

**SUMMARY MEETING MINUTES  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS MONDAY, JUNE 25, 2018; 7:00 P.M.**

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, June 25, 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: Steve Rasmussen, Interim City Manager; Jeffrey Jurgens, Corporation Counsel; Cherry Lawson, City Clerk; Scott Rathbun, Interim Finance Director; Scott Sprouls, IS Director; Nicole Albertson, Human Resource Director; Jim Karch, Public Works Director; Bob Yehl, Water Director; Clay Wheeler, Police Chief; Melissa Hon, Asst. to the City Manager; Bob Mahrt, Community Development Director; Kevin Kothe, City Engineer; Ryan Otto, City Engineer; Russ Waller, Facilities Manager; Patti-Lynn Silva, Chief Accountant; and other City staff were also present.

**Recognition/Appointments**

- A. Appointment of John Argenziano to the Board of Library Trustees.
- B. Appointment of Jeffery Crabill to the Cultural Commission.

**Public Comment**

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

Glen Ludwig	Mike Matejka
Scott Stimeling	

**“Consent Agenda”**

*Items listed on the Consent Agenda are approved with one motion, and is provided in **BOLD**, and items that Council pull from the Consent Agenda for discussion are listed with a notation **Pulled from the Consent Agenda**.*

**Motion by Alderman Schmidt and seconded by Alderman Hauman that the Consent Agenda be approved with the exception of Item 7G.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 7A Consideration of approving the Minutes of the June 11, 2018 Regular City Council Meeting. *(Recommend the reading of the minutes be dispensed with and the minutes approved as printed.)*

The following was presented:

Item 7B. Consideration of approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$8,217,049.27. *(Recommend the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$8,217,049.27, and orders drawn on the Treasurer for the various amounts, as funds are available.)*

The following was presented:

Item 7C. Consideration of Approving Appointments to Various Boards and Commissions. *(Recommend John Argenziano be appointed to the Board of Library Trustees and Jeffery Crabill be appointed to the Cultural Commission.)*

The following was presented:

Item 7D. Consideration of the Purchase of one (1) Dump Truck Chassis from National Auto Fleet Group, using the National Joint Powers Alliance (NJPA), in the amount of \$108,298, as requested by the Transmission and Distribution Division of the Water Department. *(Recommend the Purchase of one (1) 2018 Kenworth Model T370 Chassis from National Auto Fleet Group using the National Joint Powers Alliance (NJPA) (Contract #081716-KTC, expires 11/15/2020), in the amount of \$108,298, be approved, and the Procurement Manager be authorized to issue a Purchase Order.)*

The following was presented:

Item 7E. Consideration of the Purchase of one (1) replacement Backhoe from John Deere Construction Rental Sale of Moline, IL, using the National Joint Powers Alliance Joint Purchasing contract, for \$150,450, as requested by the Transmission and Distribution Division of the Water Department. *(Recommend the purchase of one (1) 2018 John Deere 410L Backhoe from John Deere Construction Rental Sale of Moline, IL, using the National Joint Powers Alliance Joint Purchasing (Contract # 032515-JDC, expires 5/19/2019), in the amount of \$150,450, be approved, and the Procurement Manager be authorized to issue a Purchase Order.)*

The following was presented:

Item 7F. Consideration of a Sidewalk Easement Agreement, in the amount of \$7,910, effective immediately, between Commerce Bank and the City of Bloomington, in conjunction with the FY 2019 General Resurfacing Contract, which includes resurfacing Fairway Drive, as requested by the Public Works Department. *(Recommend the Sidewalk Easement Agreement between Commerce Bank and the City of Bloomington, in the amount of \$7,910, in conjunction with the FY 2019 General Resurfacing Contract, which includes resurfacing Fairway Drive, be approved, and the Interim City Manager and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7G. Consideration of an Ordinance Amending the Fiscal Year 2018 Budget and approval of a Professional Services Contract with the Farnsworth Group, Inc., in the amount of \$106,000, using donated funds raised by the Friends of the BCPA/BCPA Capital Campaign, for Professional Architectural Services to Design HVAC Upgrades at the Creativity Center (RFQ 2016-04), as requested by the Parks, Recreation, and Cultural Arts Department. *(Recommend (1) the Ordinance Amending the Fiscal Year 2019 Budget to fund a Professional Services Contract with Farnsworth Group, Inc., in the amount of \$106,000.00, using donated funds raised by the Friends of the BCPA/BCPA Capital Campaign, be approved and the Mayor and City Clerk be authorized to execute the Ordinance; and (2) the Professional Services Contract with Farnsworth Group for Professional Architectural Services to Design HVAC Upgrades at the Creativity Center (RFQ 2016-04) be approved, and the Interim City Manager and the City Clerk be authorized to execute the Contract.)*

ORDINANCE NO. 2018 – 43

AN ORDINANCE AMENDING THE BUDGET ORDINANCE  
FOR THE FISCAL YEAR ENDING APRIL 30, 2019

**Motion by Alderman Schmidt and seconded by Alderman Hauman that Item 7G be approved as presented.**

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

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

**Nays: None.**

**Recuse: Alderman Buragas.**

**Motion carried.**

The following was presented:

Item 7H. Consideration of:

- a) a Resolution approving an Intergovernmental Agreement with the City of Bloomington

Township for the provision of various services, including Information Services, Mowing, Snow Removal, and Outdoor Lighting; and

- b) a Resolution approving the Intergovernmental Agreement between the City of Bloomington and the City of Bloomington Township Relating to the Provision of IT Services to the City of Bloomington Township Assessor, as requested by the City of Bloomington Township and recommended by the Legal Department.

*(Recommend:*

- a) a Resolution approving the Intergovernmental Agreement between the City of Bloomington and the City of Bloomington Township for the Provision of Various City Services; and*

RESOLUTION NO. 2018 – 35

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE CITY OF BLOOMINGTON TOWNSHIP FOR THE PROVISION OF VARIOUS SERVICES

- b) a Resolution approving the Intergovernmental Agreement between the City of Bloomington and the City of Bloomington Township Relating to the Provision of IT Services to the City of Bloomington Township Assessor be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

RESOLUTION NO. 2018 – 36

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE CITY OF BLOOMINGTON TOWNSHIP FOR THE PROVISION OF IT SERVICES TO THE TOWNSHIP ASSESSOR

The following was presented:

Item 7I. Consideration of an Ordinance approving an Amended Preliminary Plan, submitted by F.O.B. Development Inc., entitled “Empire Business Park Amended Preliminary Plan” for 34.90 acres located at the northeast corner of Empire Street/IL Route 9 and Airport Road, dated May 8, 2018, as requested by the Community Development Department – Planning Division. *(Recommend the Ordinance approving an Amended Preliminary Plan, submitted by F.O.B. Development Inc., entitled “Empire Business Park Amended Preliminary Plan” for 34.90 acres located at the northeast corner of Empire Street/IL Route 9 and Airport Road, dated May 8, 2018, be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 44

AN ORDINANCE APPROVING AN AMENDED PRELIMINARY PLAN ENTITLED “EMPIRE BUSINESS PARK AMENDED PRELIMINARY PLAN” FOR 34.90 ACRES LOCATED AT THE NORTHEAST CORNER OF EMPIRE ST/IL RT 9 AND AIRPORT RD., DATED MAY 8, 2018, AS REQUESTED BY

A PETITION FROM F.O.B. DEVELOPMENT INC.

The following was presented:

Item 7J. Consideration of an Ordinance which Rescinds Ordinance 2018-38 and approves a Petition from F.O.B. Development Inc. for an Easement Vacation Plat for Empire Business Park Eighth Addition and a Final Plat for Empire Business Park Ninth Addition, located east of Airport Road, south of Cornelius Drive, and north of Empire Street, as requested by the Public Works Department. *(Recommend the Ordinance which Rescinds Ordinance 2018-38 and approves a Petition from F.O.B. Development Inc. for an Easement Vacation Plat for Empire Business Park Eighth Addition and a Final Plat for Empire Business Park Ninth Addition, located east of Airport Road, south of Cornelius Drive, and north of Empire Street be approved, subject to the petitioner paying the required tap-on fees, and the Mayor and City Clerk authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 45

AN ORDINANCE PROVIDING FOR THE RESCINDING OF ORDINANCE NUMBER 2018-38, THE VACATION OF A PORTION OF A UTILITY EASEMENT LYING WITHIN EMPIRE BUSINESS PARK EIGHTH ADDITION, AND APPROVING THE FINAL PLAT OF EMPIRE BUSINESS PARK NINTH ADDITION

The following was presented:

Item 7K. Consideration of an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge at Lake Bloomington on July 14, 2018, the request from Joel Eagles and Rachel Gladden to allow moderate consumption of alcohol, as requested by the City Clerk's Office. *(Recommend the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge at Lake Bloomington on July 14, 2018 be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 46

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 701 OF CHAPTER 31 AND SECTION 26(d) OF CHAPTER 6 OF THE CITY CODE FOR A WEDDING RECEPTION ON JULY 14, 2018 AT DAVIS LODGE AT LAKE BLOOMINGTON

The following was presented:

Item 7L. Consideration of an Ordinance Suspending Portions of Section 26(d) of Chapter 6 of the City Code to Allow Possession of Open Alcohol on Public Property on Saturday, July 14, 2018 from 9:00 a.m. to 5:00 p.m. in specified areas of downtown Bloomington associated with the Bloomington Cycle Race Team for the Annual Criterium Bike Race, as requested by the City Clerk's Office. *(Recommend the Ordinance Suspending Portions of Section 26(d) of Chapter 6 of the City Code to Allow Possession of Open Alcohol on Saturday, July 14, 2018 from 9:00 a.m. to 5:00 p.m. in specified areas of downtown Bloomington associated with the Bloomington Cycle Race Team for the Annual Criterium Bike Race be approved, and*

*the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 47

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE TO ALLOW POSSESSION OF OPEN ALCOHOL IN PUBLIC FOR SPECIFIED AREAS OF DOWNTOWN BLOOMINGTON ASSOCIATED WITH THE ANNUAL CRITERIUM BIKE RACE

The following was presented:

Item 7M. Consideration of an Ordinance Suspending Portions of Section 26(d) of Chapter 6 of the City Code to Allow Possession of Open Alcohol on Public Property on Saturday, July 7, 2018 from 10:00 a.m. to 10:00 p.m. in specified areas of downtown Bloomington associated with the Bloomington Edge Music Festival and Block Party, as requested by the City Clerk’s Office. *(Recommend the Ordinance Suspending Portions of Section 26(d) of Chapter 6 of the City Code to Allow Possession of Open Alcohol on Saturday, July 7, 2018 from 10:00 a.m. to 10:00 p.m. in specified areas of downtown Bloomington associated with the Bloomington Edge Music Festival and Block Party be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

ORDINANCE NO. 2018 – 48

AN ORDINANCE SUSPENDING PORTIONS OF SECTION 26(d) OF CHAPTER 6 OF THE BLOOMINGTON CITY CODE TO ALLOW POSSESSION OF OPEN ALCOHOL IN PUBLIC FOR SPECIFIED AREAS OF DOWNTOWN BLOOMINGTON ASSOCIATED WITH THE BLOOMINGTON EDGE FOR THE BLOOMINGTON EDGE MUSIC FESTIVAL AND BLOCK PARTY

**“Regular Agenda”**

The following was presented:

Item 8A. Consideration of a Resolution appointing Timothy A. Gleason as City Manager and approving the City Manager’s Employment Contract, as requested by the Human Resources Department. *(Recommend the Resolution appointing Timothy A. Gleason as City Manager, effective July 23, 2018, and approving the City Manager’s Employment Contract, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Tari Renner, Mayor, 5 minutes.)*

Mayor Renner stated the City has had a very thorough national search process by GovHR. The City Council put in countless hours in looking at resumes, interviewing the finalists. Through this process have chosen Mr. Tim Gleason who is the current City Manager in Decatur. He was also the city manager in Washington, and Pennsylvania.

Mr. Gleason this is a great honor and very much appreciate the opportunity that he looks forward to working with Mr. Rasmussen as well as the Executive Team. I look forward to being a part of that team, and very much getting to know all of you better and carrying out your vision for the community.

Alderman Hauman stated for the record, though she will be voting in favor for Mr. Gleason as the City Manager, she does so with reservation. She does not feel as though Council used an effective process for this election. The outcome may well have been the same with a different process; however, she is not sure that as a Council it did its' best work in making this critical decision.

RESOLUTION NO. 2018 – 37

A RESOLUTION APPOINTING TIMOTHY A. GLEASON AS CITY MANAGER  
AND APPROVING THE CITY MANAGER EMPLOYMENT CONTRACT

**Motion by Alderman Bray second by Alderman Painter that Council approves the Resolution appointing Timothy A. Gleason as City Manager, effective July 23, 2018, and approving the City Manager's Employment Contract, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8B. Consideration of an Ordinance Amending the City Code to Clarify Provisions on Agenda Management, as requested by the Legal Department. *(Recommend the Ordinance Amending the City Code regarding how Council Meeting Agendas are set and determined be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Jeffrey Jurgens, Corporation Counsel 5 minutes, Council discussion 15 minutes.)*

Mr. Jurgens stated the City did take up on Alderman Black's suggestion. There were some discussion about adding a provision that Council could not reintroduce the same item within six months unless there is a two-thirds vote from the floor to bring that item back up. As a result, that language was include in there. Again, this addressed agenda management from two different avenues. The first is that, at the Committee of the Whole Meetings, the City Manager will give you a list of items that are upcoming.

It does not mean that if something not on there, it might not appear to future agenda. It is going to be staff the best effort to get a list of all of those items to you. Council got a bit of a preview and you can have a little discussion on that if you would like. The heart of this then is that agenda initiative process that allows you to bring forward your own initiative. You fill out a one-page form submit it before the Committee of the Whole, that form will then go in the packet. There will not be any staff time dedicated to helping with that project. It will be up to Council, as the sponsor of that initiative, to come here before the Committee of the Whole and argue your case as to why additional staff time, a budget amendment, or those types of things should be undertaken to pursue that initiative.

Mayor Renner stated there are a couple issues in terms of process on this. I think I would state just for the record. That he does not plan to veto this item as Council had been discussing this back and forth for seven to eight months. I think it is comparatively new to the community, to the public. There has not been an open discussion of this amongst the public on structural matters. I think that's, generally, a good idea.

Another disappointing concern that there is not systematic data on that from either the Illinois Municipal League, or the International City Management Association, or the National League of Cities. Even anecdotal, like have other cities gone through something like this what are the consequences because there are always unintended consequences to issues. One thing I could certainly envision, just as an example, while Mr. Jurgens does say that it is up to the council member.

When Council is considering structural changes, it has to think 10 years or 20 years into the future. In that 10 or 20 years, council members may or not lean on staff for information to do some of the homework.

The other concern that I have is it is just also anecdotal. He was mayor about 30 days and had an alderwoman come to him who had over 100 items that she wanted me to bring to the city council. I did not bring any of the items to the city council and suggested that we needed a broader conversation on that. So, there are some other possibilities, you know, like crowding out the community the whole that there are things that are possibilities but I think at this point, the staff has done its due diligence.

This is certainly something that we can try but I did feel the need to say that for the record. If in a year from now, 5 years from now, 8 years from now, 10 years from now as future mayor or city council wants to look back at this, this will be part of the record of at least some of the concerns at the time.

#### ORDINANCE NO. 2018 – 49

#### AN ORDINANCE AMENDING THE CITY CODE REGARDING HOW COUNCIL MEETING AGENDAS ARE SET AND DETERMINED

**Motion by Alderman Bray second by Alderman Sage that Council approves the Ordinance Amending the City Code regarding how Council Meeting Agendas are set and determined be approved and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8C. Presentation and action on a Resolution outlining the City's Guidelines for the utilization of Tax Increment Financing, as recommend by the City's Community Development Department - Office of

Economic Development. *(Recommend the Resolution outlining the City's Guidelines for the utilization of Tax Increment Financing be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Jeffrey Jurgens, Corporation Counsel 15 minutes, Council discussion 15 minutes.)*

Mr. Jurgens stated this follows our conversation from last Monday. Since that time, staff were able to work with District 87 and as you can see, within the council memo and the resolution, we have worked out some new language that we believe accommodates the concerns of both the City and District 87. Representatives from District 87 were informed that this item was coming forward to Council during this meeting.

They see this as a compromise because it is not requiring that we are never going to have another 23-year TIF, but at the same time, we are pledging to work to address those types of concerns. We list some specific examples as to how we can address their concerns. When we cannot address their concerns, we are going to explain to the taxing districts why that is. The city staff is comfortable with this language District 87 is comfortable with this language.

#### RESOLUTION NO. 2018 – 38

#### A RESOLUTION AFFIRMING THE CITY OF BLOOMINGTON'S ECONOMIC DEVELOPMENT INCENTIVE GUIDELINE AND OUTLINING THE CITY'S GUIDELINES FOR THE UTILIZATION OF TAX INCREMENT FINANCING

**Motion by Alderman Schmidt second by Alderman Painter that Council approves the Resolution outlining the City's Guidelines for the utilization of Tax Increment Financing be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8D. Consideration of three (3) Ordinances and three (3) Alternative Motions to establish the proposed Downtown East Washington Street Redevelopment Project Area (TIF District), as requested by the Community Development Department – Office of Economic Development.

Mr. Mahrt referenced the productive discussion during the last City Council meeting on an overview of the Downtown East Washington Street Redevelopment Project Area and TIF. They conducted a public hearing back in April and are under a TIF Act threshold of 90 days to take action on the ordinances approving the Downtown East Washington TIF without having to have a new public hearing and the process that is involved there.

Included within the packet are three ordinances that approve the TIF projects or the overall TIF plan. The first one is the approval of the TIF redevelopment plan for the Downtown East Washington Street Redevelopment Project Area. The second ordinance is ordinance designating the proposed Downtown East Washington Street Tax Increment Allocation Project, and the last is the actual Tax Increment Allocation Financing for the Downtown East Washington Street TIF.

These items was discussed because of that deadline or that threshold that we wanted you to take either direct action to approve it but staff's recommendation is to move forward with the approval of this TIF. However if Council is not willing to take action on these items at this time, the City request Council to consider tabling it and bringing it back for another meeting. That way, introducing the topic to bring back and we have met that threshold of 90 days, and can take action in a future date.

Alderman Schmidt stated that she is comfortable with this item, but questioned whether a large portion of this TIF is parking or vacant lots, and/or in a preservation neighborhood, and whether the City would be looking at change in the zoning codes, as it is a gateway to the downtown.

Mr. Mahrt stated we are guided through the Comprehensive Plan that Council adopted in 2015 and there are specific recommendations for economic development, and specific recommendations for the corridor planning in these particular high traffic areas. If we offer TIF incentives then we would be working with the City Council on a Redevelopment Agreement and work through that process. The City will reflect back on the TIF guidelines as well as our Economic Development Guidelines that Council adopted many years ago.

Alderman Painter questioned the span of the TIF area and asked why the City does not decrease the size of it. Mr. Mahrt stated through the process, staff reduced the size of this TIF and is referred to as a targeted TIF to these specific areas. When we looked at the TIF that there was the because of the state of the quality of the Lafayette apartments, that was actually taken out. The City would be able to generate enough increment to provide funding for the Bloomington High School project. There would be some residual of that project to help with our costs for administration and for the purchase of the Smith lot and the redevelopment of the Coachmen lot. If we shrink it too much, then we do not have those opportunities to utilize TIF without going back in and doing a new TIF. Therefore, we have some significant costs in the preparation and the creation of this TIF to start with, both administrative and consulting, and we have already done this work to get us this far.

Mr. Jurgens stated anytime you establish a new TIF, you have to go through the whole process and requalified it. If Council were to remove three to five years from now try to do a new one, it would have to go back and document all the eligibility factors and go through every step of the process, including all the notifications. While the consultant is very familiar with the site and as long as it did not change much, the eligibility part would not be as expensive but all other aspects of the TIF process would apply. A typical TIF of this size is around \$35,000 for the entire process, about half of that is the eligibility side about half is the plan size. The eligibility size probably would not be half the second go-around.

Alderman Buragas asked whether placing these properties in a TIF district make us more competitive in terms of redeveloping these areas. Mr. Mahrt stated it would. We have the opportunity utilizing TIF increment to support the developments that are proposed. It also helps advantage additional outside funding for the projects that may be looking at. In this case, we had some outside state and federal assistance for the

high school project and it was part of that TIF district and the ability to gain the access to that increment that assisted in getting those tax credits.

Alderman Black stated he is in favor of having a joint meeting with the Town of Normal with the possibility of adding this subject matter to the October agenda.

Alderman Bray stated the Council and staff are looking to accomplish three things in this item. Mr. Jurgens stated that is correct. Council would be approving the three ordinances as presented.

Alderman Buragas asked in casting this vote are we voting in favor of any particular project for this particular site or in this TIF area. Mr. Jurgens replied no. This has nothing to do with an individual project. It has to do with the redevelopment project area and the related.

Mr. Weber stated it does have to do with the project that you approved last June. This TIF has to be in place in order to make that agreement but it does not affect any other specific projects.

*Recommend the following:*

*Staff Recommend Motions:*

- a) *The Ordinance Approving the TIF Redevelopment Plan for the Downtown East Washington Street Redevelopment Project Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.*
- b) *The Ordinance Designating the proposed Downtown East Washington Street Redevelopment Project Area, a Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.*
- c) *The Ordinance Adopting Tax Increment Allocation Financing for the Downtown East Washington Street Redevelopment Project Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.*

*(Presentation by Bob Mahrt, Community Development Director, 15 minutes, City Council discussion 15 minutes)*

a)

## ORDINANCE NO. 2018 – 50

AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,  
APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN DOWNTOWN EAST  
WASHINGTON STREET REDEVELOPMENT PROJECT AREA

**Motion by Alderman Buragas second by Alderman Schmidt that Council approves the Ordinance Approving the TIF Redevelopment Plan for the Downtown East Washington Street**

**Redevelopment Project Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

*b)*

**ORDINANCE NO. 2018 – 51**

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS,  
DESIGNATING THE PROPOSED DOWNTOWN EAST WASHINGTON STREET  
REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION  
REDEVELOPMENT ACT**

**Motion by Alderman Buragas second by Alderman Schmidt that Council approves the Ordinance Designating the proposed Downtown East Washington Street Redevelopment Project Area, a redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

*c)*

**ORDINANCE NO. 2018 – 52**

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, ADOPTING  
TAX INCREMENT ALLOCATION FINANCING FOR THE DOWNTOWN EAST WASHINGTON  
STREET REDEVELOPMENT PROJECT AREA**

**Motion by Alderman Buragas second by Alderman Schmidt that Council approves The Ordinance Adopting Tax Increment Allocation Financing for the Downtown East Washington Street Redevelopment Project Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8E. Consideration of a Resolution approving a Memorandum of Understanding between the City and the Economic Development Council of the Bloomington-Normal Area (BNEDC), wherein the BNEDC will provide economic development consulting services for the City in the amount of \$100,000 during the City's Fiscal Year 2019 as requested by the BNEDC and the City's Community Development Department. *(Recommend the Resolution approving a Memorandum of Understanding between the City and the Economic Development Council of the Bloomington-Normal Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Bob Mahrt, Community Development Director, 10 minutes; City Council discussion 10 minutes).*

Mr. Mahrt provided a brief overview stating Council has had previous agreements with the Economic Development Council. He discussed the map of Economic Development Councils throughout the state and you can see that most all our regional or state competitors also have Economic Development Councils and they have similar services that are provided to municipalities or countywide government. We have included today a resolution that includes the Memorandum of Understanding. It outlines the terms of the agreement as well as some of the services that are intended to be provided through that under the exhibits.

Mr. O'Grady spoke of the trip to Rivian Motors in Plymouth, Michigan stating the Bloomington/Normal communities are very confident of what the future holds for this business. There are currently 60 employees working towards 500. Brand industries, which came into this town, and was in the news again just recently, they're up to 90 employees at that location, north of Normal, planning for 500. That was a case where we really had to pitch hard because they were looking at sites in Ohio and Iowa. He spoke of other business that have come into the community or have decided to stay in the community.

Alderman Sage stated he is more concern with performance measures, and asked for clarification on discussions that Council has had on this subject. He needed some help understanding kind of the approach or the direction for the performance measures. Mr. O'Grady stated working with DCEO he could give Council a couple of great examples Rivian and Brandt where we went to the State of Illinois looking for edge credits. We worked through them, through the Governor's office in order to get those for these two companies. So, working with DCEO is a common thing for us, we are in communication with them.

Mayor Renner followed up on Alderman Sage question stating that that would help generally in terms of the elected bodies to have more of interests.

Alderman Schmidt thanked Mr. O’Grady for the additional information Council had been receiving on a regular basis. That has been very helpful to get that and to get it in bytes instead of whole play.

Alderman Buragas echoed Alderman Schmidt’s comments and thanked Mr. O’Grady for the responsiveness of its EDC staff, and the executive leadership of the board.

RESOLUTION NO. 2018 – 39

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF BLOOMINGTON AND THE ECONOMIC DEVELOPMENT COUNCIL OF THE BLOOMINGTON NORMAL AREA FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES

**Motion by Alderman Black second by Alderman Buragas that Council approves the Resolution approving a Memorandum of Understanding between the City and the Economic Development Council of the Bloomington-Normal Area be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8F. Consideration of a Resolution to provide \$125,000 to the Economic Development Council of the Bloomington-Normal Area (BNEDC) in support of the B-N Advantage Economic Development Strategy as requested by the BNEDC, the McLean County Chamber of Commerce, and the Community Development Department. *(Recommend the Resolution supporting and funding the B-N Advantage, a Collaborative Economic Development Strategy for the Bloomington-Normal-McLean County Region be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Bob Mahrt, Community Development Director, 10 minutes; City Council discussion 10 minutes).*

Mr. Mahrt stated last year the City Council did support the B-N Advantage Program and the development strategies under that in the amount of about \$123,000 that we have a request for this coming year for continued support under the B-N Advantage. There are five major concentrations or elements of their strategic plan and those include: workforce development, quality of place, marketing, entrepreneurship, matrix, geometrics matrix, more of the data gathering, and, in this case, they have specifically asked for additional investment for EDC.

Mr. Rasmussen acknowledged these funds had been budgeted this fiscal year. Although budgeted and approved in the portion we call contributions, the City is requesting formal action by Council to provide him authority to release those funds and write that check.

Mr. Moore provided an overview of why the funds are sought and highlighted marketing efforts community wide.

Alderman Mwilambwe asked for clarification on the marketing efforts. Mr. O'Grady stated we have a team put together of some extraordinary individuals in the community in the areas of marketing and communication from the universities, from businesses such as state firm. In fact, Ms. Dukowitz, Communication Managers from the organization, has recently joined that group. They have developed, based on the budget that helped them develop, a plan and strategy for the future that is more than just flyers. He asked for an update to marketing efforts to bring more businesses into the community.

Mr. O'Grady stated marketing is expensive and a hard process that are not opposed to doing. However as they are in transition of seeking a new CEO, the will continue to meet with site selectors in Chicago so that those efforts do not stop.

Alderman Black stated as he reviews the packet of materials, he asked how much in the way of private dollars have been invested into B-N Advantage. Mr. Moore stated in looking at private versus public funding, at this point, this includes all funding. If you look at total funding right now, we are at 71% private and 29% public funding. That does not include all of the in-kind. There is been technology donated, website services donated, and time donated for different variety of areas. When you look at it like that right now, we are at that 71% private sector investment threshold.

#### RESOLUTION NO. 2018 – 40

### A RESOLUTION SUPPORTING AND FUNDING BN ADVANTAGE, A COLLABORATIVE ECONOMIC DEVELOPMENT STRATEGY FOR THE BLOOMINGTON-NORMAL-MCLEAN COUNTY REGION (City's Fiscal Year 2019)

**Motion by Alderman Bray second by Alderman Hauman that Council approves the Resolution supporting and funding the B-N Advantage, a Collaborative Economic Development Strategy for the Bloomington-Normal-McLean County Region be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8G. Presentation and discussion on prioritization/implementation of Downtown Bloomington

Work Plan recommendations (non-catalyst projects), as requested by the Community Development Department. *(Presentation and discussion only.) (Presentation by Bob Mahrt, Community Development Director, 15 minutes)*

Mr. Mahrt provided an overview of this item stating just over a one month and a half ago Council considered the recommendations from the Downtown Bloomington Work Plan. Council requested associated cost with each project. He reviewed the process of identifying the costs for each project area within the plan. When we identify a cost that is minimal, we are identifying that as a cost that is built into our staff time. To move this a project forward, we have to prioritize internally the department and its' budget. The final report review, that is minimal. Its in-house, its staff time. As we go through some of the projects, the short term, medium term and long term, cost may be associated with how we implement these projects through time. He reviewed the below recommendations by the former Downtown Task Force Committee.

- Creating the certain downtown areas as a public park.
  - Short-term: Themed plantings for the City's tree wells this year has minimal cost associated.
  - Additional landscape plantings, results in increasing cost associated with it.
  - Added Urban Ambassador Service, utilizing an outside consultant that serves to make the downtown appearance to be hospitable and clean. An RFP would need to be issued, and then implementation of the program which would roughly cost \$100,000 to \$200,000 per year.
  - There are additional costs to create a downtown park-like setting to include the possible hiring of additional Park staff. If you wanted to go full on every landscape bed coordination with the county to take over their landscaping, we are looking at another halftime owner culturist and another halftime seasonal worker there.
  
- Walkability of public spaces
  - The City's Cultural staff designed and installed it and McLean County reimbursed the City for its costs.
  - County contacted the City regarding the Law and Justice Center green space. They reached out to the City at one point to design that area. Although that would be a great winter project, he as whether Council wants the Parks Department to do the work, the City will be reimbursed from the County.
  - Funding is needed to move forward on some of these projects.

Mr. Mahrt stated this is just a presentation to Council and not action is required this evening on this item.

Ms. Hon stated she was tasked to develop a system to assist Council in prioritizing some of the projects. She took the five council priorities from the strategic plan, including all of the objectives. She explained the rating process associated with the council priorities. She would be available to assist or answer questions from Council related to the prioritizing of the projects.

The following was presented:

Item 8H. Consideration of the following items from the Public Works Department:

- a) Consideration of the Purchase of four (4) pieces of equipment required for two (2) Knuckleboom Trucks with Chassis from National Auto Fleet Group, using the National Joint Powers Alliance

Joint Purchasing Contract, in the amount of \$308,819.96, as requested by the Public Works Department. *(Recommend the purchase of four (4) pieces of equipment required for two (2) Knuckleboom Trucks (two (2) Pac-Mac Knuckleboom Model KBF-20HJ and TKB2030 Scow Body Trucks, using the National Joint Powers Alliance (NJPA) (Contract #031014HOL-MAC), in the amount of \$129,463.96, and two (2) 2018 Kenworth Model T370 Chassis from National Auto Fleet Group in the amount of \$179,356.00, using the National Joint Powers Alliance (NJPA) (Contract #801716-KTC, expires 11/15/2020)), for a total of \$308,819.96, be approved, and the Procurement Manager be authorized to issue a Purchase Order.)*

Mr. Karch provided a brief overview of this item, and provided an updated to bulk waste asking Council approval to approve the purchase. They were looking to purchase two knuckle booms of which we would be looking to implement and start to use them towards brush once they come in. The intention would be start to get some metrics. They want to get some equipment, metrics, and have staff used to it and understanding the best ways we can implement this and use it for collection purposes.

**Motion by Alderman Hauman second by Alderman Painter that Council approves the purchase of four (4) pieces of equipment required for two (2) Knuckleboom Trucks (two (2) Pac-Mac Knuckleboom Model KBF-20HJ and TKB2030 Scow Body Trucks, using the National Joint Powers Alliance (NJPA) (Contract #031014HOL-MAC), in the amount of \$129,463.96, and two (2) 2018 Kenworth Model T370 Chassis from National Auto Fleet Group in the amount of \$179,356.00, using the National Joint Powers Alliance (NJPA) (Contract #801716-KTC, expires 11/15/2020)), for a total of \$308,819.96, be approved, and the Procurement Manager be authorized to issue a Purchase Order.**

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

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

**Nays: None.**

**Motion carried.**

Mr. Karch stated the MFT item for Council action is for the City to be able to have the resolution so that we can pay the Motor Fuel Tax bill that we have for electricity. It is part of the overall bill and cost. This is a standard item, however, it's over the \$250,000 mark, we wanted to bring this to you.

- b) Consideration of an MFT Resolution Approving Payments for Street Lighting Electrical Energy and Rental Charges through the FY 2019 Motor Fuel Tax (MFT) General Maintenance Program, in the amount of \$870,000, for the period May 1, 2018 through April 30, 2019, as requested by the Public Works Department. *(Recommend the MFT Resolution Approving Payments for Street Lighting Electrical Energy and Rental Charges through the FY 2019 Motor Fuel Tax (MFT) General Maintenance Program (19-00000-00-GM), in the amount of \$870,000, for the period May 1, 2018 through April 30, 2019, be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*

*(Presentation by Jim Karch, Public Works Director, 5 minutes, City Council discussion, 5 minutes.)*

RESOLUTION NO. 2018 – 41

RESOLUTION FOR MAINTENANCE UNDER THE ILLINOIS HIGHWAY CODE

**Motion by Alderman Hauman second by Alderman Painter that Council approves the MFT Resolution Approving Payments for Street Lighting Electrical Energy and Rental Charges through the FY 2019 Motor Fuel Tax (MFT) General Maintenance Program (19-00000-00-GM), in the amount of \$870,000, for the period May 1, 2018 through April 30, 2019, be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.**

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

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

**Nays: None.**

**Motion carried.**

**Adjourned to Closed Session**

**Motion by Alderman Black second by Alderman Schmidt that Council adjourns to closed session.**

**Motion carried. (Viva Voce)**

**Motion to Return to Open Session**

**Motion by Alderman Hauman seconded by Alderman Bray to return to the Open Session Meeting.**

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

**Nays: None**

**City Manager Comments**

Mr. Rasmussen provided an update to Council on all of the events happening in and around the downtown area as well as throughout the community.

**Mayor's Comments**

Mayor Renner thanked Alderman Schmidt for sitting in for him to handle the Mayor's Open House as he was on vacation. He highlighted the Hindu Festival and stated it is an event that all should come to enjoy. The thanked the Bloomington Fire Department for 150 years in the community.

## **Aldermanic Comments**

Alderman Hauman stated the trash truck comes out on Tuesday, and commented on how Public Works picks up the trash throughout the community.

Alderman Bray complimented the Public Works Department on the ease of use to drop of bulk garage.

## **Executive Session – Collective Bargaining – Per Section 2(c) (2) of 5 ILCS 120/2 (10minutes)**

### **Adjourned to Closed Session**

**Motion by Alderman Hauman second by Alderman Bray that Council adjourns to closed session.**

**Motion carried. (Viva Voce)**

### **Motion to Return to Open Session**

**Motion by Alderman Hauman seconded by Alderman Schmidt to return to the Open Session Meeting.**

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

**Nays: None**

## **Adjournment**

**Motion by Alderman Hauman seconded by Alderman Bray adjourning the meeting. Meeting adjourned at 9:20 p.m.**

**Motion carried. (Viva Voce)**

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Cherry L. Lawson, City Clerk