



CITY OF  
BLOOMINGTON  
COUNCIL MEETING  
DECEMBER 10, 2018



COMPONENTS OF THE COUNCIL AGENDA

RECOGNITION AND PROCLAMATION

Recognize individuals, groups, or institutions publically, as well as those receiving a proclamation, declaring a day, event, or person.

PUBLIC COMMENTS

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.

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 Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which typically begins with Item No. 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.

PUBLIC HEARING

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residence.

REGULAR AGENDA

All items that provide the Council an opportunity to receive a presentation ask questions of City Staff, deliberate and seek additional information prior to making a decision.

MAYOR AND ALDERMAN

Mayor, At-Large - Tari Renner

City Aldermen

- Ward 1 - Jamie Mathy
- Ward 2 - Dave Sage
- Ward 3 - Mboka Mwilambwe
- Ward 4 - Amelia Buragas
- Ward 5 - Joni Painter
- Ward 6 - Karen Schmidt
- Ward 7 - Scott Black
- Ward 8 - Diana Hauman
- Ward 9 - Kim Bray

City Manager - Tim Gleason

CITY LOGO DESIGN RATIONALE

The **CHEVRON** Represents:  
Service, Rank, and Authority  
Growth and Diversity  
A Friendly and Safe Community  
A Positive, Upward Movement and  
Commitment to Excellence!

MISSION, VISION, AND  
VALUE STATEMENT

**MISSION**

To lead, serve and uplift the  
City of Bloomington

**VISION**

A Jewel of the Midwest Cities

**VALUES**

Service-Centered,  
Results-Driven,  
Inclusive

STRATEGIC PLAN GOALS

- ☑ Financially Sound City Providing Quality Basic Services
- ☑ Upgrade City Infrastructure and Facilities
- ☑ Grow the Local Economy
- ☑ Strong Neighborhoods
- ☑ Great Place - Livable, Sustainable City
- ☑ Prosperous Downtown Bloomington

# AGENDA



CITY COUNCIL MEETING AGENDA  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701  
MONDAY, DECEMBER 10, 2018, 6:00 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 Celebrating the Life of Rev. Frank McSwain Sr. and Declaring Rev. Frank McSwain Sr. Remembrance Day.
6. Public Comment
7. "Consent Agenda"
  - A. Consideration of approving the Minutes of the November 26, 2018 Regular City Council Meeting. *(Recommend the reading of minutes be dispensed and approved as printed.)*
  - B. Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$12,189,790.21. *(Recommend the Bills, Payroll, and Electronic Transfers be allowed in the amount of \$12,189,790.21, and orders drawn on the Treasurer for the various amounts as funds are available.)*
  - C. Consideration of Approving Appointments to Various Boards and Commissions. *(Recommend Michelle McConnell, Charles Moore, and Carlo Robustelli be appointed to the Bloomington-Normal Convention and Visitors Bureau, and Brenda Guest be appointed to the Bloomington-Normal Sister City Committee (Japan).)*
  - D. Consideration of a Change Order between the City of Bloomington and W.M. Masters, Inc. for the Lake Evergreen Pump Station Electrical Conversion (Bid #2018-33) for the purpose of funding the completion of construction, in the amount of \$6,724.71, as requested by the Public Works Department. *(Recommend the Change Order between the City of Bloomington and W.M. Masters, Inc. for the Lake Evergreen Pump Station Electrical Conversion (Bid #2018-33) for the purpose of funding the completion of construction, in the amount of \$6,724.71, be*

*approved, and the Procurement Manager be authorized to adjust the Purchase Order.)*

- E. Consideration of a Joint Purchasing Requisition with the Illinois Department of Central Management Services (PSD 4018456; exp. 09/2019) for the purchase of eight thousand (8,000) tons of rock salt bulk, in the amount of \$379,520, as requested by the Public Works Department. *(Recommend the Joint Purchasing Requisition with the Illinois Department of Central Management Services for the purchase of eight thousand (8,000) tons of rock salt bulk, in the amount of \$379,520 be approved, the City Manager be authorized to execute the Contract, and the Procurement Manager be authorized to issue a Purchase Order.)*
- F. Consideration of an Intergovernmental Agreement between the City of Bloomington and Bloomington Public Schools, District 87, for the provision of rock salt during winter 2018-2019, in the amount of \$52.44 per ton, not to exceed a total of \$13,110 (250 tons), as requested by the Public Works Department. *(Recommend the Intergovernmental Agreement between the City of Bloomington and Bloomington Public Schools, District 87, for the provision of rock salt during winter 2018-2019, in the amount of \$52.44 per ton, not to exceed a total of \$13,110 (250 tons), be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.)*
- G. Consideration of:
- (a) a Resolution Waiving the Technical Bidding Requirements to establish a formal Water Leak Adjustment Policy and authorizing the City Manager to engage Sunbelt Insurance Group for the implementation of Water Leak Protection, Private Water Line Protection, and Private Sewer Lateral Protection for residential water and sewer customers, offered at a price of \$1.05 per month, \$4.84 per month, and \$6.60 per month, respectively; and
- (b) an Ordinance amending Chapter 27 of the City Code to enact a formal Water Leak Adjustment Policy, as requested by the Public Works Department.
- (Recommend*
- (a) the Resolution Waiving the Technical Bidding Requirements to establish a formal Water Leak Adjustment Policy, and authorizing the City Manager to engage Sunbelt Insurance Group for the implementation of Water Leak Protection, Private Water Line Protection, and Private Sewer Lateral Protection for residential water and sewer customers,*

*offered at a price of \$1.05 per month, \$4.84 per month, and \$6.60 per month, respectively, and*

*(b) the Ordinance amending Chapter 27 of the City Code to enact a formal Water Leak Adjustment Policy be approved, and the Mayor and City Clerk be authorize to execute the Resolution and Ordinance.)*

- H. Consideration of an Ordinance approving an assignment of the TIF Redevelopment Agreement between the City and Iceberg Development (JNB Bloomington, LP and TIF Bloomington, Inc.) for the redevelopment of the former Bloomington High School building at 510 East Washington Street, as requested by the Community Development Department. *(Recommend the Ordinance approving the Collateral Assignment of the Redevelopment Agreement by and among the City of Bloomington, McLean County, Illinois, JNB Bloomington, LP, and TIF Bloomington, Inc. be approved, and authorize the Mayor and City Clerk to execute the necessary documents.)*

## 8. "Public Hearing"

- A. Public hearing for a revised Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds, as requested by the Community Development Department. *(Recommend the Council open the Public Hearing to receive comments on the revised Citizen Participation Plan.)*

## 9. "Regular Agenda"

- A. Consideration of a Resolution adopting a revised Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds. *(Recommend the Resolution adopting the revised Citizen Participation Plan be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.) (Brief overview by Tim Gleason, City Manager. Presentation by Bob Mahrt, Community Development Director 5 minutes, Council discussion 10 minutes.)*

## 10. City Manager's Discussion

## 11. Mayor's Discussion

## 12. City Aldermen's Discussion

## 13. Executive Session - *Cite Section*

A. Review of Minutes - Section 2(c)(21) of 5 ILCS 120

14. **Adjournment**

15. **Notes**

# RECOGNITIONS





Council Date: December 10, 2018

COUNCIL AGENDA ITEM NO. 5

Recognition/Appointments

- A. Proclamation Celebrating the Life of Rev. Frank McSwain Sr. and Declaring Rev. Frank McSwain Sr. Remembrance Day.

# CONSENT AGENDA



**CONSENT AGENDA ITEM NO: 7A**

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** City Clerk's Office

**SUBJECT:** Consideration of approving the Minutes of the November 26, 2018 Regular City Council Meeting.

**RECOMMENDATION/MOTION:** The reading of minutes be dispensed and approved as printed.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a white background.

Tim Gleason,  
City Manager

**Attachments:**

- November 26, 2018 Regular City Council Meeting Minutes



**CONSENT AGENDA ITEM: 7B**

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Finance

**SUBJECT:** Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$12,189,790.21.

**RECOMMENDATION/MOTION:** The Bills, Payroll, and Electronic Transfers be allowed in the amount of \$12,189,790.21, and orders drawn on the Treasurer for the various amounts as funds are available.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**FINANCIAL IMPACT:** Total disbursements to be approved \$12,189,790.21 (Payroll total \$2,646,079.51, Accounts Payable total \$6,133,754.14, and Electronic Transfers total \$3,409,956.56).

Respectfully submitted for Council consideration.

Prepared By: Frances Watts, Accounts Payable

Reviewed By: Scott Rathbun, Finance Director

Recommended By:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a horizontal line.

Tim Gleason  
City Manager

**Attachment:**

- Bills, Payroll, and Electronic Transfers on file in the Clerk's office. Also available at [www.cityblm.org](http://www.cityblm.org).
- Summary Sheet Bills, Payroll, and Electronic Transfers

**CITY OF BLOOMINGTON FINANCE REPORT**

**Council of December 10, 2018**

**PAYROLL**

Date	Gross Pay	Employer Contribution	Totals
11/21/2018	\$ 1,490,707.18	\$ 381,642.17	\$ 1,872,349.35
11/21/2018	\$ 259,079.23	\$ 83,586.90	\$ 342,666.13
11/30/2018	\$ 220,912.71	\$ 78,131.68	\$ 299,044.39
11/21/2018-11/26/2018 Off Cycle Adjustments	\$ 126,561.12	\$ 5,458.52	\$ 132,019.64
<b>PAYROLL GRAND TOTAL</b>			<b>\$ 2,646,079.51</b>

**ACCOUNTS PAYABLE (WIRES)**

Date	Bank	Total
12/10/2018	AP General	\$ 5,655,737.45
12/10/2018	AP JM Scott	\$ 230.74
12/10/2018	AP Comm Devel	\$ 107,522.71
	AP IHDA	
12/10/2018	AP Library	\$ 23,878.97
	AP MFT	
11/28/2018-12/04/2018	Out of Cycle	\$ 346,384.27
6/30/2018-12/02/2018	AP Bank Transfers	\$ 3,409,956.56
<b>AP GRAND TOTAL</b>		<b>\$ 9,543,710.70</b>

**PCARDS**

Date Range	Total
<b>PCARD GRAND TOTAL</b>	

<b>TOTAL</b>	<b>\$ 12,189,790.21</b>
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Respectfully,

**F. Scott Rathbun**  
Finance Director



CONSENT AGENDA ITEM NO. 7C

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Administration

**SUBJECT:** Consideration of Approving Appointments to Various Boards and Commissions.

**RECOMMENDATION/MOTION:** Michelle McConnell, Charles Moore, and Carlo Robustelli be appointed to the Bloomington-Normal Convention and Visitors Bureau, and Brenda Guest be appointed to the Bloomington-Normal Sister City Committee (Japan).

**STRATEGIC PLAN LINK:** Goal 4. Strong Neighborhoods.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 4e. Strong partnership with residents and neighborhood associations.

**BACKGROUND:** The Mayor of the City of Bloomington has nominated and I ask your concurrence in the appointment of:

**Bloomington-Normal Convention and Visitors' Bureau.** Michelle McConnell to the Bloomington-Normal Convention and Visitors' Bureau. She will be serving in one of the three additional positions on the Bureau. Michelle's term will be effective 1-1-19 and will expire 12-31-22 at which time she will be eligible to reapply. Application is on file in the Administration Office.

Charles Moore to the Bloomington-Normal Convention and Visitors' Bureau. He will be serving in one of the three additional positions on the Bureau. Charlie's term will be effective 1-1-19 and will expire 12-31-22 at which time he will be eligible to reapply. Application is on file in the Administration Office.

Carlo Robustelli to the Bloomington-Normal Convention and Visitors' Bureau. He will be serving in one of the three additional positions on the Bureau. Carlo's term will be effective 1-1-19 and will expire 12-31-22 at which time he will be eligible to reapply. Application is on file in the Administration Office.

**Sister City Committee (Japan).** Brenda Guest to the Sister City Committee (Japan). Brenda will be completing the term previously held by Tara Desmond whose term will expire 4-30-20 at which time she will be eligible to reapply. Application is on file in the Administration Office.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Mayor contacts all recommended appointments.

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: M. Beth Oakley, Executive Assistant

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- Roster





## CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of a Change Order between the City of Bloomington and W.M. Masters, Inc. for the Lake Evergreen Pump Station Electrical Conversion (Bid #2018-33) for the purpose of funding the completion of construction, in the amount of \$6,724.71, as requested by the Public Works Department.

**RECOMMENDATION/MOTION:** The Change Order between the City of Bloomington and W.M. Masters, Inc. for the Lake Evergreen Pump Station Electrical Conversion (Bid #2018-33) for the purpose of funding the completion of construction, in the amount of \$6,724.71, be approved, and the Procurement Manager be authorized to adjust the Purchase Order.

**STRATEGIC PLAN LINK:** Goal 2. Upgrade City Infrastructure and Facilities

**STRATEGIC PLAN SIGNIFICANCE:** Objective 2b. Quality water for the long term

**BACKGROUND:** Public Works is recommending the approval of a Change Order to the contract with W.M. Masters, Inc. for the Lake Evergreen Pump Station Electrical Conversion for the purpose of funding the completion of construction, in the amount of \$6,724.71.

On April 9th, 2018, Council approved a contract with W.M. Masters, INC. in the amount of \$199,875.00 for the Lake Evergreen Pump Station Electrical Conversion. This station actively pumps a large amount of the water we treat from Lake Evergreen to the Lake Bloomington Water Treatment Facility. Part of this project was to have two of our three motors that are 2400 volt rewind to 480 volt. While in the process of having the second motor rewind, some additional, unforeseen repairs were found. These repairs need to be made during this process. These additional repairs were not able to be identified or anticipated during the design development process, which is an external evaluation of the equipment. In addition, the motor functioned properly under normal conditions. Since the repairs are internal, they were not discovered until after work began. Therefore, the repairs were not included in the bidding documents.

More specifically, the recommended repairs include:

1. Replacement of heater for 300 HP motor
2. Replacement of oil sight glass

3. Broach Keyway in top carrier
4. Repair bearing fit on carrier
5. Repair key for carrier fit on shaft
6. Replace the coupling from the motor to the pump shaft

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** If approved, the change order will be paid out of the Water Purification-Other Capital Improvement account (50100130-72620). Funds will come from savings realized from projects not anticipated to be completed during this fiscal year. Stakeholders can locate this in the FY 2019 Adopted Budget Book titled "Other Funds & Capital Improvement" on page 128.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Aaron Kinder, Supt of Mechanical Maintenance  
Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Jim Karch, P.E., MPA, Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Change Order
- Original Memo And Contract



## CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of a Joint Purchasing Requisition with the Illinois Department of Central Management Services (PSD 4018456; exp. 09/2019) for the purchase of eight thousand (8,000) tons of rock salt bulk, in the amount of \$379,520, as requested by the Public Works Department.

**RECOMMENDATION/MOTION:** The Joint Purchasing Requisition with the Illinois Department of Central Management Services for the purchase of eight thousand (8,000) tons of rock salt bulk, in the amount of \$379,520 be approved, the City Manager be authorized to execute the Contract, and the Procurement Manager be authorized to issue a Purchase Order.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner; Objective 1e. Partnering with others for the most cost-effective service delivery

**BACKGROUND:** Public Works is recommending the approval of a Joint Purchasing Requisition with the Illinois Department of Central Management Services (ICMS) for the purchase of 8,000 tons of rock salt bulk, in the amount of \$379,520. Each year, the City enters into a contract with ICMS, which allows the City to partner with the state in order to receive cost-effective, bulk pricing for rock salt for winter street treatment. The tonnage needed can vary significantly depending upon the severity of the winter season, which is why it benefits the City to purchase rock salt in this way. With this agreement, the City is only obligated to purchase 80 percent of the contracted salt amount and may purchase up to 120 percent of the contract salt amount. However, Council would need to approve the purchase of more than 100 percent of the contract salt amount.

Salt costs have been inconsistent in the past; however, the pricing for winter 2018-2019 is the same as the pricing from winter 2017-2018, which is \$47.44 per ton. Actual salt usage depends on the severity of a given winter. The salt amount request is typically provided in March or April for the coming winter, but the City benefits by locking in the price under the State contract and by loading the salt dome with periodic, 500-ton orders. As-needed salt purchases, outside the contract, are always more expensive, because they occur during peak demand and, at times, when barge

traffic is hindered by ice and transportation costs rise. Salt prices rose to about \$150 per ton a few years ago, and cities that did not have sufficient supply through a contract were forced to pay the price or leave ice roads untreated.

Staff included salt in the FY 2019 budget. In the past, staff executed the necessary paperwork to secure the salt. However, in the interest of transparency, staff is seeking formal approval of the Joint Purchasing Requisition.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** The Public Works Department has this expense budgeted in the Snow & Ice Removal-Rock Salt account (10016124-71085). Based on the requested 8,000 tons for FY 2019, the estimated cost will be \$379,520. The Adopted Budget for FY 2019 includes \$386,250. Stakeholders can locate this in the FY 2019 Adopted Budget Book titled "Budget Overview & General Fund" on page 326.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Jim Karch, P.E., MPA, Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Contract



## CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of an Intergovernmental Agreement between the City of Bloomington and Bloomington Public Schools, District 87, for the provision of rock salt during winter 2018-2019, in the amount of \$52.44 per ton, not to exceed a total of \$13,110 (250 tons), as requested by the Public Works Department.

**RECOMMENDATION/MOTION:** The Intergovernmental Agreement between the City of Bloomington and Bloomington Public Schools, District 87, for the provision of rock salt during winter 2018-2019, in the amount of \$52.44 per ton, not to exceed a total of \$13,110 (250 tons), be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1e. Partnering with others for the most cost-effective service delivery

**BACKGROUND:** Public Works is recommending the approval of an Intergovernmental Agreement with District 87, so that they can purchase rock salt from the City of Bloomington. The City will charge the District \$52.44 per ton, and the District will not be able to purchase more than 250 tons, for a total of not to exceed \$13,110.

The City of Bloomington purchases bulk rock salt every year for its snow operations through the Illinois Department of Central Management Services (ICMS). In the past, the City has sold a small amount of that salt to District 87 to supplement their snow operations. In an effort to assist with our local school district, staff has negotiated an agreement this year to assist District 87 with a relatively small amount of salt. The amount of salt covered under the agreement should not affect snow operations for the City.

In winter 2016-2017, District 87 purchased 170 tons of rock salt for a total cost of \$9,174.90. In winter 2017-2018, the District paid \$6,686.10 for 127.5 tons of salt.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** The City will charge District 87 \$52.44 per ton, which is comprised of the raw material cost of \$47.44 per ton and overhead costs (storage,

hauling, and loading) of \$5.00 per ton. Revenue will be recognized in the Snow & Ice Removal-Other Miscellaneous Revenue account (10016124-57990). Stakeholders can locate this in the FY 2019 Adopted Budget Book titled "Budget Overview & General Fund" on page 326.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Jim Karch, P.E., MPA, Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Intergovernmental Agreement



**CONSENT AGENDA ITEM NO. 7G**

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of:

(a) a Resolution Waiving the Technical Bidding Requirements to establish a formal Water Leak Adjustment Policy and authorizing the City Manager to engage Sunbelt Insurance Group for the implementation of Water Leak Protection, Private Water Line Protection, and Private Sewer Lateral Protection for residential water and sewer customers, offered at a price of \$1.05 per month, \$4.84 per month, and \$6.60 per month, respectively; and

(b) an Ordinance amending Chapter 27 of the City Code to enact a formal Water Leak Adjustment Policy, as requested by the Public Works Department.

**RECOMMENDATION/MOTION:**

(a) The Resolution Waiving the Technical Bidding Requirements to establish a formal Water Leak Adjustment Policy, and authorizing the City Manager to engage Sunbelt Insurance Group for the implementation of Water Leak Protection, Private Water Line Protection, and Private Sewer Lateral Protection for residential water and sewer customers, offered at a price of \$1.05 per month, \$4.84 per month, and \$6.60 per month, respectively; and

(b) The Ordinance amending Chapter 27 of the City Code to enact a formal Water Leak Adjustment Policy be approved, and the Mayor and City Clerk be authorize to execute the Resolution and Ordinance.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services; Goal 4. Strong Neighborhoods

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner; Objective 4e. Strong partnership with residents and neighborhood associations; Objective 4f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods

**BACKGROUND:** The Public Works Department is recommending the approval of a Resolution that will waive the technical bidding requirements, establish a formal water leak adjustment policy, and authorize the City Manager to engage Sunbelt

Insurance Group to implement opt-out water leak protection, opt-in water line protection, and opt-in sewer lateral protection to residential water and sewer customers. On November 19, 2018, the Committee of the Whole gave staff direction to move forward with this proposal using the \$500 limit option for water leak protection. The following monthly fees would apply to those enrolled in each program (each fee includes a 10 percent administrative fee):

- Opt-out water leak protection (\$500 limit) is \$1.05 per month
- Opt-in water line protection (\$10,000 limit) is \$4.84 per month
- Opt-in sewer lateral protection (\$10,000 limit) is \$6.60 per month

Working with the Administration Department, the Water Division of the Public Works Department found that Sunbelt Insurance Group in Chattanooga, Tennessee offers a program called ServLine. This program includes a water and sewer leak protection, water line protection, and sewer lateral protection. With each of these options, the City collects the premiums, tracks the number of customers, and provides other background information directly to ServLine. The City remits the payments, minus the administrative charges, and sends the number of customers to Sunbelt Insurance Group each month.

Jim Karch, Bob Yehl, and representatives from Sunbelt Insurance Group presented their proposal on August 27, 2018 in order for the City to offer Water Leak Protection, Water Line Protection, and Sewer Lateral Protection through ServLine. The City Council gave direction to continue researching the proposals and provided several specific questions to answer. Staff continued to look into these programs in order to answer those questions. A list of questions and answers, which were presented at the Committee of the Whole meeting on November 20, 2018, are attached.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** The services would be provided based on fees paid by residential water and sewer customers. This program is intended to be cost-neutral for the City; given the 10 percent administration fee which is in place to cover the City's cost to administer the program. If approved, new accounts for water leak protection, water line protection, and sewer lateral protection will need to be added to recognize the fees collected. In addition, an expenditure account will be necessary to pay Sunbelt Insurance Group for the premiums collected minus the ten (10) percent administrative fee that the City would keep.

**COMMUNITY DEVELOPMENT IMPACT:** The Utilities chapter of the City's Comprehensive Plan 2035 (Adopted August 24, 2015) includes multiple goals and objectives related to this item.

*UEW-1 Provide quality public infrastructure within the City to protect public health, safety and the environment.*



UEW-1.5 Reliable water supply and distribution system that meets the needs of the current and future residents

UEW-1.7 Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm water sewer) to protect public health, safety and the environment

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A  
Respectfully submitted for Council consideration.

Prepared By: Michael Hill, Miscellaneous Technical Assistant

Reviewed By: Jim Karch, P.E., MPA, Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Community Dev. Review By: Bob Mahrt, Community Development Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Resolution
- Ordinance
- Ordinance Exhibit A
- Letter From Servline
- Utility Poll Results
- Proposal
- Insurance Policy
- Program Detail Document



## CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Community Development - Office of Economic Development

**SUBJECT:** Consideration of an Ordinance approving an assignment of the TIF Redevelopment Agreement between the City and Iceberg Development (JNB Bloomington, LP and TIF Bloomington, Inc.) for the redevelopment of the former Bloomington High School building at 510 East Washington Street, as requested by the Community Development Department.

**RECOMMENDATION/MOTION:** The Ordinance approving the Collateral Assignment of the Redevelopment Agreement by and among the City of Bloomington, McLean County, Illinois, JNB Bloomington, LP, and TIF Bloomington, Inc. be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 3: Grow the Local Economy; Goal 4: Strong Neighborhoods; Goal 5: Great Place - Livable, Sustainable City; Goal 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 3c. Revitalization of older commercial homes; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations. Objective 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; Objective 5b. City decisions consistent with plans and policies; 5c. Incorporation of "Green Sustainable" concepts into City's development and plans; 5e. More attractive city: commercial areas and neighborhoods. Objective 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments; 6d. Healthy adjacent neighborhoods linked to Downtown; 6e. Preservation of historic buildings.

**BACKGROUND:** On June 12, 2017 the City Council adopted Ordinance 2017-47, which approved a Tax Increment Financing (TIF) Redevelopment Agreement (the "RDA") between the City and Iceberg Development Group, LLC (also known as JNB Bloomington, LP and TIF Bloomington, Inc. and herein after referred to as the "Developer"). The RDA details the City's support for the Developer's proposed adapted reuse of the former Bloomington High School building at 510 East Washington Street (the "Subject Property") into approximately fifty-seven (57) age restricted residential units and additional commercial areas at a cost of \$17 million (the "Project"). The Subject

Property is located along Connect Transit's "Red" Route and is sited at the Eastern Gateway to Downtown Bloomington.

In furtherance of the RDA, on September 10, 2018, the City Council approved a Rental Assistance Agreement (the "RAA") with the Developer to support four (4) residential units in the Project at the Subject Property for a period of ten (10) years (Ordinance 2018-75).

Wells Fargo Bank National Association, the Developer's lender, has requested that the Developer assign its rights under the RDA to Wells Fargo to secure the obligations of Developer under the financing package that Wells Fargo is providing to support the Project. The assignment of redevelopment agreements by municipalities is common.

The potential for an assignment of the subject RDA was included in Section 10 of the RDA:

*"Section 10. Assignment.*

*This Agreement may not be assigned by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld."*

City staff supports the proposed Ordinance approving an assignment of the RDA. City Council approval will assist the Developer in obtaining the necessary financing to complete the Project.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** On January 12, 2018 the City's Historic Preservation Commission supported the Developer's nomination to add the Subject Property to the National Historic Register.

**FINANCIAL IMPACT:** No additional financial impact will be incurred by the City as a result of approval of the assignment agreement. All of the terms of the RDA and RAA remain unchanged. Should the proposed assignment agreement be approved, the annual rebates of property tax increment outlined in the RDA, and the annual rental assistance payments outlined in the RAA will still be made payable to the Developer.

**COMMUNITY DEVELOPMENT IMPACT:** The City's Comprehensive Plan 2035 (Adopted August 24, 2015) indicates that "affordable housing is critical for young professionals, college graduates, seniors on a fixed income, or people working in low paying professions such as pre-school teachers. In Bloomington nearly 13,000 households earn less than median income." The Comprehensive Plan guides City Officials "to ensure safe, decent and affordable housing opportunity for all residents and to protect the older housing stock in the City" by calling for "a diversity of housing types that are affordable and accessible." The Comprehensive Plan strongly recommends locating housing near transit routes and the promotion transit oriented development.

**Related Comprehensive Plan Goals:**

- H-1.2 Ensure an adequate supply of affordable housing for low to moderate income households.
- H-1.3 Create a lifelong community by fostering housing stock that meets the needs of residents of all ages and abilities.
- H-1.2a Educate the policy makers and community at large on affordable housing issues.
- H-1.2b Work with community partners like Habitat for Humanity, MCCA and Bloomington Housing Authority to have a collective impact on affordable housing issues.
- H-1.2c Encourage collaborations among affordable housing providers.
- H-1.2d Identify creative solutions for affordable housing such as home sharing, micro units, and tiny homes.
- H-1.2e Increase supply of affordable rental housing, especially in areas close to job centers, schools and community facilities.
- H-1.2f Identify and reduce barriers for mixed income housing.
- H-2.1 Improve transportation and land use coordination to ensure denser and walkable neighborhoods.
- H-2.2 Preserve historic homes and structures in the designated Preservation Area.
- TAQ-2.1 Implement Transit-Oriented Development.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

- Prepared By: Austin Grammer, Economic Development Coordinator
- Reviewed By: Bob Mahrt, Community Development Director
- Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director
- Water/Community Dev. Review By: Katie Simpson, City Planner
- Legal Review By: Kathi Field Orr, Special Counsel for Economic Development

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- Ordinance
- Collateral Assignment of Redevelopment Agreement

# PUBLIC HEARING



## PUBLIC HEARING AGENDA ITEM NO. 8A

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Community Development - Office of Grants Administration

**SUBJECT:** Public hearing for a revised Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds, as requested by the Community Development Department.

**RECOMMENDATION/MOTION:** Council open the Public Hearing to receive comments on the revised Citizen Participation Plan.

**STRATEGIC PLAN LINK:STRATEGIC PLAN SIGNIFICANCE:** Goal 4: Objective F: Residents increasingly sharing/taking responsibility for their homes and neighborhoods.

**BACKGROUND:** As an Entitlement Community receiving annual grants on a formula basis from the United States Department of Housing and Urban Development (HUD), the City of Bloomington is required to adopt a detailed Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds.

A copy of the Citizen Participation Plan is included with each Annual Action Plan and five-year Consolidated Plan submitted to Council for approval and subsequent submission to HUD. Please refer to the agenda item regarding a Resolution adopting the Citizen Participation Plan for a copy of the new Plan. The current Citizen Participation Plan was approved by the Council in 2010. An up-to-date and comprehensive Citizen Participation Plan is an essential part of the process for Consolidated Plan development. The City's current five-year Plan will come to an end on April 30, 2020. Public outreach efforts for the 2020-2024 Consolidated Plan will begin early in 2019, triggering this revision.

Historically, the City has allocated a significant portion of its annual CDBG award to housing. As part of the City's efforts to create a regional housing plan to address housing issues in Bloomington-Normal and McLean County, the City will work closely with the McLean County Regional Planning Commission and the Town of Normal in the development of the next Consolidated Plan. The Citizen Participation Plan sets guidelines and standards for procedures both communities will follow. However, each

municipality will continue to set goals, distribute funds and operate as an independent Entitlement Community.

The proposed Citizen Participation Plan outlines:

- a cooperative, intergovernmental approach to addressing housing issues in the region
- the public participation process, including public hearings and public comment periods
- opportunities for involvement of affected persons, stakeholders, and other concerned citizens in the planning and reporting process
- transparency of the planning and reporting process and the assurance of access to records
- instructions to guide the public's submission of comments and the standards for the Town and City of Bloomington's responses

A 15-day public comment period for the proposed Citizen Participation Plan's review was initiated on Friday, November 23, 2018.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:**

McLean County Regional Planning Commission  
Town of Normal Planning Department  
Bloomington Housing Authority  
Notice in Pantagraph and PATH-O-Gram

**FINANCIAL IMPACT:** NA

**COMMUNITY DEVELOPMENT IMPACT:** Comprehensive Plan goals addressed:

- N-3. Improve communication between the City, the citizens and the neighborhood organizations to foster teamwork and community spirit;
- N-3.1 City will use both traditional and non-traditional methods to community with its residents;
- H-1.1i: Create a regional housing plan to address housing issues in Bloomington-Normal and McLean County.

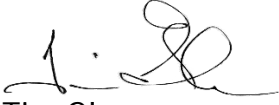
**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By:	Jennifer Toney, Grants Coordinator
Reviewed By:	Bob Mahrt, Community Development Director
Finance & Budgetary Review By:	Chris Tomerlin, Budget Manager Scott Rathbun, Finance Director
Legal Review By:	Jeffrey R. Jurgens, Corporation Counsel



Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- None

# REGULAR AGENDA



**REGULAR AGENDA ITEM NO. 9A**

FOR COUNCIL: December 10, 2018

**SPONSORING DEPARTMENT:** Community Development - Office of Grants Administration

**SUBJECT:** Consideration of a Resolution adopting a revised Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds.

**RECOMMENDATION/MOTION:** The Resolution adopting the revised Citizen Participation Plan be approved, and the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK: STRATEGIC PLAN SIGNIFICANCE:** Goal 4: Objective F: Residents increasingly sharing/taking responsibility for their homes and neighborhoods.

**BACKGROUND:** As an Entitlement Community receiving annual grants on a formula basis from the United States Department of Housing and Urban Development (HUD), the City of Bloomington is required to adopt a detailed Citizen Participation Plan containing policies and procedures for public involvement and stakeholder consultation in the Consolidated Plan process and the use of Community Development Block Grant (CDBG) funds.

A copy of the Citizen Participation Plan is included with each Annual Action Plan and five-year Consolidated Plan submitted to Council for approval and subsequent submission to HUD. The current Citizen Participation Plan was approved by the Council in 2010. An up-to-date and comprehensive Citizen Participation Plan is an essential part of the process for Consolidated Plan development. The City's current five-year Plan will come to an end on April 30, 2020. Public outreach efforts for the 2020-2024 Consolidated Plan will begin early in 2019, triggering this revision.

Historically, the City has allocated a significant portion of its annual CDBG award to housing. As part of the City's efforts to create a regional housing plan to address housing issues in Bloomington-Normal and McLean County, the City will work closely with the McLean County Regional Planning Commission and the Town of Normal in the development of the next Consolidated Plan. The Citizen Participation Plan sets guidelines and standards for procedures both communities will follow. However, each

municipality will continue to set goals, distribute funds and operate as an independent Entitlement Community.

The proposed Citizen Participation Plan outlines:

- a cooperative, intergovernmental approach to addressing housing issues in the region
- the public participation process, including public hearings and public comment periods
- opportunities for involvement of affected persons, stakeholders, and other concerned citizens in the planning and reporting process
- transparency of the planning and reporting process and the assurance of access to records
- instructions to guide the public's submission of comments and the standards for the Town and City of Bloomington's responses

A 15-day public comment period for the proposed Citizen Participation Plan's review was initiated on Friday, November 23, 2018.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:**

McLean County Regional Planning Commission  
Town of Normal Planning Department  
Bloomington Housing Authority  
Notice in Pantagraph and PATH-O-Gram

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** Comprehensive Plan goals addressed:

- N-3. Improve communication between the City, the citizens and the neighborhood organizations to foster teamwork and community spirit;
- N-3.1 City will use both traditional and non-traditional methods to community with its residents;
- H-1.1i: Create a regional housing plan to address housing issues in Bloomington-Normal and McLean County.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By:	Jennifer Toney, Grants Coordinator
Reviewed By:	Bob Mahrt, Community Development Director
Finance & Budgetary Review By:	Chris Tomerlin, Budget Manager Scott Rathbun, Finance Director
Legal Review By:	Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- Resolution
- Draft Citizen Participation Plan