



**COMMITTEE OF THE WHOLE SESSION  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL OF  
BLOOMINGTON, ILLINOIS  
MONDAY, OCTOBER 17, 2016; 5:30 P.M.**

**1. Call to Order**

The Council convened in Committee of the Whole Session in the Council Chambers, City Hall Building, at 5:35 p.m., Monday, October 17, 2016. Mayor Renner called the meeting to order and directed the City Clerk to call the roll.

**2. Roll Call**

Aldermen: Kevin Lower, David Sage, Mboka Mwilambwe, Amelia Buragas, Joni Painter, Karen Schmidt (Arrived at 6:12pm), Scott Black, Diana Hauman and Jim Fruin.

Staff Present: David Hales, City Manager; Steve Rasmussen, Assistant City Manager; Cherry Lawson, City Clerk; Jim Karch, Public Service Director; Melissa Hon, Assistant to the City Manager; Scott Sprouls, Information Services Director; Bob Yehl, Water Director; Brendan Hefner, Bloomington Police Department Chief; and other City staff were present.

Alderman Absent: Alderman Schmidt (Arrived at 6:12pm), Alderman Fruin

Staff Absent: Jeffrey Jurgens

**3. Public Comment**

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

Angelique Racki

Angela Yandel

**4. Consideration of approving the Committee of the Whole Meeting Minutes of September 19, 2016.**

**Motion by Alderman Hauman, second by Alderman Black, that the minutes of the Committee of the Whole Meeting of September 19, 2016 be dispensed with and approved as printed.**

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

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

**Nays: None.**

**Motion carried. (viva voce)**

**5. Presentation of Sewer and Storm Water portions of the 5-year CIP (Presentation by Jim Karch; 15 Minutes, Council Discussion; 15 Minutes.)**

Mr. Hales stated Mr. Karch would be presenting on an abbreviated version of the Sanitary Sewer and Storm Water Improvements section contained within the Five Year Capital Improvement Plan.

Mr. Karch stated there are three main points to take away from the presentation. The first would be if Council does decide to move forward with increased funding for resurfacing, City and Staff have to remember the underground infrastructure is to be kept in parallel with the condition of the streets above. The second point is it is more cost effective to be proactive than to be reactive. The third point is that the City is behind in repairs and is not keeping up with current needs.

One way the City prioritizes projects and their timeline, is by utilizing the adopted Master Plan. This large document was completed in 2014 and approved by Council in 2015. It helps drive the conversation about what projects are to be dealt with and the best management practices to take.

Streets are reliant upon sewers and vice versa. Last month, Staff asked Council for the sewer budget to be doubled. If budgeting is doubled, about 25% of the streets in Bloomington will be addressed. It is just as equally important to increase the infrastructure budget for the underground improvements alongside the resurfacing budget. If the two are not addressed together, at the same time, you will have unsuccessful roads with holes, and areas that will collapse or cave in. Sewer rehabilitation is the single largest spending item in the City's Sanitary Sewer and Storm Water Master Plans.

The City must act quickly to preserve the capacity of the waste water treatment plant southeast of Bloomington. There are multiple sources of inflow such as roof drains connected to sanitary sewer, improper cross connections with storm sewer, faulty manhole covers and frames, and uncapped cleanouts. The multiple sources of infiltration include broken house lateral, root intrusion into lateral, faulty connection of lateral into sewer main, deteriorated manholes, and cracks or breaks in the sewer mains.

An unfunded Federal Mandate requires communities like ours, to deal with combined sewers for overflows. Much of Bloomington has combined sewers. Combined sewer overflows

are difficult and expensive to deal with. It is estimated that there is still \$17.5 Million dollars' worth of repairs needed to eliminate these combined sewer overflows throughout all of Bloomington. As long as the City continues to repair these combined sewer overflows, the EPA will not step in to mandate.

The City did a community wide survey across all of Bloomington, that asked residents where they were having problems with flooding and storm water. There were numerous reports all over the community. Throughout the Bloomington area there are streams and channels that are eroding. There are areas of water in people's back yards. Sixty (60) miles of streams and channels still need to be maintained of which there is no funding for. There are significant needs the City has not been able to address. The Sewer Master Plan gave us a rating system for our streams; however, this system has not been put into place because the City simply does not have the resources at this time.

Bloomington is an older community where residents built houses on the fringes before there were sanitary sewer lines, before combined sewers were available. This means sewer lines are ran all throughout the City, a term known as "wild cat sewer lines." These old lines have to be dealt with over time as issues begin to arise. We have blocks throughout the community where there are no sewer lines at all. This is a huge issue right now that the City needs to start addressing. Sump pump drain lines are another issue that are very apparent and yet there is no funding to deal with.

Mr. Hales stated the Sanitary and Storm Water Enterprise funds have very low fund balances. The amount of funding in the budget will not meet the needed budget for the next five years. This low funding level then raises concern of how Council starts deciding what projects get done with the limited amount of funding available. There has been a Sanitary Sewer and Storm Water Rate Study done. This study will be brought to Council in the near future for discussion to help be part of the answer in determining what projects get done over the next five years.

Alderman Black stated that the "Wild Cat" sewer lines are becoming more visible in the historical areas of the City. He would like to see Council consider a "Wild Cat Sewer Fund," or a Wild Cat Sewer Program to help home owners, so they are not taking on all costs.

David Hales stated one factor to consider for future funding is equity.

Alderman Black stated that a lot of policies and agreements need to be looked at and updated to match current needs within the City. He would like to see a lot of focus on the older areas of the community due to issues of neglect. The historic core should be a key feature to the (5) Five year Capital Improvement Plan.

Alderman Lower asked whether the City is holding back on street resurfacing because they are waiting for funding for sanitary sewer.

Alderman Buragas echoed what Alderman Black stated; the historic areas of the City need to be brought up to date with necessities they deserve.

**6. Presentation of Culinary Water Quality in Bloomington. (Presentation and discussion of Bloomington's culinary water quality and informing the Bloomington City Council and the general public of additional regulatory requirements from the IEPA, Illinois State Legislature, and Lead and Copper Rule changes that the City of Bloomington Water Department will be required to address.) (Presentation by Bob Yehl and Bloomington Water Department; 15 minutes, Council Discussion; 15 minutes)**

Mr. Hales stated there is a heightened national discussion of safe and clean culinary water within homes. All culinary water systems are aware of the lead that can be contaminating water systems and pipes within our homes.

Mr. Yehl presented on the daily tasks of the Water Department staff and indicated where the City of Bloomington ranks in terms of water quality. Bloomington's water quality is excellent. The City of Bloomington meets all federal and state regulations for safe and chemically balanced water.

In 1991 the Lead and Copper Rule was established. Bloomington tests for lead and copper every three years and test half of the original sites each testing round. The symptoms of lead contamination are constipation, abdominal pain, poor appetite, anemia, vomiting, irritability, lethargy, and seizures. Lead contamination can cause a lifetime IQ reduction. Young children, pregnant women, and the elderly are more impacted due to age, immune systems and developing systems.

Proposals for lead and copper revisions will be coming forward in 2017. There was a notice, sent out by the USEPA, on Friday October 21, 2016 about forthcoming issues and regulations. The City of Bloomington does a great job at tracking these issues and regulations as they come forward. The Illinois State Legislature has been crafting Amendment #3 to Senate Bill 550 which focuses on school water testing and monitoring.

The City of Bloomington's Water Department is working on developing communication resources for mailings and for the City Website.

Mr. Hales asked Mr. Yehl to explain what communities throughout the nation are doing in terms of programs to help remove lead-based pipes with safer solutions.

Mr. Yehl stated Washington, DC; Galesburg; and Madison, Wisconsin all had higher lead contamination levels than the City of Bloomington. Based on the Lead and Copper Rule if

an entity cannot get a 90% percentile below the action level, the next step is to remove 7% of lead service lines every year. They have a resource and funding programs where they identify and remove all the lead service lines within their municipal limits.

- 7. Presentation on Creativity Center renovation project for resolution including:**
  - a. Need for immediate repairs**
  - b. Discussion of moving forward with long-term renovation of the Creativity Center.**

**(Presentation by David Hales, City Manager, Eric Veal, Assistant Director of Parks and Recreation 15 minutes. Council discussion 15 minutes.)**

Mr. Hales stated there is a need for immediate repairs as well as a future proposal to budget for a total renovation of the Creativity Center, which Farnsworth Group estimated to be around 5 Million dollars. Staff is presenting this section of the Five Year Capital Improvement Plan ahead of time due to the immediate needs including roof repair, as well as, heating and air conditioning. These problems need to be dealt with in this fiscal year to ensure that the City does not incur additional damage through leaks and neglect. There is debate as to whether the City should be paying for the renovation or if funding should be raised solely through the private sector.

Eric Veal presented the immediate needs, previous plans, and the future vision of what the Creativity Center will become. There are three air handlers on top of the Creativity Center of which only one of these units are functional. Parts from the other two units have been used to make the one half work. At this time spaces are not being heated or cooled efficiently and therefore there is a lot of usable space that has become unusable. The roof has seven leaks; four of which are minor leaks and three of which are major leaks. Another area of immediate attention is potentially losing current funds. One of these current funds is United States Housing and Urban Development (HUD) Grant for \$133,000 dollars. HUD has stated the money will not be given to the Creativity Center if projects of renovation are not started.

Back in 2011, the Farnsworth Group was commissioned to do the Bloomington Creativity Center renovation Plan. Due to construction costs, original estimates of \$5.2 Million dollars, for renovations are still relevant today. However, this all depends on what we do with the inside of the building.

Mr. Veal stated through a capital campaign started back in 2004, over \$900,000 dollars has already been raised for the Creativity Center.

Mr. Hales stated of the \$900,000 dollars raised, not all is allocated specifically to the Creativity Center. Staff has drafted a resolution that could be used as a guide to initiate Council discussion as well as addressing immediate needs and repairs.

Alderman Hauman stated this is a great opportunity to add to the arts community throughout Bloomington. She questioned how much funding will be needed once grants and raised money are factored out of renovation costs.

Mr. Hales stated ultimately it is up to Council to decide where funding comes from. Usually it is raised through the private sector; however this is a large sum to seek from the public sector alone.

Alderman Buragas stated raising money through the private sector needs to be the first route taken. If there is not that type of capacity within the community then Council can reevaluate at that time. Alderman Buragas stated she is surprised that the City has been raising money for multiple years for this Center and has yet to spend the funds raised for needed repairs. She is in full support of moving forward to start spending the raised money to make immediate repairs of the Creativity Center.

Alderman Mwilambwe stated he was concerned that we have raised funds that are not being used currently. He suggested Council be presented with renderings and plans to get more excitement as to what the City can expect from the renovations. The City should move forward in phases and see how much money can be raised from the private sector first. The City of Bloomington owns this building and if Council is not proactive then costs will be considerably higher in the future, the worse repair needs become.

Alderman Sage stated he supported immediate needs repairs, but cannot support a policy change at this time to fully renovate the Creativity Center.

Alderman Lower stated, since the Friends of the BCPA, a 501(c) 3 organization, has now been established, the City should be taking a look into privatization in its entirety so that if the Creativity Center can function and move forward with projects on its own, Council would no longer have to make the decisions.

Alderman Schmidt stated the resolution is very clear in how it lays everything out, including Council's involvement. She stated that Council has raised a great amount of money and has sat on it for multiple years without spending that money in the Center where it was intended and is now needed. She is in full support of the resolution as presented.

Alderman Painter stated that she has worked directly with some of the individuals who donated funds to the Creativity Center, whom now want to take their money back if it is not used where it was intended. She is in full support of the resolution as written.

Alderman Black stated Council will likely never come to a full agreement on where the Creativity Center is on the priority list, however, a decision has to be made and Council needs to figure out where a majority vote stands. Alderman Black questioned why there was need for the resolution presented.

Mr. Hales stated the Budget Task Force and past Council discussion did not give the community and potential fundraisers any hope or credibility that if funds were raised, the City would continue to own the Creativity Center and accept final responsibility for maintenance of the building.

Mayor Renner stated since at least five Council members were in favor of the resolution presented; staff should put the resolution on an upcoming agenda to present it to the Council. Once the resolution is presented, Council can vote on this item.

### **8. Adjournment**

**Motion by Alderman Black, seconded by Alderman Schmidt, to adjourn Committee as a Whole Session. Time: 7:05 p.m.**

**Motion carried. (viva voce)**

**CITY OF BLOOMINGTON**

**ATTEST**

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Tari Renner, Mayor

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Cherry L. Lawson, City Clerk