

CITY OF BLOOMINGTON
CITY COUNCIL WORK SESSION
109 E. OLIVE ST.
MONDAY, FEBRUARY 24, 2014, 5:45 P.M.

1. Solid Waste Collection Service (*30 minutes*)
 - (a) Receive Public Comments Regarding Amending an Ordinance Relating to Apartment Cart Sharing and Limiting Solid Waste Services to Residential Buildings with Six (6) Units or Less.
 - (b) Discussion of Amending an Ordinance Relating to Apartment Cart Sharing and Limiting Solid Waste Services to Residential Buildings with Six (6) Units or Less.

2. Comprehensive Plan - Discussion of the Scope of Work, Council Expectations and Project Timeline – Vasudha Pinnamaraju, MCRPC Executive Director (*15 minutes*)

3. Adjourn at 6:30 p.m.

Item 1.

Solid Waste Collection Service

(30 minutes)

PROPOSALS, REMAINING ISSUES IN SOLID WASTE

02/17/2014

Cart sharing, Apartments, BHA, Ordinances

Voluntary program for landlords

Fewer Carts Means:

Benefit to landlords

- Convenience
- Easier Storage
- Not Required

Benefit to City

- Easier access at curb
- Greater efficiency
- Faster collection



VS.



35-gallon carts vs. 95-gallon carts; photos are to scale.

Proposed voluntary system

1. Landlord submits request.
 2. Public Works Director approves, amends it or declines it.
- No more than one 95-gallon garbage cart for every two apartment units.
 - No administrative fee for switching carts if carts already have been delivered to the apartments.
 - Billing per apartment unit set at lowest point on the City's new variable rate scale.
 - Negative: Creates extra work in tracking carts and accounting.



Example 1: 5-unit apartment house.

Maximum: Two 95-gallon carts

Fee: \$16 per apartment unit.

Cart Sharing continued

Example 2: 6 unit apartment



Example 2: 6-unit apartment house

Maximum: 3 95-gallon carts

Fee: \$16 per unit.

Issue 2:

Serving apartment complexes

Brought back after discussions with Council members

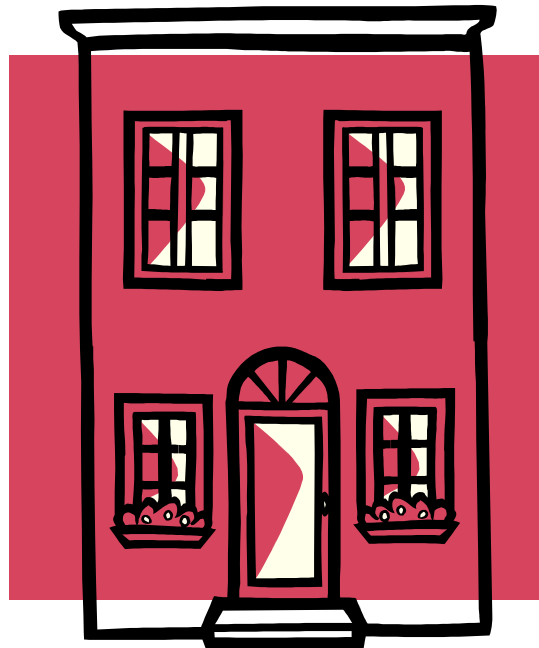
Vote on Sept, 23, 2013

Proposed:

Discontinuing Refuse
Collection to Housing
with 5 or more units

Vote: 3-6

Motion failed.



Pending before

Council:

Discontinuing Refuse
Collection to Housing
with 7 or more units

New proposal on apartments

Addresses Council issues:

- Keeps most neighborhood apartments and house/apartments in the system.
- Fewer Dumpsters in historic districts, neighborhoods.
- Council opposition centered on concerns in neighborhoods such as old neighborhoods near downtown, not on service to high-density apartment complexes.

Addresses main operational concern

- Takes and keeps major, high-density apartment complexes out of the system.



Serving BHA and its tenants

Factors in Public Works decision

to leave BHA apartments on the existing manual collection:

- ✓ Lack of storage, parkway
- ✓ No driveways
- ✓ High density of apartments
- ✓ BHA leadership's desire

Staff recommended rates:

Lowest rate on the chart: \$16

- ✓ The tenants already pay for service
- ✓ BHA is not a private apartment manager
- ✓ Residents qualify for Council's discount program



Woodhill complex (left) and Holton Homes, 2012 GIS aerial images

Service to Downtown

Discussions ongoing on how to best serve Downtown residents.

Limitations:

- Physically impossible to properly serve Downtown using wheeled carts for garbage or recycling.
- No curbside bulk allowed.
- ❑ Downtown residents should pay something if they use City services.



For Council Feb. 24

Other ordinances amendments

Purpose: Align ordinances with decisions of the City Council and operational changes

‘Approved containers’, damaged and unsanitary carts; City ownership





Public Works Department
115 E. Washington St., PO BOX 3157
Bloomington, IL 61702-3157
Phone: 309-434-2225
Fax: 309-434-2201

February 4, 2014

To Our Residential Property Managers:

As you may be aware, the City has undertaken a lengthy study regarding refuse collection and other solid waste issues. At this time, the City is preparing to transition to automated refuse collection utilizing wheeled refuse carts. Questions on how to best serve apartment buildings and/or whether to provide refuse service have been topics throughout the process. In the past, the City has reached out to landlords to solicit your ideas and concerns. The City is offering another opportunity at this time.


On Monday, February 17, at 5:30 p.m., the City Council will meet as a Committee of the Whole. The meeting agenda will include discussion regarding solid waste services. The issue of service to apartment buildings with seven or more units and enactment of a voluntary cart sharing program will be addressed. Public statements will be heard regarding the proposed text amendments.

The City Administration Office and the Public Works Department also invite your written comments regarding these issues. Written feedback will be shared with the Council at the February 17th Committee of the Whole meeting. Comments can be mailed to me at the Public Works Department, 115 E. Washington, P. O. Box 3157, Bloomington, IL 61702 – 3157. Emailed feedback is also welcomed. I can be reached at jkarch@cityblm.org. Written feedback will be accepted until the end of business on Tuesday, February 11, 2014. Any comments received will be included in the Committee of the Whole meeting packet.

On the backside of this letter, please find bullet points addressing the cart-sharing program and service to apartment buildings. Please see the January 27, 2014 Council meeting packet which includes the Council memorandum addressing Text Amendments to Chapter 21. Refuse. Visit the City's web site, www.cityblm.org, under the City Hall tab. The Council tabled this item and referred it to the February 17th Committee of the Whole meeting.

I look forward to hearing your feedback.

Sincerely,



Jim Karch, P.E. CFM
Director of Public Works
Public Works Department
City of Bloomington

"Providing good stewardship of the public infrastructure and equipment safely through competitive services and excellent customer relations."

Staff proposal on cart-sharing

1. The landlord submits a written request to the Public Works Director. The Director approves it, amends it or declines it. (The Staff wants tenants to share carts through landlord cooperation. A declined proposal would likely be the result of a glaring obstacle.) There can be no more than one 95-gallon garbage cart for every two units.
2. There is no administrative fee for switching carts if they already have been delivered to the apartments.
3. Billing per unit is set at the lowest point on the City's new variable rate scale. Starting May 1, it would be \$16 per unit.

Staff proposal on apartment service

Staff recommends that the City discontinue offering all refuse service to apartments with *more than 6 units per parcel*. Landlords must make their own arrangements with a private hauler. Currently, landlords have the option – City service or private hauler. If two apartments are adjacent but on separate lots, they still qualify for City services. This pertains primarily to divided houses in older neighborhoods.

A previous proposal to eliminate service to apartments with *more than 4 units* was defeated by the Council.

To the best of our knowledge, the apartments currently receiving City service that would be affected by the new proposal are limited to the following:

Bloomington apartments with more than 6 units currently receiving City refuse service					
Customer's Last Name	Customer's First Name	Street No.	Street Name	ZIP	Number of Units
First Site		307	Riley Dr	617012177	23
Gruber	Ron	407	W Market St	617013874	10
Center For Human Services		702	W Mulberry St	617012858	9
Metz	Dan	602	E Grove St	617015363	9
Colburn	Andrew	408	E Monroe St	617014070	8
Arebin LLC		301	E Jefferson St	617014014	8
Redbird Property Mgmt		213	E Mulberry St	617013013	8
Young America Realty XX		2111	Todd Dr	617043634	8
Class Act Properties		1211	Orchard Rd	617042282	8
Allied Properties		622	E Walnut St	617013257	8
Moore	Deloris	613	E Empire St	617013261	7
Agnew	Gene	602	E Monroe St	617014134	7
Franzen	Harold	405	S Allin St	617014980	7
Sasil Properties LLC		314	E Locust St	617013151	7
					127

TOTALS
PROPERTIES 14
UNITS 127

To: <jkarch@cityblm.org>
From: Dave Leman [REDACTED]
Date: 02/07/2014 10:44AM
Subject: Refuse Collection Feedback

Mr. Karch,

I received your letter dated February 4, 2014 regarding the City of Bloomington's study regarding refuse collection. Thank you for including me in the discussion. I appreciate the opportunity to provide you with my "two cents worth".

My company manages a 10-unit apartment building at 714 Arcadia in Bloomington. During 2013, we paid \$5.89 per unit per month to have the trash removed. We share a dumpster with the apartment building next to ours. The dumpster is an 8-yard container and it is emptied one time every week. Occasionally, a resident

will throw a large item (chair/couch, etc) in the dumpster. The cost (\$5.89) covers the occasional "special" removal.

We manage about 1,500 units throughout Central Illinois. Our "company-wide" average refuse removal costs are between \$4.00 and \$6.00 per unit per month.

If I understand the "Staff proposal on cart-sharing" portion of your letter, we would have to pay \$16.00 per unit for the City's refuse removal services. I assume that is per month. If so, that would be a significant increase in our costs and we would choose to not participate.

I would be happy to discuss this further if you have any questions about our position.

Thanks

Dave Leman

David B. Leman, CPA, CPM
Leman Property Management Co.
2807 Broadway, Suite B

Pekin, IL 61554
(309) 347-5984 [REDACTED]
(309) 347-5988 (fax)
dave@midwestshelters.com

David C. Wochner

[REDACTED]
Bloomington, IL 61701

Phone: (309) [REDACTED]

FAX: (309) [REDACTED]

February 11, 2014

Mr. Jim Karch
Director of Public Works
115 E. Washington St. PO Box 3157
Bloomington, IL 61702-3157

Dear Mr. Karch:

I have received your letter dated February 4th relating to residential properties that are for multiple family housing. As the owner of properties at 815 N. Prairie and 503 E. Walnut I am responding with this letter because I am unable to attend the meeting on February 17th.

With reference to 815 N. Prairie, it is a six unit building that presently has seven total occupants. For the past ten to fifteen years we have never had more than three garbage cans out. I have no objection to being billed \$16.00 for each of the six units but I only need no more than four of the 35 gallon cans.

With reference to 503 E. Walnut, that property is immediately adjacent to my home and there are two tenants occupying the two units in that building. Every week, I take the garbage out and rarely do I use two cans for our house and 503 E. Walnut. Accordingly, two 35 gallon containers are perfectly adequate for that property and my home. I have no objection again to paying the monthly fee for my home and each of the two units in that building at 503.

I certainly hope that the City will continue to pick up the waste materials at both of these properties. It certainly seems to me to be economical and a benefit to the City to have a \$16.00 charge on each unit in each of those buildings and yet have only one can for 503 E. Walnut and three or four for 815 N. Prairie. That to me, seems like a no brainer.

Thank for considering this.

Sincerely,

David C. Wochner/dg

From: Jim Karch/Cityblm
To: gene agnew [REDACTED]
Cc: Pam McDowell/Cityblm@Cityblm, Steve Arney/Cityblm@Cityblm

Date: Friday, February 14, 2014 04:40PM
Subject: Re: refuse collection for 602 e Monroe.

I'm sure you'll get to read about it in the paper:)

I'm Cc'ing the City Clerk's office so your comment can be included if possible in the report for Council Monday. I'm concerned at this point that it might be too late.

Thanks,

Jim

Jim Karch, P.E. CFM
Director of Public Works
Public Works Department
City of Bloomington
P.O. Box 3157
115 East Washington Street
Bloomington, Illinois 61702-3157
(309)434-2225, Fax (309)434-2201
jkarch@cityblm.org

"Providing good stewardship of the public infrastructure and equipment safely through competitive services and excellent customer relations."

-----gene agnew <[REDACTED]>-----

To: jkarch@cityblm.org
From: gene agnew <[REDACTED]>
Date: 02/14/2014 04:33PM
Subject: refuse collection for 602 e Monroe.

Jim,

Sorry for the late letter. Work has ben crazy. Understand if you don't consider letter. Have 7 units and we could share 2-3 units per container. That would not be a problem. Sorry, I will be out of town on Monday. Will not be able to make the meeting. Please let me know what is decided.
Thanks and take care Gene Agnew.

Gene Agnew
Broker
Prudential Snyder Real Estate
1 Brickyard Drive
Bloomington IL 61701
[REDACTED] 309-530-0473
webb www.geneagnew.com
[REDACTED]
fax 309-663-1380

Thanks Gene

To: Jim Karch/Cityblm@Cityblm
From: David Hales/Cityblm
Sent by: Kathryn Buydos/Cityblm
Date: 02/17/2014 10:52AM
Subject: Fw: FW: Council "committee of the whole" agenda

-----Forwarded by Kathryn Buydos/Cityblm on 02/17/2014 10:52AM -----

To: <citycouncil@cityblm.org>
From: "Jeff" <jeff.kennedy8@frontier.com>
Date: 02/16/2014 03:26PM
Subject: FW: Council "committee of the whole" agenda

(See attached file: City meeting agenda.pdf)
(See attached file: 2nd Unit Garbage Collection Fees.xlsx)

City Council,

Per Karen's request below, I would like to provide feedback on item #2 below – Shared trash carts for apartment buildings with 6 or fewer units.

I own 315 E Chestnut St, which is a 2 unit building. I purchased the home in November 1997 as an investment property, and have lived in one of the units since September 2003. In the entire time I've owned the building, I have never had more than one standard sized garbage can for the entire home. And in that time, it was exceedingly rare that the actual garbage from this home exceeded the capacity of the single can.

Since August 2010, I have only used a single 35 gallon garbage can for the house. I know that date specifically, because I received a notification from the city that it would no longer collect cans larger than 35 gallon capacity. I had been using a 65 gallon can up to then. I purchased a new, 35-gallon garbage can on August 4, 2010. Even with the 35 gallon can, this property has only exceeded that capacity in a weekly collection cycle a handful of times. Despite that very small actual usage, I am charged for 2 units.

In 2012, Karen Schmidt sought feedback regarding garbage collection fees. I shared feedback on 4.7.2012 which you can read in the attached email with the subject "RE: Comments on city budget." As you can see from my feedback, I strongly favor a usage based fee structure.

So I was very pleased to see the decision of the city to move in that direction with the announcements earlier this year that it was adopting a fee structure based on the size of the can issued by the city. However, that pleasure was quickly dashed when I called the city to order my 35 gallon cart and was told I **MUST** pay for 2 carts because my home is 2 units. So much for a use based fee structure.

I am a CPA and keep very accurate accounting records. This also helps with tax filing for the rental income. I went back in my financial records and determined the following.

Bloomington changed its garbage fee structure in October 2008. At that time, I began being charged for 2 units of garbage collection

Since October 2008, I have paid \$886.97 for garbage collection fees associated with the second unit. See the attached spreadsheet of actual charges by month since I was assessed fees for 2 units. (2nd Unit Garbage Collection Fees.xlsx)

I want to re-iterate – I firmly support paying for the services consumed. If my home required a larger bin or multiple bins, I would happily pay the amount necessary to support my **actual** use. I do not believe in subsidies, but that is exactly what I'm being forced to do by being forced to pay 1 cart per unit.

I ask each of you on the city council, if you truly support a usage based fee system (as explicitly stated on the flier that accompanied the carts upon delivery), how is my situation fair and equitable? Would you personally be pleased with shelling out an extra \$886.97 when your personal usage has been less than that of a typical single family home? Going forward, would you look forward to paying an extra \$192 a year (\$16 x 12) when your usage doesn't demand it?

Sincerely,

Jeff Kennedy

315 E Chestnut St

From: Karen Schmidt [mailto:karen61701@gmail.com]

Sent: Saturday, February 15, 2014 1:16 PM

To: Karen Schmidt

Subject: Council "committee of the whole" agenda

This coming Monday, the City Council has its Committee of the Whole meeting at 5:30. There are items on the agenda that may be of interest:

- Proposed soccer complex & community center, with request for public funding via a 1/4 cent sales tax
- Public hearing on shared trash carts for apartment buildings with 6 or fewer units
- City comprehensive plan

The agenda is attached, along with the time allotted for each item. If you have questions or feedback on any of these items, the Council is very interested to receive it. An e-mail to citycouncil@cityblm.org gets your message to all the Council, the Mayor, and the City Manager.

Karen

--

Karen Schmidt
409 E Grove St
Bloomington IL 61701
home: 309-829-6318
mobile: 309-824-2257

*** eSafe scanned this email for malicious content ***

*** IMPORTANT: Do not open attachments from unrecognized senders ***

----- Message from "Jeff" <jeff.kennedy8@frontier.com> on Sat, 7 Apr 2012 11:22:51 -0600 -----

To: "Karen Schmidt" <karen61701@gmail.com>

Subject: RE: Comments on city budget

How about something like I had when I lived in Germany... Each homeowner was issued a garbage collection can by the city. They paid based on the size of the can issued. If it didn't fit in the can, the city didn't take it and you had to pay to have it removed otherwise (or wait for a week when you had less garbage). This gets to a much more equitable solution. I am tired of all the notes about these horrible landlords getting off scott free.

To save the city money of obtaining / issuing cans, they could simply require homeowners to purchase a sticker to be attached to their garbage can. The monthly fee would be based on the number of sticker issued. Then, only collect garbage disposed of in the can. All other waste would be considered bulk and would require special handling and extra charges.

Here's my landlord reality – I pay for two units of garbage collection at my 2 unit house. Each week, I have a maximum of 2 bags of garbage. Typically I have at least 1 week each month when I don't even bother taking the garbage to the curb because there is one half full bag of garbage between the two units. Every other week, my 33 gallon recycling garbage can is full. That has been my average garbage in total for my 2 units for at least the last 6 years. I require my tenants to recycle.

In addition, I use every grass clipping, yard scrap, trimming and fallen leaf as mulch and compost for my garden and flower beds. No kitchen waste goes to the curb either. So I haven't put bulk yard waste to the curb in 2 years either.

However, my neighbors (single family with multiple kids and don't recycle) usually put out 2 to 3 cans overflowing each week. They also have grass clippings, leaves and other yard waste picked up regularly. However, they only pay for one unit.

That doesn't seem very like a very use-based fee system to me!

I'm more than happy to pay the full amount for the service received. I don't believe in subsidizing the service. However, I am steadfastly opposed to paying for a service based on the number of units. It should be based on volume. That would also encourage people to recycle.

Jeff Kennedy

From: Karen Schmidt [mailto:karen61701@gmail.com]

Sent: Thursday, April 05, 2012 9:48 PM

To: Karen Schmidt

Subject: Comments on city budget

I didn't receive a lot of comments on the budget - at least compared to previous budget inquiries - but I thought you all might appreciate what feedback I received. My question was specifically directed to the increased costs for garbage collection. I continue to be interested in hearing from you; maybe these comments will trigger additional conversation.

The city budget public hearing is next Monday. If you have ideas and feedback, we hope to see you there: 7:00 p.m. at City Hall.

Karen

--

Karen Schmidt
409 E Grove St
Bloomington IL 61701
home: [309-829-6318](tel:309-829-6318)
mobile: [309-824-2257](tel:309-824-2257)

50% of Garbage collection fees on Water Bill:		
Billing Month		
Oct-08	\$	7.00
Nov-08	\$	7.00
Dec-08	\$	7.00
Jan-09	\$	7.00
Feb-09	\$	7.00
Mar-09	\$	7.00
Apr-09	\$	7.00
May-09	\$	11.97
Jun-09	\$	14.00
Jul-09	\$	14.00
Aug-09	\$	14.00
Sep-09	\$	14.00
Oct-09	\$	14.00
Nov-09	\$	14.00
Dec-09	\$	14.00
Jan-10	\$	14.00
Feb-10	\$	14.00
Mar-10	\$	14.00
Apr-10	\$	14.00
May-10	\$	14.00
Jun-10	\$	14.00
Jul-10	\$	14.00
Aug-10	\$	14.00
Sep-10	\$	14.00
Oct-10	\$	14.00
Nov-10	\$	14.00
Dec-10	\$	14.00
Jan-11	\$	14.00
Feb-11	\$	14.00
Mar-11	\$	14.00
Apr-11	\$	14.00
May-11	\$	14.00
Jun-11	\$	14.00
Jul-11	\$	14.00
Aug-11	\$	14.00
Sep-11	\$	14.00
Oct-11	\$	14.00
Nov-11	\$	14.00
Dec-11	\$	14.00
Jan-12	\$	14.00
Feb-12	\$	14.00
Mar-12	\$	14.00
Apr-12	\$	14.00
May-12	\$	16.00

I am charged for 2 units, so I only included 50% of the total garbage collection fee.

Jun-12	\$	16.00
Jul-12	\$	16.00
Aug-12	\$	16.00
Sep-12	\$	16.00
Oct-12	\$	16.00
Nov-12	\$	16.00
Dec-12	\$	16.00
Jan-13	\$	16.00
Mar-13	\$	16.00
Apr-13	\$	16.00
May-13	\$	16.00
Jun-13	\$	16.00
Jul-13	\$	16.00
Aug-13	\$	16.00
Sep-13	\$	16.00
Oct-13	\$	16.00
Nov-13	\$	16.00
Dec-13	\$	16.00
Jan-14	\$	16.00
Feb-14	\$	16.00

Total:	\$	886.97
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FOR COUNCIL: January 27, 2014

SUBJECT: Text Amendments to Chapter 21. Refuse, Section 3001.(a) and Section 300.6.

RECOMMENDATION/MOTIONS: That the Text Amendments be approved and the Ordinance passed.

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: Staff has expressed concerns about logistics and efficiency in regard to refuse collection at multiple family residences throughout the study and analysis of the Solid Waste Program. As staff proceeded with accepting cart orders from the public, these issues rose to the forefront. This memorandum will provide general updates on the program as a whole (Attachment 3), two (2) issues come to the Council with recommended text amendments:

- Refuse fees in regard to the Downtown and Bloomington Housing Authority properties and at apartments in which owners wish to enact cart sharing among tenants, Chapter 21. Section 300.6. This text amendment also corrects language to reflect the intent of Council and staff regarding residents substituting refuse carts.
- Collection at apartments with more than six (6) units, Chapter 21. Section 300.1 (a).

Apartment cart sharing

Throughout the process of study and analysis of solid waste collection, staff has strived for efficient and effective service through implementation of automated refuse collection. In regard to multifamily residences, issues regarding logistics of collection and efficiency when collecting multiple carts at a location have been raised at various times.

The question of whether to and how to accommodate cart sharing among apartment tenants arose as staff began accepting cart orders from the public. To date, there has been no decision at the Council level regarding cart sharing. Mailers for cart orders were sent to each individual residence, including every apartment in multifamily buildings. A number of landlords contacted the City wishing to order carts for the building as a whole in order to have fewer but larger carts. Staff believes this to be a beneficial request both for efficient collection of refuse and space issues seen by property owner.

Positives: A multifamily property owner would have less storage demands and greater efficiency under tenant cart sharing. Also, some property owners take it upon themselves to set out refuse. Their work would be lessened. For the City, the savings are in time and gasoline – picking up, two (2) 95 - gallon carts instead of five (5) 35 - gallon carts as an example. The space needed

along the parkway would also be reduced. This would be especially useful along streets with on-street parking, where Public Works anticipates having difficulty accessing carts. Associated benefit: Cart sharing might prompt landlords and tenants to begin or increase recycling. Staff will raise the topic of obtaining recycling carts in the course of a conversation with a landlord regarding refuse carts. An addition of a recycling cart will not increase direct cost to the landlord or tenants. Apartments currently produce little recycling compared to single family homes. Staff is concerned given the nearby landfill space is dwindling and recycling is environmentally responsible. While recycling carts are typically assigned to a specific apartment unit, staff is willing to assign a shared recycling cart, registered under the landlord's name, to an entire apartment building.

Negatives: Garbage cart sharing will require more administrative work to arrange and keep track of each cart sharing property. Also, it creates a problem in tracking the carts themselves. Individual carts are issued by serial number to addresses, including apartment unit numbers, and are the responsibility of the homeowner or tenant. Cart sharing means carts will be collectively assigned to an address with unclear responsibility for the equipment. Cart sharing also creates an accounting issue. If staff's recommendation is followed, tenants of a five (5) unit complex would be billed a combined \$80, (\$16 times five), per month. However, the five (5) unit complex might be served by two (2) 95 - gallon carts, which among single family residences would generate \$40 per month (\$20 times two). An audit of revenue generation becomes complicated as revenue would exceed the simple mathematical equation of revenue generated per cart.

Financial impact: Cart sharing should create minor financial savings. The extent of revenue is unknown and dependent upon how many landlords select this option.

Three options: Staff formulated three (3) options regarding cart sharing, with a recommendation for Option 2.

- Option 1: Decline to allow cart sharing. Each apartment unit has its own cart. For a five (5) unit apartment, this could mean five (5) 35 - gallon carts or it could mean a combination of cart sizes. The landlord is required to make accommodations for storage based on the tenants' cart orders. Landlords also have the option of declining City service and contracting for solid waste service. *Not recommended by staff.*
- Option 2: A landlord can request cart sharing in writing, landlord determines the number of carts and sizes needed, as long as the number of larger carts, (65 - gallon and/or 95 - gallon), equals half the number of units or less. (Examples: a five (5) unit building sharing carts, the maximum number of 95 and 65 - gallon carts would be a total of two (2); a six (6) unit building would be allowed up to three (3) 95 and 65 gallon carts, etc.). The Public Works Director or his designee must agree and sign off on the cart sharing arrangement. Each unit will be charged the minimum fee under the City's new variable structure - \$16, starting May 1, 2014. *Recommended by staff.*
- Option 3: For accounting purposes, the larger carts are assigned to specific units. For example, two (2) tenants of a five (5) unit complex might be billed for a 95 gallon cart,

(\$20 per month apiece), while three (3) are billed for 35 gallon carts, (\$16 apiece). The difference is a dollar per week, the unfairness seems glaring. *Not recommended by staff.*

Conclusion: Option 2 marks a departure from the Council policy of affixing a price to every ratepayer based on the size of a cart actually being used. However, cart sharing would better achieve the Council policy to continue service to multiple family residences, as expressed by the vote on September 23, 2013. It also better aligns policy with Strategic Plan Objective 1d, which states “City services delivered in the most cost-effective, efficient manner.” Under Option 2, the departure from the new billing structure would save the City money, increase efficiency and accommodate owners and tenants of multiple family housing. While it complicates the cart tracking and billing processes, it does not do so to an unreasonable level and it simultaneously eases garbage collection.

Condominiums: Condominiums represent a collection of individually owned properties and would not qualify for cart sharing under staff’s proposal. Cart sharing requires common ownership.

Other proposed changes to Refuse Fee

Three (3) other changes are proposed in the Refuse Fee section of Chapter 21.

- Setting the monthly fee for Downtown residents at the lowest residential rate - currently set for \$16 as of May 1, 2014. Cart use will not be practical in the Downtown. Downtown residents receive no curbside service for bulk or recycling. Therefore, staff recommends that they should be charged the minimum fee for refuse service.
- Setting the monthly fee for Bloomington Housing Authority (BHA) residents at the lowest residential rate - currently set for \$16 as of May 1, 2014. Like Downtown, BHA properties will continue to receive manual collection for logistical reasons. Therefore, a refuse fee based on cart size does not apply. Noting that the Council already has a provision for discount to low-income households, staff believes it fair and right to charge BHA residents the minimum fee, which is the discounted rate - currently \$16, starting May 1.
- Upsizing carts: Staff believes the Council on December 9, 2013, intended to set a \$30 administrative fee for ordering larger carts when making a substitution from a smaller to a larger cart. The proposed ordinance amendment clarifies the meaning of the provision.

Collection of refuse at larger apartment complexes

A second proposed text amendment involves reconsideration of collection at large apartment complexes. The Council on September 23, 2013, voted against staff’s proposal to end service to apartments with *more than four (4) units*. It voted to leave apartments under City service unless the owner opts out of the program. As the cart roll-out nears, logistical concerns regarding collection at large apartment complexes persist. Informal conversations have occurred recently, and the topic has arisen. Aldermen Schmidt and Stearns recently indicated that they do not oppose ending service to apartments with *more than six (6) units*. They are familiar with property management issues, as they own rental property. Both voted to retain service to

apartments on September 23, 2013. The proposed ordinance, therefore, has been revised to withdraw service to apartments with *more than six(6)* units. Staff recommends approval.

It is staff's belief that high density apartment complexes are better served by the private sector. A high-density complex is served best logistically by concentrating collection at central points through the use of trash dumpsters and recycling dumpsters. Private haulers are equipped with trucks to unload these dumpsters. The City has no trucks equipped to handle roll-off dumpsters and acquiring and staffing them would require substantial investment. Most property owners also see the logic in this; the owner of Eisenhower Dr. apartments withdrew from City services after considering logistical issues, including storage of tenants' garbage carts. Other owners of major complexes previously opted out of City service. The proposed ordinance would prevent them from initiating or returning to City service and would prevent new high density complexes from entering the City's collection system.

High density apartment complexes present a serious dilemma in that they lack storage facilities for mass numbers of wheeled carts. It also would be onerous to keep track of a specific cart assigned to a specific apartment unit within the complex. Because of their weight, even when empty, the carts cannot be safely carried to upstairs hallways. They must be stored at ground level, unless the apartment is equipped with an elevator. Cart collection also presented a problem: parked cars would block collection trucks from accessing the rows of carts that tenants would place along the parkway. The drivers of automated refuse collection trucks would constantly have to dismount and wheel the cart to the automated arm for pickup.

Six units or fewer: By retaining City service to apartments with up to *six (6)* units, the City will maintain services to most if not all houses that have been divided into apartment units and to small apartment buildings. This primarily affects rentals in older neighborhoods near the City's core. Keeping these house type apartment buildings under City service remedies two (2) major concerns expressed by Council members in September 2013 during discussion regarding discontinuance of service: unsightliness of large, steel roll-off bins (dumpsters) in neighborhoods, including our historic areas, and additional truck traffic in the neighborhoods necessitated by private collection. Please note that the text amendment wording specifies that the units be on the same parcel to be considered as an apartment building. Therefore, if an owner has two (2) adjacent houses divided into six (6) apartments each, the property still qualifies for City service as two (2) , six (6) unit buildings, unless the two (2) houses are on a single parcel.

Scope: According to City billing records, the proposed ordinance would result in discontinuances of refuse service for fourteen (14) properties with a combined 127 apartment units. The largest is a twenty-three (23) unit complex at 307 Riley Dr. A listing was provided to the Council. The original proposal, rejected by the Council in September 2013, would have removed sixty-three (63) buildings with 643 units from City service.

Condominiums: Condominiums represent a collection of individually owned properties and, while posing logistical challenges, would remain under City service unless a condominium association opts out of service.

Bloomington Housing Authority properties: BHA and the City have made arrangements for continued manual collection of refuse. The properties are not privately owned apartments and are not part of the proposal.

FINANCIAL IMPACT: The financial impact will be limited. The 127 units which would have service discontinued currently generate \$2,032 in revenue per month. Solid Waste is an Enterprise Fund, the fund annually is made whole through a subsidy from the General Fund. Therefore, the current refuse system and its individual parts cannot logically be seen as making money.

Respectfully submitted for Council consideration.

Prepared by: Jim Karch, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Patti-Lynn Silva, Director of Finance

Recommended by:



David A. Hales
City Manager

Attachments: Attachment 1. Ordinance
Attachment 2. Location Summary

Motion: That the item be tabled.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Black				Alderman Mwilambwe			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman Lower				Alderman Stearns			
Alderman McDade							
				Mayor Renner			

ORDINANCE 2014-____

AN ORDINANCE AMENDING SECTION 300.1 OF CHAPTER 21
(REFUSE) OF THE BLOOMINGTON CITY CODE,
AMENDING THE SCOPE OF REFUSE COLLECTION SERVICE

BE IT ORDAINED BY THE
CITY COUNCIL OF THE CITY OF BLOOMINGTON:

SECTION ONE: That Section 300.6 of Chapter 21 of the Bloomington City Code, 1960, as amended, is further amended as follows (additions are indicated by underlines; deletions are indicated by strikeouts):

Section 301.6: Refuse Fee.

Effective May 4, 2012, there shall be a charge for refuse collection of refuse to the owner and/or occupant of every dwelling unit for which refuse service is actually provided by the City. Such fee shall be in the amount of sixteen dollars (\$16.00) per month per single family dwelling and sixteen dollars (\$16.00) per month for each unit in a two family or multi-family dwelling. Effective May 1, 2014, for a single family dwelling and for each unit in a two family or multi-family dwelling, such fee shall be based on the size of the refuse cart as follows: sixteen dollars (\$16.00) per month, per single family dwelling and for each unit in a two family or multi-family dwelling for one 35-gallon refuse cart; twenty-one dollars (\$21.00) per month, per single family dwelling and for each unit in a two family or multi-family dwelling for one 65-gallon refuse cart; and twenty-five dollars (\$25.00) per month, per single family dwelling and for each unit in a two family or multi-family dwelling for a 95-gallon refuse cart.

Effective May 1, 2014, the owner of a multiple-family dwelling may elect to have multiple tenants share garbage carts. The tenants must all live within a building or buildings located on a single lot or on lots abutting one another. In such cases, the property owner shall notify the Department of Public Works in writing and the property owner shall decide upon the number of carts and the size of carts to be used by the tenants. The Director of Public Works has the discretion to approve, amend or refuse the request and his/her judgment is final. If the cart-sharing request is approved by the Director, the Refuse Fee will be assessed for each residential unit at the lowest residential fee, as if each unit has individually ordered one 35-gallon cart. The fee will be assessed as such regardless of whether the property owner or the tenant has assumed primary responsibility for payment of the Refuse Fee.

Effective May 1, 2014, residents of Bloomington Housing Authority units who are excluded from the wheeled cart collection process shall pay the lowest residential fee set by the City.

Effective May 1, 2014, residents living within the Downtown Service Area (defined as the area west of East Street, east of Madison Street, north of Front Street and south of Locust Street; and Front Street from East Street to Prairie Street) who are excluded from the wheeled cart collection process shall pay the lowest residential fee set by the City.

The refuse fee shall be payable on a monthly basis. There shall be a thirty dollar (\$30.00) fee for ~~any~~ an exchange or substitution of an ordered and delivered refuse cart provided by the City if the substituted cart is larger than the original cart. ~~that are is larger than the original cart.~~ There shall be no charge for substitution of additional refuse carts if the substituted cart is that are the same size as the original cart or smaller than the original cart. Failure to pay the fee upon billing by the City may result, at the City's option, in the placement of a lien against the real estate or may result in the filing of a complaint in Circuit Court seeking a personal judgment against the owner or persons interested in the property subject to such refuse fee, termination of refuse services, termination of water service or other remedies. The election of a particular remedy shall not constitute a waiver of any other remedy available to the City for collection of the refuse fee. The owner(s) and tenants of multi-family housing properties shall be exempt from the upsizing fee if their upsizing is a direct result of City-approved cart-sharing arrangements described above in this section.

The owner of the dwelling unit, the occupant thereof and the user of the services shall be jointly and severally liable to pay such refuse fee and the services are furnished to the dwelling unit by the City only on the condition that the owner of the dwelling unit, occupant thereof and user of the refuse service are jointly and severally liable. The refuse fee for such refuse collection shall be paid in advance, for which the City of Bloomington shall provide refuse collection service to the dwelling unit at least once each week.

SECTION TWO: That the City Clerk be and she is hereby directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION THREE: That this ordinance shall take effect May 1, 2014.

SECTION FOUR: That this ordinance is adopted pursuant to Home Rule Authority granted the City of Bloomington by Article 7, Section 6, of the Illinois Constitution.

ADOPTED this ____ day of January, 2014.

APPROVED this ____ day of January, 2014.

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

ORDINANCE 2014-____

**AN ORDINANCE AMENDING SECTION 300.1 OF CHAPTER 21
(REFUSE) OF THE BLOOMINGTON CITY CODE,
AMENDING THE SCOPE OF REFUSE COLLECTION SERVICE**

BE IT ORDAINED BY THE
CITY COUNCIL OF THE CITY OF BLOOMINGTON:

SECTION ONE: That Section 300.1 (a) of Chapter 21 of the Bloomington City Code, 1960, as amended, is further amended as follows (additions are indicated by underlines; deletions are indicated by strikeouts):

(a) The City shall provide refuse collection service from residential buildings with six units or less, but only for refuse generated by occupants of said residential buildings. The City will not pick up refuse from parcels with more than six residential units on the parcel. Refuse generated at another residence or business location will not be collected. Refuse shall be collected only under circumstances provided for herein.

SECTION TWO: That the City Clerk be and she is hereby directed and authorized to publish this ordinance in pamphlet form as provided by law.

SECTION THREE: That this ordinance shall take effect March 2, 2014.

SECTION FOUR: That this ordinance is adopted pursuant to Home Rule Authority granted the City of Bloomington by Article 7, Section 6, of the Illinois Constitution.

ADOPTED this ____ day of January, 2014.

APPROVED this ____ day of January, 2014.

Tari Renner
Mayor

ATTEST:

Tracey Covert
City Clerk

ATTACHMENT 3

Informational Updates on Automation Roll-out

Informational Update: Collection begins March 3

Our vendor, Rehrig Pacific, expects delivery of refuse carts to begin in early February 2014 and to be completed before the end of the month. However, the City will not begin collecting from these carts until March 3, 2014. Doing otherwise would require crews to run their routes twice – once using manual collection and again using the new trucks with automated, mechanical arms. (The new trucks are not well suited for manual collection.) Doing so would be extremely inefficient and may require mass amounts of overtime. Residents will receive a flier inside their carts during delivery telling them, among other things, that they cannot use them until March 3rd.

Informational Update: Collection of Old Refuse Containers

Public Works and the City's recycler, Midwest Fiber, have cooperatively worked through ideas on recycling old refuse cans and plastic refuse containers. The City will pick them up curbside after March 3, 2014, but only if they are clearly marked as materials intended for recycling. This marking might consist of a note taped to the container stating, "Recycle me." The containers also may be dropped off at the Public Works drop-off facility at East and Jackson Str. or at Midwest Fiber's facility. Midwest's drop off location is located at 422 S. White Oak Rd., Normal, to the right of the entrance as soon as you enter off of White Oak Rd. The information will be included in the flier placed in new refuse carts.

Informational Update: Sticker Program

The Finance Department is helping Public Works navigate through logistics of starting the sticker program approved by the Council on December 6, 2013.

Informational Update: Other Text Amendments

City staff is in the process of reviewing Chapter 21 for other possible text amendments. It is anticipated that the future revisions will be brought to the Council in February 2014 to address loose ends regarding automated collection.

Informational Update: Staffing Calls and Walk-ins

The administrative staff has answered an uncounted hundreds of telephone inquiries on the program and accommodated numerous walk-in customers. They have done a remarkable job guiding people through the process and helping them signed up. The City Clerk's Office also is to be commended. It aided walk-in residents at City Hall, at times signing them up online, rather than directing them to walk to the Government Center in freezing weather.

Informational Item: FAQ on Rates

One of the common pieces of confusion regards rates. Numerous callers believed the charges based on cart sizes represented an addition to the current \$16 fee. Staff has assured them that the Council had not doubled the refuse fee.

Informational Item: Mobile Home Parks Opt Out

The owner of four (4) mobile home parks have decided to opt out of City service and contract with a private hauler. The parks are Hilltop, Grandview, Alexander and Maple Grove. They will leave City service on February 1, 2014. Six (6) mobile home parks remain under City refuse service.

Bloomington apartments with more than 6 units currently receiving City refuse service

Customer's Last Name	Customer's First Name	Street No.	Street Name	ZIP	Number of Units
First Site		307	Riley Dr	617012177	23
Gruber	Ron	407	W Market St	617013874	10
Center For Human Services		702	W Mulberry St	617012858	9
Metz	Dan	602	E Grove St	617015363	9
Colburn	Andrew	408	E Monroe St	617014070	8
Arebin LLC		301	E Jefferson St	617014014	8
Redbird Property Mgmt		213	E Mulberry St	617013013	8
Young America Realty XX		2111	Todd Dr	617043634	8
Class Act Properties		1211	Orchard Rd	617042282	8
Allied Properties		622	E Walnut St	617013257	8
Moore	Deloris	613	E Empire St	617013261	7
Agnew	Gene	602	E Monroe St	617014134	7
Franzen	Harold	405	S Allin St	617014980	7
Sasil Properties LLC		314	E Locust St	617013151	7
					127

<u>TOTALS</u>	
PROPERTIES	14
UNITS	127

Item 2.

**Comprehensive Plan –
Discussion of the Scope of Work,
Council Expectations and Project Timeline –
Vasudha Pinnamaraju,
MCRPC Executive Director
(15 minutes)**

COMPREHENSIVE PLAN UPDATE



**Scope
And
Proposal**

Submitted by



MCRPC

**Feb
2014**

Sections

- 1. Project background & Understanding**
- 2. Existing Conditions Analysis**
- 3. Community Visioning**
- 4. Strategic Planning**
- 5. Plan making and adoption**
- 6. Timeline**
- 7. Budget**



Project Background & Overview

The purpose of a comprehensive plan is to guide the physical planning and development policy for the community. Typically the plan establishes a vision and guiding principles for how the community wants to grow and develop over a twenty year horizon. For many fast growing communities like Bloomington, it is necessary to revise or update the comprehensive plan every four to six years to keep the plan current and relevant.

The current City of Bloomington's (City) comprehensive plan was last updated in 2005, with 2025 as its horizon. As of October 2013, the plan is eight years old. A scheduled update to the plan in 2011 was postponed. Updating the plan should not be delayed any further. McLean County Regional Planning Commission (MCRPC), in consultation with the City, proposes to begin the planning process.

To ensure citizens are actively involved in the planning process, many communities across United States conduct a visioning exercise before beginning the comprehensive planning process. Bloomington City officials have expressed interest in including the Visioning as part of the scope of work for the upcoming comprehensive plan. MCRPC will begin the process in 2014 and complete the plan in 2015 with a horizon year of 2040.

Phase 1 Existing conditions analysis	Phase 2 Community Visioning	Phase 3 Strategic Planning	Phase 4 Plan making & adoption
REVIEW Existing plans Current regulations ANALYZE Historic trends Land use patterns Population forecasts	REACH General Public Community Networks ESTABLISH Community Vision and Values	COORDINATE Working groups Steering Committee Advisory Committee IDENTIFY BMP's*: Planning concepts Funding Mechanisms	CREATE Create draft plan Revise draft plan ADOPT Final Plan
February '14 - June '14	July '14 - November '14	September '14 - March '15	October '15 - June '15

* - Best planning practices from across United States

A detailed description and timeline of each phase is included in the subsequent sections of this proposal. The estimated timeline for the overall project is approximately 18 months.

City staff expressed interest in conducting detailed plans for sub areas or target areas throughout various parts of the City. MCRPC will include landuse guidance in all sections of the City as part of the comprehensive plan. Separate area plans may be inevitable to provide detailed landuse guidance and establish targeted initiative for specific improvements in these areas. However, such target area plans are not included in the scope of this project.

Under the terms of the annual agreement between MCRPC and the City, the City will not be charged any staff time by MCRPC to create the plan document.



Phase 1: Existing Condition Analysis

Analysis of existing conditions is an important step as we envision the future of Bloomington. This step helps put future planning in historical context. This phase will include a review of current plans and ordinances, gathering and analyzing data to identify historical trends, land use patterns, housing, transportation, environment, economic vitality, etc.

REVIEW OF CURRENT PLANS AND STUDIES

Current and past City plans, policies and programs shaped Bloomington into the City it is today. It is important to understand the impact of these tools on the growth and development of Bloomington.

Examples of Existing Bloomington Plans

- Comprehensive plan - 2005 Strategic Plan
- Downtown Bloomington Strategy Consolidated Plan - 2010-2015
- Parks Master Plan - 2010
- Police Department Plan
- Historic Preservation Plan
- Brick Street Plan

Plans led by agencies other than the City, such as the health department and the Economic Development Council, will also have an impact on the quality of living within the City. When a comprehensive plan embraces and

Examples of Community Agency Plans

- EDC: Forging Ahead Strategic Plan
- UW: Community Needs Assessment
- Health Department: Community Health Needs Assessments
- West Bloomington Revitalisation Project
- Illinois Wesleyan University Strategic Plan
- Unit 5 Strategic Plan
- District #87 Strategic Plan

incorporates these plans, it inherently gains the support of all the community agencies that work towards making Bloomington a better place to live, work and do business. This support will be needed to implement the recommendations of the plan.

In addition to the local and regional plans, the plans and policies made at the state and federal levels will have significant impact on a variety of local issues such as transportation, land use, housing, environment, etc. MCRPC will review the relevant plans, policies and upcoming legislation at the state and federal levels that might have an impact on Bloomington during the plan horizon period (through 2040).

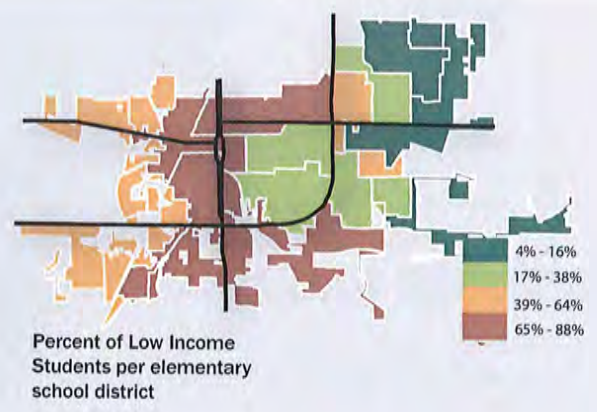
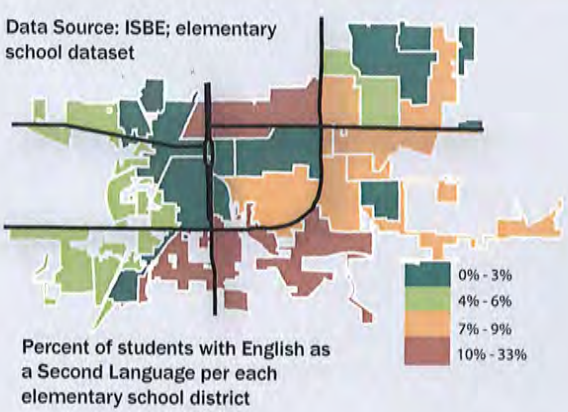
DATA GATHERING AND ANALYSIS

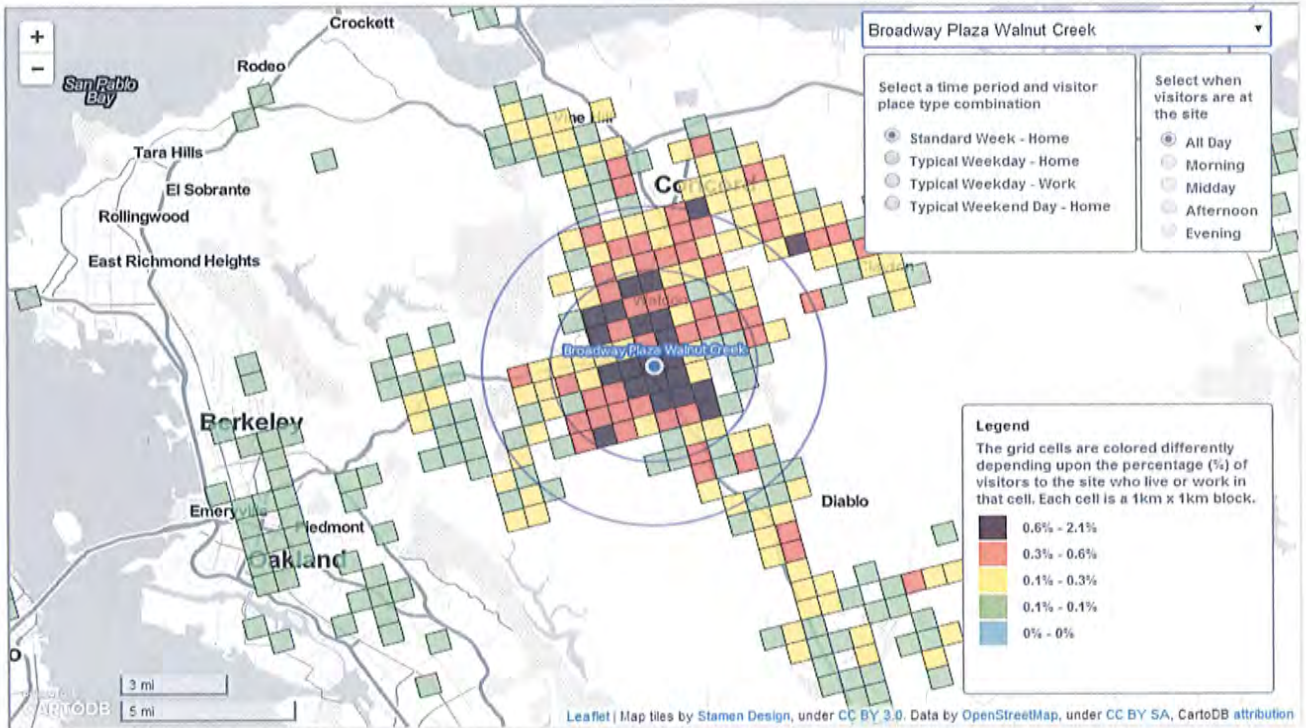
The census has been and continues to be an important source of information during the comprehensive planning process. Traditionally, planners have relied almost exclusively on the decennial census that is generalized at tract level to make important planning projections, understand the growth and development patterns, etc.

Sample Data Sources

- Census 1990, 2000 and 2010
- Internal Revenue Service
- Illinois State Board of Education
- Anonymous cell location
- Bloomington Township
- McLean County tax parcels
- City data: new permits, code violations, rental property information, Crime data

For communities like Bloomington that are experiencing rapid population growth, projecting growth and making policies relying only on decennial census data is not ideal. MCRPC will be using reliable local, state and federal datasets for economic and demographic analysis, understanding land use patterns, fiscal impact of the new development and environmental impacts. Cutting edge technologies such as cell phone location information will also be employed to further understand the home and work locations, travel patterns and shopping patterns.



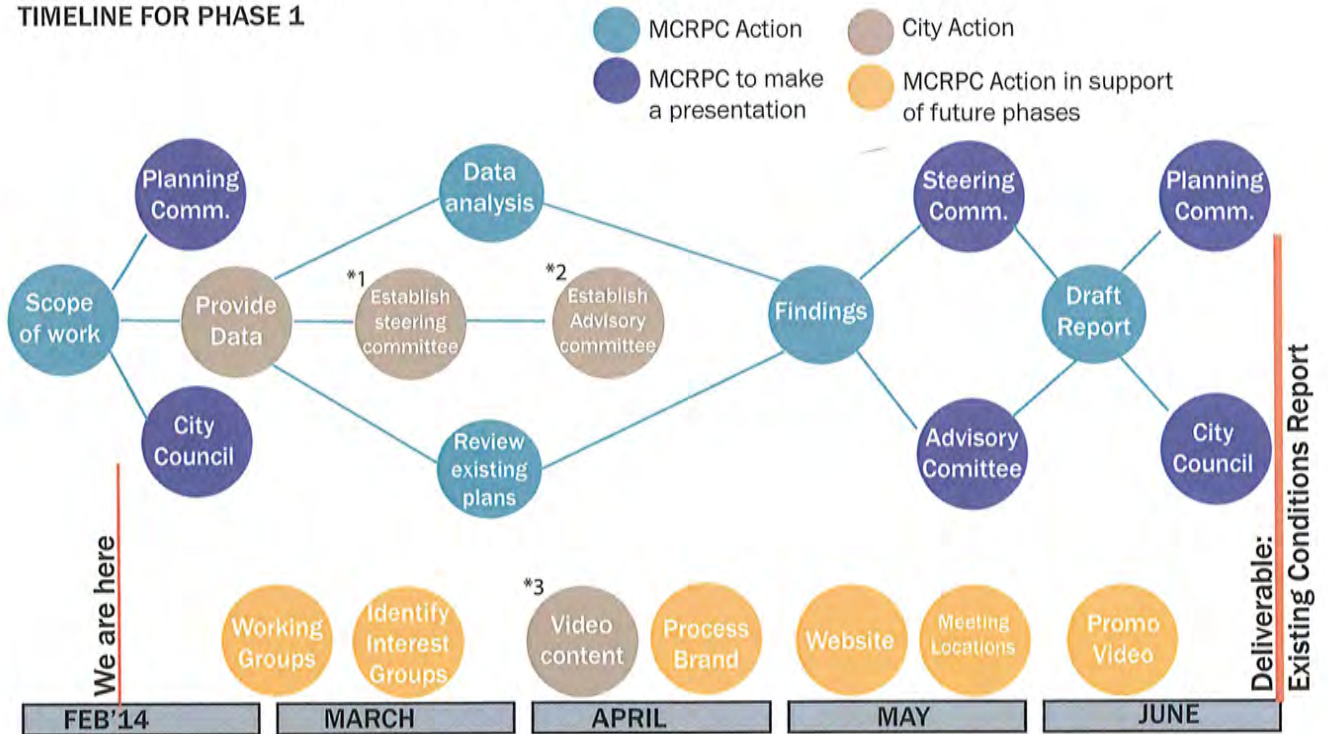


Map showing the home and work place of visitors to a particular mall (based on cell phone information)

DELIVERABLE

An existing conditions analysis report (electronic version and 20 hard copies) will be delivered to the City at the end of this phase. This report will include a synopsis of existing plans and policies, findings on population and housing trends, physical growth and land use trends, employment and economic development trends, as well as issues to consider going forward.

TIMELINE FOR PHASE 1



*1,*2: Guidance on establishing these committees provided in the Phase 3 of this document.

*3: City to provide guidance on featured speakers and locations for the promotional video.



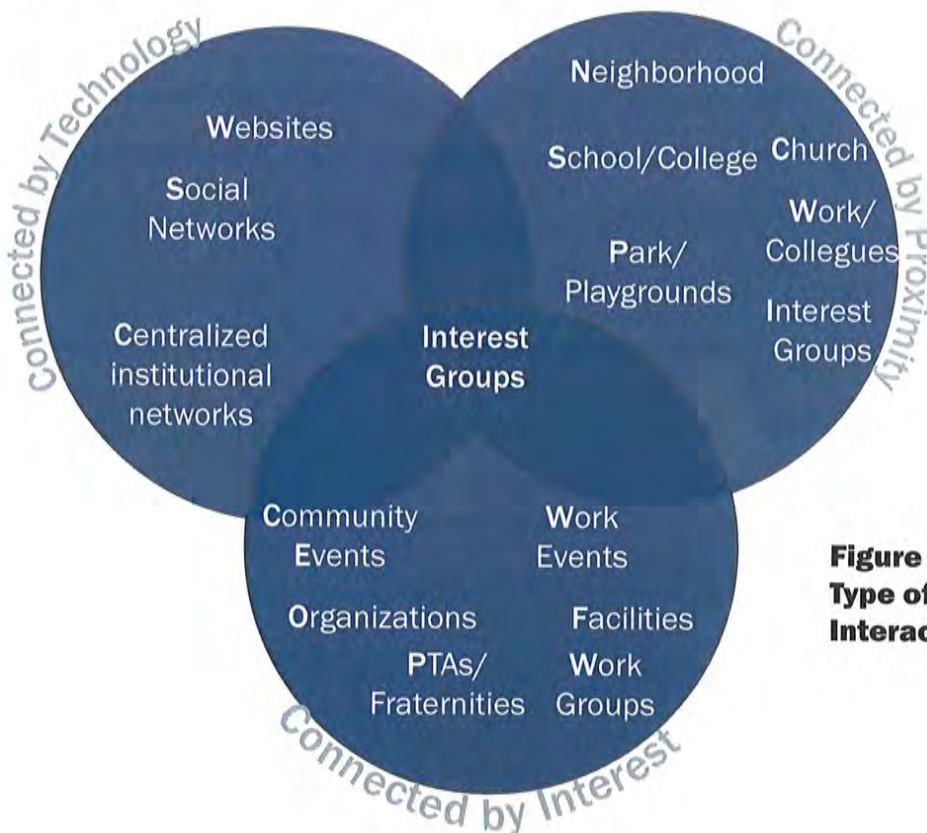
Phase 2: Community Visioning

Community visioning is a process of converting many voices of the community stakeholders into a unified vision for the future of the community. This process helps capture what community members most value about their community and the shared image of what they want their community to become. The unified vision and shared values will help form the strategic framework of the comprehensive plan. It is very important to engage as many stakeholders as possible in this phase.

MCRPC aims to reach 30% of stakeholders during this process. This is a lofty goal that cannot be achieved without the cooperation of several entities and effective outreach planning.

The goal of this outreach plan is to reach people where they already are. This allows us to gather input when stakeholders are in their "Comfort Zone." For that to happen, it is critical to understand our stakeholder groups.

Figures A and B illustrate the broad groupings of stakeholders and the types of their interactions.



The goal of this outreach effort is to reach stakeholders where they already are.

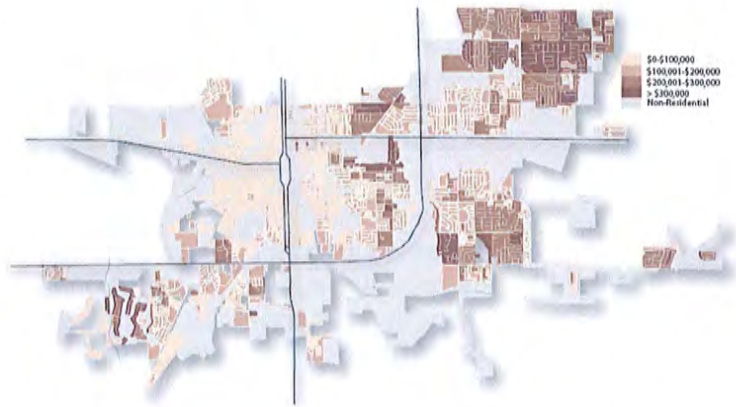
Approach to community outreach

The three main components of the outreach efforts will be:

1. Educate the stakeholders:

- On the importance of their opinion in planning the future of our community. This can be done with tools like promotional videos, website and speaking engagements.

- Provide data on general trends and existing conditions. This helps foster pinpointed conversations. Example: Did you know that 65% of the City is residential homeownership?



Map showing Average property values of single family homes by block
Data Source: Bloomington Township Assesor



2. Encourage participation

-No one tool can reach everyone. MCRPC will assemble an outreach “toolkit” with variety of tools and techniques for efficient outreach. Description of these tools and techniques are provided on pages 9 and 10 of this document.

-Tools used will be both traditional and electronic.
-Making the interactions fun. Planning your community should not be boring.

Sample Outreach Toolkit

- Pulse Survey
- School based outreach
- Ward based outreach
- Employment based outreach
- Neighborhood based outreach
- Religious based outreach
- Outreach at community events
- Outreach at community facilities
- Establishing speakers bureau

3. Evaluate the reach

MCRPC will constantly evaluate the effectiveness of each tool in reaching the stakeholders. This step allows us to adjust the tools and techniques as needed.

INTERACTIVE OUTREACH TOOLS



Fun adaptable stickers that allow stakeholders to identify what they want for their community



3D printing technology to be used during select outreach activities for a hands on planning experience.



Audience Response Technology enables a fun two-way interaction encouraging a meaningful dialogue at the meetings.



MindMixer acts as a virtual townhall allowing community planning to happen online.

Outreach tools and techniques

COMMUNITY PULSE SURVEY

With five or fewer open ended questions this qualitative survey is intended to gather people's opinions and associated sentiments about the community. This survey will be the first of numerous options residents will have to provide their input. This survey will be mailed to every resident in Bloomington. It will also be available electronically and at various community facilities for the rest of 2014 calendar year.

PROJECT WEBSITE AND SOCIAL MEDIA

MCRPC will maintain a project website for the City's comprehensive planning effort. This website will have a specific sub-domain to reflect the branding of the project. Example: www.LetsEnvisionBloomington.org. This site will be the one stop shop from existing conditions to plan making and tracking progress. The website will be kept up to date with current findings, project status, dates and times of the public meetings and hearings as well as minutes of the meetings. This user friendly site will make it easy for stakeholders to request a speaker to address their group about the comprehensive plan or leave their comments on the website when they cannot attend the meetings. MCRPC will use its own Facebook page and coordinate with community partners to promote the planning process via social media.

PROMOTIONAL VIDEO

If a picture is worth 1000 words, then a 3 minute video can be priceless. Communities across United States are resorting to the video technology to help educate their residents on a variety of government issues. For example, the City of Lake Oswego, Oregon created and widely publicized a 3 minute video clip encouraging their citizens to participate in its comprehensive planning effort. The result - nearly 1,700 residents participated in the process. That is nearly 5% participation for a city of 35,000. MCRPC proposes to create a similar video featuring the elected officials, city staff and the local residents to promote the visioning and planning process.

Sample Pulse Survey

1. What elements describes Bloomington to you?
2. Why did you choose to live/work/conduct business in Bloomington?
3. Do you foresee your kids/ grand kids calling Bloomington home? If yes, why? if not, what would you like the City to become for them to call it home?
4. Describe three most desirable elements of your ideal neighborhood.
5. What three elements would you fund to improve the quality of life in the City.



Planning for People, Places and Prosperity



COMMUNITY EVENTS

The Bloomington area hosts numerous sports, theater, family friendly events and festivals. The majority of these events boast attendance in several hundred to thousands of people. These events present a wonderful opportunity for planning outreach.

COMMUNITY EVENTS

Glorious Garden Festival
Illinois Shakespeare Festival
Farmers Markets
Antique Automobile show
McLean County Fair
Cultural Festival
Evergreen Cemetery Discovery Walk

STUDENT VOLUNTEERS

It is very important to engage youth in the process. The commission will recruit students from the local colleges and universities to assist at the working group meetings, festivals and events, analyze the results, take pictures at the meetings and any other activities they want to be involved in. This will not only help the process but also help the students listen and participate in the discussion shaping the future of their community.

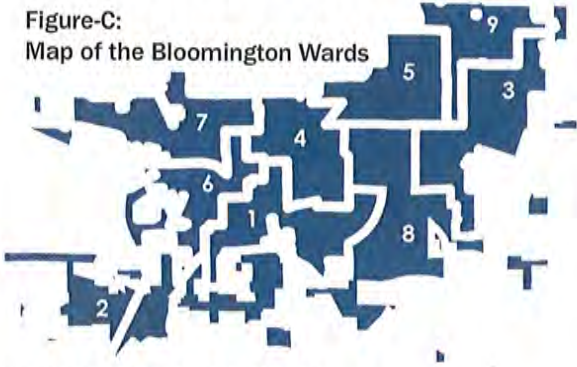


PHOTOGRAPHY CONTESTS

MCRPC will launch a photography contest with various community themes. Example: what is your favorite spot in the community and why? The goal of this contest is two fold. 1) To create a pool of images to be used in the comprehensive plan document. 2) To pictorially understand the values of the community. These photographs will be judged by the quality of the message it carries than by its own quality. Photographers of all ages and stages will be encouraged to participate.

AVENUES OF OUTREACH

Figure-C:
Map of the Bloomington Wards



WARD MEETINGS

The city is currently divided into nine wards. Some are more diverse than others, some house historic neighborhoods while others house newer neighborhoods, some are within school district 87 while others are in Unit 5. The nature and character of each ward is unique and presents its own set of challenges and opportunities. MCRPC will work closely with the aldermen to reach out to their constituents during the regularly scheduled ward outreach efforts and mayoral open houses.

SCHOOL BASED OUTREACH

The city has nearly twenty K-12 schools. As education plays an important role in transforming the communities, the school boundaries present unique challenges and opportunities for neighborhood level planning. To address these situations, the school centric outreach involving school groups like Parent Teacher Associations (PTA's) is an essential element of this planning process. In addition to the meetings at various school locations, MCRPC will encourage representatives from the school districts to become part of the working committees (as outlined in Phase 3 of this document).

EMPLOYMENT BASED OUTREACH

The city is host to major employers like State Farm Insurance, Country Financial, OSF St. Joseph Medical Center, GROWMARK, General Electric, Illinois Wesleyan University and many more. Several of these employers are a community in their own right. They all have long term plans, which are important to planning the future of the community. It is critical to gather and incorporate those plans into the community's comprehensive plan. Various interest groups within these organizations work on issues many of which directly or indirectly affect the community as a whole. These institutions also have centralized networks that they use to communicate with their employees. It is very important to get their buy in from early on to ensure accurate representation of facts. MCRPC will work with the major employers at their locations to make sure there is representation at various levels within the corporation.

FAITH BASED OUTREACH

The city has 83 different religious institutions representing nine faiths. Several of these religious groups engage in local missions and assist with variety of community causes. In some cases, these religious institutions are the only way to engage certain demographic groups that do not otherwise participate in the process. MCRPC will work closely with religious institutions and engage members of the community at these locations.

COMMUNITY FACILITIES

The city has several community facilities such as parks & playgrounds, libraries and local government offices that attract people from all walks of life. Making the planning process visible and accessible at these locations 24/7 is critical part of the process. MCRPC proposes to use posters and other marketing materials and feedback dropboxes at these locations.

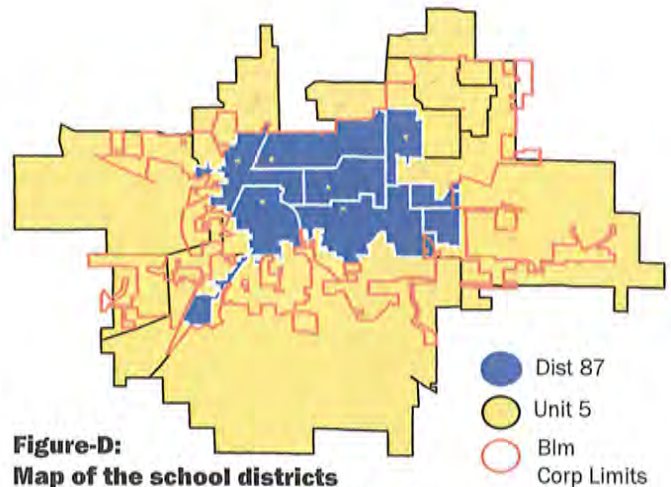


Figure-D:
Map of the school districts
with elementary school boundaries

Speakers Bureau

To reach a wide variety of audience, MCRPC will recruit speakers from varied backgrounds to promote the plan and the process. The speakers will be recruited based on their interest, understanding of the planning process and ability to engage the audience.



NEIGHBORHOOD BASED OUTREACH

Bloomington has wide range of neighborhoods. Historical neighborhoods like the Dimmitt's Grove that connect the city to its colorful past to modern neighborhoods like the Grove, that poses its own set of challenges. Several neighborhoods have active and organized neighborhood organizations. The city can choose to roll out a citywide neighborhood site like the one featured to the right. MCRPC will work closely with these organizations to help engage neighbors in the comprehensive planning efforts.



NextDoor.com enables neighborhood level interactions through use of technology. It is a secure online social network for the neighbors. NextDoor sites create a virtual platform for neighborhood interactions with a goal of enhancing the traditional neighborhood interactions. These sites have more than one advantage.

1. For the neighbors: when neighbors interact, the neighborhoods become safer and stronger.
2. For the municipality: When a municipality rolls out the NextDoor sites for the entire community, the City will be able to post important information to one or all the neighborhoods at click of a button. This can be a powerful tool beyond the planning phase to engage the neighbors in City matters.

INTEREST GROUPS BASED OUTREACH

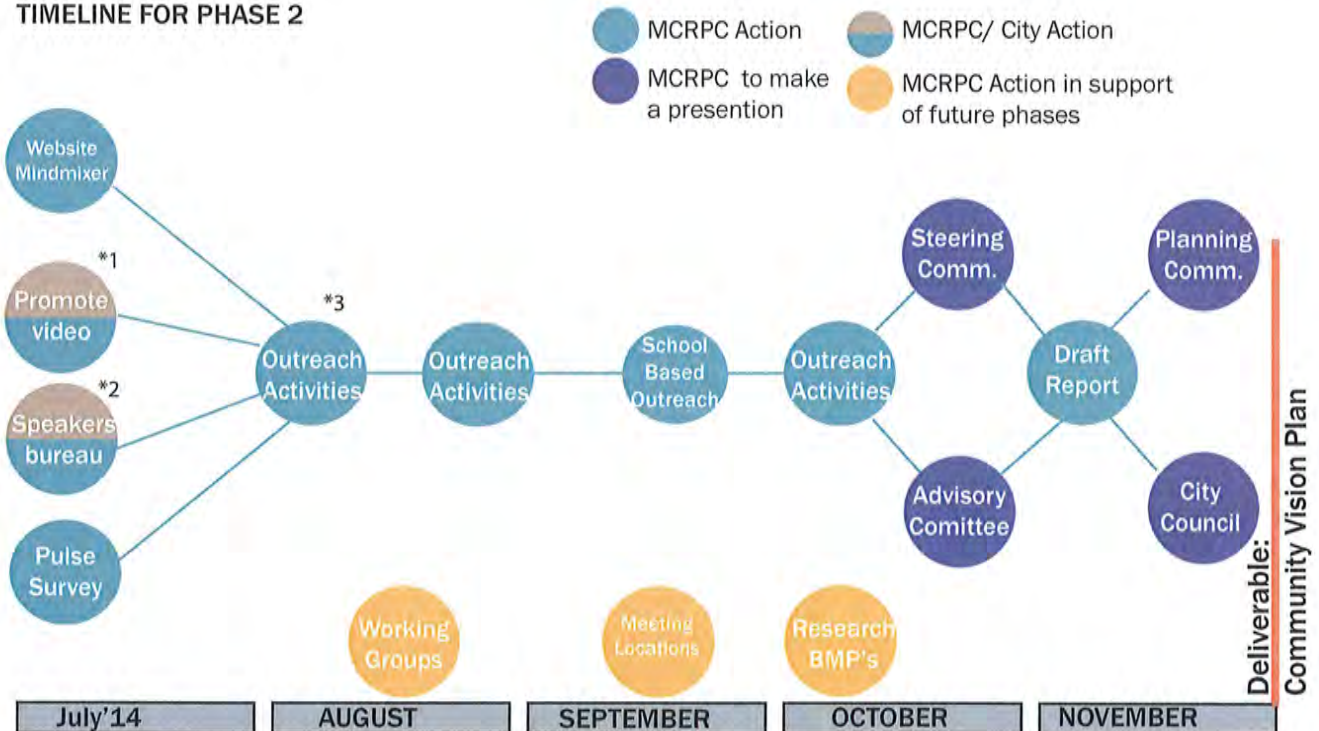
MCRPC will identify both formal and informal interest groups in the community, including groups that are typically skeptical of the planning process. We will make every attempt to engage these groups from early on in the process.

DELIVERABLE

At the end of Phase 2, MCRPC will deliver a Community Vision Plan document to the City. This document will, at a minimum, address the following:

1. Number and type of the outreach activities
2. Number of stakeholders reached during the process
3. Number and types of topics discussed.
5. Issues and concerns expressed by the stakeholders
6. Synthesised list of community values
7. A Vision statement

TIMELINE FOR PHASE 2



*1 City to promote the Video wherever appropriate

*2: City to assist in identifying speakers to champion the plannign process

*3: Outreach activities will be conducted at all the avenues identified in this



Phase 3 .Strategic Planning

Historically comprehensive planning concentrated on landuse and transportation issues. In the 21st century, the definition of a comprehensive plan is rapidly evolving to address issues such as sustainability, climate change, healthy communities, smart growth and equity. The strategic planning is intended to convert our Vision to action. During this phase MCRPC will research the best planning practices used by communities across the nation while working closely with variety of stakeholders to help establish the goals and objectives to achieve the community Vision.

PEER REVIEW

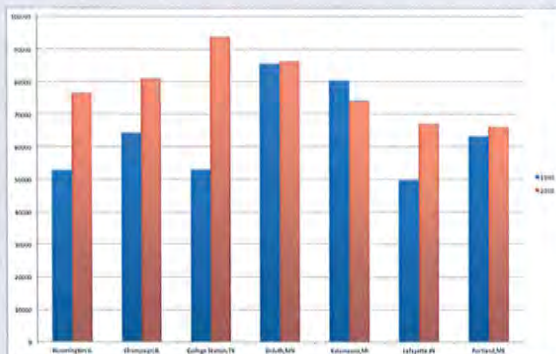
Bloomington along with its twin city Normal are among the fastest growing metropolitan areas in the state of Illinois. The City is an envy of many communities with its high quality of life, higher per capita income, lower poverty and crime rates. However, rapid growth based primarily on one economic sector brings its own set of challenges such as sprawl, economic uncertainty. MCRPC identified communities that are similar in nature and size to Bloomington in 1990 or 2010. These communities will be studied closely to see how effectively they managed (or did not manage) growth or ignored the signs of economic shifts.



Pop Up Hood: A concept that originated in Michigan and transformed NewYork City streets

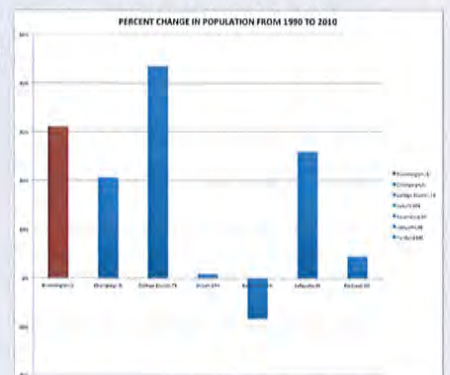
such as Housing, Education, Community Facilities, Natural Environment, Transportation, Economic Development, Parks and Recreation, Urban Gardening, Infrastructure, Arts and Culture. A mix of public, private and not for profit community players help make Bloomington a great place to live, work and conduct business. MCRPC proposes three different types of committees to help conduct the comprehensive planning process. We believe these committees, when involved from the beginning, will help advance the comprehensive plan to the implementation phase:

- 1) Advisory Committee
- 2) Steering Committee
- 3) Working Groups



Peer Review Communities selected based on the following:

- 1) City that is more populous of the twin cities
- 2) population similar to Bloomington either in 1990 or 2010
- 3) predominantly dependant on one sector of employment (mostly non manufacturing with one exception).



Kalamazoo Promise: A program that not only boosted test scores but transformed the area economy

BEST PRACTICES REVIEW

Communities across United States are using planning as a tool to combat a variety of issues in their communities. Examples include Accesory Dwelling Units to make housing more affordable, and Play streets to combat obesity. Every community is unique. What works in one community may not work in other. However, it is still very important to understand how communities are reacting to various situations and identify what applies to Bloomington and what does not.

COMMITTEES AND WORKING GROUPS

Comprehensive planning needs to address a variety of issues

Advisory Committee: This team should include members from the leadership teams of all the entities that influence the quality of place in Bloomington such as the City, Utilities, Airport Authority, Utilities, Bloomington Normal Water Authority, School Districts, StateFarm, IWU and OSF.

Steering Committee: This team should include the City's political leadership, advisory commissions and councils such as the planning commission, ZBA and historic preservation commission, and the City's upper management such as the City Manager and department heads.

Working groups: Majority of the strategic planning work will be conducted by these groups. MCRPC will recruit members from various walks of life such as interested citizens, interest groups, public agencies and major employers, to work on variety of planning aspects identified in the Action Areas below.

Sample Housing Working Group

Bloomington PACE Dept
 Realtor
 Apartments Association Rep
 Builder (For/Not for profit)
 Landlord
 Architect
 WBRP
 Lender
 School District Rep
 MCCA - provides senior and mentally ill housing
 LIFE CIL - handicap accessible

POTENTIAL ACTION AREAS



NEIGHBORHOODS

1. Neighborhoods are the building blocks of any community. This element would address issues that make Bloomington a family friendly city such as: Housing, Education, Neighborhood Character, Neighborhood Centers, Connections between homes, Amenities & Facilities, Urban

Design, Access to Government Services and Civic Engagement.

2. Public art and cultural events played an important role in shaping Bloomington into the city it is today. They will continue to bring people together and build a stronger community. The Arts & Culture section will address issues like Public Art, Arts & Cultural Venues, Economic Development through Art and Cultural Identity.



ARTS & CULTURE



NATURAL ENVIRONMENT

3. The future success of the city in 21st century will depend on its ability to adapt and meet the challenges of growth while continuing to be the steward for its natural environment. This section will address issues such as preservation of Open Space, Lakes and Streams, Farmland, Natural Prairie as well as address Flood Plain and Growth Management.

4. The city provides a range of employment, retail, service & recreational opportunities, all of which contribute towards its economic vitality. This section address issues such as Business Districts & Commercial Landuses, Industrial Districts & Landuses, Network related Economic Development such as Transportation & Fiber Optic, Financing Options & Incentives, Economic Development based on Redevelopment, Education & Workforce training.



ECONOMIC VITALITY



HEALTHY COMMUNITY

5. Our neighborhood and community should support life long active and healthy living. This element will address issues such as Parks and Recreation, Healthy Homes, Active Living & Transportation, Local Food, Urban Gardening, Brownfields, Public Safety, Emergency Preparedness, Social Health and Health Care.

6. The City's infrastructure shapes its growth and prosperity. This element would address transportation issues such as Complete Streets, Multimodal Transportation and Utility issues such as Water Distribution, Sewer, Sanitary, Storm Water, Solid Waste, Electric, Gas, Alternate Energy, Fiber Optic and Community Facilities.



INFRA-STRUCTURE



REGIONAL COOPERATION

7. Goals that are too big for one community can be achieved by the region. This element addresses issues such as Inter-governmental cooperation, Public Libraries, Growth Management, Water Supply, Drought Preparedness, Farmland Preservation, Regional and Inter-regional Transportation, Regional Economic Development, Regional Energy Planning, Clean Air and Water and Climate change.



Phase 4: Plan Making and Adoption

During this phase, MCRPC will work closely with the working groups, steering committee and the advisory committee to draft the plan document.

PLAN ELEMENTS

Strategies will be formulated for individual Action Area. The framework for each area will contain the community Values, Goals, Objectives, Timelines, Metrics, Tools and Techniques. Drafts of the individual action areas will be presented to committees, Planning Commission and the City Council periodically. Figure C below depicts the presentation framework.

1. EXISTING CONDITIONS ANALYSIS
2. VISION PLAN
3. LAND USE
4. COMMUNITY FACILITIES
5. NEIGHBORHOODS
6. ARTS AND CULTURE
7. NATURAL ENVIRONMENT
8. ECONOMIC VITALITY
9. HEALTHY COMMUNITY
10. INFRASTRUCTURE
11. REGIONAL COOPERATION
12. IMPLEMENTATION

Each action area will at the minimum address topics listed under the Action Areas (in Phase 3). These topics could be revised or prioritized differently based on the input gathered during the Visioning phase.

MCRPC may propose adopting certain sections prior to the complete adoption of the plan. Example: The City's consolidated plan that dictates the City's CDBG grant funds for FY 2015-2020 is due by March of 2015. MCRPC will start working with the housing committee as early as July of 2014 to ensure meaningful feedback for the allocation of CDBG funds for the next five years.

DELIVERABLES

Draft reports of the individual Action Areas will be delivered to the City for review (An electronic copy and 20 hard copies).

A draft final report of the compiled plan with all the plan elements will be submitted to the City for review ((An electronic copy and 20 hard copies).

Once the draft copy is approved a final copy of the compiled plan with all the plan elements as listed above will be submitted. (an electronic copy and 20 final copies)



Figure C: from vision to action

BUDGET

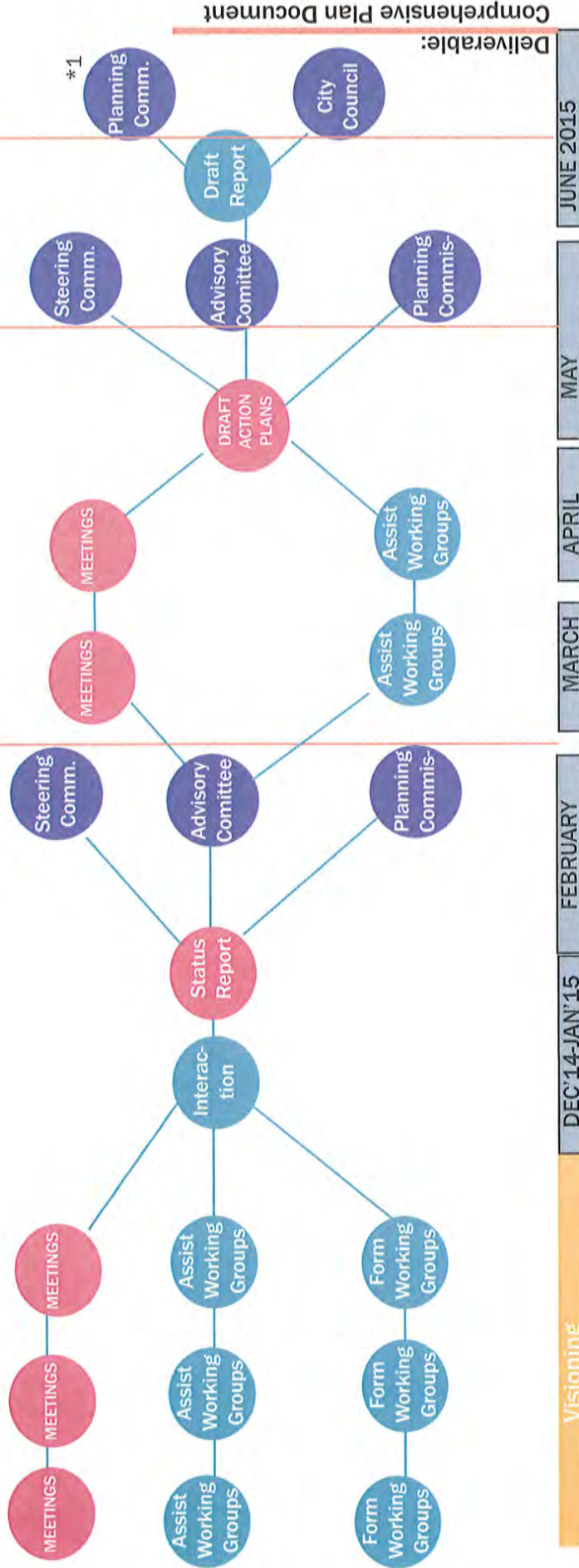
Under the terms of the annual intergovernmental agreement between MCRPC and the City, The City will not be charged any staff time by MCRPC for conducting the comprehensive planning process or creation of the plan document.

OVERALL TIMELINE

The total timeline for the project from the Existing conditions analysis to submitting the draft report for adoption is approximately 18 months. A detailed timeline for the Phase 3 and Phase 4 of this project is outlined on page 12.

TIMELINE FOR PHASES 3 AND 4

- MCRPC Action
- Working Group Action
- MCRPC to make a presentation
- Activities in conjunction with another phase



*1: Planning Commission to make a recommendation to City Council for adoption of the plan