project would cost approximately \$53 million dollars and would be a generational commitment that the City Council would be making to the residents of the City that we need to be very careful how this is done. The City has many other needs such as infrastructure, economic development, revitalization of downtown, and O'Neil Pool. Why should this project get funding even though some of the others will not likely get funding?

Mr. Westerhout stated some of this is priority setting that Council needs to do. This project is something the Library and Board feels very strongly that it is a valuable core to the community. He does not wish to rank the Library in comparison to the other projects, as that is not for them to decide.

Alderman Mwilambwe inquired about the amount those renovations would be if the answer was no by the Council. Ms. Hamilton stated they have estimated approximately \$2 million dollars for the roof and deferred maintenance expense. Alderman Mwilambwe stated he had not seen a breakdown of the phasing cost. Mr. Westerhout responded stating there may have been some confusion on part of the Council and perhaps the public with the phasing plan. The other cost are the visioning of what the library could potentially look like.

Alderman Painter reiterated the cost factor for Conceptual Plan A that the Library has \$4 million to spend on it. She stated the City does not have that type of money that she does not believe there would be wide support for increasing property taxes to pay for this. She expressed her love for the Library and that she had once served on the Library Board. Unfortunately, the City has too many unmet needs at this time. She asked whether the \$2 million that the Library has set aside would take care of the replacement of the roof and the HVAC. Ms. Hamilton stated it would. Alderman Painter suggested a refreshment of the interior space, and encouraged Ms. Hamilton to look outside of the Library to meet those unmet needs, i.e., Jefferson Street House and possibly have an occasional staff there to assist kids with their homework. A community of this size could support satellite branches; however, there has to be a plan in place to financially support additional branches of the library.

Alderman Schmidt stated there is no question that Bloomington deserves a premier library and the current space is deficient for today's population. She expressed her appreciation to Ms. Hamilton and the Board for the programming that is currently in place; however stating that she does not quite understand the future budget needs of the City, its challenges. If we look at how this expansion can be accomplished in phases, the Library would still have to do the renovations. Mr. Westerhout stated we have a conceptual plan, but no plan beyond that at this time. He spoke of the informal discussions they have had with Farnsworth that could become a part of the overall renovating plan; however, it is unlikely due to the work that is required for the HVAC.

Alderman Schmidt commented on the parking situation referring to some of the same concerns expressed by Alderman Buragas. Mr. Westerhout stated parking in the downtown area will continue to be a challenge, but this plan is doable. The direction of the Council to the Library is to expand where it currently sits. Unless a parking structure is built, the plan before Council would work to provide adequate parking. Alderman Schmidt clarified asking whether the direction came only from Council, or from both Council and the Library Board. Mr. Westerhout stated both.

Alderman Schmidt asked Mr. Gleason whether there were any plans to relocate the Public Works Department. Mr. Gleason stated at this time there are so many opportunities going forward rather than challenges. Tonight was an opportunity to revisit this issue, that he is tasked with bringing some clarity to the Council, Library Board and Ms. Hamilton. Regarding O'Neil Park, he has to find funding sources above the need of the budget to complete some capital projects within the community. It was of great value to revisit this conversation with Council on the expansion of the library.

Mayor Renner asked about having a rough estimate of the cost to relocate Public Works, and whether those payments can be spread out over some years. Mr. Gleason stated there are opportunities to perhaps look at satellite locations, reduce the need on the existing structure, and/or other capital projects where the library can form a partnership. The Public Works project can have a ripple effect—moving that department to a different location in the community. However, we move forward, it will be costly to the organization.

Alderman Hauman commented on the Council's Five Priorities stating until she knows how all plans fit together, it is difficult to approve. She asked if a bus route could have a stop at the library, is that a possibility. Ms. Hamilton stated there used to be a bus route at the library on East Street outside of the library, and it was removed. They would love to see that route return.

Alderman Black asked is staff proposing to bring back to Council a resolution for it to consider. Mr. Gleason stated the discussions with O'Neil Park and the Library will likely come back to Council for action possibly within six months or less as the City is working to prepare a the FY 2020 budget. He will be able to provide some definitive directions to Ms. Hamilton and Mr. Tetzloff as the FY 2020 budget takes shape, but direction would not be provided this evening.

Alderman Black stated he is sensitive to the needs of the library; however, given the choice, he would possibly vote for improvements to O'Neil Pool that may not open next year, but was

not sure how Council felt. Perhaps Council look at a couple different resolutions and get some public feedback based on those before moving forward.

Alderman Buragas followed-up with comments expressed related to parking and the City Code stating one thing that was discovered by the Downtown Task Force is there are 400 parking spaces open in the Lincoln Parking deck on any given day. She understands there was some conversations to not relocate the library to the downtown area, that by not choosing to have those conversations, we have missed some opportunities there. With the library remaining at its current location, we will continue to struggle with parking under the Code. The trade-off could potentially have a negative impact on the user and the residential area. She want to see the library succeed agreeing with the other Aldermen comments that Bloomington deserves a jewel of a library. Referring to Alderman Black's comments, the Council have many difficult choices in the upcoming fiscal year, she asked Ms. Hamilton and the Library Board to make the decision of Council easy for them to make. Make it harder for the Council to say no. Bring forward a viable proposal for the Council to approve that meets the needs that has been stressed in the vision sessions demonstrate to Council that it is a good project that the public can get support. Explain how it fits into the City's Comprehensive Plan, also one that partner's with others in the community so to reduce the amount of public funding that would be required for the project. It is her belief that the community is not going to fund a \$50 million dollar project over generations, as there are too many competing demands on public funding.

Alderman Bray expressed her appreciation to Ms. Hamilton and the Library Board and stated that she is supportive to the proposition and in finding creative ways that the Council can continue to support the library efforts. The numbers are speaking to her as well as other members of Council. Until revenue comes in with positive projections, there is a reticence on being able to check off projects. However, expressed her appreciation for Ms. Hamilton's common sense approach to remaining in the current location as it makes sense for the investment the City has made to that location.

Alderman Hauman, Ms. Hamilton has done her homework to present this project update to Council. She would be comfortable if the City and Library can find the resources to begin the expansion.

The following was presented:

6. Presentation, discussion and direction for the O'Neil Park rejuvenation, including a new aquatic center, as requested by the Parks, Recreation and Cultural Arts Department. *(Recommend Council provide feedback on the presentation for the plan regarding the O'Neil park rejuvenation.) (Brief overview by Tim Gleason, City Manager. Presentation by Jay Tetzloff, Director of Parks, Recreation, and Cultural Arts, 15 minutes, City Council discussion, 20 minutes.)*

Mr. Gleason, this is an opportunity to update the Council on O'Neil Park since presented at an earlier meeting. Mr. Tetzloff has taken the opportunity to share the possibility of having a new larger aquatics center versus the bare minimum pool that slated to open in 2019. The reason Mr. Tetzloff is here, as with Ms. Hamilton, decisions have to be made by the Council. He

is not looking for a decision from Council, as staff has not had an opportunity to present the funding source.

Mr. Tetzloff presented a PowerPoint Presentation on the proposed O'Neil Park Rejuvenation Project that can be viewed at the following location <https://www.youtube.com/watch?v=X3elj4FaQbw> and a copy of the presentation is available on the city's website at <https://www.youtube.com/watch?v=X3elj4FaQbw>.

With the Aquatics Center, the PRCA is bringing in approximately 32% of cost recovery with the current concept they would achieve approximately 85%. Public pools do not typically pay for itself, but they believe this would be a big draw to get the public into O'Neil Pool, and possibly trigger increased business on Market Street.

Mr. Gleason asked Mr. Tetzloff what the bottom line looks like under both scenarios—loss dollar amount and projections. Mr. Tetzloff, at present the City is losing approximately \$115,000 at O'Neil Pool and with the Aquatics Center approximately \$75,000. Mr. Gleason stated he is aware a decision by Council would not be expected on this project now, as it does not have the numbers prepared for its consideration. Mr. Tetzloff and his staff have been working with the State for this project to rise on the level of priority with the City, as the State would allow for a Band-Aid of repair for the pool to open in 2019. Those repairs would equal less than \$10,000. Even if the City postpone this project until 2020 or 2021, the investment to open the pool in 2019 that \$75,000 to make repairs would be wasted money. The State would permit those repairs if they believe there is a reasonable expectation that this larger project would occur. The purpose of this update is to provide Council with new information and to share the partnership with Dr. Barry Reilly, Superintendent, District 87. The City see the potential impact if this project is chosen and were able to find the funding source to move it forward.

Alderman Buragas asked how long it takes to make this proposal a reality. Mr. Tetzloff, if Council approves the project, the City would have to hire an architect. It would take approximately six to eight months for design, and approximately six months for construction. If we opened the pool in 2019, then the park would close for 2020. Alderman Buragas asked for clarification on the profit and loss amounts on the operations of O'Neil Pool. Mr. Tetzloff stated \$115,000.

Alderman Sage asked about the membership cost per family for the Aquatics Center. Mr. Tetzloff stated the current rate is \$30, and the projected rate is \$50. There will be a lower tiered pass for Holiday Pool that would remain \$30. However, with the upgrades to O'Neil Pool, the cost of the pass would be \$50 per person for the season. Alderman Sage requested to have the cost sheet sent to Council for review.

Alderman Mwilambwe asked what would attract someone to come to the O'Neil Pool who does not currently live in the community. Mr. Tetzloff stated there are a number of people who bypass the O'Neil Pool to go to Fairview Pool in the Town of Normal. This new center would certainly attract more visitors to the area. Alderman Mwilambwe asked whether there had been any thought given to indoor pool. Mr. Tetzloff stated the comparison that the consultants had done, comparing apples to apples, would cost \$6.1 million just for the Aquatics Center to be

outdoors. To do it indoors would be \$13.8 million. That was outside of their scope to run those numbers.

Alderman Schmidt stated she appreciates the vision but has concerns with spending the \$75,000 to do some of those items listed—that it would be money lost. She asked whether there were opportunities in reconceptualizing the park area. Just doing the necessary renovations rather than taking on the park...the Aquatics Center. Mr. Tetzloff stated with the current pool, there is nothing that he would salvage as it is in its original state—45 years old. It is recommended to demo and build new.

Alderman Black ask whether there will be a resolution for Council to consider regarding the pool and he had asked referring to the library. Mr. Gleason stated these two items rose to this level as there are immediate needs. It would be unfair to Council to make a decision on these items as the City does not know what is projected next year or over the next five year at this time. Although there needs to be some updates to the Capital Improvement Plan, Council needs to be aware of the wish list. If the City does not have the funding, it does not want to plant that seed of expectation in the community that there are projects that the City can do. The City will provide additional information to Council later with budget projections to move forward.

Alderman Black spoke in support of the Aquatics Center stating it should be a premier center for the community, that will likely result in economic growth for Bloomington.

Alderman Painter asked for clarification on replacement of the pool. Mr. Tetzloff stated to just replace the pool would cost the City \$5.1 million. Alderman Painter asked to build out the Aquatics Center would cost \$10 million. Mr. Tetzloff stated pool-to-pool would cost be inclusive of the pool and other amenities.

Mayor Renner spoke of the economic attraction to the community with any new project, especially having the O'Neil Pool updated on the west side of town. It is sure to be an attraction.

Alderman Bray asked of the narrow use period for pool. She asked whether some thought had been given to extend the use period as compared to other pools. Is there something in this plan of lower cost that would to make it a year-round facility? Mr. Tetzloff stated many of the parks are seasonal parks. He spoke of some of the amenities of the park and the connection of the parks to other parks in the area. She commented about the \$75,000 shortfall, asking is there something in the plan that can be a revenue raiser and pay for itself, that is would not be a wash. Mr. Tetzloff commented on the skate park and the parking lot and opportunities for it such as moving the existing skate park to the new site rather than build new.

7. Presentation, discussion, and direction on Future Agenda Topics.

a. City Manager Report (10 minutes)

Mr. Gleason provided an overview of his Three Month Report. (*The City Manager Three Month Report is available on the city's website at www.cityblm.org*).

b. Council Initiatives

- i. Alderman Karen Schmidt: explore adding an additional seat to the Transportation Commission to include representation from our City disabled population or disabled services professional. (*Presentation by Alderman Karen Schmidt, 3 minutes, City Council discussion, 5 minutes.*)

Council expressed a consensus in moving forward with this initiative.

8. Closed Session

A. Claims Settlement - Per Section 2(c)(12) of 5 ILCS 120/2 (5 minutes)

Mayor Renner asked for a motion to enter into a Closed Session Meeting for the purpose of Section 2(c)(12) of 5 ILCS 120/2 - Claims Settlement.

Alderman Hauman motion seconded by Alderman Painter to enter into a Closed Session Meeting for the purpose of Section 2(c)(12) of 5 ILCS 120/2 - Claims Settlement.

Ayes: Aldermen Hauman, Painter, Bray, Schmidt, Sage, Mwilambwe, Black, and Buragas.

Nays: None.

Motion carried.

9. Adjourn Closed Session

Mayor Renner asked for a motion to adjourn the Closed Session Meeting.

Alderman Schmidt motion seconded by Alderman Hauman to adjourn the Closed Session Meeting.

Motion carried: Viva Voce

10. Return to Open Session

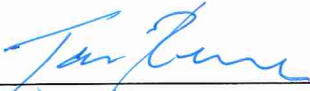
Mayor Renner asked for a motion to return to Open Session and adjourn the meeting.

Alderman Schmidt motion seconded by Alderman Hauman to return to the Open Session and adjourn the meeting.

Motion carried: Viva Voce

Meeting adjourned at 8:05 p.m.

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Cherry L. Lawson, City Clerk