

CITY OF  
BLOOMINGTON  
COMMITTEE OF THE  
WHOLE MEETING  
JULY 15, 2024



## COMPONENTS OF THE COUNCIL AGENDA

### RECOGNITION AND PROCLAMATION

This portion of the meeting recognizes individuals, groups, or institutions publically, as well as those receiving a proclamation, or declaring a day or event.

### PUBLIC COMMENT

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

### CONSENT AGENDA

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which typically begins with Item No. 8.

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

### PUBLIC HEARING

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

### REGULAR AGENDA

All items that provide the Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

## MAYOR AND COUNCIL MEMBERS

**Mayor** - Mboka Mwilambwe

### **City Council Members**

Ward 1 - Jenna Kearns  
Ward 2 - Donna Boelen  
Ward 3 - Sheila Montney  
Ward 4 - John Danenberger  
Ward 5 - Nick Becker  
Ward 6 - Cody Hendricks  
Ward 7 - Mollie Ward  
Ward 8 - Kent Lee  
Ward 9 - Tom Crumpler

**City Manager** - Jeff Jurgens

**Deputy City Manager** - Billy Tyus

**Deputy City Manager** - Vacant

## CITY LOGO DESIGN RATIONALE

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

## MISSION, VISION, AND VALUE STATEMENT

### **MISSION**

To Lead, Serve and Uplift the  
City of Bloomington

### **VISION**

A Jewel of the Midwest Cities

### **VALUES**

Service-Centered,  
Results-Driven,  
Inclusive

## STRATEGIC PLAN GOALS

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

# AGENDA



**COMMITTEE OF THE WHOLE - REGULAR SESSION MEETING AGENDA**  
**GOVERNMENT CENTER BOARDROOM, 4TH FLOOR, ROOM #400**  
**115 E. WASHINGTON STREET, BLOOMINGTON, IL 61701**  
**MONDAY, JULY 15, 2024, 6:00 PM**

**AMENDED**

**1. Call to Order**

**2. Roll Call of Attendance**

**3. Recognitions**

- A. Recognition of Firefighter Kyle Cheesman for Completion of the One-Year Probationary Period, as requested by the Fire Department. (*Recommended Motion: None; Recognition only.*)

**4. Public Comment**

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at [www.cityblm.org/register](http://www.cityblm.org/register) at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.*

**5. Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.*

- A. Consideration and Action to Approve the Minutes of the May 20, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (*Recommended Motion: The proposed Minutes be approved.*)

**6. Regular Agenda**

- A. Presentation and discussion on the use of Project Labor Agreements, as requested by the Administration Department. (*Recommended Motion: None; Discussion only.*) (*Presentation by Jeff Jurgens, City Manager, 10 minutes; and City Council Discussion, 15 minutes.*)
- B. Presentation on Bloomington-Normal Area Convention & Visitors Bureau, as requested by the Administration Department. (*Recommended Motion: None; Presentation only.*) (*Presentation by Crystal Howard, President and CEO, 10 minutes; and City Council Discussion, 10 minutes.*)

**7. City Manager's Report**

**8. Executive Session**

**9. Adjournment**

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



## RECOGNITIONS ITEM NO. 3.A.

**FOR COUNCIL:** July 15, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Recognition of Firefighter Kyle Cheesman for Completion of the One-Year Probationary Period, as requested by the Fire Department.

**RECOMMENDED MOTION:** None; Recognition only.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1a. Budget with adequate resources to support defined services and level of services

Objective 5a. Well-planned City with necessary services and infrastructure

**BACKGROUND:** Firefighter Kyle Cheesman completed his one-year probationary period on June 26, 2024 and has been officially sworn in by the City Clerk. He will attend to be formally recognized by the City Council for his dedication and achievement.

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

**FINANCIAL IMPACT:** N/A

**AMERICAN RESCUE PLAN FUNDING IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: N/A

Respectfully submitted for consideration.

Prepared by: Cory Matheny, Fire Chief

**ATTACHMENTS:**

[FIRE 1B Firefighter Commission](#)



*City of Bloomington*



*Central Station Circa 1902*

*Fire Department*

## **Firefighter's Commission**

*By authority of the City Manager  
of the City of Bloomington,  
in the County of McLean, and State of Illinois,  
We do hereby certify that*

**Ryle Cheeseman**

*Having been duly sworn  
was appointed and commissioned a*

**Firefighter/Paramedic**

*in recognition of their completion  
of their probationary year on June 26, 2024  
As Evidence thereof, we set our hand and seal*

*Mboka Mwilambwe*  
**Mboka Mwilambwe**  
*Mayor*

*Jeff Jurgens*  
**Jeff Jurgens**  
*City Manager*



*Cory Matheny*  
**Cory Matheny**  
*Chief*

*Leslie Harum*  
**Leslie Harum**  
*City Clerk*



**CONSENT AGENDA ITEM NO. 5.A.**

**FOR COUNCIL:** July 15, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Consideration and Action to Approve the Minutes of the May 20, 2024, Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed Minutes be approved.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1d. City services delivered in the most cost-effective, efficient manner

**BACKGROUND:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

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

**FINANCIAL IMPACT:** N/A

**AMERICAN RESCUE PLAN FUNDING IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: N/A

Respectfully submitted for consideration.

Prepared by: Amanda Stutsman, Deputy City Clerk

**ATTACHMENTS:**

[CLK 1B Minutes](#)





**MINUTES**  
**COMMITTEE OF THE WHOLE - REGULAR SESSION**  
**MONDAY, MAY 20, 2024, 6:00 P.M.**

The Committee of the Whole convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order.

**Roll Call**

Attendee Name	Title	Status
Mboka Mwilambwe	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Donna Boelen	Council Member, Ward 2	Present
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Present
Nick Becker	Council Member, Ward 5	Present
Cody Hendricks	Council Member, Ward 6	Present
Mollie Ward	Council Member, Ward 7	Present, Remote
Kent Lee	Council Member, Ward 8	Present
Tom Crumpler	Council Member, Ward 9	Present

**Council Member Hendricks made a motion, seconded by Council Member Boelen, to allow Council Member Ward to attend the meeting remotely due to work reasons.**

**Mayor Mwilambwe directed the Clerk to call roll:**

**AYES:** Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Lee, Crumpler

**Motion carried.**

Council Member Ward joined remotely at 6:02 P.M.

**Recognition/Appointments**

*The following item was presented:*

Item 3.A. Proclamation for National Law Enforcement Appreciation Month, as requested by the Police Department.

Mayor Mwilambwe presented the Proclamation. Police Chief Jamal Simington along with Assistant Chiefs Chad Wamsley, Aaron Veerman, and Paul Williams; Sergeant Tim Power; Lieutenants Rick Beoletto, Todd McClusky, and Jim Clesson accepted the Proclamation.

*The following item was presented:*

Item 3.B. Proclamation for National Public Works Week, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation. Mose Rickey, Public Works Director; Kevin Kothe, Department of Operations and Engineering Services Director, and Colleen Winterland, Public Works Assistant Director, accepted the Proclamation. A short video titled 'Advancing Quality for All' was presented to recognize Public Works staff.

## Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Surena Fish provided in person public comment. No emailed public comment was received.

## Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.

**Council Member Boelen made a motion, seconded by Council Member Hendricks, to approve the Consent Agenda as presented.**

Item 5.A. Consideration and Action to Approve the Minutes of the March 18, 2024 Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

**Mayor Mwilambwe directed the Clerk to call roll:**

**AYES:** Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

**Motion carried.**

## Regular Agenda

*The following item was presented:*

Item 6.A. Presentation on the Public Safety & Community Relations Board (PSCRB) Annual Report, as requested by the Administration Department.

City Manager Jeff Jurgens introduced the presentation noting the Board was completing their 7<sup>th</sup> year since being established.

Dr. Ashley Farmer, PSCRB Chair, presented the Board's Annual Report including a summary of activities over the past year. She discussed the types of presentations and reports the Board had received and shared that the Bloomington Police Department ("BPD") reported 17 complaints in 2023, 21 complaints in 2022, and 32 complaints in 2021. Dr. Farmer then discussed the one complaint forwarded to the PSCRB. She mentioned that Board had open Board Member positions should anyone be interested and went on to discuss the PSCRB's efforts to improve community relations with BPD.

*The following item was presented:*

Item 6.B. Panel Presentation and Discussion on Community Housing Needs, as requested by the Administration Department.

Mayor Mwilambwe made introductory remarks and thanked the individuals on the Panel.

City Manager Jurgens echoed appreciation and discussed the Item.

Patrick Hoban, President/CEO of the Bloomington Normal Economic Development Council ("EDC"), discussed actions the EDC took to attract development to the area noting that housing had become a barrier. He discussed a Housing Study, which had indicated anywhere from 7,777 to 9,614 housing units were needed in addition to the 3,000 planned housing units.

Meenu Bashkar, President of the Mid Illinois Realtors Association, stressed the importance of improving the housing market. She expressed concerns with inflation which resulted in new construction having to be listed at rates higher than what the market considers affordable. She suggested Council consider providing incentives to builders to assist in reducing rates in which homes are listed, as well as a new construction tax incentive for home buyers.

Ray Lai, Executive Director for McLean County Regional Planning Commission (MCRPC), discussed housing needs and stressed the lack of affordable housing options and diversity of options. He recommended the City coordinate with other organizations who were also seeking to solve the community's housing crisis.

Mark Adams, Community Planner for MCRPC, discussed additional barriers such as high upfront costs and noted competitive markets can also push those with fewer resources to homeless.

Council Members Crumpler and Hendricks and Ms. Bashkar discussed infill options. Ms. Bashkar favored new construction over infill. City Manager Jurgens stated that staff had plans to meet with developers in the next month and would report back to Council.

Mr. Lai discussed a potential multi-faceted solution. Council Member Hendricks, Mr. Lai, and Mr. Adams then discussed how Council could spur housing diversity.

Council Member Montney discussed developments that had been approved, but had not yet broken ground. She and Mr. Hoban discussed various barriers, as well as potential collaborations with Normal to make development more enticing. Council Member Montney suggested collaboration efforts with all community taxing bodies. She then discussed with Ms. Bashkar options for tax incentives for buyers in more detail.

Council Member Boelen asked what type of housing current residents were looking for. Ms. Bashkar explained how most focused on affordability. Council Member Boelen described a few different types of affordable housing situations and stressed the need to focus on housing for those unsheltered.

Council Member Becker expressed interested in solidifying a breakdown of recommendation on the types of housing units needed. He believed that would allow Council to best focus. Mr. Hoban stated that a majority of the units needed to be at \$1,200 monthly or less.

**Council Member Montney motioned, seconded by Council Member Ward, to extend the discussion by 15 minutes.**

**Mayor Mwilambwe directed the Clerk to call roll:**

**AYES:** Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

**Motion carried.**

Council Member Ward suggested the best way to focus on infill was by investing in derelict properties. Mr. Lai agreed. Mr. Adams discussed land trust development options.

Council Members Ward and Montney discussed how every unit counted and how Council should seek to invest in properties one unit at a time.

Mayor Mwilambwe stated that Council needed to consider both short-term and long-term effects while addressing the housing issue. City Manager Jurgens discussed how staff could propose affordable housing solutions in numerous proposals where Council could vote on each.

### **City Manager's Report**

City Manager Jurgens shared a video highlighting upcoming events, as well as updates on the Lead Line Program and where residents could locate water rate change information.

### **Executive Session**

**Council Member Boelen made a motion, seconded by Council Member Hendricks, to enter into Executive Session per Section 2(c)(5) of 5 ILCS 120 to discuss the purchase or lease of real estate for use by the public body.**

**Mayor Mwilambwe directed the Clerk to call roll:**

**AYES:** Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

**Motion carried.**

Council entered Executive Session at 7:36 P.M.

#### **Adjournment**

**Council Member Boelen made a motion, seconded by Council Member Hendricks, to return to open session and adjourn the meeting.**

**Mayor Mwilambwe directed the Clerk to call roll:**

**AYES:** Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

**Motion carried.**

The meeting adjourned at 7:56 P.M.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

\_\_\_\_\_  
Amanda Stutsman, Deputy City Clerk



**REGULAR AGENDA ITEM NO. 6.A.**

**FOR COUNCIL:** July 15, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Presentation and discussion on the use of Project Labor Agreements , as requested by the Administration Department.

**RECOMMENDED MOTION:** None; Discussion only.

**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:** In June 2023, the City Council heard from several union representatives regarding the potential use of project labor agreements in City projects. Since that time, discussions have continued between staff and labor representatives and an update on proposed language will be provided at the meeting.

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

**FINANCIAL IMPACT:** N/A

**AMERICAN RESCUE PLAN FUNDING IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: N/A

Respectfully submitted for consideration.

Prepared by: Jeff Jurgens, City Manager

**ATTACHMENTS:**

[ADM 1B Draft Ordinance Language](#)

## **PROPOSED EXHIBIT LANGUAGE FOR PROPOSED FUTURE ORDINANCE**

### **§ 16-416 Public works contracts and project labor agreements.**

- (A) For all public works projects estimated in excess of \$50,000 where public funds will be expended, the City of Bloomington shall require a project labor agreement unless it has been determined that a project labor agreement would not advance the City's interests of cost, efficiency, quality, safety, timeliness, skilled labor force, and labor stability and the City's policy to advance minority-owned or female-owned business, or businesses utilizing minority and female workers. The terms of any project labor agreement shall not exceed the economic standards established by the Illinois Prevailing Wage Act, as from time to time amended, nor contain any requirement of union membership of any contractor's employees or fair share payments by contractor's employees.'

Project labor agreements shall not be required for contracts for private development between the city and developers involving private business development activities.

- (B) Unless it has been determined that a project labor agreement is not appropriate for a particular public works project or the estimated amount does not exceed \$50,000, the City shall either (i) in good faith negotiate a project labor agreement with labor organizations engaged in the construction industry that represent experienced and skilled construction workers or (ii) condition the award of a project manager or general contractor upon a requirement that the manager or contractor negotiate in good faith a project labor agreement with labor organizations engaged in the construction industry and, if necessary, use the Department of Labor to reach a project labor agreement. The City may reserve the right to approve the negotiated project labor agreement. The City may alternatively designate a project labor agreement that has been approved by a majority of the local trades to be utilized as part of the bid specifications for any public works project.

- (C) A project labor agreement must:

- (i) set forth effective, immediate, and mutually binding procedures for resolving jurisdictional disputes, labor disputes, and grievances arising before the completion of work;
- (ii) contain guarantees against strikes, lockouts, or other similar actions;
- (iii) standardize the terms and conditions of employment of labor on the public works project;
- (iv) ensure a reliable source of skilled and experienced labor;
- (v) further public policy objectives as to improved employment opportunities for minorities, females, and the economically disadvantaged in the construction industry; for purposes of this subsection, the public policy objectives shall be deemed met if the public works project employs at least 25% minorities and/or at least 25% of total employees working on the project are employed by minority owned businesses as defined by Section 16-415 of the City Code



- (vi) permit contractors and subcontractors to retain a percentage of their current workforce in addition to labor referred through the signatory labor organizations;
  - (vii) permit the selection of the lowest qualified responsible bidder, without regard to union or nonunion status at other construction sites;
  - (viii) be made binding on all contractors and subcontractors on the public works project through the inclusion of appropriate bid specifications in all relevant bid documents; and
  - (ix) include such other terms as the parties deem appropriate.
- (D) Any decision not to use a project labor agreement in connection with a public works project by the City shall be supported by a written, publicly disclosed finding by the City setting forth the justification for the non-use of the project labor agreement.
- (E) Unions participating in a project labor agreement shall provide the following:
- (i) Certification of compliance in relation to the public works project with the Occupational Health and Safety Act, the Family and Medical Leave Act, the Fair Labor Standards Act, the Americans with Disabilities Act, the Age Discrimination in Employment Act, the National Labor Relations Act, the Federal Civil Rights Act, the Illinois Human Rights Act, the Illinois Wage and Hour Law, and the Prevailing Wage Act;
  - (ii) A statement that such union has an active joint labor-management apprenticeship and training program approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training;
  - (iii) Evidence of an established membership recruitment program that specifically includes efforts to recruit residents of the city and minority and female participants; and
  - (iv) Information showing the demographic characteristics of union membership and the apprenticeship and training program.



**REGULAR AGENDA ITEM NO. 6.B.**

**FOR COUNCIL:** July 15, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Presentation on Bloomington-Normal Area Convention & Visitors Bureau , as requested by the Administration Department.

**RECOMMENDED MOTION:** None; Presentation only.

**STRATEGIC PLAN LINK:**

Goal 6. Prosperous Downtown Bloomington

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 6c. Downtown becoming a community and regional destination

**BACKGROUND:** The Bloomington-Normal Area Convention & Visitors Bureau (BNCVB) will present a brief overview of their organization, highlighting the various ways they contribute to the community. The BNCVB plays a crucial role in promoting tourism, supporting local businesses, and enhancing the economic vitality of our region. This presentation will provide valuable insights into their ongoing initiatives and the positive impact they have on Bloomington-Normal.

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

**FINANCIAL IMPACT:** N/A

**AMERICAN RESCUE PLAN FUNDING IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: N/A

Respectfully submitted for consideration.

Prepared by: Jeff Jurgens, City Manager