

Council Questions/Comments and Staff Responses Report for October 14, 2013

as of October 13, 2013 at 11:51 pm

COMMENTS:

Alderman: Jim Fruin

Question/Comment: As recently mentioned, if the consensus of the Council members would rather bring their comments and discussion points to our evening meeting, I will gladly conform to this "Preferred Practice". This is against my own personal preferences, as I have long been a strong advocate and participant of asking Agenda questions during the weekend before the Council meeting. It's all public record and seems to help the efficiency of our meetings. Oh well, I'll adapt to the majority.

CONSENT AGENDA:

Alderwoman: Karen Schmidt

Item 7N: Petition submitted by Illinois Wesleyan University (IWU) requesting the Vacation of the Titan Drive right of way west of Fell Ave. and the adjacent north-south alley right of way lying north of the easterly extension of the centerline of the vacated east-west alley in Block 6 in the Phoenix Addition

Question/Comment: I am going to recuse myself from this IWU street vacation request.

Staff Response: Staff acknowledges this comment.

Alderman: Rob Fazzini

Item 7D: Waive the formal bidding process and authorize the Water Department to purchase the specialty water treatment chemical, polymer, from Brenntag Mid-South, Inc. for the year starting October 1, 2013

Question/Comment: Why was this not presented to the Infrastructure Committee as was the established procedure?

Staff Response: The Infrastructure Committee had been disbanded before the memo was written. The intent of the committees was to consider and listen to staff recommendations regarding items on the current Action Plan for FY 2014.

Alderman: Rob Fazzini

Item 7E: Waive the formal bidding process and authorize the Water Department to purchase the water treatment chemical, lime, from Mississippi Lime, Inc. for two years starting October 1, 2013.

Question/Comment: Why was this not presented to the Infrastructure Committee as was the established procedure?

Staff Response: The Infrastructure Committee had been disbanded before the memo was written. The intent of the committees was to consider and listen to staff recommendations regarding items on the current Action Plan for FY 2014.

Alderman: Rob Fazzini

Item 7H: Amendment to the 2011 Contract with Calgon Carbon Corporation for a 36 month lease of Calgon Filtrasorb 300 Granular Activated Carbon (GAC) for use in the filters at the Water Treatment Facility.

Question/Comment: Why was this not presented to the Infrastructure Committee as was the established procedure?

Staff Response: The Infrastructure Committee had been disbanded before the memo was written. The intent of the committees was to consider and listen to staff recommendations regarding items on the current Action Plan for FY 2014.

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Alderman: Rob Fazzini

Item 70: Rescind Final Plat for Airport Park Subdivision, 14th Addition.

Question//Comment: What are the reasons that the Final Plat should have been rescinded when the Council approved it 11-28-11? Did staff recommend approving it at that meeting? If so, why?

Staff Response: Council's action on November 28, 2011, superseded its previous action on December 14, 2009. The original petitioner faced legal issues and was unable to complete this Final Plat. Another Petitioner re-filed a Final Plat with the same title. Staff missed that this second filing did not rescind the original filing. This action is administrative housekeeping. Two (2) Final Plats with the same name, filed by two (2) different Petitioners, two (2) years apart is a rare occurrence.

REGULAR AGENDA:

Alderwoman: Karen Schmidt

Item 8F: Petition submitted by Eric Trujillo Requesting Approval of a Special Use Permit for Expansion of a Nonconforming Restaurant and Bar for Property Located at 903 W. Wood Street

Question/Comment: I will share feedback from Miller Park Neighbors that supports the zoning change but expresses neighborhood concerns that ask the city support if there are problems.

Staff Response: Staff has raised several concerns outlined in the council memo. Most importantly are the lack of appropriate off-street parking and increased traffic in a primarily residential neighborhood. Off-street parking is of primary concern because if the Council approves this special use as written, the parking shortage stays with the property for the duration of the special use. In the future it will be difficult to put any changes in place that can address these problems. Liquor concerns have also been raised. However, these can be addressed by the liquor commission either denying the expansion of the liquor license, or providing sanctions should the license be violated.

Alderman: Rob Fazzini

Item 8G: Sanitary Sewer Fund Budget Amendment – Sanitary Trunk Line Project for The Grove on Kickapoo Creek Subdivision Fifth Addition.

Questions/Comments:

1. Are there any other hidden, large expenses like this one which might be the responsibility of the City of Bloomington in the future to come from this project?
2. Are there any other projects where there are hidden, large expenses like this one which might be the responsibility of the City of Bloomington? This type of significant financial expense coming as a surprise is not acceptable if we are to be able to set policy regarding how to budget for all the needs of the City of Bloomington.”

Staff Response: Attached to the City Council memo for this item is both a memo and map showing the costs that the City has paid in infrastructure costs for the current development and the costs that are anticipated for the future. The future costs are significant in nature but staff cannot project when they will come due. In addition, these existing and projected costs do not include items such as maintenance costs in the future and associated staff time. Every budget cycle, staff reaches out to all developers with outstanding annexation agreements for their best projection on what will be built for the coming budget year. The expenses are budgeted accordingly. Past annexation agreement do not require advanced notice for moving forward on any of the addition developments. The developer has made efforts to work with staff on providing notice but market conditions do change frequently.

There are other developments with annexation agreements which bind the City to infrastructure costs but there are none with the high dollars of the Grove Subdivision. Staff reaches out with these developments as well each year to see if there are any anticipated costs that should be accounted for.

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Alderman: Rob Fazzini

Item 8H: Petition from Eastlake, LLC, requesting Annexation and Rezoning of a 18.91 Acre Tract to be known as The Grove on Kickapoo Creek Subdivision

Question/Comment: Is this 18.91 acres near to the East Side Highway being planned?

Staff Response: Staff has attached a map showing the potential East Side corridor in relation to this addition of the Grove Subdivision.

Alderman: Rob Fazzini

Item 8I: Petition from Eastlake, LLC, requesting Approval of a Final Plat for The Grove on Kickapoo Creek Subdivision, Fifth Addition, commonly located north of Ireland Grove Road and west of Township Road 2100 East.

Question/Comment: Could there be any hidden expenses that will become the full responsibility of the City of Bloomington as a result of approving this Final Platt?

Staff Response: See response for 8G.

Alderwoman: Karen Schmidt

Item 8J: Text Amendment to Chapter 45, Section 900. Rental Inspection Program, creating a new inspection rotation and registration fee structure.

Question/Comment: I plan to ask us to lay this over, based on feedback from the West Bloomington Housing Collaborative work and the \$1.5 million AG grant. I will share feedback from WBHC on this during our discussion.

Staff Response: Mark Huber will make a very brief presentation prior to Council Discussion. Staff is seeking input from each Elected Official on the recommended changes to the Rental Inspection Program. Following City Council discussion, staff would support tabling this topic at this time.

CITY MANAGER DISCUSSION:

Alderman: Jim Fruin

Question/Comment: David, I would ask that you update us as to your findings on the most recent concerns that continue to evolve with the repeated Booking of Bassnecter. There is significant discussion in the Community as to whether this type of Concert is one we want to welcome to our B/N community. We can't put a price on unfortunate behavior/medical consequences. My opinion of this Venue has not changed since they first came to the Coliseum a couple of years ago. My opinion.

Staff Response: City Manager is awaiting CIAM's report regarding this event. City Manager Hales can respond to any questions/comments that you may have this evening.

Alderwoman: Karen Schmidt

Question/Comment: David can you talk about our decision to acquire 35, 65, and 95 gallon garbage units, the report we received about the various rates for those containers, and the road ahead? Can you walk us through the steps to acquiring the containers, the possible cost increases to our citizens, and how bulk waste will be impacted?

Staff Response: This will be one of the topics for the October 21, 2013 City Council Committee of the Whole Meeting.

Prepared by: Barbara J. Adkins, Deputy City Manager

East Side Highway Corridor



0 750 1,500 Feet

DATE 10/14/13
Public Works Department

Legend

- Grove 5th Add
- Bloomington

