

**SUMMARY MINUTES OF THE
WORK SESSION CITY COUNCIL MEETING
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, JANUARY 11, 2016; 5:55 P.M.**

The Council convened in Work Session in the Council Chambers, City Hall Building, at 5:55 p.m., Monday, January 11, 2016.

1. CALL TO ORDER

The Meeting was called to order by Mayor Renner who directed the City Clerk to call the roll and the following members answered present:

2. ROLL CALL

Aldermen: Kevin Lower, David Sage, Amelia Buragas, Mboka Mwilambwe, Jim Fruin, Karen Schmidt, Scott Black and Mayor Tari Renner.

Absent: Aldermen Joni Painter, and Diana Hauman.

Staff Present: David Hales, City Manager; Jeffery Jurgens, Corporate Counsel; Steve Rasmussen, Assistant City Manager; Brendan Heffner, Police Chief, Cherry Lawson, City Clerk.

3. PUBLIC COMMENT

Mayor Renner opened the meeting to receive Public Comment. The following individuals offered comments during the meeting:

Larry Blake
Jim Thompson
Donald Shields
Roger Eckert

4. DISCUSSION TOPIC

- A. Presentation on the Hybrid option for Lutz Road, Improvements under the existing Design Contract with Maurer-Stutz, Inc. (*Presentation by Jim Karch, P.E., C.F.M., Director of Public Works*)

Jim Karch, Public Works Director, provided a summary of the options to upgrade Lutz Road on the southwest side of town. He stated Luther Oaks retirement community, located at 601 Lutz Rd, was a growing business. He noted that Wittenberg Woods subdivision and Trinity Lutheran School had expanded. Citizens had concerns with road conditions and width.

A feasibility study had been completed by Maurer-Stutz, Inc. in November 2013. Three (3) options were presented. 1.) Rural Design; 2.) Urban Design and 3.) Hybrid Design.

Rural Design. The road would be improved but existing rural standards would remain. The street would have two (2) ten (10) foot lanes, two (2) foot shoulders and no sidewalks.

Urban Design. The road would be a two-lane street with curb and gutter on both sides and thirteen and a half (13.5) foot lane widths. The City would be required to purchase right-of-way on the south side of the street. All evergreens lining the street now would have to be removed. Drainage work would cost twenty (20) times more than the Rural Option. A sidewalk would be constructed on the north side of the street.

Hybrid Design. Curb, gutter, sewer, inlets and sidewalk would be built on the north side only. The south lane would have a shoulder instead of curb and gutter. Lanes would be eleven (11) feet wide. The south portion of the street could be upgraded at a later time, should the City choose to do so. The tree lane on the south side of the road would remain intact for now.

Next steps: Council was asked to endorse the Hybrid Design. The improvements would be designed under the existing contract with Maurer-Stutz, Inc. In the future, staff and Council would identify a revenue source and when construction would begin.

Alderman Fruin questioned the long term solution of the proposed option. Mr. Karch stated the Hybrid Design was a ten (10) to twenty (20) year solution. Alderman Lower questioned removing some of this construction in years to come due to expansion. Mr. Karch stated that the Hybrid Design would have only curb and gutter removed.

Council consensus was to move forward with the final design under the existing contract for the Hybrid option.

- B. Presentation on Budget Taskforce Recommendations regarding Bloomington Golf (*Presentation by David Hales, City Manager and Eric Veal, Assistant Director of Parks, Recreation and Cultural Arts 10 minutes, Council discussion 15 minutes.*)

David Hales, City Manager, cited recommendations for outsourcing the management and/or operation expenses of the Golf courses and increased Golf fees. He outlined the steps to be taken: 1.) compare internal oversight costs to outside proposals and 2.) increase Golf fees for 2016.

Jay Tetzlof, Director of Parks, Recreation and Cultural Arts, addressed the Council. He highlighted the characteristics of the three (3) golf courses. He addressed the increased fees in the FY 2017 Budget. The rounds played, per golf course, was highlighted and indicated the sport of golfing was increasing. He noted that operating costs had broken even; Capital costs continued to financially struggle.

Two (2) outsourcing options were reviewed: 1) Full Service Contract and 2) Operating Lease. He stated these were the extremes and there were other options for outsourcing.

Full Service Contract: Golf Course management would be contractual. Contract lengths were typically three (3) to ten (10) years.

Operating Lease: Lessee pays the city a fee to manage the Golf Courses. He stated that the City had the least amount of control and revenue. Terms were typically ten (10) to fifty (50) years.

Mr. Tetzlof stated Requests for Qualifications (RFQ) would be sent to companies who have shown a preference for being a Golf operational firm. He stated that discussions would be ongoing to determine the right course of action. He believed January 1, 2017 would be the transfer date if the contract was awarded.

David Hales, City Manager, noted that the companies would require time to analyze their costs to see if they would achieve costs savings but also make it profitable for them. He stated the option for purchasing any of the Golf Courses would be considered from these companies as a proposal alternative.

Mayor Renner noted decisions had not been made. These were options being considered. He believed raising green fees might generate the required revenue.

Alderman Black questioned the need for three (3) courses.

Alderman Lower questioned changing the Highland Golf Course operational structure to bring in more revenue. He recommended highlighting same as an exercise course, along with golfing.

5. ADJOURNMENT

Mayor Renner asked for a motion to adjourn the meeting.

Motion by Alderman Buragas, seconded by Alderman Schmidt, that the meeting be adjourned. Time: 6:51p.m.

Motion carried, (Viva Voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk