

**REGULAR CITY COUNCIL MEETING SESSION
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, AUGUST 10, 2015; 7:00 P.M.**

1. Call to order

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, August 10, 2015. The meeting was called to order by Mayor Renner.

2. Pledge of Allegiance to the Flag

The meeting was opened by Pledging Allegiance to the flag followed by a moment of silent prayer.

3. Remain Standing for a Moment of Silent Prayer

Mayor Renner requested those present to remain standing for a moment of silent prayer.

4. Roll Call

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

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

David Hales, City Manager; Cherry Lawson, City Clerk; and Jeffery Jurgens, Corporate Counsel; Steve Rasmussen, Asst. City Manager; and other city staff were also present.

5. Public Comment

Mayor Renner opened the meeting to receive Public Comment. He added that there would not be a response from the City under the Public Comment portion of the meeting.

Mayor Renner noted that eleven (11) Public Comment Cards were received.

The following individuals provided comments during Public Comment:

Patricia Marton
Jesse R. Smart
Donna M. Boelen
Rich Buchanan
Bruce Meeks
Alton Franklin
Joe Walden

April Huber
Susie Ohley
Gary Lambert
Judy Stearns

6. Recognition/Appointments

The following was presented:

Item 6A. Appointment of Alex Cardona to the Library Board of Trustees

The following was presented:

Item 6B. Kevin Kothe, P.E., City Engineer named Illinois Government Engineer of the Year by the Illinois Society of Professional Engineers

The following was presented:

Item 6C. Robert Yehl, P.E., Assistant City Engineer named Outstanding Chapter Member by the Illinois Society of Professional Engineers

7. “Consent Agenda”

Alderman Lower requested Item 7G, be pulled from the Consent Agenda for discussion.

Alderman Painter requested Item 7H, be pulled from the Consent Agenda for discussion.

Motion by Alderman Schmidt, seconded by Alderman Buragas to approve the Consent Agenda as presented with the exception of Items:

Ayes: Aldermen Sage, Lower, Hauman, Fruin, Buragas, Painter, Schmidt and Mwilambwe

Nays: None.

Motion carried.

Item 7A: Consideration of approving the Council Proceedings of July 27, 2015

Motion by Alderman Schmidt seconded by Alderman Buragas that the reading of the minutes of the previous Council Proceedings of July 27, 2015 be dispensed with and the minutes approved as printed.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Painter, and Mwilambwe.

Nays: None

Motion carried.

RECOMMENDATION/MOTION: That the reading of the minutes of the previous Council Proceedings of July 27, 2015, be dispensed with and the minutes 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 Council Proceedings of July 27, 2015 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: Not applicable.

FINANCIAL IMPACT: Not applicable.

Respectfully submitted for Council consideration for approval.

Prepared by: Cherry Lawson, City Clerk

Recommended by:

David Hales,
City Manager

The following was presented:

Item 7B: Consideration of approving Bills and Payroll.

Motion by Alderman Schmidt, seconded by Alderman Buragas that the Bills and Payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

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

Ayes: Aldermen: Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Mwilambwe and Painter.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That the bills and payroll be allowed 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 \$4,474,436.30. (Payroll total \$2,330,621.64 and Accounts Payable total \$2,143,814.66).

Respectfully submitted for Council consideration.

Prepared by: Patti-Lynn Silva, Director of Finance

Recommended by:

David Hales
City Manager

The following was presented:

Item 7C: Consideration of approving an Appointment to the Library Board of Trustees.

Motion by Alderman Schmidt, seconded by Alderman Buragas that Alex Cardona be appointed to the Library Board of Trustees.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas Painter, and Mwilambwe.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That Alex Cardona be appointed to the Library Board of Trustees.

STRATEGIC PLAN LINK: Goal 4. Strong neighborhoods.

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

BACKGROUND: I ask your concurrence in the appointment of:

Alex Cardona of 3217 Suffolk Way, Bloomington, IL 61704 to the Board of Library Trustees. He will be completing the unexpired term of Brittany Cornell who submitted her resignation June 24, 2015, and whose term was to expire April 30, 2017. Mr. Cardona's term will be 8/10/15 – 4/30/17. Application is on file in the Administration Office.

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

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration,

Prepared by: M. Beth Oakley, Executive Asst.

Recommended by:

Tari Renner
Mayor

The following was presented:

Item 7D: Consideration Review and Rejection of Bid for Repair of Bloomington Police Department Administration Office Windows, (Bid 2016-17).

Motion by Alderman Schmidt, seconded by Alderman Buragas the bid from CAD Construction be rejected.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Painter, and Mwilambwe.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That the bid from CAD Construction be rejected.

STRATEGIC PLAN SIGNIFICANCE: Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service.

BACKGROUND: Many windows in the Bloomington Police Department Administration Offices leak during storm events and there is a window with a cracked glass panel. A single bid was received from CAD Construction for the window repairs. Prices are higher than anticipated and approximately \$100,000 above budget.

On July 15, 2015 at 10:00 AM, bids were publicly opened and read for window repairs in the Bloomington Police Department Administrative Offices. Only one (1) bid was received.

<u>Company</u>	<u>Location</u>	<u>Bid</u>	<u>Budget</u>
CAD Construction	Tremont, IL	\$133,757.50	\$30,000

Staff will provide a recommendation for the window repairs at a future Council meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on June 24, 2015 and a pre-bid meeting was held at 11:00 a.m. on July 7, 2015 in the Police Department Administration Office.

FINANCIAL IMPACT:

Funding for this work is included in the FY 2016 Budget under Facilities Maintenance - Repair and Maintenance of Buildings (10015480-70510). Stakeholders can locate this in the FY 2016 Proposed Budget Book titled "Budget Overview & General Fund" on page 269.

Respectfully submitted for Council consideration.

Prepared by: Russell Waller, P.E., Facilities Manger

Reviewed by: Jon Johnston, Procurement Manager

Reviewed by: Stephen Rasmussen, Assistant City Manager

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

The following was presented:

Item 7E: Consideration of approving an Ordinance Amending the FY2016 Budget to Increase the Revenue Account in the amount of \$6,977.64, and accept the 2015 Crime Detection Network Grant in the amount of \$6,977.64 for the purchase of two public safety cameras.

Motion by Alderman Schmidt, seconded by Alderman Buragas the Ordinance be adopted amending the Budget Ordinance to add funds to Account 10015110 - 57350 for increasing revenue, and to Account 10015110-71190 to allow for the increase in expenditure to purchase the cameras, and the 2015 Crime Detection Network Grant in the amount of \$6,977.64 be accepted for the purchase of two public safety cameras.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Painter, and Mwilambwe.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That Ordinance be adopted amending the Budget Ordinance to add funds to Account 10015110 - 57350 for increasing revenue, and to Account 10015110-71190 to allow for the increase in expenditure to purchase the cameras, and the 2015 Crime Detection Network Grant in the amount of \$6,977.64 be accepted for the purchase of two public safety cameras.

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

STRATEGIC PLAN SIGNIFICANCE: Grant money allows city services to be delivered in the most cost-effective, efficient manner without over spending from the budget.

BACKGROUND: The Bloomington Police Department applied for and received \$6,977.64, from the McLean County Crime Detection Network for the purchase of additional Public Safety Cameras. Staff recommends acceptance of this grant money in budget year FY2016 from the Crime Detection Network intended to fund the purchase of an array of components from various sources to build internally two public safety cameras to be used by the Police Department.

The Police Department has one public safety camera with has been used in various areas to deter crime. This camera was well received by residents of the area and generated requests from citizens to put up in the other areas. Based on the requests, the Police Department applied for this funding and was awarded it. The purchase of the cameras would allow for more of these requests to be answered. These Cameras enhance both public and officer safety.

ATTACHMENTS:

- 2015 CDN Grant Application filed by BPD and approved by CDN
- Police department proposal narrative for the grant (page 1 of 2, page 2 list of specific components and is withheld to assure security)

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT:

The Police revenue account (10015110-57350) - Other Private Grants will be increased by \$6,977.64 to allow for the acceptance of the grant and the expenditure account (10015110 – 71190) – Other Supplies will be increased by the same amount. It is anticipated the final cost of the cameras will be \$7,250 and the difference of \$272.36 will be absorbed with available funds in the Other Supplies expenditure account. The revenue and expenditure will offset each other and there will be no impact to the General Fund.

Respectfully submitted for Council consideration.

Prepared by: Kenneth A. Bays, Asst. Chief of Police

Reviewed by: Brendan O. Heffner, Chief of Police

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7F: Consideration of approving a one year contract with four (4) annual contract renewal options with Biosolids Management Group for the removal of lime sludge from the storage lagoons at the water treatment facility. (RFP #2016-18)

Motion by Alderman Schmidt, seconded by Alderman Buragas that the City enter into a one year contract with four (4) annual contract renewal options for the lime sludge removal with Biosolids Management Group of Boone, Iowa at the cost of \$35.63 per dry ton for the first year, \$36.63 for the second year, \$37.63 for the third year, \$38.63 for the fourth and fifth year, and authorizing the Mayor and City Clerk to execute the necessary documents

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Painter, and Mwilambwe.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: The City enter into a one year contract with four (4) annual contract renewal options for the lime sludge removal with Biosolids Management Group of Boone, Iowa at the cost of \$35.63 per dry ton for the first year, \$36.63 for the second year, \$37.63 for the third year, \$38.63 for the fourth and fifth year, and authorizing the Mayor and City Clerk to execute the necessary documents.

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

STRATEGIC PLAN SIGNIFICANCE: Objective 4 – City Services delivered in the most cost-effective, efficient manner.

BACKGROUND: The City of Bloomington Water Department recently requested proposals for a five year contract to remove lime sludge from the water treatment plant storage lagoons at the water treatment plant. The City of Bloomington has three sludge lagoons of which two are “full.” Lime sludge is a reusable byproduct of the water softening process. The lime sludge is removed from the sludge lagoon by a contractor and marketed to farmers for pH control of their farmland. This process must take place each year as the water softening process creates about 25,000 lbs. of sludge each day. The lime residuals have a beneficial use in agriculture. The high calcium lime slurry is applied to farm fields to adjust the soil pH to optimum levels. The water content of the lime makes it expensive to truck to fields, but the material reacts more quickly than powdered limestone. The time window for application is from after the crop is harvested to when the ground is frozen or snow covered. Conditions usually become unfavorable toward the end of November, but years can vary.

We received four responses to the bid request. Biosolids Management Group was the lowest bidder on the removal. Below is the breakdown of RFP #2016-18, the four vendors that bid on the Lime Sludge Removal.

Vendor	Initial	1st Renewal	2nd Renewal	3rd Renewal	4th Renewal
Stewart Spreading, Inc.	\$52.72	\$54.30	\$55.93	\$57.60	\$59.33
Oros & Busch Application Technologies, Inc.	\$41.50	\$42.75	\$44.00	\$45.30	\$46.70
Evergreen FS	\$43.00	\$37.60	\$38.40	\$39.20	\$40.00
Biosolids Management Group (1)	\$35.63	\$36.63	\$37.63	\$38.63	\$38.63

The large difference in the four bid prices is due, at least in part, to different removal methods.

INTERESTED PERSONS CONTACTED: None

FINANCIAL IMPACT: This work was included in the Water Department's FY 2016 budget for \$257,500 in the Water Purification - Landfill and Residual Disposal account (50100130-70650). Stakeholders can locate this in the FY 2016 Proposed Budget Book titled "Other Funds & Capital Improvement Program" on page 102.

Respectfully submitted for Council consideration.

Prepared by: Brett Lueschen, Interim Water Director

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & Budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7G: Consideration of the purchase of limited source craft beers for the inaugural Bloomington Beer Fest in the amount of \$29,301.70. PULLED FROM THE CONSENT AGENDA

RECOMMENDATION/MOTION: That Council authorize a limited source purchase of specific craft beers from Marketplace Selections in the amount of \$20,097.30 and Wolf Distributors in the amount of \$9,204.40 for the inaugural Bloomington Beer Fest.

STRATEGIC PLAN LINK: Goal 6. Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE: Objective 6c. Downtown becoming a community and regional destination.

BACKGROUND: Staff respectfully requests approval of the purchase as a limited source with no bid and transfer of funds so that craft beers can be purchased for the Bloomington Beer Fest. Note that staff fully anticipates revenue from ticket and gate sales to offset the purchase as set forth below. Accordingly, this purchase will ultimately be reimbursed.

This year's beer fest will feature over 250 craft beers from 85 different breweries. The BCPA has been generating revenue for the City of Bloomington for the past 5 years through the cooperative

presentation of Bruegala, a craft beer tasting and outdoor music event co-sponsored with the Jaycees. The BCPA had no share in the Bruegala alcohol sales; and therefore, had no line item in the 2016 budget to account for the purchase of the beers. When the Jaycees decided they needed to move to a larger venue, BCPA staff polled a cross section of patrons and supporters and determined: a.) that the City did not need to suffer the loss of revenue; b.) that the patrons of this type of event would be interested in a re-branding of a similar craft beer/music fest; c.) utilizing the same model of not-for-profit groups as volunteer pouring teams who would share in the proceeds of the event, community groups could further their own missions by using the event as a fundraiser for their causes.

When BCPA staff decided to move ahead with a beer-tasting event to conjoin with the outdoor summer concert, it was determined that key elements desired in the Bloomington Beer Fest would be the inclusion of a McLean County-produced craft beer...such as something from Distihl...as well as vendors who would be on-site during the event to provide education and background to those attendees desiring a more comprehensive experience. Staff was also looking for some unique and specific beers and found them on the list provided by Marketplace Selections. Additionally, Marketplace Selections was not only willing to provide the on-site education but eager to do so. *"We won't just tell people what kind of hops are in the beer; we can tell them where the hops were grown."* The combination of the improved customer service and the exclusivity of some of the beers prompted the staff to determine Marketplace Selections as the vendor needed for a successful event as envisioned. The Marketplace dba company, Wolf Distributing, is, as we understand it, the sole distributor, for Distihl Brewery.

Staff requests action to be taken at the August 10, 2015 City Council meeting in order to have checks in hand by August 19, 2015. Beer will be delivered to the BCPA on August 20, 2015, one day prior to the Bloomington Beer Fest to be held on August 21 and 22, 2015. The distributors will not leave the product unless they have a check in hand.

Last year's beer-tasting event, Bruegala, generated ~\$64,000 in gate sales. The BCPA retained for the City of Bloomington ~2/3 of the gate sales or ~\$42,000 of that revenue. This year's event will differ in that the BCPA will be able to retain 100% of the gate for The City of Bloomington. BCPA staff has no way of knowing how much money was generated in the sales of alcohol because that number was not shared nor did the BCPA or the City of Bloomington derive any profits from alcohol sales at Bruegala. Attendance at the 2014 event was ~4,200 people. If only half of the people attending the event purchase \$20 tasting punch cards, \$42,000 in alcohol sales will be generated. In this year's event, once the expense of the alcohol is subtracted from the gross, the net will be divided equally across the number of tables pouring and will benefit local charities manning the tables.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: BCPA staff requested feedback from a wide cross-section of the community to get their input regarding their support of an additional beer tasting/fundraising event. BCPA staff works in conjunction with the advice from the Bloomington Cultural Commission.

FINANCIAL IMPACT: The FY 2016 Budget appropriated \$480,100 in BCPA-Artist Fees under account (10014125-70218-20000). If the purchase is authorized, \$29,301.70 will be

transferred to the BCPA – Beverages account (10014125-71750-200000). Stakeholders can locate this in the FY 2016 Proposed Budget Book titled “Budget Overview and General Fund” on page 188.

The purpose of requesting the shift in funds from artist fee to BCPA beverages is to purchase the craft beers that will be taste-tested at the Bloomington Beer Fest to be held in the Ballroom of the Bloomington Center for the Performing Arts on August 21 & 22, 2015. Note this is only a portion of the total budget in this account. The cost of this service will be offset by revenue generated from admission to the event (the gate) and beer tasting ticket sales.

Respectfully submitted for Council consideration.

Prepared by: Tina Salamone, Performing Arts Manager, BCPA

Reviewed by: Jay Tetzloff, Director—Parks, Recreation and
Cultural Arts / Miller Park Zoo

Financial & Budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7H: Consideration of approving an Ordinance for Final Plat for the Second Addition to Shirk Commercial Subdivision, located west of Hershey Road and south of Jumer Drive. PULLED FROM THE CONSENT AGENDA

Motion by Alderman Painter, seconded by Alderman Lower that the Ordinance for a Final Plat for the Second Addition to Shirk Commercial Subdivision, located west of Hershey Road and south of Jumer Drive be adopted.

RECOMMENDATION/MOTION: That the Ordinance for an Final Plat for the Second Addition to Shirk Commercial Subdivision, located west of Hershey Road and south of Jumer Drive be adopted.

STRATEGIC PLAN LINK: Goal 3: Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE: a. Retention and growth of current local businesses

BACKGROUND:

This final plat consists of one lot located west of Hershey Road and south of Jumer Drive. The zoning in this area is B-1 Highway Business District. The subject final plat creates lot 7 from a

portion of lot 2 in Shirk Commercial Subdivision for the office building at 1907 Jumer Drive. This final plat qualifies for submission under the Expedited Final Plat submission process.

The 1999 preliminary plat was submitted by Tiehack Development, Inc. The petition for the subject final plat states that JD Office Park, LLC is the owner of the subject property.

Tap on fees for this subdivision were paid previously with the platting of Shirk Commercial Subdivision. Therefore, no additional tap on fees are required for this subdivision.

All required public improvements for this addition have been constructed with previous additions. No additional public improvements are required for this addition. Therefore, no additional performance guarantees are required for this subdivision.

A solid fence is on the property now to screen the existing development from the residential properties to the south. Any future developments to the east or west will also be required to provide screening as part of an approved building permit.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: JD Office Park, LLC

FINANCIAL IMPACT: None. All survey and plat costs paid by JD Office Park, LLC

Respectfully submitted for Council consideration.

Prepared by: Anthony J. Meizelis P.E., Civil Engineer I

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7I: Consideration of approving an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a wedding reception at Davis Lodge.

Motion by Alderman Schmidt, seconded by Alderman Buragas that the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on August 29, 2015 be approved and the Mayor and City Clerk authorized to execute the necessary documents.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Mwilambwe and Painter.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That the Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the City Code for a Wedding Reception at Davis Lodge on August 29, 2015 be approved and the Mayor and City Clerk authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: The Bloomington Liquor Commissioner, Tari Renner, convened a meeting to hear the request of Ron Schmitt and Annie Barry to allow moderate consumption of alcohol at their August 29, 2015 wedding reception to be held at Davis Lodge on July 24, 2015.

Present were Commissioner Tari Renner, George Boyle, Asst. Corporation Counsel, Renee Gooderham, Nanam Myszka, owner/caterer Epiphany Farms and Craig Cahan, Epiphany Farms Manager.

Mr. Cahan stated that Epiphany Farms would cater the wedding reception. Beer and wine only would be served. Approximately 135 guests were anticipated.

Commissioner Renner approved the request of Ron Schmitt and Annie Barry to allow moderate consumption of alcohol at their August 29, 2015 wedding to be held at Davis Lodge.

Commissioner Renner stated that this item would appear on the Council's August 10, 2015 Consent Agenda. He encouraged Mr. Cahan to attend the meeting.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A.

FINANCIAL IMPACT: None.

Respectfully submitted for Council consideration.

Prepared by: Renee Gooderham, Chief Deputy Clerk

Reviewed by: Cherry L. Lawson, City Clerk

Reviewed by: Brett Lueschen, Interim Water Director

Reviewed by:

George D. Boyle, Assistant Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7J: Consideration of approving a Lake Bloomington Lease Transfer Petition for Lot 4, Block 10 of Camp Potawatomie, from Alvin Schad to James and Diane Koehl.

Motion by Alderman Schmidt, seconded by Alderman Buragas that the Lake Lease Transfer be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

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

Ayes: Aldermen Sage, Lower, Hauman, Schmidt, Fruin, Buragas, Mwilambwe and Painter.

Nays: None.

Motion carried.

RECOMMENDATION/MOTION: That the Lake Lease Transfer 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 1a. Budget with adequate resources to support defined services and level of services.

BACKGROUND: The sewage disposal system inspection was completed in June 2015. The septic system appears to be functioning normally. The septic tank does not need to be pumped but should be checked regularly. The age of the sewage disposal system is over twenty-five (25) years. The McLean County Health Department estimates sewage disposal systems have an average life span of approximately twenty to twenty-five (20-25) years. However, this can be affected greatly by usage patterns of the premises (seasonal versus full time occupancy) and system maintenance.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: This petition will have a neutral financial impact in that the current lease uses the current formula, (\$0.40 per \$100 of Equalized Assessed Value), for determining

the Lake Lease Fee. With this transfer, the lake lease formula will generate about \$243.49 per year in lease income. This lake lease income will be posted to Lake Maintenance-Lease Income Account (50100140 – 57590). Stakeholders can locate this in the FY 2016 Proposed Budget Book titled “Other Funds & Capital Improvement Program” on page 104.

Respectfully submitted for Council consideration.

Prepared by: Connie Fralick, Office Manager

Reviewed by: Brett Lueschen, Interim Water Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

Recommended by:

David Hales
City Manager

The following was presented:

Item 7G: Consideration of the purchase of limited source craft beers for the inaugural Bloomington Beer Fest in the amount of \$29,301.70. PULLED FROM THE CONSENT AGENDA

Alderman Lower asked for clarification of this item as he is not opposed to the event. At this time, the City needs to look at needs versus wants. The fact that the City is funding the BCPA, the fact that the City is purchasing beer an event, and there is a possibility that this event could be rained out. He asked for the contingency plan in the event it rains and how would any excess of beer be handled.

Mayor Renner, all of the proceeds for entry into the event will come to the City, the beer is paid for with ticket sales, and anything remaining would go to charities. This was in response from BCPA staff that Bruegala left the City of Bloomington and went to the Town of Normal to keep the revenue stream that we received. He deferred to Mr. Tetzloff for an overview.

Jay Tetzloff, Director of Parks, Recreation and Cultural Arts / Miller Park Zoo, stated that the event will be held rather rain or shine. In the event it rains, the Beer Fest will be moved inside of the building.

Alderman Lower, what happens if we do not sell all of the beer? He asked whether the whole seller would be willing to provide a refund for unsold beer.

Tina Salamone, Performing Arts Manager, BCPA, Marketplace Selections will receive payment from the City and unopened products will be purchased from Marketplace Selections.

Alderman Fruin, expressed concerned for overage of beer purchased and the manner in which the City would handle unopened beverages and whether a refund would be made available. It is his hope that the City get out of the business of furnishing beer and the BCPA along with the City locate another sponsor for this annual event.

Motion by Alderman Fruin, seconded by Alderman Schmidt that the City Council authorize a limited source purchase of specific craft beers from Marketplace Selections in the amount of \$20,097.30 and Wolf Distributors in the amount of \$9,204.40 for the inaugural Bloomington Beer Fest.

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

Ayes: Aldermen Mwilambwe, Hauman, Fruin, Buragas, Painter, Lower, Sage and Schmidt.

Nays:

Motion carried.

The following was presented:

Item 7H: Consideration of approving an Ordinance for Final Plat for the Second Addition to Shirk Commercial Subdivision, located west of Hershey Road and south of Jumer Drive. PULLED FROM THE CONSENT AGENDA

Alderman Painter stated the she is thrilled this is occurring as it is in her Ward. However, the same developer that is developing this plat has developed another plat that is situated between the Chateau and Tiehack Drive. There is a section in that area that does not have a sidewalk, which should have been installed over 10 years ago. Many people travel along that area from Spring Ridge to Jewel-Osco and are having to walk through high grass to reach their destination, which poses some danger. She asked whether the developer would be willing to install a sidewalk along that area so that the travel of many would be easier.

Alderman Schmidt asked whether there was a requirement to install a sidewalk along that pathway; it was not something that the City has required in the past.

Alderman Painter stated that it was her understanding that it [sidewalk] was required, but is unsure.

Jim Karch, Director of Public Works stated there are two LLC companies that sometimes it is difficult from a legal standpoint to tie one developer to the other, even when it is the same

company. Council action allows the Council to make that a part of the motion. However, in this case, staff spoke with the developer who stated that they would be installing that sidewalk in the spring 2016. The developer stated that he would not be able to install the sidewalk this fall, but a verbal commitment was given to build it in spring 2016.

Alderman Painter inquired as to the reason the sidewalk could not be installed before spring 2016.

Mr. Karch stated that was the commitment that the developer provided to staff. Staff could have another conversation with the developer to see whether the sidewalk could be built before spring.

Alderman Painter stated that she would appreciate any assistance with this request from staff.

Alderman Lower asked whether there is something that can be done from a safety standpoint to remediate the situation in the event the sidewalk is not installed prior to spring 2016, such as a lane closure or a temporary path.

Mr. Karch stated that it would not be advisable to have a lane closure or temporary path in that location. In order to have an approved pedestrian mobility in a traversed area, a sidewalk is the best solution.

Alderman Mwilambwe asked whether a written agreement with the developer to install sidewalk be signed so that we have a record of this action.

Mr. Karch stated that Council could make that a part of its motion if desired. Those types of documents do assist City staff in performing their jobs more effectively. However, clarified with Corporate Counsel, Jeff Jurgens that the agreement would be a legal matter with the two different LLC companies.

Motion by Alderman Painter, seconded by Alderman Lower that the Ordinance for a Final Plat for the Second Addition to Shirk Commercial Subdivision, located west of Hershey Road and south of Jumer Drive be adopted.

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

Ayes: Aldermen Mwilambwe, Hauman, Fruin, Buragas, Painter, Schmidt, Lower and Sage.

Nays:

Motion carried.

The following was presented:

8. “Regular Agenda”

Item 8A: Consideration of approving an Ordinance Amending the FY 2016 Budget and review the analysis of Bids and Approval of a Contract with CAD Construction, Inc., in the amount of \$232,760 for construction of Flamingo Exhibit at the Miller Park Zoo (Bid #2016-05.)

Mayor Renner stated for clarification that this item was approved one year ago within the 2015 Fiscal Year budget. There were cost overruns, and staff worked to receive private funds to cover some of those costs.

Jay Tetzloff, Director of Parks, Recreation and Cultural Arts / Miller Park Zoo thanked Council for its consideration of this item. He, also, thanked the Ewing Zoo Foundation Board and the Miller Park Zoological Board for their assistance with the funding of this Flamingo exhibit. This exhibit is not new. In fact, it had been discussed within the Master Plan that was approved in 2012; appropriations for the project were made in 2015; the design process started in 2014, and early spring it was set out for bid of the construction. The bids came in above the appropriated amount. In spite of the amount, staff's goal was to deliver a high quality exhibit impact and within the budgeted amount. Staff reviewed the initial draft of the plan and made some modifications to it, scaling it down in size and cost. Staff also created in-house opportunities. So, demolition, landscaping, fencing and exhibit signage is being done by City staff. Staff contacted the Ewing Zoological Foundation, and received a gift of \$50,000, plus another \$3,000 to bring the animals into the exhibit.

Mr. Tetzloff stated that the Ewing Zoo Foundation historically pays for animal acquisition and shipping, so there has never been a cost for the City. That has been a great asset since my employment with the City. He reviewed the cost of the project as follows: \$150,000 from the City has not change, \$100,000 from the Zoological Society also has not changed, and \$50,000 from the Ewing Zoological Foundation, and the \$3,000 was received from Cindy Ewing.

Mayor Renner restated the amount as follows: \$150,000 from the City, and \$153,000 from outside private partners.

Mr. Tetzloff stated that the Flamingo exhibit is a way that the Zoo can move forward within the Master Plan. This is an attraction for the City—we have this public and private partnership to bring this exhibit forward. The goal of his department is to continue to create new partnerships within and outside of the community. We believe that there will be an increase in zoo attendance to five (5) percent, equating to more revenue, and are looking for ways to reduce the subsidy percentage. The Zoo has decrease its dependency from high 50 percentage to 48 percent. It is important to reduce cost and expenditures all the while providing high impact exhibits and events within the Zoo.

Alderman Schmidt, really do see Miller Park Zoo as an asset to this community. We have an opportunity and an obligation to take care of the Zoo. She stated that Mr. Tetzloff is really an asset to the City and appreciates his stewardship and the direction the Zoo is on path to go. She thanked the Zoological Society and the Ewing Zoo Foundation for its donation. She understands the concerns of the public in putting funds into this type of project when the City has

budget deficits. However believes that if the City does not support the exhibit, it would be a step in the wrong direction.

Alderman Mwilambwe commended Mr. Tetzloff for a job well done with the Zoo and concurs with the comments of Alderman Schmidt. He commented on the commitment of Mr. Tetzloff efforts with the Zoo that Council needs to display that same level of commitment with its community projects. He stated that staff has received funding from community partners and see that as the way of the future. He asked that Mr. Tetzloff provide additional information regarding the safety of the animals at the zoo. Also, to provide information on the fundraising efforts to support other areas of his department operations.

Mr. Tetzloff, in terms of an endowment, it is something that has been reviewed i.e. in terms of staffing—creating an endowment for our education department. He stated that he would love to have a second educator to do outreach. That is a position that could come from an endowment. Endowments are huge...Brookfield has 35 people that works in development. The City has below that number including staff and volunteers. Creating an endowment is important and conversations with the Zoo Society have been had. However, at this time staff is primarily focused on the operations of the Zoo. Regarding animals, Mr. Tetzloff stated that he worked his way up through the field...that he would not build an exhibit that was not comfortable for the animals. He has managed flamingos in his past position, that this is a wonderful plan for the Flamingo exhibit for Miller Park Zoo.

Alderman Mwilambwe asked Mr. Tetzloff to address the cost of the food for the animals.

Mr. Tetzloff stated that the flamingos would eat a commercial based food product that is purchased by the 50 pound bag. This is not an expensive animal to feed and maintain. It has a high impact and low operation cost associated with it. The food will come from Kroger and not cost the City any money. The longhorn that is visiting the Zoo, the owner provides for its hay. He wants to ensure a great experience for visitors all the while keeping cost down.

Alderman Sage commented on the five (5) percent increase in visitors anticipated with the opening of the Flamingo exhibit, asking how that five (5) percent equate to revenue.

Mr. Tetzloff stated that the \$150,000 that is estimated to be expended will be realized within two years. In terms of revenue, we are looking at an additional \$73,000 to \$75,000 in increased revenue to the City.

Alderman Sage stated his dilemma with this project is that he is still undecided, as he is a fan of Mr. Tetzloff and the Zoo. However, with the connection with the Budget Task Force as a group, we will have to make some very difficult decisions about potential program cuts and other things City related. He stated that he is unsure as to how he will vote on this item.

Alderman Lower stated that his [is] quite sure as to how he will vote. He complimented Mr. Tetzloff for his experience and background in managing the Zoo. He hopes that Mr. Tetzloff is confident in his estimate that the five (5) percent entrance fee will cover the cost of the Flamingo exhibit once opened. He inquired about the annual operational cost to run and maintain the exhibit.

Mr. Tetzloff stated, at this point, he does not have those figures. Staff do not expect there to be an increase in operations as a result of bringing this exhibit onboard. He commented on the accommodations for the birds, as is similar in nature to other zoo with a flamingo exhibit.

Alderman Lower inquired about the maintenance of the flamingos and whether the wings of the birds would be clipped as to prevent flying away.

Mr. Tetzloff stated that the flamingos would have their wings pinned to prevent them from flying away as it is a common practice within the Zoo industry. This is just standard practice.

Alderman Lower stated that he has a hard time supporting this project when the City has other pressing priorities. Symbolically, he would not be supporting this project, as the City has other items that needs to be prioritized. He thanked the Zoological Society and stated that he is not sure whether this should be placed into a park district or private organization.

Alderman Fruin stated that this is a difficult decision as the City explores needs versus wants; wants are oftentimes attached to quality of life: parks, recreation and cultural arts. Parks, recreation and cultural arts is something that the Budget Task Force is having to focus on. He commented on the two year pay back of the exhibit, stating that he is impressed with the level of contributions from private sources. The City can began to hold onto these quality of life services with the assistance and cooperation of private source funding opportunities. That if the Council looks at it service levels and began to take a hard look at these services, regional services that are managed and paid for by the City of Bloomington, Miller Park Zoo would be a perfect example. This is a regional service that can be shared across Central Illinois District; however, is managed by the City of Bloomington. The Zoo is a part of our heritage and I am in support of it.

Mayor Renner stated in summary, this is a public and private partnership match. This is not a project whereby \$150,000 would be used by the Zoo rather than filling potholes. It is within a certain context and agreement that a possible payback in the long-term.

Motion by Alderman Schmidt, seconded by Alderman Painter that the Ordinance be adopted amending the Budget Ordinance to add funds to the Capital Improvement Account for increasing expenditures and revenues for the contract with CAD Construction Inc., for construction of the Flamingo Exhibit at the Miller Park Zoo through Bid #2016-05 in the amount of \$232,760 be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

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

Ayes: Aldermen Mwilambwe, Hauman, Fruin, Buragas, Painter, and Schmidt.

Nays: Aldermen Lower and Sage

Motion carried.

RECOMMENDATION/MOTION: That Ordinance be adopted amending the Budget Ordinance to add funds to the Capital Improvement Account for increasing expenditures and revenues for the contract with CAD Construction Inc., for construction of the Flamingo Exhibit at the Miller Park Zoo through Bid #2016-05 in the amount of \$232,760 be approved, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2 – Upgrade City Infrastructure and Facilities; Goal 5 - Great place – Livable, Sustainable City;

STRATEGIC PLAN SIGNIFICANCE: 2d. Well-designed, well-maintained City facilities emphasizing productivity and customer service. 5b: City decisions consistent with plans and policies. 5d. Appropriate leisure and recreational opportunities responding to the needs of the residents.

BACKGROUND: City Council approved the Zoo’s Master Plan in 2012. The Flamingo Exhibit is the first exhibit designated from the Zoo’s Master Plan. It is estimated that completion of this exhibit will raise the Zoo’s attendance by 5%. This recommendation represents the second request for bids. The first set of bids were opened in January 2015 but came in higher than expected and over budget. Initial bids were rejected by City Council. The entire project was reduced in size and re-designed with the goal of producing a quality exhibit for guests, staff and animals but at a lower cost. The amount of concrete was drastically reduced by eliminating the nesting island. The building size was decreased and some of the filtration system was removed but could be added later. In addition to cutting costs, staff was able to ask and receive a \$50,000 gift from the Ewing Zoo Foundation.

COMPANY	BASE BID	ALT. #1 ROOF	ALT #2 PROOFING	ALT #3 FILTER	FILL PER CY	TOTAL	TOTAL w/ ALT. #1 & 3
Diamond Design and Construction	\$256,900	\$15,980	\$3,500	\$3,900	\$125	\$280,280	\$276,780
CAD Construction	\$228,450	\$750	\$5,165	\$3,560	\$150	\$237,925	\$232,760
Tarter Construction	\$241,300	\$3,704	\$5,107	\$3,520	\$175	\$253,631	\$248,524
J Spencer Construction	\$242,880	\$3,370	\$3,805	\$3,570	\$135	\$253,625	\$249,820

Base Bid plus Alternates #1 and 3 is recommended for total price of \$232,760. A galvanized roof should last longer than an asphalt shingled roof. There is great value in accepting Alternate #1. By accepting Alternate #3 and replacing the sand filter with a bead filter, the Zoo reduces the cost of media that would have to be replaced and on staff to have to do the work. Bead filters should not ever replace the media. Surface applied waterproofing as Alternate #2 was denied, as staff believe it can be done cheaper than \$3,560 and will do it in-house. In addition to the construction company costs, additional costs will be completed by City staff. These tasks

include demolition, landscaping and fence construction. All of these tasks are being completed by City staff to save money on the project.

The construction could begin almost immediately, if approved by City Council. Work performed by CAD Construction will last approximately three months. After 14 years as a union carpenter, CAD Construction was started in 2004 by Kendall Martin as a wood framing carpentry sub-contractor. They have evolved into a small general contractor that self performs carpentry. Kendall's wife, Kerry, is the majority stock holder and is very involved in the administration side of the business. This qualifies CAD as a female owned business. Due to the minority status and certifications, they do a lot of work for the State of Illinois, IDOT, Libraries, and Parks.

They are currently working for the Decatur Park District renovating the building and rebuilding the deck at The Beach House on Lake Decatur (\$765,000). They have 5 Pole Barns in progress for IDOT in district 5 (\$325,000). They are building the animal shelter at DeWitt County (\$291,000). They are finishing up a project at Crop Sciences for the University of Illinois in Champaign/Urbana (\$320,000). They are doing the wood framing and casework installation at the new Hampton Inn in Peoria near Grand Prairie Mall (\$960,000).

Past Projects are Sherman Library Addition (\$750,000), St. Joseph/Ogden Restroom and Concession Building (\$314,000), Morton Park District Restroom and Concession Building (\$194,000), Ball Township Maintenance Building (\$450,000), IDOT Restroom and Storage Building (\$273,800).

Staff will complete the project with an opening in spring 2016 but provides the winter to offer some sneak-peaks.

With the raised admission price to \$6.95 by \$1 and the predicted 5% boost in attendance, the \$150,000 from the City for the Flamingo Exhibit would be paid for in about two years. In gate admissions alone, a \$76,000 increase is expected in the first year it is open.

Additionally, the Flamingo Exhibit is believed to be a significant sign for the future of the Miller Park Zoo. Fundraising should also benefit, as this is the first exhibit built in eleven years and the first project in the master plan. Staff believe that by showing progress, donors will want to become more involved.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: A request for bids was sent out via normal City of Bloomington Purchasing procedures. Zoo staff also provided a list of construction firms from around the nation. Thirty different groups or individuals received the request.

This work was advertised in The Pantagraph on June 17, 2015 and a pre-bid meeting was held on July 1, 2015 at the Miller Park Zoo.

FINANCIAL IMPACT:

Construction for the Flamingo Exhibit was approved in fiscal year 2015 as a capital project for a total cost (design and construction) of \$250,000 of which the Miller Park Zoological Society has committed \$100,000. The construction was not awarded in FY2015 and had to be redesigned and re-bid as initial construction bids received were too high. The re-bidding of the construction resulted in final project costs of \$285,890 and the net impact to the city is \$135,890. The Ewing Zoo Foundation has committed \$50,000 to offset increased project costs and minimize the impact to the city originally estimated at \$150,000. A budget transfer is necessary to re-appropriate funds in FY2016 which remained unencumbered at year end 2015.

Below is a summary of the activity year to date:

Description	Cost	Status
Design of Flamingo Exhibit	\$37,920	
Flamingo Project Management	\$15,210	
Construction	\$232,760	
Total Project Cost	\$285,890	
Donations	(\$150,000)	Zoological Society & Ewing Zoo Foundation
Total Cost to the City	\$135,890	

The budget amendment will increase the Capital Improvement Fund line item entitled – Park Construction & Improvement account (40100100-72570) by \$232,760 as and will come from fund balance in the Capital Improvement Fund. It will also increase the Capital Improvement Fund – Other Contributions account (40100100-57390) by \$106,928, which is the remaining donations that will be received in FY 2016.

Respectfully submitted for Council consideration.

Prepared by: Jay Tetzloff, Director of Parks, Recreation and Cultural Arts / Miller Park Zoo

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & budgetary review by: Carla Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

The following was presented.

Item 8B: Consideration of Waiving the Formal Bidding Process of a limited source and Authorize the Procurement of a Professional Services Agreement in the amount of \$735,460.00 with F.B. Leopold, Inc. of Zelienople, Pennsylvania, a proprietary filter

underdrain manufacturer, for the retrofit of four filters (filter #'s 13, 16, 17 & 18) at the Water Treatment Plant.

Rick Twait, Purification Superintendent stated that with the filters draining at the Water Plant. Filtration is the final step in physical treatment process at the Water Plant. The filter is essentially a large concrete box, containing filter media of various types that rest upon a floor. The current filters were installed in 1987 during the expansion of the Water Plant. Staff noticed that there were some failures with this material, such as misdistribution of flow that hinders the performance of flow. As part of the Stormwater/Sewer Master Plan staff is seeking to retrofit the current filters with the newer one that is a gravel underdrain system. Staff originally wanted to have this at our Water Plant, then return to retro-fit the existing filters. However, the conditions in the field were not conducive to make that happen. Staff has to address the failure problems very quickly, which staff has with Council's approval in February to install two of these filter underdrain systems. All systems are operating well with this new system. Staff is before Council seeking approval to retro-fit the existing four filters with this new gravel less system. The cost for retro-fitting the remaining, is exactly the same as the other two.

Mayor Renner ask whether the same company would be retro-fitting the remaining filters or whether it was a newer company.

Mr. Twait stated that it is the same company.

Alderman Lower asked for specific information regarding the scope of work involved in this project, such as the volume.

Mr. Twait stated there are six (6) existing filters at the Water Plant, each of which has two cells to them, whereby the existing square footage of each individual filter is about 460 square feet each. When you multiple that number times six (2760) that is the total area that we are looking to retro-fit.

Motion by Alderman Schmidt, seconded by Alderman Painter that the Council waive the formal bidding process and authorize entering into a Professional Services Agreement in the amount of \$735,460.00 with F.B. Leopold, Inc. of Zelienople, Pennsylvania for services to retrofit filters #13, 16, 17, and 18 in the new section of the water plant, and authorize the Mayor and City Clerk to execute the necessary documents.

Alderman Buragas noted for the record that this is a significant investment in our infrastructure, and there has been persistent concerns about Council's prioritization when it comes to spending money, because the City does have limited funds and it can be difficult to determine how we want to spend them. This is an example of how the City can have a balance appropriate approach of how to spend the City's funds. That tonight the Council voted to assist in the funding of a quality of life project at a cost of \$150,000, and we are spending substantially more on the infrastructure. This is a good balance of the Council to balance the City in providing for a community that others would like to live, work and invest in.

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

Ayes: Aldermen Sage, Hauman, Fruin, Lower, Buragas, Mwilambwe, Schmidt and Painter.

Nays: None

Motion carried.

RECOMMENDATION/MOTION: That the Council waive the formal bidding process and authorize entering into a Professional Services Agreement in the amount of \$735,460.00 with F.B. Leopold, Inc. of Zelienople, Pennsylvania for services to retrofit filters #13, 16, 17, and 18 in the new section of the water plant, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN SIGNIFICANCE: Objective 4 – City Services delivered in the most cost-effective, efficient manner

BACKGROUND: The City of Bloomington Water Department replaced two filters earlier this year that had encountered a failure in the underdrain conventional, rapid rate gravity filters. The four filters that we are requesting to replace were installed at the same time that the two filters that failed earlier this year. Staff is seeing the four filters showing signs of failure. Therefore, repairs need to move forward on filters #13, 16, 17, and 18 to restore the treatment capacity of the water plant. These filters will be retrofit with proprietary gravel-less underdrains, provisions for a new air scour backwash system, demolition of the existing underdrain system, installation of the new gravel-less underdrain system, replacement of filter media and incidental construction related to the filter retrofit.

The underdrain is the portion of the filter upon which the supporting gravel of various sizes and the filter sand is placed. The underdrain system supports this filter media and acts as the collection point of the filtered water once it passes through the filtering layers of sand and the support gravel (see attached diagrams). Once there is a failure in the underdrain, this provides for a short circuit in the filtering process and the water to be filtered will take the path of least resistance and move through the filter media in a quicker fashion than other parts of the filter and will be less efficiently filtered or in essence not filtered at all. This can lead to higher cloudiness in the treated water (turbidity) and other possible water quality problems.

An underdrain failure can generally only be determined by removing all the media from the filter and physically inspecting the underdrain. This activity removes the filter from service for several weeks, is costly and time consuming. Much like an underground coal mine collapsing and causing a sink hole on the ground surface, a failed underdrain collapses downward and the filter media on top of the underdrain collapses into the filter underdrain and causes the uniform layers of the filter media to become mixed and essentially a small sink hole forms on top of the filter. Each filter, with two halves or “cells”, is capable of filtering a total 2 million gallons per day. If the City encounters peak pumpage and if one of the filters would fail, the Water Treatment Plant would be hampered in its ability to meet peak demands.

The improvement of the rapid rate filters at the Water Treatment Plant is in the Water Plant Master Plan (September 2007) and was planned to coincide with the construction of the filter expansion at the Water Treatment Plant. The expansion project will be deferred to the next fiscal year (FY17).

AECOM, Inc. was retained by the City to design the new underdrain system in the filters for the new portion of the Water Treatment Plant. This was completed with the earlier construction of the underdrains.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: None

FINANCIAL IMPACT: The filter expansion project was included in the Water Department's Capital FY 016 budget which in total is budgeted in the amount of \$1,500,000. The expansion project will be deferred to the next fiscal year to allow for the improvement of the rapid rate filters. This will be paid from Water Purification – Water Plant Construction & Improvement – account (50100130-72590). Stakeholders can locate this in the FY 2016 Proposed Budget Book titles “Other Funds & Capital Improvement Program” on pages 103 & 277.

Respectfully submitted for Council consideration.

Prepared by: Brett Lueschen, Interim Water Director

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & Budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

The following was presented.

Alderman Fruin stated that he would like to recuse himself from the deliberations as he is a paying dues member of the Knights of Columbus.

Item 8C: Consideration of approving economic development incentives (mitigation of street tap-on fees) to facilitate development of Columbian Homes Association (CHA) subdivision property at the southeast intersection of Fox Creek Road and Cabintown Road.

Mayor Renner asked for clarification on the fee waiver to the Knights of Columbus, the non-profit verses the developer receiving the benefit from the waiver as well.

Corporate Counsel Jeff Jurgens stated that the City's understanding is the Knights of Columbus is selling the property for less than what they paid for it. The last time that this item came forward, the City agreed to lower the fees to \$80,000 with one connection. That is technically a benefit to the seller, the Knights of Columbus. However, the developer needs the second access which some additional fees, and staff is before you to discuss this with Council.

Austin Grammer, Economic Development Coordinator stated that regardless of who writes the check for the fee, the fee amount goes with the value of the property. Before the Council is a case that the Knights of Columbus purchased the property many years ago and over time, the City improved the roads on three sides of the property which has created whereby we have tap-on fees that are equal to or in excess of the price that was paid for the property. If the City does not waive these tap-on fees, it is unlikely that the property would sell to a potential buyer if one hundred percent (100%) of the fees had to be paid in addition to the value of the land. Someone will have to pay the fees eventually, either the buyer or the seller. The question to the City is how soon we want the property to be developed. The taxing bodies do not receive any property tax revenue while the property sits vacant and undeveloped.

The City is proposing that the tap-on fee of Cabin Town Road north and south of \$51,000 and some change be waived. That will be tapped onto Cabin Town Road north and south by the developer along with fee of Fox Creek Road. The City is not requesting that fee to be waived, which amount to \$42,911.30. In the memo it states that the tap-on fee for Cabin Town Road east west, which at this time, the developer does not have any intentions in tapping into that road. If they do in the future, that fee would be paid.

Mayor Renner stated that they were only going to use what they are paying for.

Mr. Grammer stated that they would use what is being paid for, Fox Creek Road and the thing that they are seeking to have waived, Cabin Town Road north and south. A couple of months ago, Council had approved with the understanding that the developer was only going to tap onto Fox Creek Road. Now, the developer will need to tap onto Cabin Town Road. I know the Fire Department would like to see two access roadways for fire trucks and equipment. However, also for the ease of access for the development.

Mr. Grammer stated that in the last motion that Council approved had required that any future developments at the site generate \$26,000 in property tax annually payable only to the City. That was based upon a projection of seven million dollar assisted living facility being built on that site. That would be very difficult to do on this site, due to the smaller size of this lot. Unfortunately, the projection that I included within the cover memo was cabbaged onto and included within the resolution which was required. However, it is unlikely that it will pass at this site.

Mayor Renner stated that in the event that the four million dollar project is not completed, then the full amount of the waived tap-on fee will be due and payable to the City.

Alderman Sage expressed concern on the \$26,000 as that was brought forward with a fair amount of certainty that was presented to Council as the last meeting. If we value something at

four million dollars, the City should be able to estimate, with some measure of error the property tax dollar that will be generated from this.

Mr. Grammer stated with this amount of time with the information, it is not possible for staff to create a projection of what the property tax would be on this site. The actual investment that the developer would make, the City is requiring four million dollars---you would think that if the property was assessed, it would be assessed at four million dollars. Oftentimes, it is more expensive to build something than the resulting market value. The City would need to sit down with the Township Assessor to determine the property value rate.

Alderman Sage, one of the principles that he looks at is having fifty percent of something as opposed to fifty percent of nothing. He asked Mr. Karch whether the City will anticipate any traffic or life issues with this access at Cabin Town.

Mr. Karch state, Cabin Town Road north-south or east west to the south is the preferred connection. Having access to a major arterial road like Fox Creek is preferred from the side road.

Alderman Sage, just wanted to confirm that the City would still receive back the amount that was originally stated, \$80,000 and change. The tap-on fee is still coming back to the City.

Mr. Grammer stated, in his previous memo the \$26,000 figure was arrived at with a seven million dollar assisted living facility being built.

Alderman Sage, this lot has sat vacant for nearly 23 years of the time that I have lived in southwest Bloomington, and stated he is glad that the City is going to do something with this lot.

Alderman Buragas stated that she likes the idea of having created a situation whereby the City expects a certain behavior, that if the entity does not comply, the City would be in a position to recoup its loss. She asked how the measure would be enforce.

Mr. Jurgens, the City has not spoken about requiring any bonds for this project. This would be set forth on the tap-on memo. The City would make some notation of this and would see as a claim that the City would recoup at that point. Mr. Jurgens stated that the Council could require it, then later refund it. However, the economics of this project would hampers staff ability to negotiate with the developers.

Motion by Alderman Sage, seconded by Alderman Lower the City Council, as an economic development incentive, mitigate street tap-on fees, thereby reducing total tap-on fees to \$80,797.19 for streets, water and sewer, plus interest for water and sewer tap-on fees already incurred, with the incentive-waiver contingent upon completion of sale of the property to Villas of Holly Brook and the construction of an assisted living facility, with a total project cost of at least \$4 million, within three years. In the event a \$4 million or greater project is not completed at the property within three years, the full amount of waived street tap-on fees (\$51,096.55) will be due and collectable from the Villas of Holly Brook.

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

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

Nays: None

Recuse: Alderman Fruin

Motion carried.

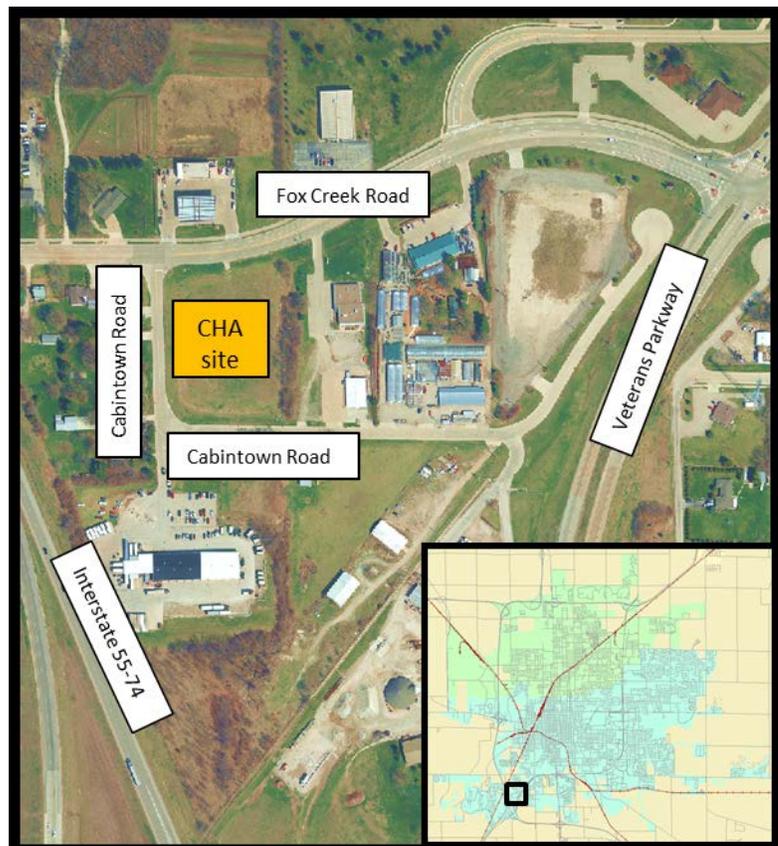
RECOMMENDATION/MOTION: That the City Council, as an economic development incentive, mitigate street tap-on fees, thereby reducing total tap-on fees to \$80,797.19 for streets, water and sewer, plus interest for water and sewer tap-on fees already incurred, with the incentive-waiver contingent upon completion of sale of the property to Villas of Holly Brook and the construction of an assisted living facility, with a total project cost of at least \$4 million, within three years. In the event a \$4 million or greater project is not completed at the property within three years, the full amount of waived street tap-on fees (\$51,096.55) will be due and collectable from the Villas of Holly Brook.

STRATEGIC PLAN LINK: 3. Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE: 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington.

BACKGROUND: Columbian Homes Association (CHA) subdivision is an undeveloped 2.7-acre subdivision owned by Knights of Columbus Council 574, a fraternal organization active in the community since 1901. The organization wishes to sell the property at no profit to itself, and the new owner would build an assisted living facility.

Substantial reduction of tap-on fees would help facilitate the sale of and land development on the site, resulting in an increase in City property tax revenue that will eventually offset any revenue lost from a reduction of tap-on fees. Additionally, the Knights of Columbus is not in a financial



position to pay the existing fees, so in reality the City is receiving no tap-on fees and minimal property tax revenue currently. Fees are past due and gathering interest.

The Knights of Columbus had purchased property at the southeast intersection of Fox Creek Road and Cabintown Road with plans to build a new hall there. However, membership shifted direction and decided instead to locate along the centrally located Dunn Drive. The Knights of Columbus representatives note that the group has never requested infrastructure upgrades and never intended to develop the Fox Creek site once its plans for a new hall changed.

The Knights of Columbus has tried to sell the property, but had difficulty in large part because uncommonly high tap-on fees owed to the City made the sale economically unviable. The property is unusual in that streets on three sides of the subdivision have been converted from rural roads to urban streets – Fox Creek Road and west-east and south-north portions of Cabintown Road. The resulting street tap-on fees are \$137,576. Total tap-on fees owed, plus interest, is \$175,461.89, according to calculations made by Public Works in April. Staff has been told that the current proposed sale price of the land is \$195,500 which staff has been told is less than the amount the Knights of Columbus originally paid for the property.

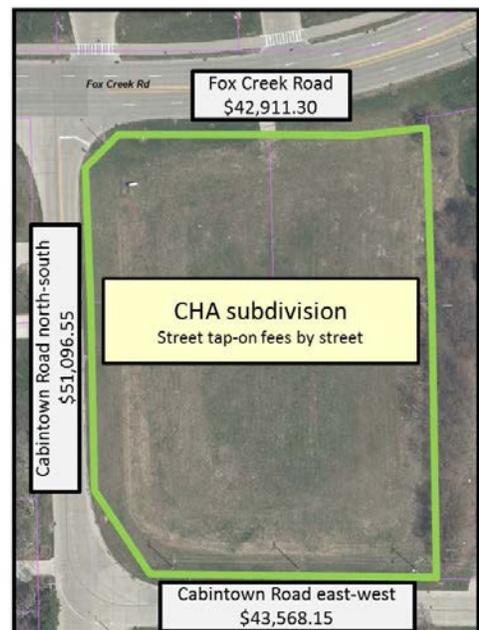
On April 27, 2015, the Knights requested a tap-on fee reduction to \$40,398.60.

Staff recommended, instead, that the Council waive only the portion of the street tap-on fees related to streets not accessed by a developed site. It would reduce the street tap-on fee to \$42,911.30 and the total fees to \$80,797.19 if the development only accessed Fox Creek Road. See the street tap-on fee map at right.

A motion paralleling the Knights of Columbus request was defeated by a 6-2 vote. A second motion passed 8-0 and reads as follows:

“Motion by Alderman Sage, seconded by Alderman Hauman To Discount the Tap-On and Connection fees for the Columbian Homes Association (CHA) subdivision by \$94,664.70 and setting the amount due to \$80,797.19 contingent upon: 1.) execution of an Agreement between the Knights of Columbus and the City Manager providing for the Sale and Development of the property for a Business Use within two (2) years of Execution of the Agreement that will generate at least \$26,000 per year in Tax Revenue to the City and Authorizing the City Manager to Execute such an Agreement in a form Approved by same, and 2.) upon the Property being Re-Zoned to a Single Lot with Connection only to Fox Creek Rd.”

Street tap-on fees



Reason for new staff recommendation: At the time of the April meeting, the CHA land sale was tentative. Staff was aware that Villas of Holly Brook, an established regional owner and operator of assisted living facilities, was in negotiation for at least two other prospective sites. The April staff recommendation focused on fee relief to the Knights of Columbus based on the uncommon amount of subdivision land fronting upgraded road. Since then, plans have solidified at the CHA site. Villas is ready to close on the sale and proceed with the project, but Villas wishes to access Cabintown Road north-south as well as Fox Creek Road. Charging an additional \$51,096.55 for access via Cabintown Road (north-south) would be a deal-breaker, according to representatives of the Knights and the Villas. Staff now recommends that total tap-on fees remain at \$80,797.19 but that the development be allowed to access Fox Creek Road and Cabintown Road north-south.

At this time, Villas of Holly Brook does not plan to access Cabintown Road east-west, therefore the street tap on fee for Cabintown Road east-west is not being assessed. Should Villas of Holly Brook or any future owner of the subject property request access to Cabintown Road east-west in the future, the tap on fee for Cabintown Road east-west would be applicable at that time.

Not a precedent for fee reduction: The incentive in this case should not be perceived as a precedent for fee waivers. While exceptions exist, staff believes that the fees and fee implementation are fair.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT:

Because the development is still in its early phases, it is not possible to forecast with certainty the projected increase in property taxes payable to the City that will result from the development of a \$4 million to \$4.5 million assisted living facility on the subject property. The developer has experience with constructing numerous identical single level facilities on larger parcels in other communities, while the Bloomington property will require the new design of a two-level facility because of the subject property's modest size.

What can be known for certain is that the reduction of the tap-on fees to the proposed amount will spur the sale of this undeveloped parcel to a developer with a proven track record for building and operating assisted living facilities throughout Central Illinois. By requiring that an assisted living facility is constructed at this site within three years of the date of purchase, and at a minimum documented investment of \$4 million, the City will be on course to recoup its investment in City funded improvements to Cabintown Road and Fox Creek Road more quickly than if the subject property continued to remain undeveloped. To further ensure that in the future the City recoups the fees waived today, an additional requirement is recommended that in the event a \$4 million or greater project is not completed at the property within three years, the full amount of waived street tap-on fees (\$51,096.55) will be due and collectable from the Villas of Holly Brook.

Additional benefits to the City would result from increased sales tax collection generated by the initial construction activity including building materials purchased from local lumberyards and fuel and snacks purchased by the contractors from the Casey's Gas station across the street from

the subject property. The City would also benefit from increased sales tax collection from the future purchases of the projected 55 employees of the new assisted living facility as they spend their earnings in the City at local retailers.

Respectfully submitted for Council consideration.

Prepared by: Stephen Arney, Public Works Administration
Austin Grammer, Economic Development Coordinator

Reviewed by: Jim Karch, PE CFM, Director of Public Works

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

The following was presented.

Item 8D: Consideration of a Resolution approving a Property Tax Abatement Incentive for the redevelopment of 312 & 314 North Main Street (the former Mid-City Hotel).

Mr. Grammer, before the Council is a property tax abatement incentive for a hotel at 312 and 314 North Main Street formerly the Mid-City Hotel, commonly known as Gaye Beck Florist. This incentive agreement was initially approved nearly one year ago. Ms. Beck has been working on this project for nearly one year, and there have been a couple of changes with blue prints with the design. In summary, Ms. Beck plans to invest \$847,000 to redevelop the upper floors of this building into six (6) apartment units. Staff has created a property tax abatement that will allow the local taxing body to collect the estimated \$19,000 in existing pre-project property taxes, plus an additional increment that is equal to \$20,000 over the five (5) years term of development. There is no funds being used or requested by the City or taxing bodies, the City is requesting an incremental abatement by the development project. This project was reviewed by Libby Au, National Development Counsel. She submitted a memo to the City regarding this project.

Mr. Grammer read a portion of the memo stating, "In analyzing the financial viability of the development, there does appear to be a financing gap. With a total development budget of \$847,274, a bank loan of \$750,000, the development does not yield enough cash flow to justify the \$97,274 in equity required to complete the project." Libby's recommendation is that the taxing body abate a portion of the property tax in order to improve the cash flow to the

development. With her calculations starting annually at \$3,960 and increasing it by three percent (3%) every year after for five years, would allow the developers to realize a cash-on-cash rate of return of 10.53% which is approximately a market return. That is what Ms. Au has consistently stated to redevelopment, to provide a market rate of return so that the City is not unduly enriching the developers. This development would not be possible if it did not provide for a market rate of return, and a developer would not invest their money if it did not provide for a market rate of return.

Mr. Grammer stated that the applicant went through a formal application process, and the application was scored. In the Project Cost Per Unit category, the applicant score high as the cost per unit would be approximately \$120,000 per unit created. The score is an indicator to the Council that it is appropriate to provide a five-year property tax abatement. The final value of the property would be \$525,000 a third of that amount is \$174,000. Based on the 2014 EAV today the amount is \$47,773.00. After the redevelopment it would be valued at \$174,982.50, and the current property tax that is payable to the taxing bodies is \$3,876.41, and after development the taxing bodies would realize \$14,198.47 annually. The amount the developer would see is an abated tax amount equaling to \$50,384 after five years if the agreement is executed. The annual property tax that is payable by the developer over five (5) years is \$20,000. From the perspective of the taxing bodies, they would be abating \$50,000 and will receive \$20,608 over the five years. From the City of Bloomington perspective, right now we are receiving \$2,500 in property tax from this development. It will create new increment in the amount of \$6,700 over five years which the percentage of abatement is being increased by three (3%) percent, and the percentage of abatement is reducing over time. For the City, it is abating \$6,600 in property tax. In exchange, the City will receive \$2700. At the end of the abatement period in five years, the City will receive an annual increment of \$1,868 or the value of the property tax rate at that time.

Mr. Grammer, the resolution included calls for the Council to approve entering into the agreement whereby the abatement agreement does have a call-back provision. The City is requesting an approval, development and investment in project of no less than \$847,000. The project has to be completed by a date certain, and the developer has to provide the City with certain documentation that it has been done.

Motion by Alderman Schmidt, seconded by Mwilambwe that the resolution for a proposed property tax abatement agreement for the redevelopment of 312 and 314 North Main Street by Mid-City Properties, LLC be approved and authorize the Mayor and City Clerk to execute the necessary

Alderman Schmidt, this proposal has been through the same process as similar projects. It is the opinion of City staff, that this project meets the same qualifications as similar projects. Mr. Varicella is the same developer on this project

Mr. Grammer confirmed Alderman Schmidt's concerns regarding the process and qualifications of the project.

Alderman Schmidt asked whether there is any feedback regarding the amount of rental payments will be realized from this project.

Mr. Grammer stated, the amounts were included within the valuation analysis that the Township Assessor created. The developer suggested \$1,200 per unit rental payments.

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

Ayes: Aldermen Sage, Hauman, Fruin, Lower, Buragas, Mwilambwe, Schmidt and Painter.

Nays: None

Motion carried.

RECOMMENDATION/MOTION: That the resolution for a proposed property tax abatement agreement for the redevelopment of 312 and 314 North Main Street by Mid-City Properties, LLC be approved and authorize the Mayor and City Clerk to executed 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 3a. Retention and growth of current local businesses; 3c. Revitalization of older commercial homes. Objective 4b. Upgraded quality of older housing stock; 4c. Preservation of property/home valuations. Objective 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; 6c. Downtown becoming a community and regional destination; 6e. Preservation of historic buildings.

BACKGROUND & OVERVIEW: Mid-City Properties, LLC is the owning entity for the historic Mid-City Hotel building located at 312 and 314 North Main Street. The project includes the renovation of the second and third floors of the building to construct six new residential apartment units subject to the approval of the property tax abatement agreement presented before the City Council.

This redevelopment project will create a minimum investment of \$847,000 into taxable property and would serve to further revitalize a historic building in Downtown Bloomington, an area highlighted as an Economic Development Target Area by the City Council in October of 2012.

To make the project financially feasible and thus begin the construction phase of the planned renovation project, Mid-City Properties, LLC is requesting an abatement of new incremental real estate taxes owed on the subject property post renovation. The property tax abatement, if approved by the taxing bodies, would allow Mid-City Properties, LLC to pay a portion of the new increment of property tax during the first five (5) years of operation of the new residential apartment units. Throughout the abatement period, the property taxes will gradually increase at a

rate that would permit Mid-City Properties, LLC to generate a market-rate of return. At the end of the proposed abatement period, all taxing bodies would begin to collect the full amount of post-investment property taxes.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: In addition to appropriate Department Heads and representatives from Public Works, PACE, Finance, Fire, Water and Police all having received the information and been invited to a comprehensive discussion on the application, the National Development Council, Downtown Bloomington Association, and Assessor for the Town of the City of Bloomington have been partners throughout the incentive application process. In addition to conducting informal meetings and communications with the aforementioned entities, the property tax abatement agreement will also be considered by the following committee and boards: McLean County Finance Committee, District 87 School Board, Bloomington Normal Airport Authority Board, McLean County Board, Heartland Community College Board, Bloomington, Public Library, City of Bloomington Township Board, and the Bloomington Normal Water Reclamation District Board.

FINANCIAL IMPACT – PROPERTY TAX ABATEMENT: According to the National Development Council, which conducted a full financial analysis of the developer and the project in question (including a three year review of personal and business financial statements), this incentive is necessary to make the project financially viable. As proposed, this arrangement serves to strengthen the project’s financial position by filling the identified financial gap.

As structured, the proposed five year property tax abatement agreement protects the taxing bodies by guaranteeing that they will collect the existing pre-project level of property taxes (estimated to be \$19,382.03) *plus* an additional increment equal to \$20,608.29 over the five year term of the proposed abatement agreement (\$39,990.32 total). The City is relying on the analysis by the National Development Council for the fiscal impact.

Staff believes the proposed property tax abatement is worthy of consideration by the Council. But for the proposed property tax abatement, this renovation project would not take place.

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Steve Rasmussen, Assistant City Manager

Financial & budgetary review by: Carla A. Murillo, Budget Manager

Legal review by: Jeffery R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

9. City Manager's Discussion

Mr. Hales, our Finance Director Patti-Lynn Silva, will provide an update to an unaudited financial information for FY 2015. Our sales tax receipts for the first two months of the fiscal year are up by 2.4% over the last year. This is a very good positive, as last year we started out with sales tax revenue declining for some period of time.

10. Mayor's Discussion

Mayor Renner commented on the lapel pin from Connect Trans-it as they received a national award for being the best transit for the under four million transportation category. He thanked Officer Ken Bays and others who put together the YouthBuild Job Program. The funds from Curative Health Solutions donated to the program assists all kids within the community.

11. City Aldermen's Discussion

Alderman Lower stated that he is having a town hall meeting for South Hill and Parmon Road area which is primarily Ward 1 residents, however all residents are invited. The discussion will be recent storm water run-off and sewer backup, and petty crime in the area as well as support for the Neighborhood Crime Program that was initiated. This will be held on Tuesday, August 25th at 7:00 at the North Park Pavilion.

12. Executive Session – Pursuant to Section 2(c) (12) of 5 ILCS 120

Adjournment:

[8:56 PM]

Motion by Alderman Schmidt, seconded by Alderman Mwilambwe to adjourn the meeting.

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

Ayes: Aldermen Sage, Hauman, Fruin, Lower, Buragas, Mwilambwe, Schmidt and Painter.

Nays: None

Motion carried, (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk