



## **CITY COUNCIL MEETING AGENDA**

### **CITY COUNCIL CHAMBERS**

**109 E. OLIVE STREET, BLOOMINGTON, IL 61701**

**MONDAY, JUNE 12, 2017; 7:00 P.M.**

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Recognition/Appointments**
  - A. Proclamation declaring June 2017 as, "Amateur Radio Month"
  - B. Proclamation recognizing Dhruv Rebba "Achievements"
  - C. Award Presentation of Certificates for the Bloomington 101 Participants.
  - D. Appointment of Ellen Schroeder-Concklin to the Board of Fire and Police Commissioners (Republican seat)
  - E. Reappointment of Gaynett Hoskins to the Bloomington Housing Authority
  - F. Reappointment of Jamison Mathy to the Cultural District Commission.
- 6. Public Comment**

*(Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.)*
- 7. "Consent Agenda"**

*(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation*

---

**NOTE:** Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

*Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.*

*The City's Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council's Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.)*

- A. Consideration of approving the Minutes of the May 22, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*
- B. Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$ 11,223,401.75. *(Recommend that the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$ 11,223,401.75 and orders drawn on the Treasurer for the various amounts as funds are available.)*
- C. Consideration of Approving Appointments and Reappointments to Various Boards and Commissions. *(Recommend Ellen Schroeder-Concklin be appointed to the Board of Fire and Police Commissioners (Republican seat), Gaynett Hoskins be reappointed to the Bloomington Housing Authority and that Jamison Mathy be reappointed to the Cultural District Commission.)*
- D. Consideration of approving the purchase of one (1) Backhoe for the Public Works Sewer Maintenance and Operations Division. *(Recommend that the purchase of one (1) Caterpillar 430F2 IT Backhoe from Altorfer Inc. of East Peoria, IL using the National Joint Powers Alliance joint purchasing contract number 032515-CAT (valid through 5/19/19) in the amount of \$192,780.00 be approved, and authorize the Procurement Manager to issue a purchase order for the purchase.)*
- E. Consideration of approving an application for Walk Friendly Communities recognition. *(Recommend Council approve Public Works to submit an application to Walk Friendly Communities for recognition of the City's overall facilitation of pedestrian transportation and infrastructure.)*
- F. Consideration of a Fee Increase in the Intergovernmental Agreement with Evergreen Memorial Cemetery. *(Recommend that the Fee Increase in the Intergovernmental Agreement with Evergreen Memorial Cemetery be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- G. Consideration of approving the Government Center: Operation & Maintenance Costs / Attachment No. 15. *(Recommend Council approve the Attachment No. 15 to the Amendment to the Lease and Operation and Maintenance Agreement for the City and County Office*

---

**NOTE:** Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

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

- H. Consideration of adopting a Resolution approving payment for Street Lighting Electrical Energy and Rental Charges through a Motor Fuel Tax (MFT) General Maintenance program. *(Recommend Council approve the MFT Resolution and associated estimate of costs for a FY 2018 MFT General Maintenance program (18-00000-00-GM) for Street Lighting System electrical energy and rental charges, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- I. Consideration of approving Ordinance directing the sale of surplus property at 809 E. Washington in the City of Bloomington. *(Recommend Council approve Ordinance directing the sale of surplus real estate at 809 E. Washington in the City of Bloomington, including to advertise and accept bids for sale of property, and to authorize the Mayor and City Clerk to execute the Ordinance.)*
- J. Consideration of:
  - a. Approving a Budget Amendment Ordinance for Fiscal Year 2018, Baum Company, Inc. for masonry repairs at Fire Stations #2, #4 and Headquarters, and approve a Fiscal Year 2018 Budget Amendment and Ordinance.
  - b. Approving a Resolution for a Change Order to an existing contract with Otto Baum.

*(Recommend Council approves the Budget Amendment Ordinance and a Resolution approving a Contract Amendment with Otto Baum Company, Inc. for masonry repairs at Fire Stations #2, #4 and Headquarters, (BID 2017-30) in the amount of \$11,657.50, and authorize the Mayor and City Clerk to execute the Ordinance and Resolution; and the City Manager and City Clerk to execute the contract documents.)*
- K. Consideration of approving an Ordinance Amending the Fiscal Year 2018 Budget to adjust the Bloomington Center for the Performing Arts (BCPA), Empire Street Corridor TIF District and the Downtown-Southwest Redevelopment TIF. *(Recommend Council approve Ordinance Amending the Fiscal Year Budget, and authorize the Mayor and City Clerk to execute the necessary documents.)*
- L. Consideration of an Ordinance approving the Petition to Rezone 611 N. Lee Street from GAP-3, Iconic House and Manor to GAP-3 with the S-4 Historic Preservation District Overlay. *(Recommend Council adopt an Ordinance approving the Petition to Rezone 611 N. Lee Street from GAP-3, Iconic House and Manor to GAP-3 with the S-4 Historic Preservation District Overlay be adopted and that the Mayor and the City Clerk be authorized to execute the necessary documents.)*

---

**NOTE:** Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

- M. Consideration of approving a petition for the Lake Bloomington Lease Transfer Lot 5, Block 5 of Camp Kickapoo from John Jochums and James Meyer to C&J Business Rentals, LLC. *(Recommend the Lake Lease Transfer be approved, subject to the septic system conditions included in the McLean County Health Department's April 25, 2017, letter, and the new lease holder obtaining a permit for any existing improvements constructed on the marginal lands and reservoir within 6 months of transfer, and contingent upon the transferee providing documentation of the sale of the house located on the property, and that the Mayor and City Clerk be authorized to execute the necessary documents.)*
- N. Consideration of an application of New Vision Cinemas LLC, d/b/a Ovation 10 Bloomington, located at 415 Detroit Dr., requesting an EAS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week. *(Recommend the application of New Vision Cinemas LLC, d/b/a Ovation 10 Bloomington, located at 415 Detroit Dr., for an EAS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week be approved and the license created, contingent upon compliance with all health and safety codes.)*
- O. Consideration of the request from Toby Hoover and Patti Schrock to allow moderate consumption of alcohol at their September 1, 2017 wedding reception to be held at Davis Lodge. *(Recommend Council approve 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 on September 1, 2017, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- P. Consideration of the application of Lupita's Hispanic & American Grocery, Inc., d/b/a Lupita's Hispanic & American Grocery, located at 1512 W. Market St. Suite 200, currently holding a PAS liquor license which allows the sale of all types packaged alcohol for consumption off the premises seven (7) days a week for a change of classification to a RAPS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises and the sale of all types of packaged alcohol for consumption off premise seven (7) days a week. *(Recommend the application of Lupita's Hispanic & American Grocery, Inc., d/b/a Lupita's Hispanic & American Grocery, located at 1512 W. Market St. Suite 200, currently holding a PAS liquor license which allows the sale of all types packaged alcohol for consumption off the premises seven (7) days a week for a change of classification to a RAPS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises and the sale of all types of packaged alcohol for consumption off the premise seven (7) days a week be approved, contingent upon 1.) Verification from the Finance Department that food and beverage and package taxes are current and 2.) Compliance with all health and safety codes; also, that the reclassified license be subject to the condition that closing hours shall be 9:00 p.m.)*

---

**NOTE:** Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

## 8. “Public Hearing”

- A. Public hearing on the Annexation Agreement submitted by Kristen Lee Jones N/K/A Kristen Lee Guillory and The Benoit Group, LLC for approximately 3.12 acres commonly located at 102 Greenwood Ave, PIN: 21-16-101-008. *(Recommend opening the public hearing to receive comments on this item.) (Presentation by Tom Dabareiner, Community Development Director 10 minutes.)*

## 9. Regular Agenda”

- A. Administrative Review by City Council of Zoning Board of an Appeals denial of a petition for variances for an Accessory Structure requested for the property at 2 Briarwood Ave.

Recommendation/Motion:

*(1)That the decision of the Zoning Board of Appeals be upheld and an ordinance denying the petition for variances from Chapter 44 Section 4.4C Bulk Requirements for an Accessory Structure requested for the property at 2 Briarwood Ave be passed, and the Mayor and City Clerk be authorized to execute the necessary documents’ or, alternatively:*

*(2)That the decision of the Zoning Board of Appeals be reversed and an ordinance approving the petition for variances from Chapter 44 Section 4.4C Bulk Requirements for an Accessory Structure requested for the property at 2 Briarwood Ave be passed, and the Mayor and City Clerk be authorized to execute the necessary documents.*

*(Presentation by Tom Dabareiner, Community Development Director 5 minutes, Council discussion 15 minutes.)*

- B. Consideration of an Ordinance authorizing a Redevelopment Agreement between the City of Bloomington and JNB Bloomington LP and TIF Bloomington, Inc. for the proposed redevelopment of the former Bloomington High School building at 510 East Washington Street. *(Recommend the Ordinance approving a Redevelopment Agreement between the City of Bloomington and JNB Bloomington LP and TIF Bloomington, Inc. be approved, and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by David Hales, City Manager and Austin Grammer, Economic Development Coordinator 10 minutes, Council discussion 15 minutes.)*
- C. Consideration of an Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan for the proposed Downtown East TIF District. *(Recommend an Ordinance to authorize a Tax Increment Financing Feasibility Study and Redevelopment Plan*

---

**NOTE:** Action may be taken by the City Council on the agenda’s action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

*based on proposed Study Area 510 E. Washington Street be approved and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by David Hales, City Manager and Austin Grammer, Economic Development Coordinator 5 minutes, Council discussion 10 minutes.)*

- D. Consideration of an Ordinance approving an Annexation Agreement submitted by Kristen Lee Jones N/K/A Kristen Lee Guillory and The Benoit Group, LLC for approximately 3.12 acres commonly located at 102 Greenwood Ave, PIN: 21-16-101-008. *(Recommend an ordinance approving an Annexation Agreement submitted by Kristen Lee Jones N/K/A Kristen Lee Guillory and The Benoit Group, LLC for approximately 3.12 acres commonly located at 102 Greenwood Ave, PIN: 21-16-101-008, be adopted and the Mayor and City Clerk execute the necessary documents.) (Presentation by Tom Dabareiner, Community Development Director, and David Hales, City Manager 10 minutes, Council discussion 20 minutes.)*
  
- E. Consideration of a Resolution authorizing a Letter of Support to the Illinois Housing Development Authority for a 54 unit multifamily affordable housing complex at 102 Greenwood Avenue proposed by The Benoit Group, LLC. *(Recommend that the Resolution authorizing a letter of support to the Illinois Housing Development Authority for the 54 unit multifamily affordable housing complex at 102 Greenwood Avenue proposed by The Benoit Group, LLC be approved, and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by Austin Grammer, Economic Development Coordinator 5 minutes, Council discussion 5 minutes.)*
  
- F. Consideration of an Ordinance Amending Chapter 2 and 29 of the City Code creating a Transportation Commission. *(Recommend an Ordinance Amending Chapters 2 and 29 of the City Code, be approved creating a Transportation Commission, and authorize the Mayor and City Clerk to execute the necessary documents.) (Presentation by Jeffrey Jurgens, Corporation Counsel 5 minutes, Council discussion 10 minutes.)*

**9. City Manager’s Discussion**

**10. Mayor’s Discussion**

**11. City Aldermen’s Discussion**

**12. Executive Session – Cite Section**

**13. Adjournment**

**14. Notes**

---

**NOTE:** Action may be taken by the City Council on the agenda’s action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.