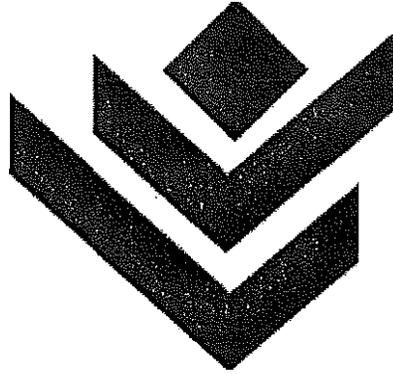




**CITY OF  
BLOOMINGTON  
REGULAR  
COUNCIL MEETING  
NOVEMBER 27, 2017**



## **City Logo Design Rationale**

The symbol for the City of Bloomington is multifaceted in its visual and conceptual approach. Visually the symbol and the City's identity represent a modern progressive style which is consistent with the City's government. The symbol is based on three different concepts which combine to represent the City in a contemporary and appropriate way.

First and foremost is the chevron. The City government is a respected agency dedicated to serving the public. In this way, the chevron represents service, rank and authority.

The symbol may also be seen as a three dimensional building. This represents growth and diversity in our community.

Finally, the flower or plant derived from the original name "Blooming Grove," represents a community that is friendly and safe. Progress and growth are also associated with plant life as well as regeneration and renewal.

The symbol's positive upward movement is representative of the City's commitment to excellence!

## Brief Summary of Five Council Priorities

### Five Priorities

At the September retreat, Council informally selected its top five priorities, and since that time staff has seen that these five areas are the dominant focus of the Council's policy deliberations. The selected priorities are:

1. Economic Development
2. Infrastructure
3. Financial Planning
4. Reduced Emergency Response Times
5. Downtown Implementation Plan

The value in naming priorities is to establish policy direction, make that direction known to stakeholders and guide policy, budget and operational decisions. As we work to develop the City's FY17 budget, staff would find value in formalizing the five priorities for the next fiscal year.

Prior to formalization, we have prepared this brief summary to begin the dialogue about what each priority means, where it stands and what it will take to advance each going forward.

#### 1. Economic Development

- A. Economic development was overwhelmingly recognized by the Council as **essential to the financial sustainability** of the community. It is our prime means to diversify our tax base and expand our revenue streams.
- B. City of Bloomington economic development is undertaken in parallel with **regional collaboration** and economic development initiatives of the EDC, B/N Advantage and others.
- C. The time is right to review our **economic development strategic plan and incentive policy**. Tools such as TIF are invaluable for the redevelopment of areas such as Colonial Plaza, and will be key to our success.
- D. Economic development cannot stand alone and depends on sound infrastructure and quality of life to successfully ensure a financially-sound future for our community.

#### 2. Infrastructure

- A. The City is decades behind in funding much-needed **infrastructure maintenance**, estimated to total \$400M or more. Reliable infrastructure with the capacity to handle growth is essential to economic development, quality of life and the City's financial long-term stability.
- B. Our City's recently completed **infrastructure Master Plans**, encompassing streets, sanitary sewers, storm water, facilities, sidewalks and more provide detailed inventory, condition rating and make it possible for us to assess and prioritize critical needs.
- C. The next essential step is to develop a **five year Capital Improvement Plan** to address the most urgent/timely needs, AND a funding strategy.
- D. Some projects included in the City's Master Plans are prime candidates for borrowing. Financing options are many, and Council will determine a preferred strategy, ranging from conservative to aggressive.

3. Financial Planning

- A. Since the Great Recession, we are all adapting to a new economy that requires us to have a **long-term, continuously evolving plan for financial sustainability**, including a plan for appropriate reserves. We must have a balanced budget to avoid the pitfalls and reputational damage that many other governments continue to experience.
- B. A deficit in the City's General Fund was averted in the near term through Budget Task Force recommendations and the Council's recent adoption of a 1% sales tax increase. However, the City's expenses, especially those tied to Police and Fire pensions and labor costs, will continue to increase over the years. The **potential for a General Fund structural deficit** will continue to threaten future budgets.
- C. It will take all of us, including our citizens, to develop solutions for achievement of financial sustainability. We must focus on refining our financial projections, re-forecasting when appropriate, identifying programs and services, establishing appropriate levels of service performance measures, and prioritization.
- D. A **Capital Improvement Plan and funding** is critical to the City's financial strategy now and going forward.

4. Reduced Emergency Response Times

- A. Despite the excellent efforts of our first responders, the Fire Master Plan identified that **service to the City's northeast portion is inadequate and response times are below our standards**. Long-term, the Master Plan recommends a new Fire Station facility to serve the northeast area of the City. In the short-term, we must identify creative and innovative methods to reduce EMS and fire suppression response times.
- B. Quality public safety services are essential to a community's Economic Development and, with so many financial resources devoted to public safety, **finding efficient solutions to public safety issues** contributes to the long-term financial health of the community.

5. Downtown Implementation Plan

- A. The Downtown Master Plan was adopted by the City Council in 2013 without an Implementation Plan. Increased interest in Downtown economic development, notably in the proposed addition of hotel and/or convention center space, indicates this is the time to **design the City's role** in success of the Downtown.
  - a. It will take inside and outside **resources to vet potential Downtown projects**.
  - b. We must determine the amount and type of **public engagement** that is appropriate for Downtown development proposals.
  - c. Traditionally, municipalities play a role in Downtown **streetscape improvements** and meeting its **parking needs**.
- B. We can **build upon the qualities that make our Downtown special**, such as our ties to President Lincoln and Route 66, both expertly displayed in the new Visitors Center at the McLean County Museum of History. Smart economic development in Downtown will expand on existing assets and attractions like the Museum, the BCPA and the Coliseum.



**RESOLUTION NO. 2016 -29**

***A RESOLUTION ADOPTING A MISSION, VISION AND VALUES STATEMENT FOR THE CITY OF BLOOMINGTON***

**WHEREAS**, the City of Bloomington ("City") is an Illinois home-rule municipality; and

**WHEREAS**, the City is known as the "Jewel of the Midwest;" and

**WHEREAS**, the City is a great place to live, work and play; and

**WHEREAS**, the City Council desires to adopt a statement expressing the Organizational Mission, Vision and Values of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE** City Council of the City of Bloomington, McLean County, Illinois, as follows:

**Section 1.** The above stated recitals are incorporated herein by reference.

**Section 2.** The City Council of the City of Bloomington hereby formally adopt the following as the City's Organizational Mission, Vision and Values:

**Mission:** To lead, serve and uplift the City of Bloomington

**Vision:** A Jewel of Midwest Cities

**Values:** Service-centered, results-driven, inclusive.

**Section 3.** All resolutions in conflict with this Resolution, as well as any previous statements adopted on the mission, vision and values of the City are hereby repealed.

**Section 4.** This Resolution shall be in full force and effect immediately after its passage and approval.

**APPROVED** by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, July 25, 2016, by a vote of 7 to 1. (Nay: Alderman Kevin Lower) (Absent: Alderman David Sage)

CITY OF BLOOMINGTON

Tari Renner, Mayor

ATTEST

Cherry L. Lawson, City Clerk

# AGENDA



## CITY COUNCIL MEETING AGENDA

### CITY COUNCIL CHAMBERS

109 E. OLIVE STREET, BLOOMINGTON, IL 61701

MONDAY, NOVEMBER 27, 2017; 7:00 P.M.

1. **Call to order**
2. **Pledge of Allegiance to the Flag**
3. **Remain Standing for a Moment of Silent Prayer**
4. **Roll Call**
5. **Recognition/Appointments**
  - A. Proclamation declaring, Central Catholic High School 2017 as a National Blue Ribbon School
  - B. Appointment of Thomas Krieger to the Planning Commission.
6. **Public Comment**
7. **“Consent Agenda”**

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

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

  - A. Consideration of approving the Minutes of the November 13, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*

---

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

- B. Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$ 8,698,418.08. *(Recommend that the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$ 8,698,418.08 and orders drawn on the Treasurer for the various amounts as funds are available.)*
- C. Consideration of Approving Appointment to Planning Commission. *(Recommend Thomas Krieger be appointed to the Planning Commission.)*
- D. Consideration of approving the purchase of three (3) playgrounds from Game time c/o Cunningham Recreation. One each for Oakland, Friendship and Woodbury Parks in the amount of \$99,673.89 Oakland, Friendship and Woodbury Park playgrounds. *(Recommend Council approves the purchase of three (3) playgrounds from Game time c/o Cunningham Recreation. One each for Oakland, Friendship and Woodbury Parks in the amount of \$99,673.89 and the Procurement Manager be authorized to issue purchase orders accordingly.)*
- E. Consideration of approving the purchase of one Scheduled Replacement of Ice Resurfacer for the Pepsi Ice Center Division of the Parks, Recreation, and Cultural Arts Department in the amount of \$129,143.55. *(Recommend Council approves purchase of One (1) Zamboni 552AC Ice Resurfacer using the National Joint Powers Alliance (NJPA), NJPA Contract#: 030117-FZC (expiration date of 4/14/21), in the amount of \$129,143.55 be approved, and the Purchasing Agent be authorized to issue a Purchase Orders for same.)*
- F. Consideration of approving an Inter-local Agreement between the City of Bloomington and County of McLean, IL regarding JAG grant 2017-H3004-IL-DJ. *(Recommend Council approve the Inter-local Agreement and authorize the Mayor, City Clerk to sign and execute the Inter-local Agreement.)*
- G. Consideration of approval of the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources /Advisory Council on Historic Preservation. *(Recommend Council approve the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources/Advisory Council on Historic Preservation for submission to the Illinois Department of Natural Resources, and authorize the Interim City Manager and City Clerk to execute the necessary documents.)*
- H. Consideration to approve waiving the Formal Bid Process, as a Limited Source, and approve a contract with Starnet Technologies for an Urgent Upgrade of the Supervisory Control and Data Acquisition (SCADA) System Controls. *(Recommend Council approve waiving the formal bid process, as a Limited Source, for an upgrade of the SCADA system replacing the existing Bristol Babcock 3330 RTUs and associated devices in the Lime and Chemical Feed*

---

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

*Systems for the quoted amount of \$58,360.00 and the City Manager and City Clerk be authorized to execute the necessary documents.)*

- I. Consideration of approving a Resolution for Change Order #2 in the amount of \$16,653.30 to an existing contract with CAD Construction, Inc. for construction of the Police Training Facility Addition. *(Recommend Council approves the Change Order #2 from CAD Construction, Inc. for revisions to the water system in connection with construction of the Police Training Facility Addition in the amount of \$16,653.30 be accepted and the City Manager and City Clerk authorized to execute the necessary documents.)*
- J. Consideration of and action on an Ordinance Amending the City Code Regarding the Manager Pro Tempore and Employee Decisions. *(Recommend the Ordinance Amending the City Code Regarding the Manager Pro Tempore and Employee Decisions be approved and the Mayor and City Clerk be authorized to sign the ordinance.)*
- K. Consideration of adopting an Ordinance approving a petition submitted by Eastland Mall, LLC requesting approval of the site plan for a C-3 Regional Shopping District development titled “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1” dated October 13, 2017) for 53.78 acres located at the southwest corner of the intersection of Veterans Parkway and Empire St/Route 9. *(Recommend an ordinance approving a petition submitted by Eastland Mall, LLC requesting approval of the site plan for a C-3 Regional Shopping District development titled “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1” dated October 13, 2017) for 53.78 acres located at the southwest corner of the intersection of Veterans Parkway/Business 51 and Empire St/Route 9 be adopted, and that the Mayor and City Clerk be authorized to execute the necessary documents.)*
- L. Consideration of Suspending the Ordinance to Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 to allow moderate consumption of alcohol at Miller Park Pavilion for the wedding reception request of Ryan Frye and Morgan Ott on December 16, 2017. *(Recommend 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 Miller Park Pavilion on December 18, 2017 be approved, and that the Mayor and City Clerk be authorized to execute the necessary documents.)*

## **8. “Regular Agenda”**

- A. Consideration of a Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University.

*Recommendation/Motion:*

---

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

*Option 1 (50/50 split): That the Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University, in the amount of \$9,709 in 2017, \$26,068, and \$26,068 in 2019, be approved and the Mayor and City Clerk be authorized to prepare the necessary documents.*

*Option 2 (60/40 split): That the Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University, in the amount of \$11,650.80 in 2017, \$31,281.60, and \$31,281.60 in 2019, be approved and the Mayor and City Clerk be authorized to prepare the necessary documents. (Presentation by Economic Development Coordinator Austin Grammer, 5 minutes, City Council discussion 10 minutes)*

- B. Consideration of Analysis of Proposal and Approval of the Parking Garage Access Control Improvements Contract with Heartland Parking, Inc. for City RFP 2018-09 in the amount of \$910,155.73. *(Recommend Council approves the unit prices and Contract with Heartland Parking, Inc. for the Parking Garage Access Control Improvements, RFP 2018-09, in the amount of \$910,155.73 be approved and authorize the City Manager and City Clerk to execute the necessary contract documents.) (Presentation by Facilities Manager Russ Waller, 10 minutes, City Council discussion 10 minutes)*
- C. Consideration of an Ordinance Amending Chapter 29, Sections 128, 130 and 154 to clarify time limits in the Government Center Parking Lot and establish a process for issuance of temporary parking permits. *(Recommend the Ordinance Amending Chapter 29, Sections 128, 130 and 154 be passed, and authorize Mayor and City Clerk to execute the necessary documents.) (Presentation by Facilities Manager Russ Waller, 10 minutes, City Council discussion 10 minutes)*
- D. Consideration of a Resolution approving the City of Bloomington Brick Streets Master Plan. *(Recommend the Resolution approving the City of Bloomington Brick Streets Master Plan be approved and that the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Public Works Director Jim Karch, 5 minutes, City Council discussion 10 minutes)*
- E. Consideration of:
  - a. Approving an Ordinance Amending the Budget for Fiscal Year 2018 with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III.
  - b. Approving a Professional Services Contract with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III.

---

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

*(Recommend the Ordinance Amending the Budget and the Professional Services Contract with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III in the amount not to exceed \$179,024 be accepted, and that the Ordinance and Contract be approved with an effective date of November 27, 2017, and that the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Public Works Director Jim Karch, 10 minutes, City Council discussion 10 minutes)*

- 9. City Manager’s Discussion**
- 10. Mayor’s Discussion**
- 11. City Aldermen’s Discussion**
- 12. Executive Session – *Cite Section***
- 13. Adjournment**
- 14. Notes**

---

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

# RECOGNITIONS



Council Date: November 27, 2017

## **COUNCIL AGENDA ITEM NO. 5**

### Recognition/Appointments

- A. Proclamation declaring, Central Catholic High School 2017 as a National Blue Ribbon School
- B. Appointment of Thomas Krieger to the Planning Commission.

# ***Proclamation***

## ***Central Catholic High School 2017 National Blue Ribbon School Recognition***

***WHEREAS***, we are here to celebrate the achievements of Central Catholic High School's faculty and staff, both past and present, who believe in the mission of Central Catholic High School and who come to work every day ready to make a difference in their student's lives; and,

***WHEREAS***, the Council for American Private Education nominated Central Catholic to be recognized as a 2017 National Blue Ribbon School; and,

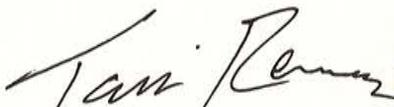
***WHEREAS***, Central Catholic High School is the first and only high school in Bloomington to receive recognition as a National Blue Ribbon School receiving the award as an exemplary high performing school; and,

***WHEREAS***, there are 33,000 private schools in the nation. Only 50 private schools received the 2017 National Blue Ribbon award;

***WHEREAS***, Central Catholic High School is a comprehensive, co-educational, four-year high school with a college-preparatory emphasis within a Christ-centered environment; and,

***WHEREAS***, Central Catholic students acquire twenty-first century skills and graduate as college-ready young men and women.

***THEREFORE***, today, November 27, 2017 we congratulate Central Catholic High School as a 2017 National Blue Ribbon School.

  
Tari Renner  
Mayor



  
Cherry Lawson  
City Clerk



**CONSENT AGENDA ITEM NO: 7A**

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approving the Minutes of the November 13, 2017 Regular City Council Meeting.

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

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

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

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

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

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

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Not applicable.

**FINANCIAL IMPACT:** Not applicable

Respectfully submitted for Council consideration.

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

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive, flowing style.

Steve Rasmussen,  
Interim City Manager

**Attachments:**

- November 13, 2017 Regular City Council Meeting Minutes

**SUMMARY MINUTES  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS  
MONDAY, NOVEMBER 13, 2017; 7:00 P.M.**

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, November 13, 2017.

The Meeting was called to order by Mayor Renner.

The Meeting was opened by Pledging Allegiance to the Flag followed by a moment of silent prayer.

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

Aldermen: Jamie Mathy, David Sage, Mboka Mwilambwe, Amelia Buragas, Scott Black, Joni Painter, Diana Hauman, Kim Bray (remotely attended), Karen Schmidt, and Mayor Tari Renner.

**Motion by Alderman Schmidt, seconded by Alderman Black to permit the participation remotely of Alderman Kim Bray.**

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

**Ayes: Aldermen Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, and Hauman.**

**Recused: Alderman Kim Bray**

**Nays: None**

**Motion carried.**

Staff Present: Steve Rasmussen, Interim City Manager, Jeffrey Jurgens; Corporation Counsel, Cherry Lawson, City Clerk; Patti-Lynn Silva, Finance Director; Brendan Heffner, Chief of Police; Brian Mohr, Fire Chief, Scott Sprouls, IS Director, Nicole Albertson, Human Resource Director; Jim Karch, Public Works Director; Bob Yehl, Water Director; and other City staff were also present.

**Recognition/Appointments**

The following was presented:

A. Presentation of the Citizen Beautification Award to the following: Carlo Robustelli and Emily Kelhan, Kenneth and Janet Martin, John Hendricks, Maria Barnes, Apolinar Huerta-Ramos, Robert Wallace, Carolyn Butlet, Jerry and Ann Cunningham, Girl Friday – Stacy Winkler, First Christian Church, Downtown Murals/Downtown Bloomington Association, Tricia Stiller, and Calhoon Architectural Metals – Gary Calhoon.

B. Presentation of the City of Bloomington Police Department Police Officer’s Commission Certificate to the following Officers who have completed probation: Kenneth M. Nowatski, Logan M. Fosdick, Katelyn B. Stinson, and Brandon M. Finke.

**Public Comment**

Jim Fruin	Angela Scott	Surena Fish	Robert Ballantini
Mike Kerber	Richie Beck	Scott Stimeling	Connie Marero
Oscar Urquizo	Jim Waldorf	Bruce Meeks	

**“Consent Agenda”**

*Items listed on the Consent Agenda are approved with one motion, and is provided in **BOLD**, and items that Council pull from the Consent Agenda for discussion are listed with a notation **Pulled from the Consent Agenda**.*

**Motion by Alderman Black and seconded by Alderman Painter that the Consent Agenda be approved.**

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

**Ayes: Aldermen Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Bray.**

**Nays: None**

**Motion carried.**

The following was presented:

Item 7A. Consideration of approving the Minutes of the October 23, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*

The following was presented:

Item 7B. Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$ 6,905,368.00. *(Recommend that the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$6,905,368.00 and orders drawn on the Treasurer for the various amounts as funds are available.)*

The following was presented:

Item 7C. Ratification of Contract with PBPA, Unit 21 Patrol Officers. *(Recommend the Contract be ratified.)*

The following was presented:

Item 7D. Consideration of approving an Intergovernmental Agreement with District 87 for the Provision of Salt during 2017/2018 Winter Season at a cost of \$52.44 per ton. *(Recommend the Agreement be approved and the Mayor and City Clerk be authorized to execute the necessary documents.)*

The following was presented:

Item 7E. Consideration of approving an extension of Fuel Contract with Evergreen FS for Fleet Vehicles and Equipment. *(Recommend the Fuel Purchasing Agreement with Evergreen FS be extended for one (1) year, the Interim City Manager and City Clerk be authorized to execute the necessary documents and the Purchasing Agent authorized to issue a Purchase Order for same.)*

The following was presented:

Item 7F. Consideration of approving the issuance of a Purchase Order in the amount of \$175,988.15 to CDWG, Inc. from the State of Illinois Department of Central Management Services (CMS) Joint Purchasing Contract (CMS69451150) for Microsoft Enterprise Agreement licensing. *(Recommend Council approve a Purchase Order to CDWG, Inc. for the 2016 Microsoft Enterprise Agreement (EA) software maintenance and support covering the City's Microsoft licensing, in the amount of \$175,988.15 from the State of Illinois Department of Central Management Services (CMS649451150), the Interim City Manager and City Clerk be authorized to sign the necessary documents, and the Procurement Manager be authorized to issue the purchase order.)*

The following was presented:

Item 7G. Consideration of rejecting a bid from Stark Excavating, Inc. for Dam Repairs at Evergreen Lake and Lake Bloomington (Bid # 2018-15). *(Recommend that the bid from Stark Excavating, Inc. for Dam Repairs at Evergreen Lake and Lake Bloomington be rejected and staff authorized to rebid the project.)*

The following was presented:

Item 7H. Consideration of adopting an Ordinance and the associated agreement for the Jurisdictional Transfer of a portion of Fox Creek Road between Oakland Avenue and Savanna Drive from Bloomington Township to the City of Bloomington. *(Recommend an Ordinance be adopted and the associated Local Agency Agreement for Jurisdictional Transfer be approved for a section of FAU 6429, also known as Fox Creek Road, from 0.08 miles west of Savanna Drive at the corporate limit of Bloomington heading easterly 0.03 miles to the corporate limit of Bloomington and that the Mayor and City Clerk be authorized to execute the necessary documents.)*

#### ORDINANCE 2017 - 101

Providing for the addition of part of FAU 6429, also known as Fox Creek Road, from 0.08 miles west of Savanna Drive at the corporate limit of Bloomington heading easterly 0.03 miles to the corporate limit of Bloomington in its entirety to the City of Bloomington Highway System from the Road System in Bloomington Township, McLean County Illinois.

The following was presented:

Item 7I. Consideration of adopting an Ordinance approving petition(s) from SEP Bloomington, L.L.C. for the vacation of a 15' sanitary sewer easement and a 15' utility easement, and dedication of a 10' utility easement and a 5' utility easement, located north of Empire Street and west of Royal Pointe Drive (2502 E. Empire). *(Recommend the Ordinance be passed approving the easement vacation & dedication plat and that the Mayor and City Clerk be authorized to sign the necessary documents.)*

ORDINANCE NO. 2017 - 102

AN ORDINANCE APPROVING THE VACATION AND DEDICATION OF SEVERAL EASEMENTS LOCATED AT 2502 E. EMPIRE STREET, BLOOMINGTON ILLINOIS

The following was presented:

Item 7J. Consideration of adopting an Ordinance approving a petition from F.O.B. Development Inc. for the reinstatement of preliminary plan entitled "Empire Business Park Preliminary Plan" for 34.90 acres located at the northeast corner of Route 9/Empire St and Airport Rd, with revisions dated October 23, 2017. *(Recommend the Ordinance be adopted approving a petition from F.O.B. Development Inc. for the reinstatement of preliminary plan entitled "Empire Business Park Preliminary Plan" for 34.90 acres located at the northeast corner of Route 9/Empire St and Airport Rd, with revisions dated October 23, 2017, and that the Mayor and City Clerk be authorized to sign the necessary documents.)*

ORDINANCE NO 2017- 103

AN ORDINANCE APPROVING A PETITION FROM F.O.B. DEVELOPMENT INC. FOR THE REINSTATEMENT OF A PRELIMINARY PLAN ENTITLED "EMPIRE BUSINESS PARK PRELIMINARY PLAN" FOR 34.90 ACRES LOCATED AT THE NORTHEAST CORNER OF ROUTE 9/EMPIRE ST AND AIRPORT RD, WITH REVISIONS DATED OCTOBER 23, 2017

The following was presented:

Item 7K. Consideration of adopting an Ordinance approving a petition from F.O.B. Development Inc. for a final plat Empire Business Park Eighth Addition, located east of Airport Road, south of Cornelius Drive, and north of Empire Street. *(Recommend the Ordinance be passed approving the final plat for Empire Business Park Eighth Addition subject to the petitioner paying the required tap-on fees and that the Mayor and City Clerk be authorized to sign the necessary documents.)*

ORDINANCE NO. 2017 - 104

AN ORDINANCE APPROVING THE FINAL PLAT OF EMPIRE BUSINESS PARK EIGHTH ADDITION

The following was presented:

Item 7L. Consideration of Approving Appointments to the Historic Preservation Commission. *(Recommend Paul Scharnett and Georgene Chissell be appointed to the Historic Preservation Commission.)*

**Motion by Alderman Schmidt, seconded by Alderman Painter to approve the appointments of Paul Scharnett and Georgene Chissell to the Historic Preservation Commission.**

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

**Ayes: Aldermen Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Bray.**

**Nays: None**

**Motion carried.  
“Regular Agenda”**

The following was presented:

Item 8A. Consideration of an Amendment to Extend the Professional Management Services of VenuWorks to the Bloomington Center for the Performing Arts. *(Presentation by Lynn Cannon, Executive Director, Grossinger Motors Arena 5 minutes, Council discussion 10 minutes.)*

Ms. Cannon recapped the presentation VenuWorks President Steve Peters presented about a month ago in which she discussed some new revenue opportunities and cost effectiveness.

Alderman Sage commented that there is concern about the performance of VenuWorks related to the arena and how that would apply to the BCPA and asked Ms. Cannon if she had any thoughts on that.

Ms. Cannon replied that they were looking to add additional opportunities through using the network of theaters and the opportunities to be able to book more events. We have a lot of dark nights in both buildings and not every show can play at the arena, but there are a lot of shows that can play at the BCPA and using our network of opportunity, we should be able to fill some of those nights.

Alderman Sage stated he appreciated the fact that there was a proposal to reduce the deficit at the BCPA for approximately \$200,000 annually. The reality for this Council is we have a coming structural deficit and here is an opportunity to make some progress on reducing it by approximately \$200,000.

Mayor Renner commented that on the heels of what Alderman Sage has said, we recognize you inherited a mess and thanked Ms. Cannon

Alderman Schmidt commented that in close reading of some of the material that Jay Tetzloff provided for us, some of the deficit that we see has been because they have not necessarily had the tools on hand to do the work that they needed to do and some of those are IT-related and the lack of hiring someone who can do a lot of the fundraising because we had a lot of traction with that. She stated that she would not be voting in favor of this, but did want to say how much she appreciated all the effort that went into it, and how it has provided us with some great ideas to move forward.

**Motion by Alderman Schmidt, seconded by Alderman Mwilambwe to not approve the Amendment to the VenuWorks Agreement for Professional Management Services be approved and the Mayor and City Clerk be authorized to execute the Amendment.**

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

**Ayes: Aldermen Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Bray.**

**Nays: None**

**Motion carried.**

The following was presented:

Item 8B. Consideration of adopting a Resolution designating Alderman Diana Hauman as the official voting delegate for the City of Bloomington at the National League of Cities Annual Business Meeting. *(Council discussion 10 minutes)*

Mayor Renner stated that some of us have been to the National League of Cities most of the times and he had been to the National League of Cities before he was Mayor. The most consistent attender of these meetings has been Alderman Hauman. They are becoming increasingly aggressive at a national level, especially on policy issues related to intergovernmental agreements. There are some concerns about removing state and local tax exemptions in tax policy. There are any number of concerns about not funding infrastructure despite what we have been promised, either the same kinds of themes that you would hear at the U.S. Conference of Mayors and regardless of party, Mayors are getting more aggressive and nervous about what is happening in our state capitols and what is happening at the national level and the National League of Cities is equally as concerned. They are asking us for a representative and it seemed as if Alderman Hauman was the logical choice.

Alderman Black asked if the things that you are voting on policy-wise would be run by this Council first.

Alderman Hauman stated that she had checked online today to see the agenda for their annual meeting, which is Saturday afternoon and it has not been posted yet. She stated her intention was to share that with all of you to get some input on that, and if she got the agenda before Saturday afternoon, she would be glad to run the items by the Council.

Mayor Renner asked Mr. Rasmussen if he had seen any of it in the administration packet. Usually those happen well in advance of the meetings so that you can do precisely that, touch base with your Council, touch base with the Mayor, and touch base with the citizens as you go forward.

Alderman Black stated that there was no doubt that there was uncertainty across state, local, and federal government at this point in time. He wanted to have some say or the view of whatever we are talking about before it goes out there because he did not want to get a constituent calling him and asking why support this through the City of Bloomington, and not know what they are talking about. He wondered, if by ordinance, maybe a summary of the items to be voted on gets presented prior to those meetings.

Mayor Renner stated it is this coming Saturday, and you do not always know whether there is an amendment to an amendment to an amendment. In this case, assuming this is approved, once Diana gets

the issues, she can hear from us in terms of what we think her line of argument should be or the votes that she is to cast should be as we are going forward.

Mr. Rasmussen added that he would put the staff to work on it to see if the agenda could be gotten right away.

RESOLUTION NO. 2017 -44

A RESOLUTION AUTHORIZING A CITY ELECTED ALDERMAN TO VOTE AS A DESIGNATED DELEGATE AT THE ANNUAL NATIONAL LEAGUE OF CITIES BUSINESS MEETING.

**Motion by Alderman Schmidt, seconded by Alderman Buragas to the resolution be adopted designating Alderman Diana Hauman as the official voting delegate for the City of Bloomington at the National League of Cities Annual Business Meeting, and authorize the Mayor and City Clerk to execute the necessary document.**

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

**Ayes: Aldermen Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, and Bray.**

**Recused: Alderman Diana Hauman**

**Nays: None**

**Motion carried.**

The following was presented:

Item 8C. Consideration of Analysis of Proposals and Approval of the FY 2018 CCTV Sewer Inspection Contract, City Bid No. 2018-19 being awarded to Visu-Sewer of Illinois in the amount of \$100,000. (*Presentation by Jim Karch, Public Works Director 5 minutes, Council discussion 10 minutes.*)

Mr. Karch presented updates and what is being looked at in the future for the sewers.

**Motion by Alderman Mathy, seconded by Alderman Schmidt to the prices from Visu-Sewer of Illinois be accepted, and the contract be awarded in the amount up to \$100,000.00 and the Interim City Manager 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 Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Bray.**

**Nays: None**

**Motion carried.**

The following was presented:

Item 8D. Consideration of Analysis of Bids and Approval of the FY 2018 Sewer Rehabilitation Contract, City Bid No. 2018-20 being awarded to Hoerr Construction, Inc. in the amount of \$550,000. (*Presentation by Jim Karch, Public Works Director 5 minutes, Council discussion 10 minutes.*)

*Discussion was combined with Item 8C above and voted separately.*

**Motion by Alderman Mathy, seconded by Alderman Schmidt to approve the unit prices from Hoerr Construction, Inc. for the Base Bid and Alternate Bids A1, B and C be accepted, and a contract awarded in the amount up to \$550,000.00, and the Interim City Manager 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 Painter, Mathy, Sage, Mwilambwe, Buragas, Schmidt, Black, Hauman and Bray.**

**Nays: None**

**Motion carried.**

**City Manager's Discussion:**

No discussion.

**Mayor's Discussion:**

No discussion.

**City Aldermen's Discussion:**

Alderman Mathy thanked the Interim City Manager for his participation in a Veteran's Day dinner last week that, from what he had heard, was phenomenal.

Alderman Sage asked Mr. Rasmussen if the automatic request from that was submitted last month would be on the agenda next week for the Committee of the Whole meeting.

Mr. Rasmussen stated that unless Council told him otherwise, his plan was to put this on the agenda for the Committee of the Whole.

Alderman Mwilambwe stated that on Saturday many participated at the Veterans Day recognition of Veterans in McLean County and stated it was quite an honor and was just a good day all around.

Mayor Renner thanked Alderman Mwilambwe for representing us and our City to the people who have made sacrifices and some of them ultimate sacrifices.

Alderman Mwilambwe added that Alderman Schmidt served as a representative speaking on behalf of the City and did a fantastic job.

**Adjournment**

**Motion by Alderman Black, seconded by Alderman Painter adjourning the meeting. Meeting adjourned at 8:31 PM.**

**Motion carried. (Viva Voce)**

CITY OF BLOOMINGTON

ATTEST

---

Tari Renner, Mayor

---

Cherry L. Lawson, City Clerk



**CONSENT AGENDA ITEM: 7B**

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$8,698,418.08.

**RECOMMENDATION/MOTION:** That the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$8,698,418.08, 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 \$8,698,418.08 (Payroll total \$2,426,119.32, Accounts Payable total \$5,716,268.45, Procurement Card Purchases total \$142,108.11, and Electronic Transfers total \$413,922.20).

Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Accounts Payable

Reviewed by: Patti-Lynn Silva, Finance Director

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive, flowing style.

Steve Rasmussen, Interim City Manager

**Attachment:**

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

**CITY OF BLOOMINGTON FINANCE REPORT**

**Council of November 27, 2017**

**PAYROLL**

Date	Gross Pay	Employer Contribution	Totals
11/9/2017	\$ 1,437,479.47	\$ 370,947.38	\$ 1,808,426.85
11/9/2017	\$ 223,359.06	\$ 80,083.54	\$ 303,442.60
11/17/2017	\$ 232,573.72	\$ 81,805.46	\$ 314,379.18
11/17/2017	\$ (92.25)	\$ (7.06)	\$ (99.31)
Off Cycle Adjustments			
<b>PAYROLL GRAND TOTAL</b>			<b>\$ 2,426,119.32</b>

**ACCOUNTS PAYABLE**

Date	Bank	Total
11/27/2017	AP General	\$ 4,896,945.50
11/27/2017	AP Comm Devel	\$ 14,022.57
11/27/2017	AP IHDA	\$ 4,047.01
11/27/2017	AP Library	\$ 21,741.16
11/27/2017	AP MFT	\$ 654,394.98
11/15/2017-11/17/2017	Off Cycle Check Runs	\$ 125,117.23
<b>AP GRAND TOTAL</b>		<b>\$ 5,716,268.45</b>

**PCARDS**

Date Range	Total	
10/01/2017-10/31/2017	\$ 142,108.11	
<b>PCARD GRAND TOTAL</b>		<b>\$ 142,108.11</b>

**WIRES**

Date Range	Total	
10/31/2017-11/17/2017	\$ 413,922.20	
<b>WIRE GRAND TOTAL</b>		<b>\$ 413,922.20</b>

<b>TOTAL</b>			<b>\$ 8,698,418.08</b>
--------------	--	--	------------------------

Respectfully,

Patti-Lynn Silva  
Finance Director



**CONSENT AGENDA ITEM NO. 7C**

**FOR COUNCIL:** November 27, 2017

**SUBJECT:** Consideration of Approving Appointment to Planning Commission.

**RECOMMENDATION/MOTION:** That Thomas Krieger be appointed to the Planning Commission.

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

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

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

**Planning Commission.** Thomas Krieger of 2209 Jessamine Road, Bloomington, Illinois 61704 to the Planning Commission. Thomas will be completing the unfulfilled term previously held by Ryan Scritchlow who resigned 9-19-17. His term will be effective upon appointment and will expire 4-30-20. Application is on file in the Administration Office.

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

**FINANCIAL IMPACT:** Not applicable.

**COMMUNITY DEVELOPMENT IMPACT:** Not applicable.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** Not applicable.

Respectfully submitted for Council consideration.

Prepared by: M. Beth Oakley, Executive Assistant

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen".

Steve Rasmussen  
Interim City Manager

**Attachments:**

- Roster

## Planning Commission

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Appointment Date	Ward	Email	Street	City	Zip	HomePhone	WorkPhone	CellPhone	FaxNumber	Reappointment
x	Southeast	Eric	Penn	04/30/18	2016	09/12/16	1	<a href="mailto:spblm.laborers@frontier.com">spblm.laborers@frontier.com</a>	1016 McGregor	Bloomington	61701					
x	Vice Chair/Southeast	J. Alan	Balmer	04/30/18	2011	04/13/15	3	<a href="mailto:jbalmr@betadigm.com">jbalmr@betadigm.com</a>	16 Fountain Lake Court	Bloomington	61704					
x	Southeast	David	Stanczak	04/30/19	2012	03/28/16	8	<a href="mailto:dts1202@yahoo.com">dts1202@yahoo.com</a>	6 Buckhurst Ct	Bloomington	61704					
x	Southeast	Ryan	Scritchlow	04/30/20	2013	05/22/17	1	<a href="mailto:rsritch@hotmail.com">rsritch@hotmail.com</a>	107 Parkview Drive	Bloomington	61701					
x	Southeast	Megan	Schubert	04/30/18	2015	04/13/15	1	<a href="mailto:megschub@gmail.com">megschub@gmail.com</a>	3115 Rudder Lane, #208	Bloomington	61704					
x	Northeast	Mark	Muehleck	04/30/20	2017	10/23/17	9	<a href="mailto:mmuehleck1@yahoo.com">mmuehleck1@yahoo.com</a>	1216 Chatham Lane	Bloomington	61704					
x	Southwest	Justin	Boyd	04/30/19	2016	05/09/16	6	<a href="mailto:Justin.Boyd@countryfinancial.com">Justin.Boyd@countryfinancial.com</a>	705 W MacArthur	Bloomington	61701					
x	Northeast	Kevin	Suess	04/30/20	2014	03/27/17	4	<a href="mailto:kevinsuess@gmail.com">kevinsuess@gmail.com</a>	113 Kreitzer	Bloomington	61701					
x	Northeast	John	Protzman	04/30/20	2014	03/13/17	9	<a href="mailto:protz99@msn.com">protz99@msn.com</a>	2913 Southfork Rd	Bloomington	61704					
x	Northeast	James	Pearson	04/30/18	2011	04/13/15	9	<a href="mailto:jpear764@aol.com">jpear764@aol.com</a>	14 Hearthstone Ct	Bloomington	61704					
	Staff	Katie	Simpson					<a href="mailto:ksimpson@cityblm.org">ksimpson@cityblm.org</a>	115 E Washington St	Bloomington	61701					
	Staff	Mary	Sellmeyer						110 E Olive St	Bloomington	61701					

**Details:**

Term: 3 years (4 years prior to 5/1/2014)

Term Limit per City Code: 3 terms/9 years

Members: 10 members

Number of members the Mayor appoints: 10

Type: Internal

City Code:

Required by State Statute: No

Intergovernmental Agreements: None

Funding budgeted from COB for FY2014: None

Meetings: 2nd and 4th Wed of each month at 4:00pm - Council Chambers

Number of Vacancies: 1

Number of Expired Board Members (Blm Appointments only): 0

Number of Expired Board Member Eligible for Reappointment:

**Appointment/Reappointment Notes:** Krieger to replace Scritchlow



## CONSENT AGENDA ITEM NO. 7D

**FOR COUNCIL:** November 27, 2017

**SUBJECT:** Consideration of a Resolution Waiving the Formal Bidding Process to approve the purchase of three (3) playgrounds from Game time c/o Cunningham Recreation. One each for Oakland, Friendship and Woodbury Parks in the amount of \$99,673.89 Oakland, Friendship and Woodbury Park playgrounds.

**RECOMMENDATION/MOTION:** That the Resolution waiving the formal bid process be adopted and the purchase of three (3) playgrounds from Game time c/o Cunningham Recreation in the amount of \$99,673.89 be approved and the Mayor and City Clerk be authorized to prepare the necessary documents.

**STRATEGIC PLAN LINK:** Goal 5: Great Place, Livable, Sustainable City

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

**BACKGROUND:** Oakland School playground was installed in 1997 and is beginning to show some wear and tear. Industry standard is 15 years and it is time to replace this playground with a newer more updated playground. Two swings will be added as well as a round Double Arch swing that can accommodate more than one person swinging at a time. This structure will be the first of its kind in Bloomington. Friendship Park playground was installed in 1999 and is showing some of the same wear and tear signs as Oakland. The new playground will be updated and have more climbing features than the current playground. The swings will be moved but reused. Woodbury Park is a new park and the playground will be installed in the Woodbury Estates sub division. This playground will be greatly received by the residents in this area as the closest playground is at Miller Park and getting there can be difficult. Woodbury playground is a smaller playground and is primarily intended for the younger kids (ages 2-5 years old).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Parks Recreation and cultural Arts, Cunningham Recreation c/o Renee Beard, Oakland school – Principal – David LaFrance, Woodbury Estates

**FINANCIAL IMPACT:** The original budget called for Playground and Equipment at Rollingbrook Park. This has been moved to the FY 2019 Proposed Budget. The playgrounds are included in the FY 2018 Budget under 2 different accounts: Capital Lease-Capital Outlay Equipment Other than Office account (40110137-72140) in the amount of \$75,000.00 and \$24,673.89 will be paid for by a HUD grant under Community Development Community Services-Capital Outlay Equipment Other than Office account (22402450-72140). If approved a budget transfer in the amount of \$24,673.89 will be processed to move the budgeted funds from Community Development Community Services-Other Purchased Services (22402450-70690-

53000) to Community Development Community Services-Capital Outlay Equipment Other than Office account (22402450-72140). Stakeholders can locate these accounts in the FY 2018 Budget Book titled “Adopted Budget Other Funds” on pages 32, 102 and 105

**COMMUNITY DEVELOPMENT IMPACT:** *Not applicable*

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** *Not applicable*

Respectfully submitted for Council consideration.

Prepared by: Robert Moews, Parks Superintendent

Reviewed by: Jay Tetzloff, Director Parks, Recreation & Cultural Arts

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- PRCA 2B Resolution for Bid Waiver - Playground
- PRCA 2C Quote Woodbury Park
- PRCA 2D Grant proposal revised : Oakland School and Friendship Park

RESOLUTION NO. 2017 – \_\_\_\_\_

**A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS AND APPROVING THE PURCHASE OF THREE (3) SETS OF PLAYGROUND EQUIPMENT FROM GAME TIME c/o CUNNINGHAM RECREATION.**

WHEREAS, the City has found that Game Time c/o Cunningham Recreation is a reliable source for the purchase of playground equipment; and

WHEREAS, Game Time c/o Cunningham Recreation offer grants that pay for almost 50% of the total cost excluding shipping which is nominal ; and

WHEREAS, this saves the City \$83,944.21 in expenses that the grants will cover.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the recitals set forth above are incorporated herein and City Manager, or designated representatives, are authorized to secure the , and are authorized to execute any necessary documents to effectuate the purchase.

PASSED this 27<sup>th</sup> day of November 2017.

APPROVED this \_\_\_\_day of November 2017 .

CITY OF BLOOMINGTON

ATTEST:

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, C.M.C., City Clerk



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127303**

10/25/2017

**Grant Proposal - Woodbury Park**

Bloomington Parks and Recreation  
 Attn: Jay Tetzloff  
 115 East Washington Street  
 Bloomington, IL 61701  
 Phone: 309-434-2250  
 jtetzloff@cityblm.org

Project #: P90567  
 Ship To Zip: 61701

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - PowerScope Modular 5-12 Unit (per attached drawing) <i>[Deck:Pvc:_____]</i> <i>[Basic:_____] [Roto</i> <i>Plastic:_____] [Accent:_____]</i> <i>[Arch:_____] [Uni</i> <i>Plastic:_____] [2 Color</i> <i>HDPE:_____]</i> (2) 80000 -- 49" Sq Punched Steel Deck (1) 80657 -- Access Attachment 5' (1) 81699 -- Bongos (1) 81766 -- Leaf Seat (1) 90004 -- Two Piece Hex Deck (1) 90030 -- 4' Transfer Platform W/Barrier (2) 90268 -- 10' Upright, Alum (4) 90269 -- 11' Upright, Alum (2) 90270 -- 12' Upright, Alum (4) 90271 -- 13' Upright, Alum (2) 90272 -- 14' Upright, Alum (1) 90306 -- Climber Archway W/Socket & Barrier (1) 90366 -- Sloped Funnel Climber W/Barrier (1) 90369 -- River Rock Climber (1) 90425 -- Letters Maze Above Deck (1) 90508 -- 4' Double Zip Slide, Std Dk (1) 90545 -- 4' Wave Climber (1) 90546 -- Climber Archway W/D-Ring & Barrier (1) 90578 -- Swerve Slide (1) 90592 -- Ridge Climber Single (1) 90713 -- Frog Slide Puzzle-Gadget Pnl Above Dk (1) 91181 -- 4' 0" Plank Climber - Timbers (5) 91209 -- Climber Entryway - Barrier	\$42,161.00	\$42,161.00



GameTime c/o Cunningham Recreation  
 PO Box 240981  
 Charlotte, NC 28224  
 800.438.2780  
 704.525.7356 FAX

QUOTE  
 #127303

10/25/2017

**Grant Proposal -Woodbury Park**

Quantity	Stock ID	Description	Unit Price	Amount
		(1) 91214 -- Slant Half Hex Roof - Timbers		
		(2) 91215 -- Slant Roof - Timbers		
		(2) 91217 -- 60" Slant Hex Roof Extension - Timbers		
		(4) 91221 -- 66" Slant Roof Extension - Timbers		
		(1) 91251 -- 5'0" - 5'6" Lily Pad Spiral Climber		
		(1) 91270 -- Dragonfly Link		
		(1) 178749 -- Owner'S Kit		

**\* MATERIALS ONLY Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.**

SubTotal: \$42,161.00  
 Grant: (\$21,080.00)  
 Freight: \$1,865.10  
**Total Amount: \$22,946.10**

**\*Special 2017 GameTime Matching Grant Pricing\***  
*Cash With Order Discount - Pricing for Woodbury Park Playground is only valid if ordered in conjunction with Oakland & Friendship Park Grant Proposal.*

- \* For grant pricing to be valid:**
- Payment, in full (via check or money order), is due at the time of order
  - This order must be placed with order for Quote#127238
  - The order must include a completed grant application
  - The order must be placed by November 15, 2017
  - The order must ship by December 7, 2017
- Contract: USC



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127303**

10/25/2017

### **Grant Proposal -Woodbury Park**

**Pricing:** Prices are firm for 30 days unless otherwise noted. Above costs assume one shipment and one installation unless otherwise noted. Taxes will be shown as a separate line item if included. Any applicable taxes not shown will be applied to the final invoice.

**Lead Time/Shipment:** Standard orders shipped 4 weeks after receipt of order and acceptance of your purchase order, color selections, approved submittals,(if required)unless otherwise noted. Custom equipment and shades may require a longer lead time. Surfacing lead time is approximately 2 weeks after scheduling request. It is the responsibility of the owner to offload and inventory equipment, unless other arrangements have been made. Missing or damaged equipment must be reported within 60 days of acceptance of delivery. Equipment may be sent in multiple shipments based on point of origin.

**Payment Terms:** Payment in full, Net 30 days subject to approval by Credit Manager. Pre-payment may be required for orders equaling less than \$5,000. A signed P.O. made out to Gametime C/O Cunningham Associates, Inc. or this signed quotation is required for all orders unless otherwise noted. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Checks should be made payable to Game Time unless otherwise directed.

**Returns:** Returns are available on shipments delivered within the last 60 days and only if the product is in merchantable condition, has never been installed, and has never been stored in an area of little or no protection. A 25% restocking fee will be applied to all goods. Customer will be charged freight for both the outbound and inbound shipment. Any credit will be based on the condition of the item upon its return. Uprights cannot be returned.

*Acceptance of this proposal indicates your agreement to the terms and condition stated herein.*

**Wish to pay by credit card? Please complete the following information:**

\_\_\_\_\_ Mastercard    \_\_\_\_\_ Visa    \_\_\_\_\_ AMEX

Credit Card Number: \_\_\_\_\_ Exp Date: \_\_\_\_\_

CSC, Carde Security Code: \_\_\_\_\_

Name as it appears on card: \_\_\_\_\_

Amount to be charged to card: \_\_\_\_\_

Email or Fax credit card receipt to: \_\_\_\_\_

**FURNISH & DELIVER ONLY:**

- All items are quoted furnish and deliver ONLY. Installation is NOT included.

**Acceptance of quotation:**

Accepted By (printed): \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ P.O. No: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Purchase Amount: **\$22,946.10**

SALES TAX EXEMPTION CERTIFICATE #: \_\_\_\_\_

(PLEASE PROVIDE A COPY OF CERTIFICATE)

\_\_\_\_\_  
Salesman Signature

\_\_\_\_\_  
Customer Signature



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127303**

10/25/2017

## **Grant Proposal -Woodbury Park**

### **U.S. COMMUNITIES TERMS & CONDITIONS**

- LEAD TIME: normal lead time is 30 days from active order date.
- PURCHASE ORDERS: MUST BE MADE OUT TO GAMETIME c/o CUNNINGHAM RECREATION
- PRICING: pricing is net, f.o.b. destination, after freight charges have been calculated using the contact shipping rates provided herein and added to the net product prices shown on the contract price list. Gametime offers most favored pricing and special discounts to those local public agencies participating in the U.S. Communities contract. Product pricing derives from and is indexed by the 2006 GameTime Catalog, less the applicable discounts stated herein. GameTime pricing is adjusted the first of each year with the printing and distribution
- QUANTITY DISCOUNTS: Volume single purchases of composite play systems only shall be eligible for an additional discount.
- ORDERS: All orders shall be in writing on the buying entity's purchase order form or similar documentation, and showing GameTime as the vendor. Open buying on the Internet (OBI) is not currently available.
- SHIPMENT: Shipping shall commence within 4-6 weeks after our receipt and acceptance of the customer purchase order, color selections and approval of submittals, if required.
- TERMS OF SALE: Payment is due within 30 days from date of invoice for governmental agencies. Payment may be made by VISA or MasterCard. Orders for materials paid for at the time of placement are entitled to a 3% cash-with-order discount.
- MINIMUM ORDER: RFP 269-2003-007 purchases, other than replacement parts, require a minimum order of \$500.00.
- PACKAGING: All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- RECEIPT OF GOODS: Ccustomer shall receive, unload and inspect goods upon arrival, reporting any discrepancies on the delivery receipt prior to written acceptance of the shipment. Concealed damages must be reported within 15 days of delivery & concealed shortages must be reported within 60 days.
- INSTALLATION: If included with purchase, shall be by a Certified GameTime installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs. Added charges may result for failure to notify the installer of schedule changes or site conditions that prevent installation.
- EXCLUSIONS: Unless otherwise noted, this proposal excludes all site work and landscaping, removal of existing equipment; storage of goods prior to installation; drainage provisions; and safety surfacing and borders unless purchased separately. Customer shall be responsible for providing a clear, level site for installation and for scheduling deliveries and coordinating installation.
- SUBMITTALS: Our design proposal reflects the spirit and intent of the solicitation. While some variations may exist between GameTime designs and specifications are unique and not intended to be identical in all respects to other manufacturers. If required, we shall submit for review and approval by the owner's representative detailed drawings depicting the equipment to be furnished accompanied by specifications describing materials. Once approved, these drawings and specifications shall constitute the final documents for the project and shall take precedence over all other requirements. GameTime shall provide for each playground two sets of installation, assembly and maintenance instructions in accordance with our standard practices. All composite playground designs and equipment shall comply with ASTM F 1487-01, Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use; Handbook for Public Playground Safety Publication 325 by the U.S. Consumer Products Safety Commission; and the Guide to ADA Accessibility Guidelines for Play Areas published by the U.S. Access Board.
- CREDIT APPLICATIONS: If required must be submitted with your order.
- FINANCE CHARGE: A 1.5% monthly finance charge will be added to all invoices over 30 days past due.

### **ORDER INFORMATION:**

Bill to: \_\_\_\_\_ Ship to: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127810**

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

Bloomington Parks and Recreation  
 Attn: Jay Tetzloff  
 115 East Washington Street  
 Bloomington, IL 61701  
 Phone: 309-434-2250  
 jtetzloff@cityblm.org

Project #: P90567  
 Ship To Zip: 61701

Quantity	Part #	Description	Unit Price	Amount
<b>OAKLAND SCHOOL</b>				
1	5057	GameTime - Double Arch Swing [Basic:_____]	\$11,321.00	\$11,321.00
1	RDU	GameTime - PowerScope Modular 5-12 Unit (per attached drawing) [Basic:_____] [Cabling:_____] [Rock Plastic:_____] [Accent:_____] [Roto Plastic:_____] [Deck:Pvc:_____] [Metal Roof:_____] [Tube:_____] [Sky Wheel:_____] [Arch:_____] [HDPE:_____] (1) 7089 -- Spider Web (1) 7095 -- Rock Step Attachment (1) 7100 -- Rockscape Vertical Climber (1) 7101 -- Rockscape Triad Climber (1) 26058 -- 3 Way X-Pod Step (1) 26070 -- Sail Climbing Wall Attachment (1) 26092 -- Ps Plus Single Link Cross Beam (5) 26094 -- Triangular Shroud (1) 26096 -- Arched Chain Net Link (Stainless) (1) 26170 -- Xcelerator (6) 80001 -- 49"Tri Punched Steel Deck (4) 80078 -- 6"Stepped Platform (6) 80167 -- Roof Ext 24" W/Rivet (4) 80203 -- Tin Roof Gable (1) 80206 -- Tin Roof Hex (1) 80656 -- Access Attachment 3' & 4' (2) 80687 -- Handhold/Kick Plate Pkg (1) 80703 -- 2'Crawl Tube W/Spy Holes (2) 80729 -- 12"Stepped Platform (1) 81468 -- Shoriz Ladder Link (1) 81535 -- Skywheel Link	\$92,582.00	\$92,582.00



GameTime c/o Cunningham Recreation  
 PO Box 240981  
 Charlotte, NC 28224  
 800.438.2780  
 704.525.7356 FAX

QUOTE  
 #127810

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

Quantity	Stock ID	Description	Unit Price	Amount
(1)	81656	-- 1-Level Chin Bar		
(1)	81681	-- Turning Bar		
(1)	81688	-- Therapeutic Rings Attch		
(1)	90021	-- 2'-0" Transfer System W/ Barrier		
(1)	90031	-- 5' Transfer Platform W/Barrier		
(1)	90107	-- 5'-6"/6' Schooner Climber		
(1)	90129	-- 1'-6"/3' Tree Climber Link		
(1)	90165	-- 2/5' Rope Span Climber		
(1)	90203	-- Tic-Tac-Toe Panel Above Dk		
(1)	90246	-- 6' Chain Link Climber		
(3)	90266	-- 8' Upright, Alum		
(3)	90270	-- 12' Upright, Alum		
(2)	90271	-- 13' Upright, Alum		
(1)	90272	-- 14' Upright, Alum		
(10)	90273	-- 15' Upright, Alum		
(1)	90277	-- 4' Quick 'L' Tube Slide, Std,30" Dia		
(3)	90306	-- Climber Archway W/Socket & Barrier		
(1)	90317	-- Toad Stool Climber		
(1)	90371	-- 4/5' Climbing Pole		
(1)	90476	-- Rung Enclosure W/Guardrail, Above Dk		
(1)	90512	-- 8' Std Zip Slide		
(1)	90573	-- Scramble Up (3'-6" To 5'-0")		
(1)	90578	-- Swerve Slide		
(1)	90610	-- Contoured Panel (Above)		
(1)	90639	-- Spiral Climber (5'-0" & 5'-6")		
(1)	90700	-- Single Entrance Wilderslide Ii		
(1)	90703	-- Straight Section Wilderslide Ii		
(1)	90704	-- Left Curve Section Wilderslide Ii		
(1)	90705	-- Right Curve Section Wilderslide Ii		
(1)	90709	-- Support Wilderslide Ii		
(1)	90762	-- Long Exit ( Use On 7' & 8' Slides)		
(2)	91142	-- Rope Span Entryway - Barrier		
(2)	91144	-- High Point Entryway - Guardrail		
(2)	91146	-- Entryway - Guardrail		



GameTime c/o Cunningham Recreation  
 PO Box 240981  
 Charlotte, NC 28224  
 800.438.2780  
 704.525.7356 FAX

QUOTE  
 #127810

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

Quantity	Stock ID	Description	Unit Price	Amount
		(1) 91208 -- Climber Entryway - Guardrail		
		(1) 91209 -- Climber Entryway - Barrier		
		(5) G12026 -- 3 1/2" Uprt Ass'Y Galv 11'		
		(1) G90265 -- 7' Upright, Galv		
		(2) G90268 -- 10' Upright, Galv		
		(7) G90271 -- 13' Upright, Galv		
		(4) G90273 -- 15' Upright, Galv		
		(1) 178749 -- Owner'S Kit		
		<b>FRIENDSHIP PARK</b>		
1	RDU	GameTime - PowerScape with Xscape Modular 5-12 Unit (per attached drawing) <i>[Basic:_____] [Roto          Plastic:_____] [Accent:_____]          [Sky Wheel:_____]          [Deck:Pvc:_____] [Tube:_____]          [Arch:_____]</i>	\$31,789.00	\$31,789.00
		(1) 26058 -- 3 Way X-Pod Step		
		(1) 26067 -- Ladder Wall Attachment		
		(1) 26072 -- Social Discs Attachment		
		(1) 26078 -- Arched Loop Ladder Overhead		
		(1) 26081 -- Sky Wheels		
		(1) 26092 -- Ps Plus Single Link Cross Beam		
		(5) 26094 -- Triangular Shroud		
		(2) 80001 -- 49"Tri Punched Steel Deck		
		(1) 80688 -- 2' Tri Transfer Platform		
		(1) 81593 -- Ladder Loop Link		
		(2) 81666 -- Fun Seat		
		(1) 90004 -- Two Piece Hex Deck		
		(1) 90024 -- 4'-0" Transfer System W/ Barrier		
		(1) 90044 -- 5'-6" & 6' Bubble Climber		
		(1) 90183 -- Funnel Crow'S Nest W/ Barrier		
		(1) 90226 -- Decorative Panel Thunderring,Above Dk		
		(1) 90266 -- 8' Upright, Alum		
		(4) 90267 -- 9' Upright, Alum		
		(2) 90268 -- 10' Upright, Alum		
		(6) 90270 -- 12' Upright, Alum		
		(1) 90306 -- Climber Archway W/Socket & Barrier		



GameTime c/o Cunningham Recreation  
 PO Box 240981  
 Charlotte, NC 28224  
 800.438.2780  
 704.525.7356 FAX

QUOTE  
 #127810

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

Quantity	Stock ID	Description	Unit Price	Amount
		(1) 90317 -- Toad Stool Climber		
		(1) 90389 -- 2'-0" Overhead Climber Access Ladder		
		(1) 90510 -- 6' Dueling Wave Zip Slide, Std Dk		
		(1) 90629 -- Ergo Link 4'-0" Rise)		
		(1) 91146 -- Entryway - Guardrail		
		(2) 91209 -- Climber Entryway - Barrier		
		(1) G90266 -- 8' Upright, Galv		
		(1) G90267 -- 9' Upright, Galv		

**\* MATERIALS ONLY Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.**

*\* Taxes, if applicable, to be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.*

SubTotal: \$135,692.00  
 Grant: (\$62,864.21)  
 Freight: \$3,900.00  
**Total Amount: \$76,727.79**

***\*Special 2017 GameTime Matching Grant Pricing\****

*Cash With Order Discount*

***\* For grant pricing to be valid:***

- Payment, in full (via check or money order), is due at the time of order
- The order must include a completed grant application
- The order must be placed by November 15, 2017
- The order must ship by December 7, 2017

Contract: USC



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127810**

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

**Pricing:** Prices are firm for 30 days unless otherwise noted. Above costs assume one shipment and one installation unless otherwise noted. Taxes will be shown as a separate line item if included. Any applicable taxes not shown will be applied to the final invoice.

**Lead Time/Shipment:** Standard orders shipped 4 weeks after receipt of order and acceptance of your purchase order, color selections, approved submittals,(if required)unless otherwise noted. Custom equipment and shades may require a longer lead time. Surfacing lead time is approximately 2 weeks after scheduling request. It is the responsibility of the owner to offload and inventory equipment, unless other arrangements have been made. Missing or damaged equipment must be reported within 60 days of acceptance of delivery. Equipment may be sent in multiple shipments based on point of origin.

**Payment Terms:** Payment in full, Net 30 days subject to approval by Credit Manager. Pre-payment may be required for orders equaling less than \$5,000. A signed P.O. made out to Gametime C/O Cunningham Associates, Inc. or this signed quotation is required for all orders unless otherwise noted. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Checks should be made payable to Game Time unless otherwise directed.

**Returns:** Returns are available on shipments delivered within the last 60 days and only if the product is in merchantable condition, has never been installed, and has never been stored in an area of little or no protection. A 25% restocking fee will be applied to all goods. Customer will be charged freight for both the outbound and inbound shipment. Any credit will be based on the condition of the item upon its return. Uprights cannot be returned.

*Acceptance of this proposal indicates your agreement to the terms and condition stated herein.*

**Wish to pay by credit card? Please complete the following information:**

\_\_\_\_\_ Mastercard    \_\_\_\_\_ Visa    \_\_\_\_\_ AMEX

Credit Card Number: \_\_\_\_\_ Exp Date: \_\_\_\_\_

CSC, Carde Security Code: \_\_\_\_\_

Name as it appears on card: \_\_\_\_\_

Amount to be charged to card: \_\_\_\_\_

Email or Fax credit card receipt to: \_\_\_\_\_

**FURNISH & DELIVER ONLY:**

- All items are quoted furnish and deliver ONLY. Installation is NOT included.

**Acceptance of quotation:**

Accepted By (printed): \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ P.O. No: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Purchase Amount: **\$76,727.79**

SALES TAX EXEMPTION CERTIFICATE #: \_\_\_\_\_

(PLEASE PROVIDE A COPY OF CERTIFICATE)

\_\_\_\_\_  
Salesman Signature

\_\_\_\_\_  
Customer Signature



**GameTime c/o Cunningham Recreation**  
**PO Box 240981**  
**Charlotte, NC 28224**  
**800.438.2780**  
**704.525.7356 FAX**

**QUOTE**  
**#127810**

11/14/2017

**Grant Proposal - Oakland School and Friendship Park (Revised)**

**ORDER INFORMATION:**

Bill to: \_\_\_\_\_ Ship to: \_\_\_\_\_  
Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_



## CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approving the purchase of one Scheduled Replacement of Ice Resurfacer for the Pepsi Ice Center Division of the Parks, Recreation, and Cultural Arts Department in the amount of \$129,143.55.

**RECOMMENDATION/MOTION:** Council approves purchase of One (1) Zamboni 552AC Ice Resurfacer using the National Joint Powers Alliance (NJPA), NJPA Contract#: 030117-FZC (expiration date of 4/14/21), in the amount of \$129,143.55 be approved, and the Purchasing Agent be authorized to issue a Purchase Orders for same.

**STRATEGIC PLAN LINK:** Goal 5. Great Place - Livable, Sustainable City

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

**BACKGROUND:** The Pepsi Ice Center Division of the Parks, Recreation, and Cultural Arts Department currently has a 2006 Zamboni 540 Ice Resurfacer that is scheduled for replacement this fiscal year. It is used by staff to maintain our ice surface in a usable and safe environment. When the other Zamboni is down for maintenance, this equipment is used to provide ice resurfacing for both the Pepsi Ice Center and the Grossinger Motors Arena. Going with an electric powered Zamboni will improve the air quality in the building along with reducing costs for fueling the vehicle with propane. It is 11 years old and currently has 4,625 hours of use and the maintenance cost to date is \$23,008.01. Recent issues with this unit have been the engine starter, engine fuel system, hydraulic system, engine exhaust system, wash water pump, and water tank cracked. The old unit will be traded in on the purchase of the new unit and the City will receive \$24,500.00.

National Joint Power Alliance (NJPA) is a government agency offering competitively solicited contracts for use by education, government, and nonprofits. Cooperative contracts mean volume discounts. The City has been a member for several years and, have made a number of purchases through them over the years.

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

**FINANCIAL IMPACT:** The Pepsi Ice Center Division of the Parks, Recreation, and Cultural Arts Department has \$175,000.00 budgeted in the FY 2018 Capital Lease-Capital Outlay Equipment other Office account (40110137-72140). The replacement unit will cost \$129,143.55. Stakeholders can locate this in the FY 2018 Budget Book titled "Adopted Other Funds Budget" on pages 102 and 106.

Respectfully submitted for Council consideration.

Prepared by: Michael Hernbrott, Pepsi Ice Center Manager

Reviewed by: Jay Tetzloff, Director of Parks, Recreation and Cultural Arts

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- PW 3B Proposal – Part 1 Ice Resurfacer
- PW 3C Proposal – Part 2 Ice Resurfacer
- PW 3D Ice Resurfacer Specifications
- PW 3E Ice Resurfacer Picture

**FRANK J. ZAMBONI & CO., INC.**

15714 Colorado Avenue  
Paramount, CA 90723-0770  
Phone (562) 633-0751  
Fax (562) 633-9365  
www.zamboni.com

November 2, 2017

Michael Hernbrott  
City of Bloomington  
336 South Main Street  
Bloomington, IL 61701

---

**PROPOSAL**

---

**MODEL:** Zamboni 552AC

**QUANTITY:** One (1)

**CAPACITY:** Full Size

- Snow Tank  
100 cubic feet (actual volume)  
120 cubic feet (compacted)
- Ice Making Water Tank  
Constructed of High Density Polyethylene  
200 U.S. gallons  
Wash Water Tank (optional)  
Constructed of High Density Polyethylene  
82 U.S. gallons  
Total Water Capacity  
282 U.S. gallons

**ELECTRONIC**

**CONTROLS:** Sevcon® Gen4 AC Motor Controllers

- Sevcon solid state controls provide for infinitely Variable traction speeds, as well as optimum control of the accessory pump operations.
- Sevcon controls offer the latest in electronic technology and provide exact optimized control to achieve outstanding operability. These controls have been proven throughout the world in demanding applications such as forklifts and airport equipment.

**ZAMBONI®**

**ELECTRONIC  
CONTROLS:**  
(Cont'd)

**“On-Board” Diagnostic Features**

- Operator faults, eg. starting in gear or parking brake on
- Faults due to Component failure
- Motor temperature warning

**Sevcon Display**

- Sevcon dash display relays information about the motor controllers
- Full diagnostics with alphanumeric display including fault codes
- Battery Discharge Indicator (BDI) and motor controller hour meters.

**ELECTRIC  
MOTORS:**

- 24 HP (18kW) brushless AC traction motor w/ temperature sensor
- 11 HP (8kW) brushless AC pump motor w/ temperature sensor

**BATTERY &  
CHARGER:**

- 510 Amp Hour heavy-duty industrial type lead acid batteries. Heavy-duty features include a tabular solid plate design and heat bonded jar.
- “Intelligent” charger is microprocessor controlled to provide the best charging sequence in all conditions.

**DRIVETRAIN:**

**Dana/Spicer Axles**

- Front - Model 60, rated 6,400 lb. capacity.
- Rear - Model 60, rated 6,200 lb. capacity and is a rigid, full-float design.
- Because the 552 uses Spicer/Dana axles that are optimized for our chassis, we offer the industry's highest manufacturer approved axle capacities.

**DRIVETRAIN:**

- Our chassis/axle combination is the key to the Zamboni 552 having a turning radius of 16 feet, a full 3 feet tighter than most other machines.

**Transfer Case**

- Rugged cast iron housing for rigid gear and bearing support. Heat-treated alloy steel gears are helical cut for greater strength and lower noise.
- Traction drive motor is directly-mounted to the housing for long shaft life.

**Chassis**

- 2" X 5" structural steel tubing for high strength and long service.

**HYDRAULICS: Pump and Motor**

- Gear-type for high efficiency, flow and speed. This design has been proven in many rugged applications and helps to continue Zamboni's reputation for the best conveyor performance in the industry.

**Steering Pump**

- The use of a hydraulic steering system provides very smooth power steering with little effort.

**Filtration and Tank**

- Parker 10 micron hydraulic filter ensures a clean environment for all hydraulic components.
- Large 21 gallon tank enhances hydraulic fluid travel to rid the oil of entrapped air and increase heat dissipation.

**SNOW TANK  
AND AUGERS:**

- Large snow capacity and tank design provides all areas of the snow tank to be completely filled, even the top and rear corners.
- Both 10 inch large diameter augers are double-flighted to ensure good performance even during heavy shaving and the augers are powder coated for durability.

**CONDITIONER:**

- Zamboni Ice Resurfacers have a well-deserved reputation for producing the finest sheet of ice, even after many years of being in use.
- A unique design of spring and hydraulic down pressure is used for superior shaving results.
- Performance will continue for the life of the machine by using replaceable bushings and springs.

**HUMAN  
ENGINEERING:**

- The operation of the 552 is very simple. The operator selects the travel direction, then drives the machine with a foot control. Because the conveyors are independent of vehicle speed, the 552 provides full power and speed to the augers at all times, even when slowing for corners.
- Speed is controlled by a single foot pedal. A solid-state electronic actuator provides smooth and responsive acceleration.

**ELECTRONIC  
CONTROLS:**

(Cont'd)

- Operator compartment has an ergonomic layout and includes a modern steering wheel with spinner knob.
- The MOSFET electronic controls, while securely locked to inhibit unauthorized entry, are conveniently located should service be necessary. The battery is easily accessed through both side doors for routine maintenance checks, even with the snow tank down.
- Wiring and looms are well routed and protected.
- Vertical auger cover reduces noise and provides an aesthetically pleasing look to the rear platform of the machine.

**FACILITY  
ENGINEERING:**

- Zamboni Ice Resurfacers offer unparalleled shaving and snow conveyor performance. A quality sheet of ice is among an arena's primary selling features.
- Zamboni has the tightest turning radius in the industry, enabling operators to resurface deeper into their corners.
- The snow tank on the 552 is designed with a flat bottom and sides, allowing for the snow to slide out with the least amount of residue and at a much lower height. This is important for both dumping indoors as well as outdoors in adverse conditions.
- Polyethylene ice-making water tank is standard. This tank is completely rust free and has a 8" quick access cover for inspection and clean-out.

**MANUFACTURER'S  
STATEMENT:**

The Model 552 is proudly designed and manufactured in Paramount, California by Frank J. Zamboni & Co., Inc., a United States company.

**WARRANTY:**

Twenty Four (24) months or 2,000 hours, parts replacement only.

**SAFETY  
STANDARDS:**

The 552 is engineered to meet or exceed A.N.S.I. safety labelling requirements.

**NJPA  
CONTRACT  
PRICING:**

<b>Zamboni 552AC .....</b>	<b>\$121,650.00</b>
• 510 AH Battery with Charger .....	\$ Included
• Back Up Alarm .....	\$ 680.00
• Board Brush .....	\$ 5,625.00
• Aluminum Wheels .....	\$ Standard
• Wash Water System w/ Poly Tank .....	\$ 4,700.00
• Guide Wheel .....	\$ Standard
• Black Powder Coated Conditioner .....	\$ Standard
• Parking Brake .....	\$ Standard
• Water Level Sight Gauge .....	\$ 270.00
• Conditioner Poly Side Plate .....	\$ Standard
• Snow Tank Light .....	\$ 400.00
• Tire Wash System .....	\$ 1,360.00
• Stainless Steel Water Distribution Pipe ..	\$ 385.00
• Viscous Coupling Drive Shaft .....	\$ 1,625.00
• Single Point Watering System for Batteries ..	\$ 1,575.00
• Integrated Auger Wash Out System .....	\$ 1,200.00
• Conti Blade Changer .....	\$ 2,495.00
• EZ III Edger .....	\$ 6,750.00

<b>SUB-TOTAL:</b>	<b>\$148,715.00</b>
Less NJPA Discount	(\$ 4,464.45)
Transportation	\$ 3,500.00
Trade In: 540-8067	(\$24,500.00)
Trade In: Ice Guard Edger	(\$650.00)
<b>TOTAL:</b>	<b>\$122,603.55</b>

**Additional Optional Equipment: (pricing reflects NJPA discount)**

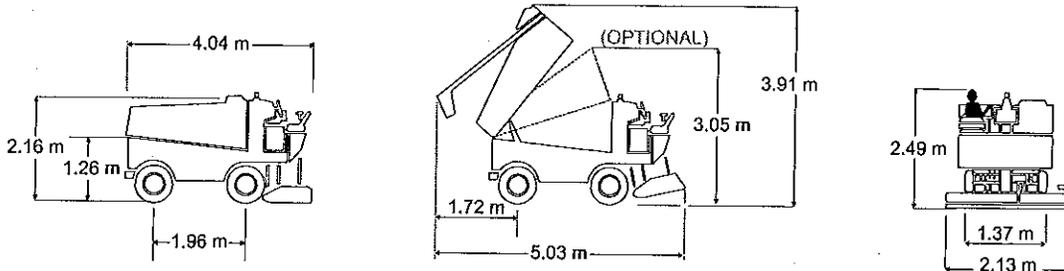
Advanced Water System	\$4,890.00
Auto Snow Breaker	\$1,650.00

**F.O.B.:** Paramount, CA  
**TERMS:** Net 30 days on approved credit.  
NJPA Contract #: 030117-FZC  
Shipment 225 days or sooner from receipt of order.  
Pricing firm for 30 days.  
Pricing does not include any applicable sales tax.

**THANK YOU:**  11/2/17  
Doug Peters Date  
Regional Sales Manager

Frank J. Zamboni & Co., Inc.  
15714 Colorado Avenue  
Paramount, CA 90723  
Phone: (562) 633-0751  
Fax: (562) 633-9365

# MODEL 552



CAPACITIES		
<b>Snow Tank</b>		
Actual Volume	2.83 m <sup>3</sup>	100 cu. ft.
Compacted	3.54 m <sup>3</sup>	125 cu. ft.
<b>Water</b>		
Ice Making	738 L	195 gal.
Wash Water	310 L	82 gal.
Total	1048 L	277 gal.
Hydraulic Oil	87 L	23 gal.
POWERTRAIN		
Four-Wheel Drive		
<b>Motors</b>		
Electric Hydraulic Pump Motor	6.0 kW	8.0 HP
Electric Traction Motor	13.0 kW	17.5 HP
<b>Battery</b>	80V, 510 Ah Standard	
<b>Axles</b>		
Front	2903 kg	6400 lb
Rear	2903 kg	6400 lb

DIMENSIONS						
<b>Overall</b>	<b>L</b>	<b>W</b>	<b>H</b>	<b>L</b>	<b>W</b>	<b>H</b>
Snow Tank Down	4.04 m	2.13 m	2.16 m	159 in.	84 in.	85 in.
Snow Tank Up	5.03 m	2.13 m	3.91 m	198 in.	84 in.	154 in.
<b>Shaving Blade</b>	<b>L</b>	<b>W</b>	<b>H</b>	<b>L</b>	<b>W</b>	<b>H</b>
195.6 cm   77 in. Blade	195.6 cm	12.7 cm	1.27 cm	77 in.	5 in.	0.5 in.
<b>Clearance</b>						
Minimum Operator Height Clearance			248.9 cm		98 in.	
Snow Pit Clearance			125.7 cm		49.5 in.	
<b>Conveyor System</b>						
Horizontal Auger Diameter			25.4 cm		10 in.	
Vertical Auger Diameter			25.4 cm		10 in.	
<b>Manueverability</b>						
Wheelbase			1.96 m		77 in.	
Wheel Track			1.37 m		54 in.	
Turning Radius at Conditioner			4.87 m		16 ft.	
<b>Weight</b>						
Empty			4423 kg		9750 lb	
with Water			5148 kg		11350 lb	

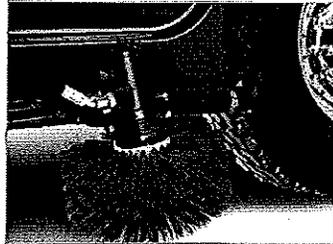
# ZAMBONI®

Some features described herein may be optional at extra cost and prices. Colors, materials, specifications and models are subject to change. Some options are required in combination with other options. ZAMBONI and the configuration of the Zamboni® ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc. © Zamboni 2018 Rev 06/16/2017

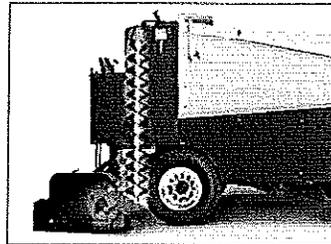
[zamboni.com](http://zamboni.com)



**Advanced Water System — AWS™**  
Regulates the amount of water dispensed onto the ice relative to the machine speed for an efficient and even application.



**Zamboni Power Brush™**  
Wider brush path reaches higher on the dasher board kick plate for superior cleaning power.



**Integrated Auger Washout System**  
Simplifies the vertical and horizontal auger washout task, from a single point on the conditioner.

**MODEL  
552**

#### STANDARD FEATURES

2 Year Warranty  
400 Micron Wash Water Deep Filter Bag  
Aluminum Alloy Wheels  
Battery Charger: Microprocessor Controlled  
Chassis: Strong All Welded Steel Tubing  
Conditioner Safety Guards  
DC Motors  
Dependable Sevcon® MOSFET Solid State Controls  
Digital Training and Reference Materials  
Electric Hydraulic Pump Motor with Programmable Step-Ups  
Familiar Automobile-Style Foot Controls  
Four-Wheel Drive  
Guide Wheel  
Headlights and Tail Light (for Off Ice Travel)  
High Quality 10 and 20 Micron Filters  
High Speed Vertical Auger  
Hydraulic Oil Level Sight Gauge

Industry-Proven Lead Acid Batteries  
On-Dash Diagnostics  
Parking Brake  
Power Steering  
Premium Polyester Felt Spreader Towel  
Replaceable Poly Conditioner Side Plates  
Rugged Dana Spicer® Axles  
Rust-Free Poly Ice Making Water Tank  
Snow Tank Safety Stand  
Stainless Steel Hardware  
Steering Wheel Spinner Knob  
Touch Up Paint Kit  
Tungsten Carbide Studded Tires  
Wide Spectrum of Premium Automotive Paint Colors

#### OPTIONS

Advanced Water System (AWS™)  
Automatic Snow Breaker  
Back Up Alarm  
Battery Watering Gun  
Battery Watering System  
Blade Change System  
Cab Enclosure  
Conditioner: 96" Blade  
Conditioner: Galvanized  
Electric Water Level Gauge  
IceCaps® Wheel Advertising System  
Integrated Auger Washout System  
Low Guide Wheel  
Seat Belt  
Snow Melting Kit  
Snow Tank Dump Height Restriction  
Snow Tank Light  
Stainless Steel Water Distribution Pipe  
Tire Wash System

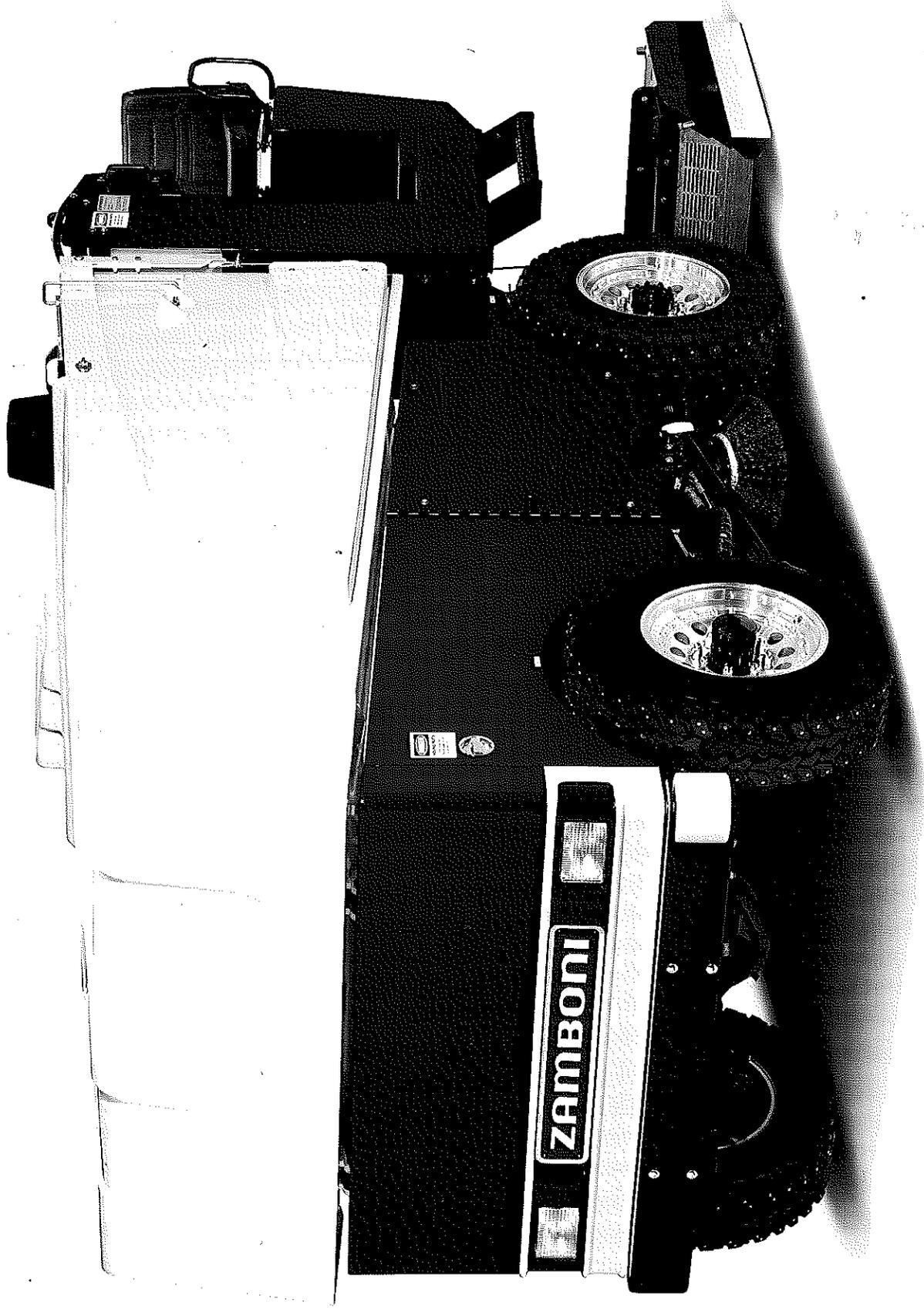
Wash Water to Ice Making Water Transfer  
Water Level Sight Gauge  
Zamboni Power Brush™ Board Brush System

**ZAMBONI®**

Some features described herein may be optional at extra cost and prices, colors, materials, specifications and models are subject to change. Some options are required in combination with other options. ZAMBONI and the configuration of the Zamboni® ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc. © Zamboni 2018

[zamboni.com](http://zamboni.com)

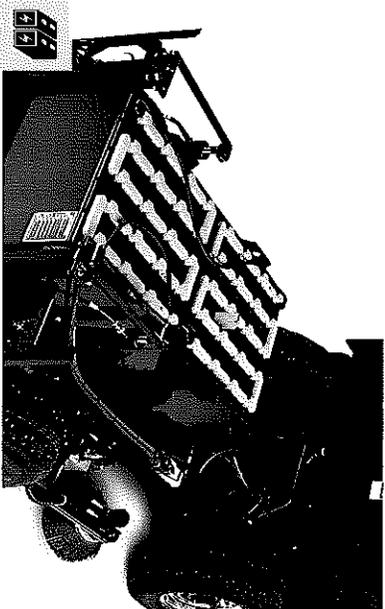
Rev 06/10/2017



**MODEL  
552  
AC**

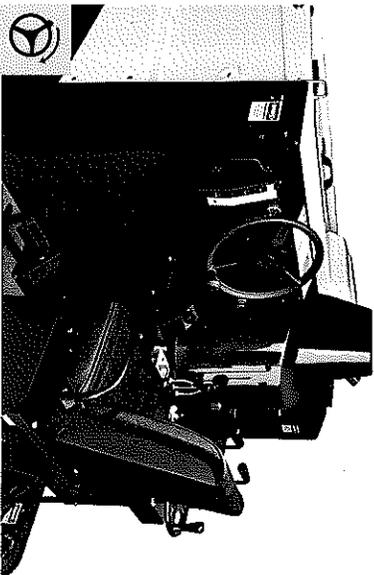
## **PROVEN ELECTRIC PERFORMANCE WITH AN AC EDGE**

Building upon the solid reputation of its predecessor, the Model 552AC combines worry-free AC motors and controls with legendary Zamboni quality, reliability and value.



## BATTERY AND CHARGER

The industry-proven battery technology is easy to access and maintain. Microprocessor controlled chargers deliver long battery life.



## ELECTRONIC CONTROLS

Dependable Sevcon® Gen4 controls are proven in tough industrial applications. On-board diagnostics provide management of machine functions and status updates.

## DRIVETRAIN

Four-wheel drive. Rugged Dana Spicer® axles combine with a 24 HP traction motor, providing the most reliable drivetrain in the industry.

## HYDRAULICS

The redesigned hydraulic system provides optimum power and reduced energy consumption for smooth and consistent operation. 11 hp AC pump motor.

## CONSTRUCTION

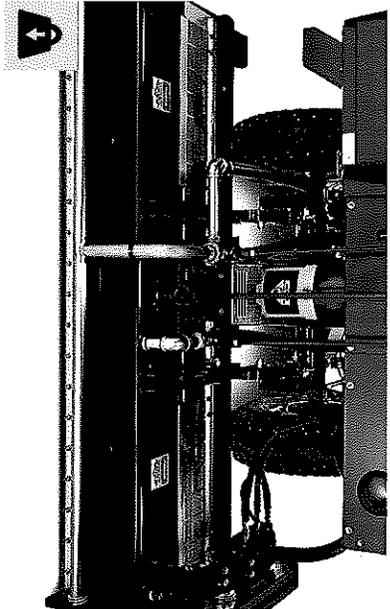
Robust hand-welded steel tubing chassis. Premium primer/paint and rust-free poly water tanks for corrosion resistance in the harsh environment it will call home.

## GLOBAL SERVICE AND SUPPORT

Zamboni Customer Service and a network of Zamboni Authorized Distributors provide exceptional and accessible service and support worldwide.

# ZAMBONI.

[zamboni.com](http://zamboni.com)



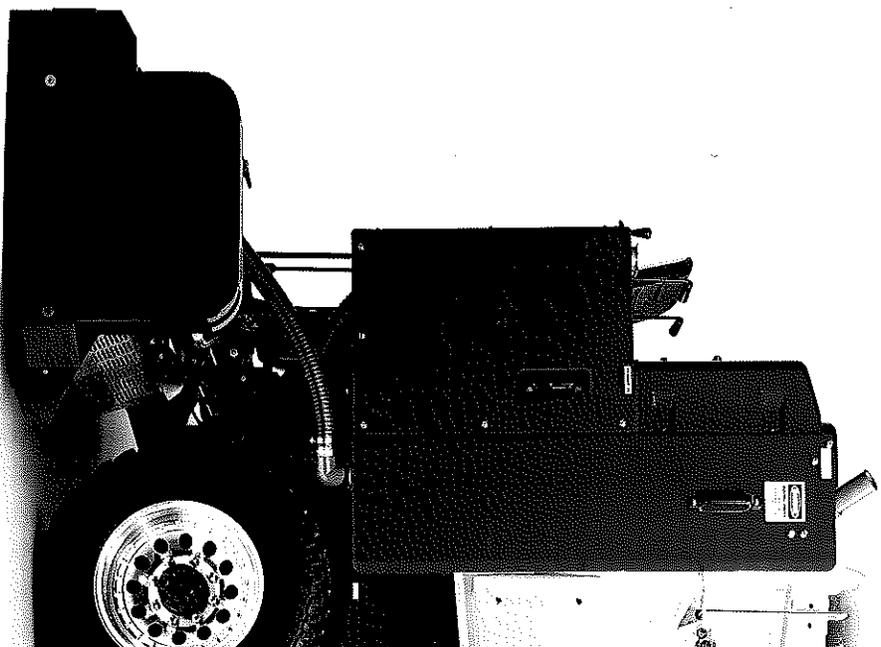
AC motors and controls virtually eliminate associated maintenance



Vertical auger enclosure reduces operator area sound levels



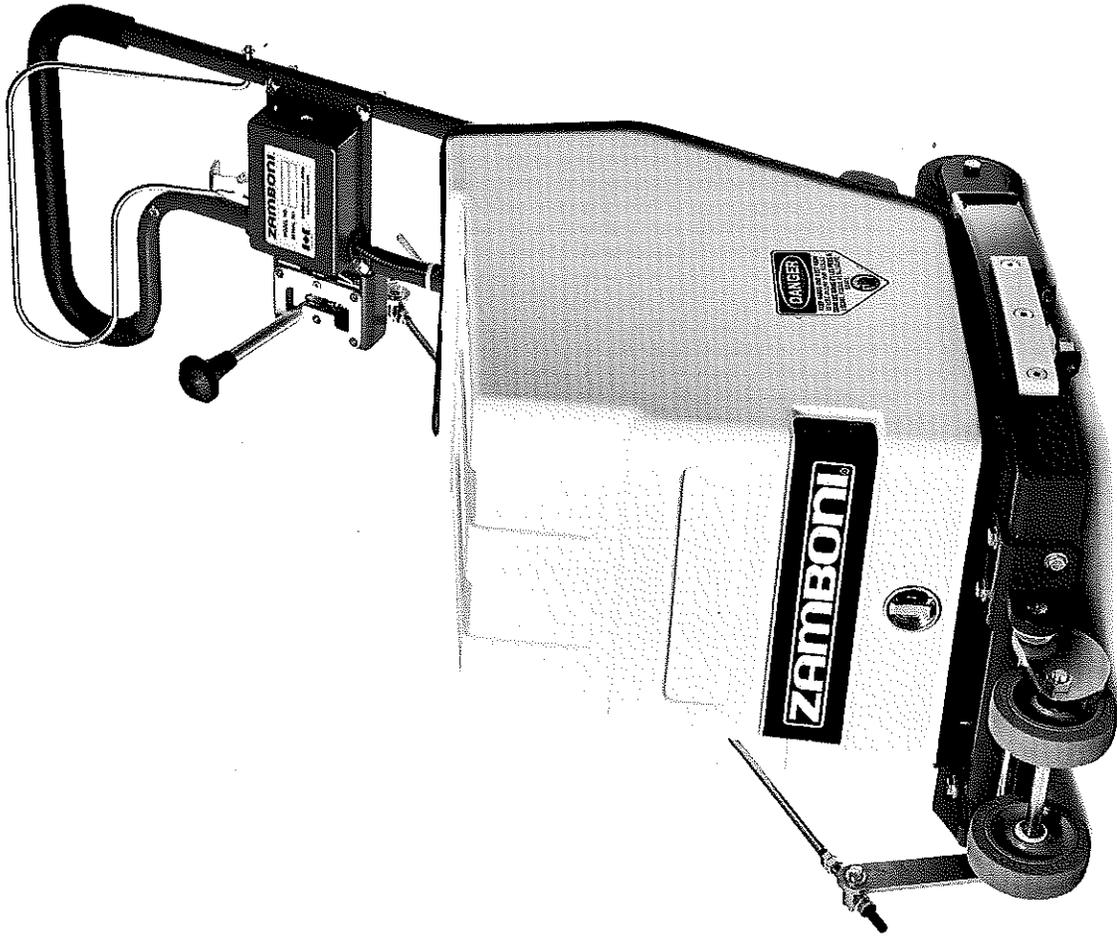
Exceptional results from our unrivaled down pressure system



# MODEL 552 AC

This brochure has been prepared only as a general guide for the customer. Every effort has been made to assure that the information presented is correct. Some features described or shown may be optional at extra cost. Prices, colors, materials, specifications and models are subject to change. For current product information, please contact the Zamboni Company.

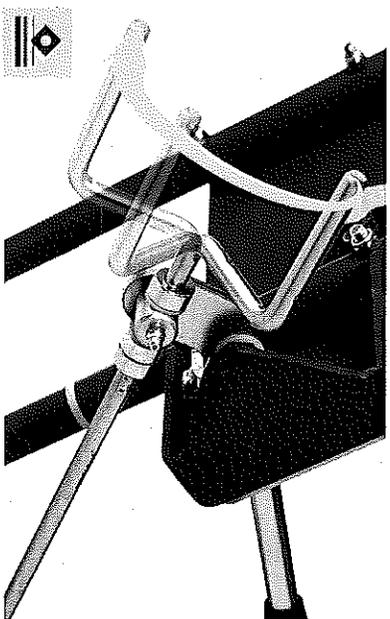
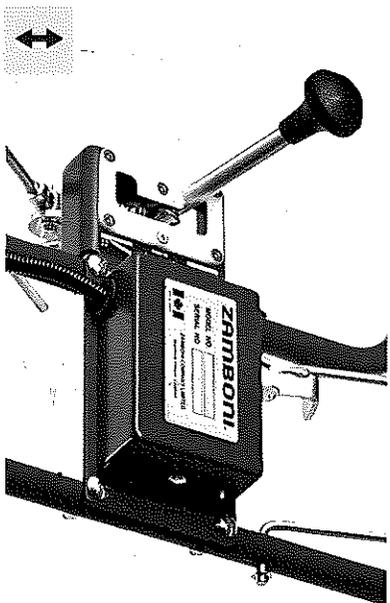
ZAMBONI and the configuration of the Zamboni® ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc.  
© Zamboni 2017



## THE ELECTRIC EDGER WITH THE POWER TO PERFORM

The clear choice for your arena's edging needs. Powerful, yet quiet with stable wander-free control and infinite adjustability on-demand for ease of operation.

**EZIII**  
**EDGER**



**BATTERY AND MOTOR**

Three industry-leading, AGM deep-cycle 12 V batteries designed for the application. The 4.8 kW (6.5 hp) electric motor at 36 volts is more powerful than other edgers.



**CUTTERS**

Wide 14-inch (356 mm) cut from eight-sided cutters that last longer, saving replacement time and cost. Depth adjustment is close at hand for ease of operation.



**OPERATION**

Contoured snow chute directs snow toward center of ice, away from the boards and operator. Replaceable board guide is standard.



**HANDLING**

Easy on/off ice handling. Stability from large rubber wheels. Depth control handle allows for adjustments on demand. Weight: 113 kg (250 lb) including batteries.



**CONSTRUCTION**

Heavy duty steel plate body/runners ensure smooth control. Fiberglass housing, baked-on powder paint and zinc electroplating for corrosion protection.

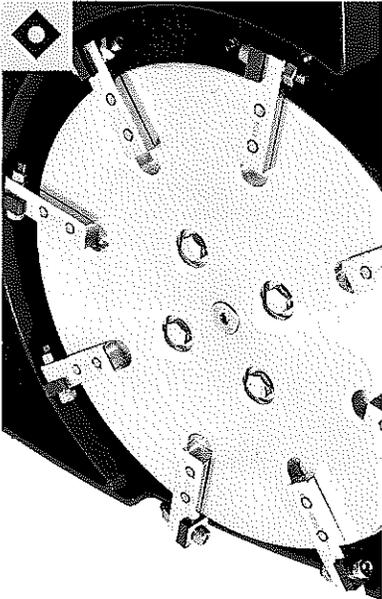


**GLOBAL SERVICE AND SUPPORT**

Zamboni Customer Service and a network of Zamboni Authorized Distributors provide exceptional and accessible service and support worldwide.

**ZAMBONI**

[zamboni.com](http://zamboni.com)



Quickly raise and lower edger for transportation on and off the ice

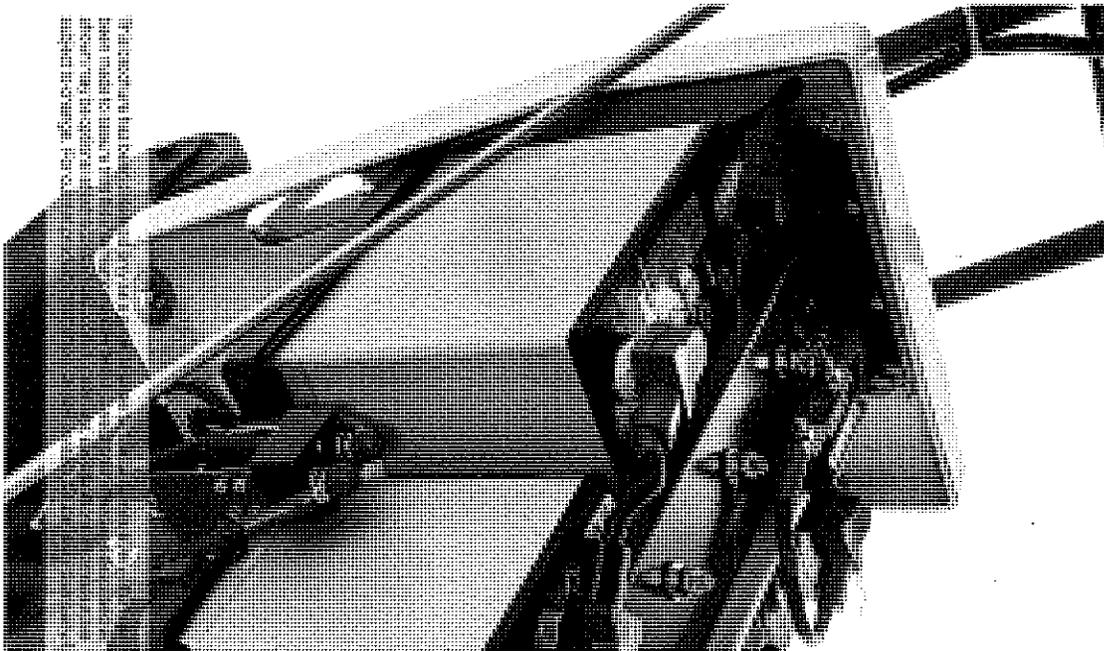


Depth control is infinitely variable and not limited to factory presets



Eight-sided carbide cutters stand up to the demands of edging requirements

**EZ III  
EDGER**

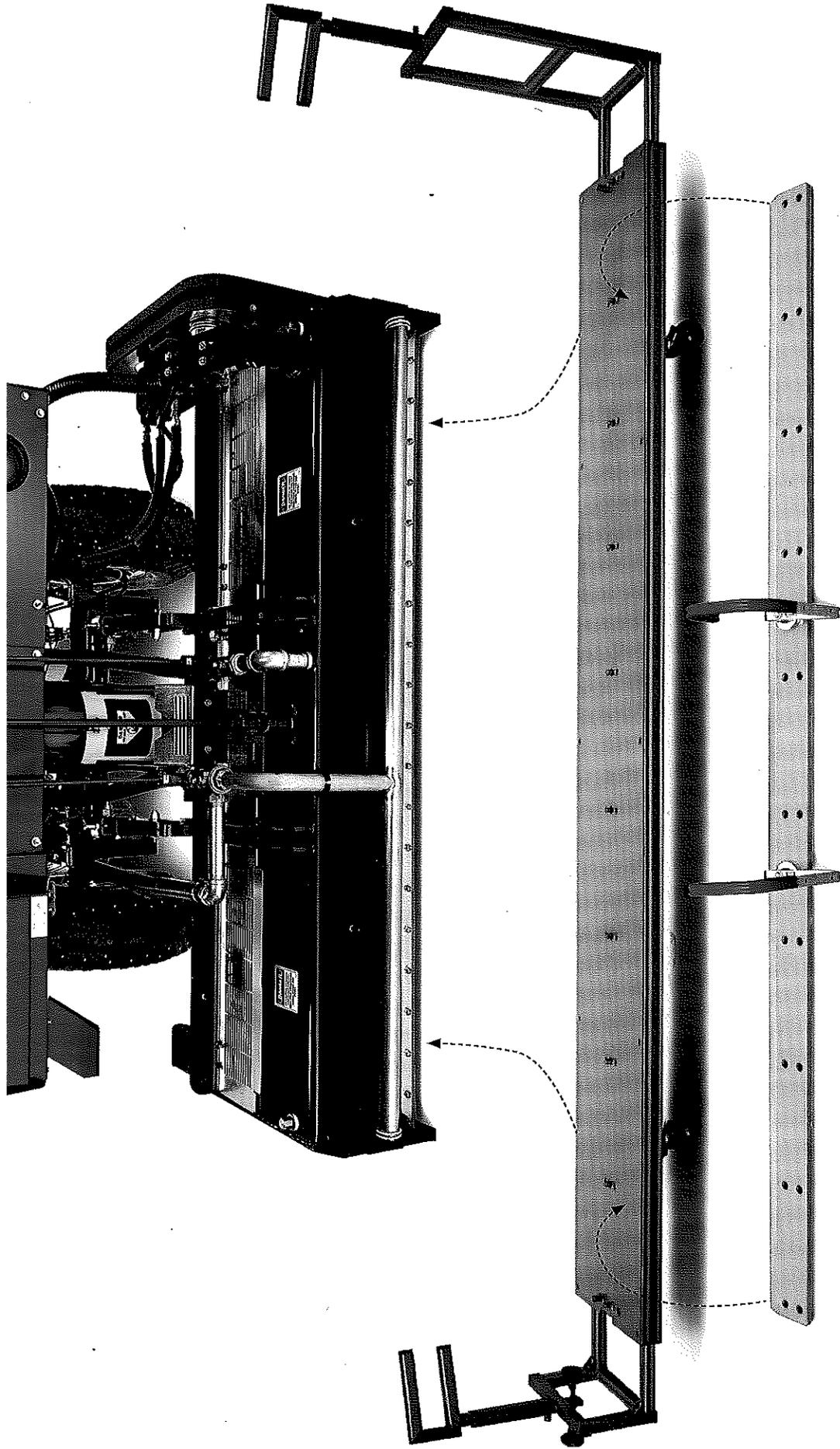


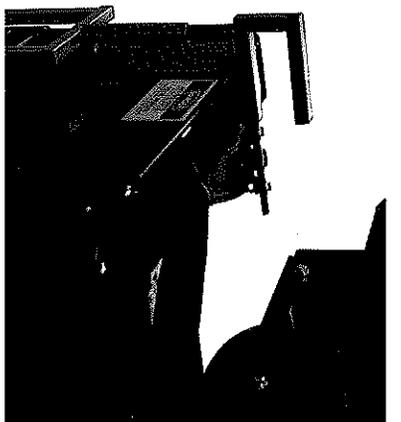
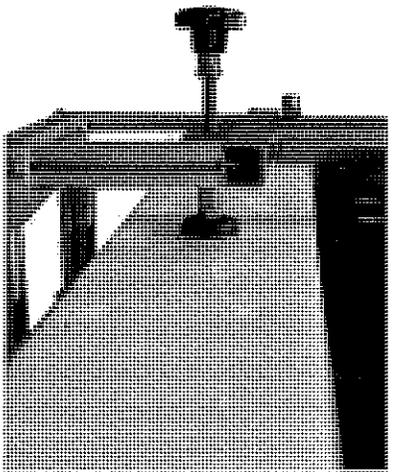
ZAMBONI and the configuration of the Zamboni® ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc. © Zamboni 2016

**CONTI™**  
BLADE CHANGING  
ASSISTANT

## ENSURE THE SAFEST BLADE CHANGING PROCEDURE

The Conti Blade Changing Assistant allows the operator to complete a safe, quick and easy installation or removal process without touching the exposed blade.





## TOUCH-FREE BLADE CHANGING

The Contri Blade Changing Assistant (CBCA) allows facility operators to perform a safe and simple blade installation/removal without touching the blade itself.

Magnetic handles secure the blade for movement from sheath to the CBCA and back to the sheath. Operators do not need to make physical contact with the exposed blade.

## EASE OF OPERATION

Roll the CBCA under the conditioner and position into place with telescoping handles that secure the unit to the conditioner. The adjustment button and bolt precisely align the CBCA under the conditioner to further simplify blade installation / removal.

## CONVENIENT BOLT ACCESS

The spring-loaded hex pin system holds the screws in place so the operator can loosen or tighten them from above, eliminating the need to work underneath the conditioner.

## WATCH IT IN ACTION

[zamboni.com/cont-bca](http://zamboni.com/cont-bca)

## EXCLUSIVE WORLDWIDE DISTRIBUTION

Exclusive World-Wide Distribution by the Zamboni Company.

# ZAMBONI

[zamboni.com](http://zamboni.com)

ZAMBONI and the configuration of the Zamboni® ice resurfacing machine are registered trademarks of Frank J. Zamboni & Co., Inc.  
© Zamboni 2016

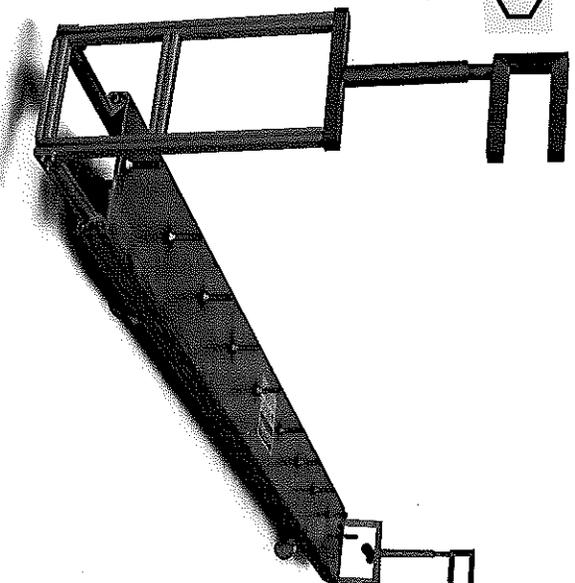


Adjustment button and bolt assist with positioning

Telescoping handles easily raise and lower the unit

Magnetic handles allow for touch-free blade installation.

Spring-loaded hex pins allow access to screws from above the conditioner



# CONTI™

BLADE CHANGING ASSISTANT

This brochure has been prepared only as a general guide for the customer. Every effort has been made to assure that the information presented is correct. Some features described or shown may be optional at extra cost. This option may not be available for all machine models. Prices, colors, materials, specifications and models are subject to change. For current product information, please contact the Zamboni Company.

# ZAMBONI

## INTEGRATED AUGER WASHOUT SYSTEM

Our powerful washout system clears both augers with the simple pull of a lever.

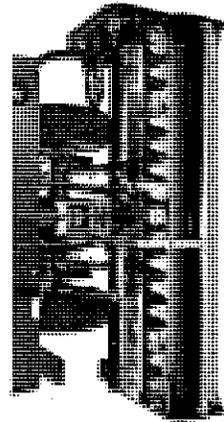
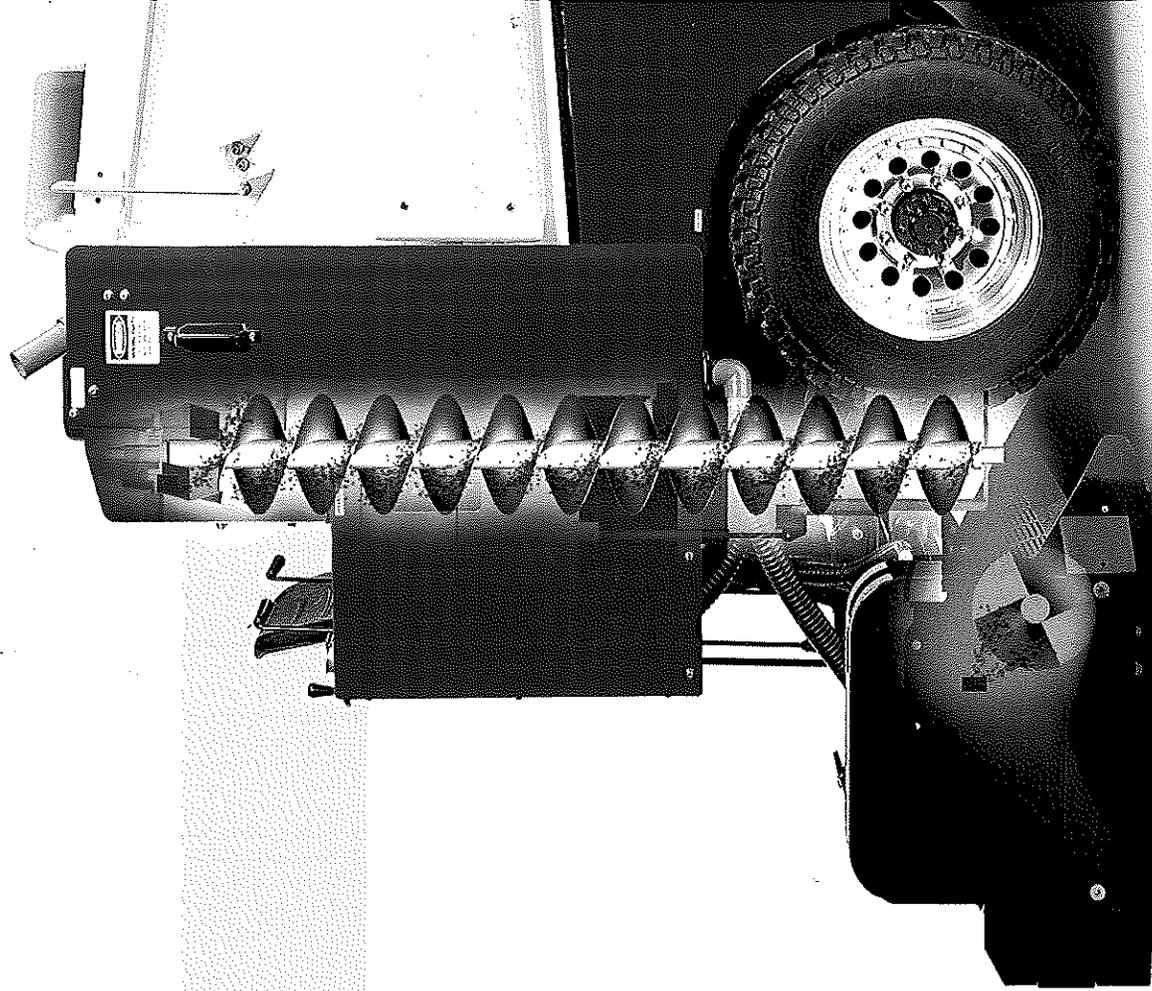
Operators can select the single or dual auger washout, affording significant time savings and a safer washout process. Direct water streams are designed to efficiently and thoroughly wash away snow and slush from the augers without having to lift the snow tank or to remove safety guards. The powerful top-down washout saves resources with its accurate distribution of water, targeting snow accumulated in the conditioner and vertical auger housing.

Made with corrosion-resistant brass, stainless and aluminum parts, the Integrated Auger Washout System™ is built to stand the test of time, providing a safer and more efficient process.

The system is available on all new full sized resurfacers and can be purchased as a kit to install on any existing 500 Series machine.

## HORIZONTAL AUGER WASHOUT SYSTEM

Available as a separate option, as well as a retrofit kit for existing machines, the Horizontal Auger Washout System allows operators an alternative to the dual auger IAWS™ with the conditioner-only horizontal auger washout.



FOR ADDITIONAL INFORMATION, CONTACT:

[sales@zamboni.com](mailto:sales@zamboni.com)

[zamboni.com](http://zamboni.com)



**CONSENT AGENDA ITEM NO. 7F**

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approving an Inter-local Agreement between the City of Bloomington and County of McLean, IL regarding JAG grant 2017-H3004-IL-DJ.

**RECOMMENDATION/MOTION:** Council approve the Inter-local Agreement and authorize the Mayor, City Clerk to sign and execute the Inter-local Agreement.

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

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

**BACKGROUND:** The Justice Assistance Grant (JAG) is awarded to fund certain law enforcement related expenses such as training, technology and equipment. The City of Bloomington and McLean County are disparate jurisdictions and the Bloomington Police Department has historically administered the grant for the jurisdictions. A requirement of accepting the grant is an Inter-local Agreement between the jurisdictions which defines roles and the amounts each jurisdiction is to be awarded. An Inter-local Agreement is required even if one or more of the jurisdictions does not receive funds.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The McLean County Board

**FINANCIAL IMPACT:** The Bloomington Police Department will receive \$28,045. These funds will be recorded in the Police-JAG Grant account (10015110-53155). Stakeholders can locate this in the FY 2018 Budget Book titled "Adopted General Fund Budget" on page 268.

**COMMUNITY DEVELOPMENT IMPACT:** *Not applicable*

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** *Not applicable*

Respectfully submitted for Council consideration.

Prepared by: Marsha Ulrich, Office Manager

Reviewed by: Gregory A. Scott, Assistant Chief of Police

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen  
Interim City Manager

**Attachments:**

- BPD 2B - JAG Inter-Local Agreement 2017

CONTRACT NO. \_\_\_\_\_

THE STATE OF Illinois

KNOW ALL BY THESE PRESENT

COUNTY OF McLean

**INTERLOCAL AGREEMENT  
BETWEEN THE CITY OF BLOOMINGTON, IL  
AND COUNTY OF MCLEAN, IL**

**2017 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this 6th day of September, 2017, by and between The COUNTY of McLean, acting by and through its governing body, McLean County Board, hereinafter referred to as COUNTY; and the CITY of Bloomington, acting by and through its governing body, the City Council, hereinafter referred to as CITY, all of McLean County, State of Illinois, witnesseth:

**WHEREAS**, this Agreement is made under the authority of the County and City Government codes: and,

**WHEREAS**, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

**WHEREAS**, each governing body finds that the performance of this Agreement is in the best interests of all parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

**WHEREAS**, the City agrees to provide the County \$0 from the JAG award.

**WHEREAS**, the CITY and COUNTY believe it to be in their best interests to reallocate the JAG Funds.

**NOW THEREFORE**, the COUNTY and CITY agree as follows:

**Section 1.**

CITY agrees to pay County a total of \$0 of JAG funds.

**Section 2.**

CITY agrees to use \$28,045.00 for technology, training, and equipment.

**Section 3.**

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Illinois Tort Claims Act.

**Section 4.**

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 5.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 6.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

**CITY OF Bloomington, IL**

\_\_\_\_\_  
Tari Renner  
Mayor, City of Bloomington

ATTEST: APPROVED AS TO FORM:

\_\_\_\_\_  
Cherry Lawson  
City Clerk for City of Bloomington

\_\_\_\_\_  
Jeff Jurgens  
City Attorney

**COUNTY OF McLean, IL.**

\_\_\_\_\_  
*John D. McIntyre*  
John McIntyre  
McLean County Board Chairman

\_\_\_\_\_  
*Jon Sandage*  
Jon Sandage  
McLean County Sheriff

\_\_\_\_\_  
*Kathy Michael*  
Kathy Michael  
McLean County Clerk

\_\_\_\_\_  
*Samantha Walley*  
Samantha Walley  
Assistant Civil State Attorney

\*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contracts or legal document on behalf of other parties. Our view of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney(s).



## CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approval of the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources /Advisory Council on Historic Preservation.

**RECOMMENDATION/MOTION:** Council approve the 2017-2022 Historic Preservation Programmatic Agreement between the City of Bloomington and the Illinois Department of Natural Resources/Advisory Council on Historic Preservation for submission to the Illinois Department of Natural Resources, and authorize the Interim City Manager and City Clerk to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 5: Great Place to Live – Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:** Objective B: City decisions consistent with plans and policies.

### **BACKGROUND:**

Each year, the City receives funding from the US Department of Housing and Urban Development (HUD) through HUD's Community Development Block Grant (CDBG) program. Before the City can allocate CDBG funds towards the rehabilitation or demolition of a building within the city, City staff must complete a multi-step environmental review process. One step of the process is designed to ensure compliance with the Historic Preservation Act of 1966, commonly referred to as Section 106 review. Through this review process, each rehabilitation or demolition activity the City undertakes with CDBG funds must be reviewed for potential negative effects in relation to historic preservation. The Illinois Housing Development Authority (IHDA) also requires all Single Family Rehabilitation Program activities be reviewed for Section 106 compliance.

HUD allows the City to enter into a Programmatic Agreement with the State Historic Preservation Office (SHPO) which permits qualified City staff to complete the Section 106 reviews. By having the reviews completed in-house by the City's Planning Department, the time-frame for completing the environmental review process can be reduced from as many as 90 days down to 5 days on average, allowing work to begin and be completed in a timelier manner.

The 2017-2022 Agreement is a renewal agreement. Although the previous agreement was a 10-year agreement, the SHPO is now requiring all future agreements to be no more than 5 years in duration. The City's previous Programmatic Agreement with SHPO expired on 9-30-17.

### **COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:**

City Grants Coordinator Jennifer Toney, City Planner Katie Simpson, and Code Enforcement Division Manager, Carey Snedden, have reviewed the proposed Programmatic Agreement and find that it will support the City's efforts related to ensuring properties with historic characteristics are preserved when at all possible. City Staff have also reviewed the agreement with Rachel Liebowitz, Deputy State Historic Preservation Officer, Illinois State Historic Preservation Office.

**FINANCIAL IMPACT:**

Failure to submit the Programmatic Agreement could reduce the number of activities staff are able to complete in any given year, thus, reducing the effectiveness of the program and jeopardize future funding opportunities.

**COMMUNITY DEVELOPMENT IMPACT:**

The City of Bloomington's Comprehensive Plan 2035 addresses the need to preserve historic resources through the following goals:

Goal N-1.3: Redevelop neighborhoods in the Preservation area while carefully protecting their historic nature;

Goal ACH-4: Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place;

Goal H-2.2: Preserve historic homes and structures in the designated Preservation Area.

Additionally, the City's rehabilitation and demolition activities relate to several of the Comprehensive Plan's goals for Neighborhoods:

Goal: N-1.2: Prioritize, with urgency, the revitalization of neighborhoods in the Regeneration Area.

Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington.

Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** *Not Applicable.*

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Steve Rasmussen, Acting Director, Community Development  
Austin Grammer, Economic Development Coordinator

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Scott Rathbun, Sr. Budget Manager

Legal review by:

Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen  
Interim City Manager

**Attachments:**

- CD – 1B- Agreement (Programmatic) - Historic Preservation

# **PROGRAMMATIC AGREEMENT**

## **AMONG THE CITY OF BLOOMINGTON, THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION FOR CERTAIN PROGRAMS OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ADMINISTERED BY THE CITY OF BLOOMINGTON**

WHEREAS, the City of Bloomington, Illinois (City) has determined that the implementation of its Community Development Block Grant (CDBG) and other U.S. Department of Housing and Urban Development (HUD) programs for Federal Fiscal Years **2017 - 2022** (listed in Appendix A) may have an effect on properties included or Eligible for inclusion in the National Register of Historic Places; and

WHEREAS, these programs are administered by the City's Community Development Department (Department) and encompass a variety of activities including: Rehabilitation, new construction, demolition, and infrastructure improvements; and

WHEREAS, the City has consulted with the Illinois State Historic Preservation Officer (SHPO) of the Illinois Department of Natural Resources (IDNR) and the Advisory Council on Historic Preservation (Council) pursuant to Section 106 of the National Historic Preservation Act on 1966, as amended (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800); and

WHEREAS, the City, the IDNR and the Council have determined that the City can more effectively fulfill its Section 106 review responsibilities for CDBG, HUD, and IHDA program activities if a programmatic approach is used to delegate Section 106 compliance responsibilities to the City; and

WHEREAS, the City is a Certified Local Government with a historic preservation review commission and qualified professional staff who will carry out duties enumerated below.

NOW, THEREFORE, the City, IDNR, and the Council agree that the programs shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

### **STIPULATIONS**

#### **I. Qualified Personnel**

A. The City shall ensure that it maintains a staff that meets the qualifications outlined in 36 CFR Part 61, the Secretary of the Interior's Professional Qualification Standards, hereafter referred to as Certified Staff.

B. The City shall ensure that all historic preservation work carried out pursuant to this Agreement is carried out by or under the direct supervision of Certified Staff.

C. The City shall notify the SHPO of IDNR annually whether it has employed or contracted with qualified professionals to carry out reviews under the terms of the Programmatic Agreement or whether it will require assistance from the SHPO of IDNR or its representative. A brief biography or resume of qualified professionals and/or contractors shall be provided to the SHPO of IDNR for review as a component of the Certified Local Government Annual Report.

D. The City will notify the SHPO of IDNR of any proposed staffing changes or vacancies. If the City does not have Certified Staff in place or if the SHPO of IDNR, or its representative, does not certify a City staff person or consultant, then this Agreement shall become null and voidable and the City; instead, will comply with 36 CFR Part 800.4 through 800.6 with regard to individual undertakings covered by this Agreement.

## **II. Exempt Activities**

If work is to be undertaken on a property that is 45 years old or less and is not eligible to be listed on the National Register of Historic Places (National Register), then further review by IDNR is not required. When the following activities are proposed for properties listed on the National Register or eligible for listing on the National Register, further review is not required because there is limited potential to affect the historic resource; these activities are exempt from review:

A. Repair or replacement of electrical, plumbing, heating and ventilation systems or their components, when no structural alteration is involved. This includes repair or replacements of electrical panels, breakers, circuits, switches, receptacles and fixtures, plumbing and water lines, drains, sewers, fixtures, water heaters, heating vents, floor furnaces, wall heaters, central heat systems and gas lines.

B. Painting of any exterior component which has previously been painted.

C. Repair or replacement of existing curbs and sidewalks in kind (historic slate sidewalks are NOT exempt).

## **III. Identification and Evaluation of Historic Properties**

### **A. Identification of Historic Properties**

1. The City will continue to survey its historic properties and forward information on locally significant properties to the SHPO of IDNR. This information will be conveyed via the Certified Local Government Annual Report.

2. In conducting a local identification of historic properties the City shall review and consult:

- a. The current listing of the National Register of Historic Places
- b. The City of Bloomington Historic Preservation Plan, amended in 2004.
- c. S-4 Historic Preservation Zoned Properties
- d. Historic Resources as designated by IDNR (properties potentially eligible for inclusion on the National Register of Historic properties, Survey, 1974)

3. When the City determines that additional information is required to adequately assess the presence of historic properties, additional surveys shall be conducted that are responsive to the nature of the undertaking. As appropriate, the focus of the identification surveys shall be on target areas rather than property-by-property.

#### B: Evaluation of National Register Eligibility

1. Documentation for properties 45 years or older involved in a HUD- or IHDA-funded undertaking that are not individually listed in the National Register of Historic Places will be evaluated by Certified Staff. Certified Staff shall apply the National Register criteria and determine if the structures qualify for National Register eligibility.

2. If Certified Staff has questions concerning the eligibility of a certain property, he or she will forward documentation to the Bloomington Historic Preservation Commission (Commission) for evaluation and recommendation.

3. If the Commission has questions concerning the eligibility of a certain property, it will forward documentation to the SHPO of IDNR for evaluation and recommendation. If the Commission chooses not to accept the recommendation of the SHPO of IDNR (or its representative), in this instance, it will forward adequate documentation, including the views of IDNR, to the Keeper of the National Register of Historic Places for a formal determination of eligibility in accordance with 36 CFR Part 800.4(c). The SHPO of IDNR shall be notified accordingly.

4. Certified Staff may submit eligibility determinations for properties to the Bloomington Historic Preservation Commission and SHPO of IDNR concurrently in order to expedite the Section 106 review.

5. Properties determined to be not listed on the National Register, or not eligible for the National Register will be documented as such by Certified Staff and a

copy of that determination will be included in the individual project files. A copy of this determination will be submitted to the SHPO of IDNR for its records.

#### **IV. Treatment of Historic Properties**

A. Properties listed on the National Register, eligible for listing in the National Register, and which have been determined to meet the National Register criteria in accordance with Stipulation III shall be treated in accordance with this section.

##### **B. Rehabilitation**

1. The City shall ensure that work write-ups of plans and specifications for all rehabilitation activities not listed as exempt under Stipulation II are developed in accordance with the recommended approaches in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Standards). In addition, the City may also use the *Bloomington Historic Preservation Commission's Architectural Review Guidelines*.

2. Prior to the initiation of rehabilitation activities, program recipients shall submit work write-ups or plans, photographs, and specifications which evidence adherence to the Standards to Certified Staff for review and approval. These plans must be complete enough in order to facilitate understanding of the proposed project.

3. Should Certified Staff recommend modifications to the work write-up or plans and specifications to ensure that the project meets the Standards, program recipients shall make the appropriate modifications and submit revised work write-ups or plans to Certified Staff. Should program recipients determine that they cannot make the modifications recommended by Certified Staff to meet the Standards, program recipients shall consult further with the Commission. If Certified Staff, in consultation with the Commission, determine that the project meets the criteria of adverse effect, the City will consult with the SHPO of IDNR, or its representative, to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V. If the SHPO of IDNR, or its representative, determines that the Standard Mitigation Measures do not apply, the City shall notify the Council and initiate the consultation process set forth in 36 CFR Part 800.5(e).

4. If a project will have no effect or no adverse effect on historic resources, it may proceed after review and documentation in individual project files by Certified Staff.

##### **C. Demolition and Relocation of Historic Properties**

1. Recipients shall not proceed with the demolition or relocation of contributing buildings within an historic district, nor properties listed in or eligible for listing

in the National Register, until the procedures set forth in this section are completed.

2. Demolition or relocation of properties that are included in or eligible for inclusion in the National Register, listed as contributing buildings within a historic district, or included in the surveys listed in Section III.A.2., will be reviewed by the Commission on a case by case basis. The City and Certified Staff will submit the following documentation to the Commission for review:

- a. Location (including map) and description of the property proposed for demolition or relocation, including comments received from the public.
- b. Reasons for demolition, including documentation of building code violations, structural reports citing building deficiencies and estimated cost for rehabilitation; or reasons for relocation.
- c. A cost comparison of rehabilitation versus property acquisition and demolition and summary of alternatives considered.
- d. Photographs of the property depicting its current condition.
- e. Future plans for the site.
- f. Proposed site for relocation.

3. If the Certified Staff, in consultation with the Commission, determine that demolition or relocation cannot be avoided, the City will consult with the SHPO of IDNR to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V. If the SHPO of IDNR, or its representative, specifies that the Standard Mitigation Measures do not apply, then the City shall notify the Council and initiate the consultation process set forth in 36 CFR Part 800.5(e).

#### D. New Construction

Program recipients shall ensure that the design of new construction, infill construction, or additions to historic buildings is compatible with the historic characteristics and qualities of the historic district or adjacent historic buildings in terms of size, scale, massing, design, features, and materials, and is responsive to the recommended approaches for new construction set forth in the Standards.

1. Program recipients shall develop preliminary design plans in consultation with the City. Plans and specifications will be submitted to Certified Staff for review and approval prior to the initiation of construction activities.
2. If Certified Staff, in consultation with the Commission, determine that the design of the new construction does not meet the Standards or would otherwise

result in an adverse effect to historic properties, the City shall consult with the SHPO of IDNR to develop a Standard Mitigation Measures Agreement in accordance with Stipulation V.

3. If the SHPO of IDNR, or its representative, determines that the Standard Mitigation Measures do not apply, the City shall notify the Council and initiate the consultation process set forth in 36 CFR Part 800.5(e).

#### E. Handicapped Accessibility

Handicapped accessibility projects undertaken by the City to comply with the American Disabilities Act and other local and federal requirements will follow these guidelines:

1. The City will explore all alternative methods to provide handicapped accessibility to historic buildings consistent with the Standards, as discussed in National Park Service Brief Number 32, "Making Historic Properties Accessible," and the Department of the Interior's report, *Access to Historic Buildings for the Disabled: Suggestions for Planning and Implementation*.

2. To the extent feasible, handicapped accessibility features will not be located on primary elevations of historic buildings and will not result in the removal of significant historic or architectural features or materials. Final plans and specifications for handicapped accessibility projects shall be reviewed and approved by Certified Staff to determine if the projects meet these guidelines. If the Certified Staff, in consultation with the Commission, determine that the Standards cannot be met or if the project could have an adverse effect on a historic property, then prior to taking any action, the City will consult with the SHPO of IDNR and initiate procedures set forth in Stipulation V.

#### G. Site Improvements and Public Improvements

1. Site and public improvements within historic districts including sidewalk improvements, repaving of streets, installation of landscaping, street lighting and street furniture, and other infrastructure improvements will adhere to the Standards. These improvements will be designed to ensure that character-defining elements of historic properties are preserved through repair or replacement in kind. Any new materials or features introduced in a historic district will be responsive to the character of that district.

2. Final plans and specifications for site and public improvement projects shall be reviewed and approved by Certified Staff. If the Standards cannot be met or if the project could have an adverse effect on historic properties, then the City will consult with the Commission prior to taking any action.

#### H. Emergency Undertakings

1. When emergency demolition is required for historic properties associated with a HUD-funded activity, Certified Staff will conduct an immediate review, if conditions allow. The existence of an emergency situation shall be based upon the need to eliminate an imminent threat of the health and safety of residents as identified by local building inspectors, fire department officials, or other local officials.
2. The City shall forward documentation to Certified Staff for review immediately upon notification that an emergency exists. Documentation should include:
  - a. Nature of the emergency
  - b. Historic property involved
  - c. Current condition of the building, including photographs
  - d. Time frame allowed by local officials to respond to, or correct, the emergency situation.
3. The City shall consult with IDNR to the greatest extent possible given the particular circumstances of the emergency situation.
4. The City shall ensure that any mitigation measures recommended by the Certified Staff or IDNR are implemented, if feasible.

## **V. Resolution of Adverse Effects**

A. If the City, in consultation with the Commission, determines that a project meets the Criteria of Adverse Effect, then the City shall consult with the SHPO of IDNR to determine whether the historic properties should be treated in accordance with the Standard Mitigation Measures outlined in Appendix B or reviewed in accordance with 36 CFR Part 800.5(e).

1. The City shall submit to the SHPO of IDNR all background documentation to include, but not limited to, an analysis of alternatives, recent structural reports or assessments of conditions, cost estimates for rehabilitation, programmatic and economic considerations, and marketing studies.
2. If the SHPO of IDNR, or its representative, determines that a proposed demolition is an acceptable loss, or that no prudent and feasible alternatives exist to implementing the undertaking without adverse effects, then the City, IDNR, and the program recipient shall execute a Standard Mitigation Measures Agreement as outlined in Appendix B.
3. Upon receipt of the Standard Mitigation Measures Agreement from the City, program recipients shall sign the Agreement and return the original to the City

within 30 days following receipt. In cases where the City may act as program recipient, the City will consult on the Standard Mitigation Measures Agreement with the IDNR. No further review of the undertaking is required by the Council.

4. If program recipients object to the terms of the Standard Mitigation Measures Agreement, the program recipients shall notify the City and the SHPO of IDNR and then initiate the consultation process set forth in 36 CFR Part 800.5(e).

B. A Standard Mitigation Measures Agreement shall not be executed when one of the following circumstances exist:

1. The SHPO of IDNR, or its representative determines that the Standard Mitigation Measures do not apply to an undertaking.
2. Program recipients object to the Standard Mitigation Measures proposed by the City.
3. The City fails to respond within 30 days.
4. The undertaking will adversely affect a National Historic Landmark.
5. The public objects during the open Bloomington Preservation Commission meeting or by certified letter.
6. Human skeletal remains are present within the area of potential effect.

## **VI. Treatment of Archeological Sites**

A. The City shall notify the SHPO of IDNR when ground disturbing activities are part of a local undertaking.

1. The City shall request the SHPO of IDNR's opinion regarding the potential effect of such activities on archeological properties prior to initiation of project activities. If the SHPO of IDNR can determine that there is a high probability for the presence of significant archeological sites or cultural remains within the project area, then the City or program recipients shall contract qualified archeologists to conduct archeological surveys. The City shall forward the scope of work for the archeological survey to the SHPO of IDNR for review and approval.
2. If the City and the SHPO of IDNR, or its representative, determine that archeological resources listed in or eligible for listing in the National Register are present within the project area, then the City and the program recipients shall seek ways to avoid the archeological properties. If the resources cannot be avoided, the City and IDNR shall develop a data recovery plan that is consistent with the Secretary of the Interior's Standards and Guidelines for Archeological

Documentation (48 CFR 44734-37) and take into account the Council's publication, *Treatment of Archeological Properties*, its subsequent revisions, and appropriate State guidelines. The City shall ensure that the approved plan is implemented by qualified archeologists.

## **VII. Public Involvement**

A. Each year the City will notify the public of the City's current CDBG program and make available for public inspection documentation on the City's CDBG program. Included in this documentation will be general information on the types of activities undertaken with CDBG funds, information on identified historic properties in the community which might be affected by these activities, the amount of CDBG funds available in the current program year, and how interested persons can receive further information on the program.

B. If the public should raise an objection pertaining to the treatment of a historic property at any time during the implementation of the measures stipulated in this Programmatic Agreement, then the City shall notify the Commission and take the objection into account. Program recipients, the City, the Commission, the IDNR, or the Council, when requested by the objector, shall consult to resolve the objection. Program recipients are not required to cease work while objections are being reviewed, but the City reserves the right to halt work in light of valid arguments from the public.

## **VIII. Administration, Monitoring, and Reporting**

A. The SHPO of IDNR, or its representative, shall provide comments within 30 days for reviews or comments requested by the City or the Commission, with the exception of emergency undertakings. In the event that IDNR fails to comment within the 30 day time period, the City can assume that IDNR concurs.

B. The SHPO of IDNR, or its representative, shall conduct periodic training workshops for Certified Staff to review the requirements of this Programmatic Agreement. The SHPO of IDNR shall also provide guidance related to implementation of the terms of the Programmatic Agreement.

C. The City shall ensure the SHPO of IDNR of documentation for local undertakings which involve historic properties and were subject to the terms of the Programmatic Agreement in individual project or environmental files. Each project file shall include at a minimum:

1. Documentation that explains why one (or more) of the exemptions from review is (are) applicable.
2. Comments from Certified Staff, the Commission, or IDNR regarding the National Register eligibility of the property.

3. Proposed treatment of historic properties.
4. Photographs of the site or resources taken before and after the undertaking.
5. Work write-ups.
6. Date the project was completed.

D. Documentation shall be available for review by the IDNR or Council following reasonable notice.

E. The SHPO of IDNR, or its representative, shall conduct periodic monitoring visits of the City's project sites to ensure compliance with actions, plans, documents, and agreements approved by the City, IDNR, or Council pursuant to this Programmatic Agreement.

F. Nothing in this agreement shall be construed as meaning that the City cannot request the advice or assistance of IDNR at any time.

G. As a component of the Certified Local Government Annual Report, the City shall summarize activities carried out under the terms of this Programmatic Agreement. The report will be submitted no later than June 1 of each year. The Annual Report shall include:

1. List of property addresses submitted for review.
2. Program in which the undertaking took place.
3. Evaluation of National Register eligibility, and if eligible, the finding of effect.

## **IX. Effective Date**

This Programmatic Agreement shall take effect on the date it is signed by all the parties, including the City, IDNR, and the Council. The Programmatic Agreement will remain in effect until **June 30, 2022**, unless terminated due to failure to comply with the terms of the agreement.

## **X. Amendments**

A. Any party to this Programmatic Agreement may request it be amended or modified, whereupon the City, IDNR, and Council will consult in accordance with 36 CFR Part 800.13 to consider such revisions.

B. Any resulting amendments or addenda shall be developed and executed among the City, IDNR, and Council in the same manner as the original Programmatic Agreement.

**XI. Termination**

Any party to the Programmatic Agreement may terminate the Agreement by providing 30 calendar days notice to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

**XII. Compliance with Agreement**

Execution and implementation of this Programmatic Agreement and carrying out its provisions evidences that the City has satisfied its Section 106 responsibilities for all individual undertakings of the programs.

**ADVISORY COUNCIL ON HISTORIC PRESERVATION**

---

By: \_\_\_\_\_ Date \_\_\_\_\_

**ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

---

By: Director \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF BLOOMINGTON**

---

By: \_\_\_\_\_ Date \_\_\_\_\_

## **APPENDIX A**

### **Programs Administered by the City of Bloomington U.S. Department of Housing and Urban Development Programs**

1. Community Development Block Grant or City General Fund
  - (a.) Housing Rehabilitation Loan Program
  - (b.) Demolition
  - (c.) New Construction / Infrastructure
  - (d.) Any other approved City or CDBG Projects / Activities
2. Continuum of Care Program
3. Illinois Housing Development Authority Programs

## **Appendix B**

### **Standard Mitigation Measures for Adverse Effects**

Program recipients, the City and the SHPO of IDNR may develop and execute an agreement that includes one or more of the following Standard Mitigation Measures, as modified by the SHPO of IDNR, for undertakings not listed in Stipulation V, when the SHPO of IDNR deems it appropriate. The Council will not be a party to these agreements; however, the City must submit a copy of the Council for their records within 30 days after the Agreement is executed.

- A. Program recipients shall ensure that the historic property is recorded prior to its demolition, alteration or relocation in accordance with the Historic Illinois Buildings Survey / Historic Illinois Engineering Record (HIBS / HIER) standards or a recordation plan developed by the SHPO of IDNR. At a minimum, this plan will establish recordation methods and standards. The SHPO of IDNR shall identify appropriate archives for the deposit of recordation materials and program recipients shall be responsible for submitting such materials.
- B. The City, in consultation with the SHPO of IDNR, shall identify appropriate parties to receive salvaged architectural features. Program recipients shall ensure that significant architectural features are salvaged prior to the initiation of demolition activities and properly stored and curated. When feasible, salvaged architectural features shall be reused in other preservation projects, if appropriate.
- C. Program recipients shall ensure that the treatment of historic properties or the design of new buildings which cannot feasibly meet the Standards or approved design guidelines is carried out in accordance with the construction documents or work write-ups reviewed and approved by Certified Staff and the Commission.
- D. Program recipients shall ensure that the marketing plan proposed by the City and the SHPO of IDNR is implemented for a mutually agreed upon period prior to the demolition or relocation of historic properties. Program recipients shall review all purchase offers in consultation with the City and the SHPO of IDNR. If a successful purchaser is selected, program recipients shall include preservation covenants approved by the SHPO of IDNR in the transfer deed. If no successful purchaser is identified, program recipients may either convey the property without covenants or proceed with the demolition or relocation after the historic properties have been recorded pursuant to HIBS / HIER standards.



## CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration to approve waiving the Formal Bid Process, as a Limited Source, and approve a contract with Starnet Technologies for an Urgent Upgrade of the Supervisory Control and Data Acquisition (SCADA) System Controls.

**RECOMMENDATION/MOTION:** Recommend that Council approve waiving the formal bid process, as a Limited Source, for an upgrade of the SCADA system replacing the existing Bristol Babcock 3330 RTUs and associated devices in the Lime and Chemical Feed Systems for the quoted amount of \$58,360.00 and the City Manager and City Clerk be authorized 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:** 2b – Quality water for the long term; 5a – Well planned City with necessary services and infrastructure.

**BACKGROUND:** The Water Department’s Supervisory Control and Data Acquisition (SCADA) system is over 20 years old and has been requiring increased maintenance as key components have been failing over the past several years. The SCADA system provides the operating interface between Water Department Staff and the equipment at the Water Treatment Plant and pump stations. The subject of this memo is a critical portion of this control system that controls the lime and chemical feed systems. This part of the SCADA system consists of two older Bristol-Babcock Remote Terminal Units (RTUs) utilizing a proprietary language known as Advance Communications and Control Oriented Language (ACCOL). These RTUs communicate through the SCADA software package Intellution iFIX at the water treatment plant desktop computer to display operating status, settings, and alarms to the operators in the form of graphical displays, trends, printed logs and reports. These two RTUs, one that controls the lime storage and feed system and one that controls the chemical feed systems, have been obsolete for a decade and are currently failing. Spare parts for these units are not commercially available and the plant staff utilized most of their dwindling supply of spare parts to restore operation of these units after a recent power failure at the plant. These two RTU units must be replaced to ensure reliable operation of the water treatment plant. Replacement of the RTUs will require translating the existing programming to work with the new equipment.

The programming language ACCOL was developed in the 1970s and is the language used for the lime and chemical feed RTUs. Not many SCADA system integrators are familiar with this out-of-date programming language. Starnet Technologies, Inc. has the technical capacity to translate and modify the programming of the Bristol Babcock RTUs and transfer that programming to the new replacement equipment that they can provide. The Water Department has been utilizing

Starnet Technologies, Inc. for several years, to provide similar equipment upgrades at other locations in the SCADA system.

Through previous purchase orders, Starnet Technologies, Inc., has upgraded the existing, obsolete Bristol Babcock RTUs in stages. In 2012, Fort Jesse Pump Stations A and B were converted from Bristol Babcock RTUs to Allen Bradley programmable logic controllers (PLCs). In 2014, the Clarifiers at the Water Treatment Plant were converted to the same PLCs. In 2015, Council approved the conversion to PLCs in the following locations: Division Street Pump Station, Enterprise Zone Pump Station, Evergreen Lake Pump Station, and the Water Treatment Plant filters.

The two new proposed upgrades will convert the obsolete Bristol Babcock RTUs for the lime and chemical feed systems at the Water Treatment Plant to new Allen Bradley PLCs and associated components.

Water Department Staff has worked with Starnet Technologies, Inc. for many years and finds the firm to be professional, responsive and cost-effective. Starnet Technologies, Inc., has provided SCADA system controls integration services for the City for over 20 years and knows the SCADA system extremely well.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Not applicable

**FINANCIAL IMPACT:** Funds are included in the FY 2018 Budget under the Water Purification-Other Supplies account (50100130-71190). Stakeholders can locate this in the FY 2018 Budget Book titled “Adopted Other Funds Budget” on pages 141.

**COMMUNITY DEVELOPMENT IMPACT:** UEW-1 Provide quality public infrastructure within the City to protect public health, safety and the environment. UEW-1.5 Reliable water supply and distribution system that meets the needs of the current and future residents

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** Not Applicable.

Respectfully submitted for Council consideration.

Prepared by: Joseph M. Darter, Miscellaneous Technical Assistant  
Aaron Kinder, Superintendent of Mechanical Maintenance

Reviewed by: Robert Yehl, PE. Water Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- WTR 1B Starnet Technologies, Inc. Contract
- WTR 1C Starnet Technologies, Inc. Proposal
- WTR 1D Insurance Certificates
- WTR 1E Limited Source Justification Form and Attachment

**CITY OF BLOOMINGTON CONTRACT WITH  
FOR PROFESSIONAL SERVICES FOR**

**THIS AGREEMENT**, dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017, is between the City of Bloomington (hereinafter "CITY") and \_\_\_\_\_ (hereinafter "CONTRACTOR").

**NOW THEREFORE**, the parties agree as follows:

**Section 1. Recitals.** The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

**Section 2. Description of Services.** CONTRACTOR shall provide the services/work identified on Exhibit A.

**Section 3. Payment.** For the work performed by CONTRACTOR under this Contract, the CITY shall pay CONTRACTOR one of the following:

\_\_\_ A flat fee of \$ \_\_\_\_\_ as set forth in the payment terms attached as Exhibit B.

\_\_\_ Fees as set forth in the Payment Terms attached as Exhibit B.

**Section 4. Default and Termination.** Either party shall be in default if it fails to perform all or any part of this Contract. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting party shall be entitled to all remedies, whether in law or equity, upon the default or a violation of this Contract. In addition, the prevailing party shall be entitled to reimbursement of attorney's fees and court costs.

**Section 5. Reuse of Documents.** All documents including reports, drawings, specifications, and electronic media furnished by CONTRACTOR pursuant to this Contract are instruments of CONTRACTOR'S services. Nothing herein, however, shall limit the CITY'S right to use the documents for municipal purposes, including but not limited to the CITY'S right to use the documents in an unencumbered manner for purposes of remediation, remodeling and/or construction. CONTRACTOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act.

**Section 6. Standard of Care.** Services performed by CONTRACTOR under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

**Section 7. Indemnification.** To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CITY, its officers, officials, agents and employees from and against liability arising out of CONTRACTOR'S negligent acts, errors, or omissions in performance of services under this Contract. This indemnification shall extend to claims occurring after this Contract is terminated as well as while it is in force.

**Section 8. Insurance Requirements.** CONTRACTOR shall maintain an errors and omissions policy in the amount of \$2,000,000.00 and shall further maintain general liability insurance for bodily injury and property damage arising directly from its negligent acts or omissions, with general limits not less than \$2,000,000.00. Certificates of insurance shall be provided to CITY and CITY shall be named as an additional insured under the policy.

**Section 9. Representations of Vendor.** CONTRACTOR hereby represents it is legally able to perform the work that is subject to this Contract.

**Section 10. Assignment.** Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

**Section 11. Compliance with Laws.** CONTRACTOR agrees that any and all work by CONTRACTOR shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

**Section 12. Compliance with FOIA Requirements.** CONTRACTOR further explicitly agrees to furnish all records related to this Contract and any documentation related to CITY required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) business days after CITY issues notice of such request to CONTRACTOR. CONTRACTOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. CONTRACTOR shall be responsible for any damages/penalties assessed to CITY for CONTRACTOR'S failure to furnish all documentation in CONTRACTOR'S possession responsive and related to a request within five (5) days after CITY issues a notice of a request.

**Section 13. Governing Law.** This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

**Section 14. Joint Drafting.** The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall be construed in a neutral manner.

**Section 15. Attorney Fees.** In the event that any action is filed by a party in relation to this contract and the party prevails in court and obtains a court order or judgment as a result of said litigation, the non-prevailing party in the action shall pay to the prevailing party, in addition to the sums that either party may be called on to pay, a reasonable sum for the prevailing party's attorneys' fees and court costs (including expert witness fees).

**Section 16. Paragraph Headings.** The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

**Section 17. Term.** The term of this Contract shall be:

Until all of the services and/or deliverables required to provided within this Contract are completed.

8ch\_ ane /#fiyear from the date of execution.

8ch\_ fwo /Sfiyears from the date of execution.

Other: \_\_\_\_\_  
\_\_\_\_\_

The Contract shall also be subject to the following renewal terms, if any: \_\_\_\_\_  
\_\_\_\_\_

Notwithstanding anything herein, the provisions in Sections 7 and 12 shall survive termination.

**Section 18. Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
Its City Manager

By: \_\_\_\_\_  
Its \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Its \_\_\_\_\_

**EXHIBIT A**  
**SCOPE OF SERVICES / WORK PROVIDED**

## PROPOSAL

**Date:** November 9, 2017

**Attention:** Aaron Kinder

**Project:** Bloomington Water Plant - Lime and Chem RTUs Upgrade

**Location:** Bloomington, IL.

**Quote:** JBR171106

**Revision:** 02

### Project Scope

This proposal is for the upgrading of systems at the Bloomington Water Plant. Included is the replacement of existing Bristol 3330 RTUs and associated devices as indicated below.

#### Hardware

Upgrade two Bristol 3330 RTUs:

Lime System RTU

Chemical Feed RTU

These RTUs will be upgraded to the following:

Rockwell CompactLogix processor, CompactLogix L3, 2 MB User Memory, 1 GB Secure Digital Memory Card, No Embedded I/O, 1769 Power Supply; with the following modules in quantities as necessary to accommodate the I/O of the existing RTUs being replaced:

- 4A 24V DC power supply
- analog I/V input module (8-channel)
- digital 24V DC input module (32-point)
- analog current output module (4-channel)
- digital 24V DC sinking output module (16-channel)
- right end cap

## Installation Services

New components being provided are to be installed on metal subpanels identical in size to existing Bristol RTUs. The existing RTUs will be removed and new PLC subpanels will be installed in their place.

- Removal of existing RTUs.
- Field installation of PLCs including wiring between PLC and existing field terminals (inside enclosure).
- I/O Testing

## Software Configuration

The SCADA system HMI software will be reconfigured to the new PLC addresses. These PLC addresses will be modified in the existing Intellution iFix database. All iFix display screens will also be modified to reflect the new addressing scheme.

The existing RTU programs (Bristol Babcock Accol Structured Text) will be rewritten in Allen Bradley Ladder Logic Language.

## Also Included

- O&M Manuals
- One Year Warranty

<b>SPECIFICALLY EXCLUDED ITEMS</b>
------------------------------------

- ✘ Tax(es) [Add if Applicable]**
- ✘ Fiber Optic Network additions or modifications**
- ✘ Networking Equipment**
- ✘ Any Items and Services not listed in the Proposal**

QUOTATION

**Total NET Price for Listed Items & Services:**

**Fifty-Eight Thousand Three Hundred Sixty Dollars ----- (\$58,360.00)**

Respectfully Submitted,

James B. Redford  
Starnet Technologies  
(414) 840-5229 [Mobile]

Thank you for the opportunity to provide this proposal. Please sign below and return a copy of this proposal to accept terms and conditions and to purchase the listed items and services as described herein. The terms and conditions listed in the "STI Standard Terms and Conditions 151215" document take precedence over all others. If you do not have or did not receive an up-to-date copy of the "STI Standard Terms and Conditions 150305" document, please request one.  
Proposal is subject to change due to changes in project condition.

---

Signature

Date

---

Printed Name

Customer PO Reference Number

## TERMS AND CONDITIONS OF THIS PROPOSAL

### ITEMS AND SERVICES

Scope of Supply is limited to the items and services that are specifically named and/or described within the Quotation.

### PRICING AND PAYMENT

Pricing is valid for ninety (90) days. Terms are NET 30. Add 1.5% per month for late payment. Pricing is based on the information available at the time of this proposal. Pricing includes items listed in this proposal within the nature outlined in this document. Seller may charge partial payments, progress payments, for item(s) as they are available for delivery even if the customer is not ready to receive the item(s).

### TAXES

In Wisconsin we will add tax unless customer has provided a resale or exemption certificate with the purchase order. Purchases made outside of Wisconsin, customer is responsible for paying state use tax directly if applicable.

### PURCHASE

Starnet Technologies requires either a signed and returned copy of this proposal or a purchase order which references this proposal. Starnet Technologies is an equipment manufacturer and supplier, not a subcontractor, and as such will not accept a subcontract.

### CANCELLATION

Cancellation of purchase is only allowed with sufficient notice as determined by the seller. Seller may charge a percentage of the total sale price for partial completion occurring prior to order cancellation.

### RETURNS AND EXCHANGES

Full or partial returns and/or exchanges are subject to the seller's discretion. Additional charges may be added for exchanges if it is evident that the exchange is due to design or specification errors or inadequacies which are outside of the seller's control or influence. Charges for exchanges will be based on the cost(s) for additional time and material as determined by the seller. Additional charges will be added for returns if they are not covered under agreed upon warranties during the warranty period.

### FORCE MAJEURE

Seller is not responsible for any damages or losses that are due forces outside of its reasonable control. These include but are not limited to acts of God, improper handling or storage by purchaser, acts of government or government agencies, floods, fires, lightning strikes, etc. Seller will be given adequate time added to project deadlines to provide replacements for items covered under warranty or purchased in addition to original order.

### SUBMITTALS

Submittal documents, if required and included in this proposal, (CAD drawings, data sheets, and other required information) should be available in 4 to 8 weeks after receipt of purchase. Up to seven (7) Hard Copies and one (1) Electronic Copy, if required, will be provided upon request after receipt of purchase. Each additional Hard Copy submittal required will be charged at one-hundred dollars (\$100.00) per copy. Return of approved submittal and/or signed copy of approved review sheet is treated as notice to begin production. Resubmittal(s), if required, will be provided at no additional charge if originals are returned for edits/additions/replacements. Resubmittal(s), if required, will be charged at one-hundred dollars (\$100.00) per copy if originals are not returned.

### EQUIPMENT CABLES

If cables are provided as integral to equipment (e.g. Floats, Transducer, Mag. Meter Cables) they will be provided at fifty (50) feet length standard. Each additional foot will be charged as an adder with pricing being dependent on equipment manufacturer's current rate.

### DELIVERY

Freight, whether prepaid or prepaid & added, is FOB origin. Freight for items included in this proposal is provided for shipment to one location. The location of delivery is presumed to be either the jobsite or the customer's facility. Offloading of equipment upon delivery is not included. Customer or Contractor must provide means for offloading equipment. Some equipment may require a crane or forklift to offload, if a machine is required for offloading it is to be provided and scheduled by the Customer or Contractor.

**INSURANCE**

Insurance will be provided for equipment stored at our facility and in transport when delivered by a Starnet Technologies provided truck. Starnet provided insurance does not cover equipment once it is in the possession of the Customer or Contractor.

**SCHEDULING**

A two (2) week notice for scheduling of any site visits is recommended. Starnet technicians who perform start-up and similar duties often have appointments and obligations up to two (2) weeks out. Starnet will try to accommodate with a shorter notice if we have someone available. Scheduling is based on a first come first served basis.

**START-UP**

If Start-up is applicable to this project and listed in the "Scope of Supply" for this proposal, one day of on-site or phone support is included. A time and material charge will be added for additional site visits if they are due to insufficient facilities or causes outside of the responsibility of Starnet Technologies.

**WARRANTIES**

A one (1) year warranty is provided standard on Starnet provided equipment. On-site work for warranty covered replacements is not included and will be charged at standard time and material rates as applicable. Warranties may be voided by improper installation, unauthorized modifications, or inadequate storage of provided equipment. Warranty period begins at the time of start-up.

**TRAINING**

If Training is applicable to this project and listed in the "Scope of Supply" for this proposal, one day of on-site training is included. Additional time required for training will be charged at our standard rates.

**OPERATION AND MAINTENANCE MANUALS**

Operation and maintenance manuals, if applicable and listed in this proposal, will be available at or after startup of provided equipment. These manuals, if provided, will not be provided until receipt of final payment. Up to four (4) Hard Copies and one (1) Electronic Copy, if required, are included in this proposal. Each additional Hard Copy of Operation and Maintenance required will be charged at one-hundred dollars (\$100.00) per copy.

**CONFIDENTIALITY**

This proposal has been provided with the confidence that it will not be shared with or presented in whole or in part to anyone who is a competitor of Starnet Technologies. The information contained in this document is confidential in nature and is strictly intended to be viewed by customers and official representatives of Starnet Technologies and/or specific product lines manufactured by Starnet Technologies (e.g. Arrow products).

**LIABILITY**

It is understood and agreed that seller's liability whether in contract, in tort, under any warranty, in negligence or otherwise shall not exceed the return of the amount of the purchase price paid by buyer and under no circumstances shall seller be liable for special, indirect or consequential damages. The price stated for the merchandise is a consideration in limiting seller's liability. No action, regardless of form, arising out of the transaction under this agreement may be brought by buyer more than one-year after the cause of action has accrued.

**AGREEMENT**

By signing and returning or providing a purchase order which references this proposal the purchaser acknowledges that they have read, understand, and agree to the terms and conditions of this proposal. If there are any questions or comments in regards to any of the items, services, terms, or conditions of this proposal please contact Starnet Technologies or an official representative as applicable.

**EXHIBIT B**  
**PAYMENT TERMS**

## PROPOSAL

Date: November 9, 2017

Attention: Aaron Kinder

Project: Bloomington Water Plant - Lime and Chem RTUs Upgrade

Location: Bloomington, IL.

Quote: JBR171106

Revision: 02

### **Project Scope**

This proposal is for the upgrading of systems at the Bloomington Water Plant. Included is the replacement of existing Bristol 3330 RTUs and associated devices as indicated below.

#### Hardware

Upgrade two Bristol 3330 RTUs:

Lime System RTU

Chemical Feed RTU

These RTUs will be upgraded to the following:

Rockwell CompactLogix processor, CompactLogix L3, 2 MB User Memory, 1 GB Secure Digital Memory Card, No Embedded I/O, 1769 Power Supply; with the following modules in quantities as necessary to accommodate the I/O of the existing RTUs being replaced:

- 4A 24V DC power supply
- analog I/V input module (8-channel)
- digital 24V DC input module (32-point)
- analog current output module (4-channel)
- digital 24V DC sinking output module (16-channel)
- right end cap

## Installation Services

New components being provided are to be installed on metal subpanels identical in size to existing Bristol RTUs. The existing RTUs will be removed and new PLC subpanels will be installed in their place.

- Removal of existing RTUs.
- Field installation of PLCs including wiring between PLC and existing field terminals (inside enclosure).
- I/O Testing

## Software Configuration

The SCADA system HMI software will be reconfigured to the new PLC addresses. These PLC addresses will be modified in the existing Intellution iFix database. All iFix display screens will also be modified to reflect the new addressing scheme.

The existing RTU programs (Bristol Babcock Accol Structured Text) will be rewritten in Allen Bradley Ladder Logic Language.

## Also Included

- O&M Manuals
- One Year Warranty

<b>SPECIFICALLY EXCLUDED ITEMS</b>
------------------------------------

- ✘ Tax(es) [Add if Applicable]**
- ✘ Fiber Optic Network additions or modifications**
- ✘ Networking Equipment**
- ✘ Any Items and Services not listed in the Proposal**

QUOTATION

**Total NET Price for Listed Items & Services:**

**Fifty-Eight Thousand Three Hundred Sixty Dollars ----- (\$58,360.00)**

Respectfully Submitted,

James B. Redford  
Starnet Technologies  
(414) 840-5229 [Mobile]

Thank you for the opportunity to provide this proposal. Please sign below and return a copy of this proposal to accept terms and conditions and to purchase the listed items and services as described herein. The terms and conditions listed in the "STI Standard Terms and Conditions 151215" document take precedence over all others. If you do not have or did not receive an up-to-date copy of the "STI Standard Terms and Conditions 150305" document, please request one.  
Proposal is subject to change due to changes in project condition.

---

Signature

Date

---

Printed Name

Customer PO Reference Number

## TERMS AND CONDITIONS OF THIS PROPOSAL

### ITEMS AND SERVICES

Scope of Supply is limited to the items and services that are specifically named and/or described within the Quotation.

### PRICING AND PAYMENT

Pricing is valid for ninety (90) days. Terms are NET 30. Add 1.5% per month for late payment. Pricing is based on the information available at the time of this proposal. Pricing includes items listed in this proposal within the nature outlined in this document. Seller may charge partial payments, progress payments, for item(s) as they are available for delivery even if the customer is not ready to receive the item(s).

### TAXES

In Wisconsin we will add tax unless customer has provided a resale or exemption certificate with the purchase order. Purchases made outside of Wisconsin, customer is responsible for paying state use tax directly if applicable.

### PURCHASE

Starnet Technologies requires either a signed and returned copy of this proposal or a purchase order which references this proposal. Starnet Technologies is an equipment manufacturer and supplier, not a subcontractor, and as such will not accept a subcontract.

### CANCELLATION

Cancellation of purchase is only allowed with sufficient notice as determined by the seller. Seller may charge a percentage of the total sale price for partial completion occurring prior to order cancellation.

### RETURNS AND EXCHANGES

Full or partial returns and/or exchanges are subject to the seller's discretion. Additional charges may be added for exchanges if it is evident that the exchange is due to design or specification errors or inadequacies which are outside of the seller's control or influence. Charges for exchanges will be based on the cost(s) for additional time and material as determined by the seller. Additional charges will be added for returns if they are not covered under agreed upon warranties during the warranty period.

### FORCE MAJEURE

Seller is not responsible for any damages or losses that are due forces outside of its reasonable control. These include but are not limited to acts of God, improper handling or storage by purchaser, acts of government or government agencies, floods, fires, lightning strikes, etc. Seller will be given adequate time added to project deadlines to provide replacements for items covered under warranty or purchased in addition to original order.

### SUBMITTALS

Submittal documents, if required and included in this proposal, (CAD drawings, data sheets, and other required information) should be available in 4 to 8 weeks after receipt of purchase. Up to seven (7) Hard Copies and one (1) Electronic Copy, if required, will be provided upon request after receipt of purchase. Each additional Hard Copy submittal required will be charged at one-hundred dollars (\$100.00) per copy. Return of approved submittal and/or signed copy of approved review sheet is treated as notice to begin production. Resubmittal(s), if required, will be provided at no additional charge if originals are returned for edits/additions/replacements. Resubmittal(s), if required, will be charged at one-hundred dollars (\$100.00) per copy if originals are not returned.

### EQUIPMENT CABLES

If cables are provided as integral to equipment (e.g. Floats, Transducer, Mag. Meter Cables) they will be provided at fifty (50) feet length standard. Each additional foot will be charged as an adder with pricing being dependent on equipment manufacturer's current rate.

### DELIVERY

Freight, whether prepaid or prepaid & added, is FOB origin. Freight for items included in this proposal is provided for shipment to one location. The location of delivery is presumed to be either the jobsite or the customer's facility. Offloading of equipment upon delivery is not included. Customer or Contractor must provide means for offloading equipment. Some equipment may require a crane or forklift to offload, if a machine is required for offloading it is to be provided and scheduled by the Customer or Contractor.

**INSURANCE**

Insurance will be provided for equipment stored at our facility and in transport when delivered by a Starnet Technologies provided truck. Starnet provided insurance does not cover equipment once it is in the possession of the Customer or Contractor.

**SCHEDULING**

A two (2) week notice for scheduling of any site visits is recommended. Starnet technicians who perform start-up and similar duties often have appointments and obligations up to two (2) weeks out. Starnet will try to accommodate with a shorter notice if we have someone available. Scheduling is based on a first come first served basis.

**START-UP**

If Start-up is applicable to this project and listed in the "Scope of Supply" for this proposal, one day of on-site or phone support is included. A time and material charge will be added for additional site visits if they are due to insufficient facilities or causes outside of the responsibility of Starnet Technologies.

**WARRANTIES**

A one (1) year warranty is provided standard on Starnet provided equipment. On-site work for warranty covered replacements is not included and will be charged at standard time and material rates as applicable. Warranties may be voided by improper installation, unauthorized modifications, or inadequate storage of provided equipment. Warranty period begins at the time of start-up.

**TRAINING**

If Training is applicable to this project and listed in the "Scope of Supply" for this proposal, one day of on-site training is included. Additional time required for training will be charged at our standard rates.

**OPERATION AND MAINTENANCE MANUALS**

Operation and maintenance manuals, if applicable and listed in this proposal, will be available at or after startup of provided equipment. These manuals, if provided, will not be provided until receipt of final payment. Up to four (4) Hard Copies and one (1) Electronic Copy, if required, are included in this proposal. Each additional Hard Copy of Operation and Maintenance required will be charged at one-hundred dollars (\$100.00) per copy.

**CONFIDENTIALITY**

This proposal has been provided with the confidence that it will not be shared with or presented in whole or in part to anyone who is a competitor of Starnet Technologies. The information contained in this document is confidential in nature and is strictly intended to be viewed by customers and official representatives of Starnet Technologies and/or specific product lines manufactured by Starnet Technologies (e.g. Arrow products).

**LIABILITY**

It is understood and agreed that seller's liability whether in contract, in tort, under any warranty, in negligence or otherwise shall not exceed the return of the amount of the purchase price paid by buyer and under no circumstances shall seller be liable for special, indirect or consequential damages. The price stated for the merchandise is a consideration in limiting seller's liability. No action, regardless of form, arising out of the transaction under this agreement may be brought by buyer more than one-year after the cause of action has accrued.

**AGREEMENT**

By signing and returning or providing a purchase order which references this proposal the purchaser acknowledges that they have read, understand, and agree to the terms and conditions of this proposal. If there are any questions or comments in regards to any of the items, services, terms, or conditions of this proposal please contact Starnet Technologies or an official representative as applicable.



**LIMITED SOURCE JUSTIFICATION**  
(Requester completes Section A and B)

**SECTION A - LIMITED SOURCE PURCHASE:**

Complete if a purchase is \$3,000 or over and due to reasons of previous capital investment, improved public service, long-term operational need, security, patents, copyrights, critical need for responsiveness, proximity, Federal, State or other regulations, necessary replacement parts and/or compatibility, warranty, this procurement justifies a limited source exemption.

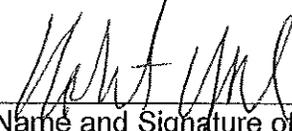
Vendor Name & #: Starnet Technologies, Inc. Vendor # 426	Amount: \$58,360.00	Date: 11/13/17
---	---------------------	----------------

Description of item/service: Replace obsolete Bristol Babcock RTUs and associated devices for the Water Treatment Plant lime and chemical feeds.

**Justification-**

Please see attached.

**SECTION B - REQUESTER CERTIFICATION:** By submitting this request, I attest that the above justification/information is accurate and complete to the best of my knowledge and that I have no personal or business interests relative to this request.

  
\_\_\_\_\_  
(Name and Signature of Department Head)

11/13/17  
Date

**SECTION C - TO BE COMPLETED BY PROCUREMENT OFFICE:**

Based on the information provided in Section A and attached supporting documents, I concur  do not concur  (see below) with purchase to be a Limited Source.

Do not concur for the following reason(s):

  
\_\_\_\_\_  
Name and Signature of Purchasing Agent or Designee

11/14/17  
Date



*Water Department  
603 W. Division Street  
Bloomington, IL 61701  
Phone: 309-434-2426  
Fax: 309-434-2833*

---

November 13, 2017

City of Bloomington  
Water Department  
603 W. Division Street  
Bloomington, IL 61701

RE: Limited Source Justification for Starnet Technologies, Inc. – Urgent Upgrade of the SCADA System

Justification:

Starnet Technologies, Inc. (Starnet) is uniquely qualified to provide the urgent upgrades to the Water Department supervisory control and data acquisition (SCADA) system. Starnet is the only SCADA system integrator who has extensive experience with the Water Department SCADA system and they are one of the few firms who has maintained expertise in the obsolete equipment and programming language that remain in use in the SCADA system.

Starnet was the system integrator for the original installation of the Water Department SCADA system over 20 years ago. Since that initial construction, they have provided numerous system upgrades to add capacity and replace obsolete and failing equipment. Starnet has acquired more than twenty years of experience in maintaining the City's water treatment process and pump station control systems.

In the 1990s, the Water Department SCADA system was built around Bristol Babcock remote terminal units (RTUs) which are based on a programming language known as ACCOL (Advance Communication and Control Language). This language was developed in the 1970s and has been obsolete for years. Not many system integrators can still read and write using this programming language. Starnet Technologies, Inc. has maintained the needed expertise with ACCOL and they have demonstrated their ability to translate the existing ACCOL programming and transfer it to new, replacement equipment during similar upgrades to the Water Department SCADA System that they have completed.

The Water Department SCADA system provides the interface, the monitoring, alarms, settings, and controls, between operations staff and the pumps, valves, process equipment, and chemical feed systems at the Water Treatment Plant and Pump Stations. The SCADA system is essential to production and distribution of safe drinking water. Starnet has demonstrated their capability to provide the equipment upgrades that are currently required. Water Department staff has determined that Starnet is uniquely qualified to provide this essential service and the cost of the work proposed is fair and reasonable.

*"Jewel of Midwest Cities."*



## CONSENT AGENDA ITEM NO. 7I

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of approving a Resolution for Change Order #2 in the amount of \$16,653.30 to an existing contract with CAD Construction, Inc. for construction of the Police Training Facility Addition.

**RECOMMENDATION/MOTION:** That the Resolution Authorizing a Change Order in the Amount of \$16,653.30 With CAD Construction, Inc. be approved and the City Mayor and City Clerk authorized to execute the resolution and the City Manager authorized to execute any necessary contractual documents.

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

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

**BACKGROUND:** The Police Training Facility needs to be repaired and brought back into service to ensure that the Bloomington Police Department has an adequate training center for its officers. Currently, only the outdoor firing range is operational at the facility. As a result, training is often limited due to weather, available natural light and off-site activities around the site. The Proposed improvements to the indoor range will enable Bloomington Police officers to train in all weather and lighting conditions regardless of the activities that may occur on properties adjacent to the site. In addition, the Mclean County Sheriff's Department and Normal Police Department can use the improved facility to train their officers who are often called upon to assist the Bloomington Police Department. The fees collected from these other agencies over the past several years should be applied to the proposed improvements. In addition, the improvements should make the facility a valuable training center so these agencies will continue their financial support instead of pursuing other training options.

On March 10, 2014, the City Council authorized the replacement of four building roofs at the facility. In 2015, lead abatement and mold remediation were completed at the indoor training building. A bid for mold remediation at the Lodge was also obtained, but was well above budgeted funds and was not completed. Since mold remediation in the Lodge was not completed, the building is not safe for occupancy. Ammunition storage and the only restrooms at the entire training facility are located in the Lodge. In order to resume indoor training, several improvements are needed at the indoor training facility. This includes an addition for code required restrooms and ammunition storage, heating, ventilation, water, electric and sewage disposal improvements and drainage improvements to minimize future environmental concerns. On October 10, 2016, Council authorized an agreement with Shive-Hattery, Inc. for design and construction document preparation for all of these improvements.

On April 24, 2017, Council authorized Base Bid + Option 1 and awarded the contract to CAD Construction, Inc. This option provides a useable facility which allows the Police Department to resume year-round training in all weather and lighting conditions regardless of the activities that may occur on properties adjacent to the site. Removal of the existing vents minimizes potential leaks and future mold and moisture problems in the facility.

On August 14, 2017, Council authorized a change order to the original contract with CAD Construction, Inc. for septic system improvements that were not included in the original design documents, but were inherent to the project and needed to be completed.

The project is nearly complete and some additional omissions that are also inherent to the project have surfaced. The first issue involves water to the indoor range. The bid documents included a new water line between the on-site well and the indoor range, but omitted electric cable, pressure tank, pressure switch and other related components required for a well system. These system are currently present in the Lodge, but no longer function due to damage from roof leaks, frozen pipes and rodents. The second issue involves the gas supply and connections to the heating system for the fire lanes. Due to OSHA guidelines and other safety requirements, the heating and ventilation system in the firing lanes need to move a large volume of air at a high rate. This pulls the smoke and fumes away from the officers while they are shooting. Given the size of these units, the gas supply required three tanks and multiple fuel line connections. This issue was unforeseen and not included in the original bid documents. Finally, the last omission involves the targeting system. The existing system was damaged from the roof leaks and mold that developed afterwards and some of the components need to be replaced. The extent of damage was not known during the design and bidding process. Although not included in the original bid, the contractor has been asked to repair the targeting system and make it operational. If completed, the facility would be entirely operational and officers could resume indoor training almost immediately.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** CAD Construction, Inc. and Shive-Hattery, Inc.

**FINANCIAL IMPACT:** The total financial impact to the City will be an increase in the cost of the project by \$16,653.30. This will change the contract amount from \$555,040.00 to \$571,693.30. The Capital Improvement-Buildings account (40100100-72520) will pay for the additional expense. A year end budget amendment will be brought to City Council for approval if at the end of FY 2018 there are not sufficient funds to cover this expenditure. Stakeholders can locate this in the FY 2018 Budget Book titled “Adopted Other Funds Budget” on page 97.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY**

**CONSTRUCTION:** The additional improvements will not lead to any projected increases in operational costs from the initial plan. Future operational costs include electric, gas and related utility costs for the facility. These costs are already being incurred, but minor increases due to the additional use of the improved facility are anticipated. These costs are included in the Police Departments annual operational budget.

Respectfully submitted for Council consideration.

Prepared by: Russel Waller, P.E., Facilities Manager

Reviewed by: Greg Scott, Assistant Chief of Operations

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steve Rasmussen  
Interim City Manager

**Attachments:**

- BPD 1B CAD Construction Change Order #2
- BPD 1C Resolution



**CAD CONSTRUCTION INC.**

**CONTRACTOR'S/ SUBCONTRACTOR'S PROPOSAL BREAKDOWN SUMMARY**

**PROJECT:** BPD Training Facility  
E. 1400 N. Road / N. 3000 E. Road  
McLean County, IL

**PROPOSAL REQUEST NUMBER:** 005

**PROPOSAL DATE:** 11/3/2017

**OWNER:** City of Bloomington, IL

**ARCHITECT:** Shive Hattery

OWNER:	<input type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONSULTANT:	<input type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
SUBCONTRACTOR:	<input type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

**FROM CONTRACTOR:**

CAD CONSTRUCTION  
508 E PEARL A-1  
TREMONT IL 61568

**ARCHITECT'S PROJECT NUMBER:**

	ADDITIONS	DELETIONS	NET TOTAL
A. MATERIAL See Pipeworks Attachment			\$ 3,595.39
B. LABOR			
C. OTHER MATERIAL/ EQUIPMENT			
D. NET TOTAL A+B+C			\$ 3,595.39
E. SUBCONTRACTOR OVERHEAD AND PROFIT LINE D. 10%			
F. SUBTOTAL LINE E + F			\$ 3,595.39
G. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT 15%			\$ 539.31
H. TOTAL			\$ 4,134.70
I.			
J. MATERIAL	\$ -		\$ -
K. LABOR			\$ -
L. OTHER MATERIAL/ EQUIPMENT			\$ -
M. NET TOTAL I+J+K+L			\$ -
N. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT LINE E.5%			
O. SUBTOTAL LINE M + N			\$ -
P. BOND			
Q. TOTAL PROPOSAL H + O + P			\$ 4,134.70
<b>TOTAL PROPOSAL</b>			<b>\$ 4,134.70</b>

**DESCRIPTION:**

Piping from extents as shown on the plumbing plans, to the outdoor units.

**ATTACHEMENTS:**

NONE

**ARCHITECT: OWNER'S REPRESENTATIVE**

**CONTRACTOR:**

Russel Waller - Facilities Manager  
NAME AND TITLE

ALEX BRENNEMAN - Project Manager  
PRINTED NAME AND TITLE





**CAD CONSTRUCTION INC.**

**CONTRATOR'S/ SUBCONTRACTOR'S PROPOSAL BREAKDOWN SUMMARY**

**PROJECT:** BPD Training Facility  
E. 1400 N. Road / N. 3000 E. Road  
McLean County, IL

**PROPOSAL REQUEST NUMBER:** 006

**PROPOSAL DATE:** 11/7/2017

**OWNER:** City of Bloomington, IL

**ARCHITECT:** Shive Hattery

OWNER:	<input type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONSULTANT:	<input type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
SUBCONTRACTOR:	<input type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

**FROM CONTRACTOR:**

CAD CONSTRUCTION  
508 E PEARL A-1  
TREMONT IL 61568

**ARCHITECT'S PROJECT NUMBER:**

	ADDITIONS	DELETIONS	NET TOTAL
A. Plumbing - See Pipeworks attached quote	\$ 606.50		\$ 606.50
B. Electrical Work - See Anderson Electric's attached quote	\$ 6,474.24		\$ 6,474.24
C. OTHER MATERIAL/ EQUIPMENT Final grade & hydroseed	\$ 2,000.00		\$ 2,000.00
D. NET TOTAL A+B+C			\$ 9,080.74
E. SUBCONTRACTOR OVERHEAD AND PROFIT LINE D. 10%			
F. SUBTOTAL LINE E + F			\$ 9,080.74
G. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT 15%			\$ 1,362.11
H. TOTAL			\$ 10,442.85
I.			
J. MATERIAL	\$ -		\$ -
K. LABOR			\$ -
L. OTHER MATERIAL/ EQUIPMENT			\$ -
M. NET TOTAL I+J+K+L			\$ -
N. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT LINE E.5%			
O. SUBTOTAL LINE M + N			\$ -
P. BOND			
Q. TOTAL PROPOSAL H + O + P			\$ 10,442.85
<b>TOTAL PROPOSAL</b>			<b>\$ 10,442.85</b>

**DESCRIPTION:**

All electrical, plumbing, and site repair work necessary to relocate and install the expansion tank & pressure switch per ASI #002.

**ATTACHEMENTS:**

NONE

**ARCHITECT: OWNER'S REPRESENTATIVE**

Russel Waller - Facilities Manager

NAME AND TITLE

**CONTRACTOR:**

ALEX BRENNEMAN - Project Manager

PRINTED NAME AND TITLE

• **Jeff Brown** <jb@pipeworksinc.com>  
To 'cad.alex'

Today at 7:32 AM ★

This message contains blocked images. [Show Images](#)

[Change this setting](#)

Alex,

Here is a cost to move the expansion tank.

Material		\$100.00
Labor 5hrs @ \$85.50	\$427.50	
OHP 15%	\$79.00	
Total		\$606.50

Inclusions

Move existing pressure tank  
Hook up to new incoming water  
Pressure gauge

Exclusions

Electrical  
Pressure switch

Jeff Signature 3



1609 S. Morris Ave.  
 Bloomington, IL 61701  
 309-828-4422

JOB	COB Police Training Facility	RFP#	
WORK	ASI006	SHEET	1 OF 1

Estimate	Priced By	Extended By	Checked By	Date
KMT	KMT	KMT	KMT	11/2/2017

	Material	Qty	Material \$\$\$	Per	Material Ext.	Labor Units	Per	Labor Ext.
1	1" PVC	500	32.00	100	\$ 160.00	3	100	15.00
2	1" PVC 90's	3	1.00	1	\$ 3.00	5	100	0.15
3	1" PVC Couplings	12	0.50	1	\$ 6.00	3	100	0.36
4	1" PVC LB's	2	2.00	1	\$ 4.00	0.25	1	0.50
5	Trench	500	4.00	1	\$ 2,000.00			
6	QOB220	1	53.24	1	\$ 53.24	0.25	1	0.25
7	QOB120	1	23.75	1	\$ 23.75	0.25	1	0.25
8	20A Outdoor Connection	1	15.00	1	\$ 15.00	1	1	1.00
9	Single Phase 30A Disconnect	1	55.00	1	\$ 55.00	1.5	1	1.50
10	20A Indoor Connection	1	15.00	1	\$ 15.00	1	1	1.00
11	3/4" EMT	20	48.00	100	\$ 9.60	7	100	1.40
12	3/4" EMT Connectors	2	0.50	1	\$ 1.00	3	100	0.06
13	3/4" EMT Couplings	1	0.50	1	\$ 0.50	3	100	0.03
14	3/4" EMT Straps	2	0.75	1	\$ 1.50	5	100	0.10
15	#12 THHN	75	125.00	1000	\$ 9.38	7	1000	0.53
16	#6 THHN	1600	448.63	1000	\$ 717.81	9	1000	14.40
17								
18	Material - \$1,074.77							
19	Trench - \$2,000.00							
20	Labor 36.5@70 - \$2,555.00							
21	M/U - \$844.47							
22								
23	<b>Total - \$6,474.24</b>							
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
<b>TOTALS</b>					<b>\$ 3,074.77</b>	<b>LABOR</b>		<b>36.525</b>



**CAD CONSTRUCTION INC.**

**CONTRACTOR'S/ SUBCONTRACTOR'S PROPOSAL BREAKDOWN SUMMARY**

**PROJECT:** BPD Training Facility  
E. 1400 N. Road / N. 3000 E. Road  
McLean County, IL

**PROPOSAL REQUEST NUMBER:** 007

**PROPOSAL DATE:** 11/7/2017

**OWNER:** City of Bloomington, IL

**ARCHITECT:** Shive Hattery

OWNER:	<input type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONSULTANT:	<input type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
SUBCONTRACTOR:	<input type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

**FROM CONTRACTOR:**

CAD CONSTRUCTION  
508 E PEARL A-1  
TREMONT IL 61568

**ARCHITECT'S PROJECT NUMBER:**

	ADDITIONS	DELETIONS	NET TOTAL
A. Materials See attached Amazon ticket	\$ 275.00		\$ 275.00
B. Labor 18 HRS. @ \$85	\$ 1,530.00		\$ 1,530.00
C. OTHER MATERIAL/ EQUIPMENT			
D. NET TOTAL A+B+C			\$ 1,805.00
E. SUBCONTRACTOR OVERHEAD AND PROFIT LINE D. 10%			
F. SUBTOTAL LINE E + F			\$ 1,805.00
G. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT 15%			\$ 270.75
H. TOTAL			\$ 2,075.75
I.			
J. MATERIAL	\$ -		\$ -
K. LABOR			\$ -
L. OTHER MATERIAL/ EQUIPMENT			\$ -
M. NET TOTAL I+J+K+L			\$ -
N. GENERAL CONTRACTOR'S OVERHEAD AND PROFIT LINE E.5%			
O. SUBTOTAL LINE M + N			\$ -
P. BOND			
Q. TOTAL PROPOSAL H + O + P			\$ 2,075.75
<b>TOTAL PROPOSAL</b>			<b>\$ 2,075.75</b>

**DESCRIPTION:**

Supply and install new cabling, clamps, and pulleys for all shooting lanes. 5 of the lanes are being fully covered by CAD Construction, INC.

**ATTACHEMENTS:**

NONE

**ARCHITECT: OWNER'S REPRESENTATIVE**

Russel Waller - Facilities Manager

NAME AND TITLE

**CONTRACTOR:**

ALEX BRENNEMAN - Project Manager

PRINTED NAME AND TITLE



## Details for Order #113-5017470-7675422

[Print this page for your records.](#)

**Order Placed:** November 7, 2017  
**Amazon.com order number:** 113-5017470-7675422  
**Order Total:** \$550.13

### Not Yet Shipped

<b>Items Ordered</b>	<b>Price</b>
3 of: <i>The Hillman Group 4839 1/8 Wire Rope Clip, 10-Pack</i> Sold by: Amazon.com LLC	\$4.99
Condition: New	
8 of: <i>Gates AK20 Light Duty Solid Sheaves, AK Type, 2" OD, 1 Groove, 5/8" Bore</i> Sold by: Amazon.com LLC	\$10.54
Condition: New	
2 of: <i>ALEKO WR1/16G304F1000 1/16 Inch 7X7 304 Stainless Aircraft Steel Cable Wire Rope 1000 Feet</i> Sold by: ChelanShop ( <a href="#">seller profile</a> )	\$72.99
Condition: New	
2 of: <i>Koch 003124 1/8 by 1000-Feet 7 by 19 Cable , Galvanized</i> Sold by: Amazon.com LLC	\$139.65
Condition: New	

#### Shipping Address:

Alex Brenneman - CAD Construction  
508 E PEARL ST  
TREMONT, IL 61568-8631  
United States

#### Shipping Speed:

Two-Day Shipping

### Payment information

#### Payment Method:

MasterCard | Last digits: 5926

Item(s) Subtotal: \$524.57  
Shipping & Handling: \$0.00

#### Billing address

Alex Brenneman - CAD Construction  
508 E PEARL ST  
TREMONT, IL 61568-8631  
United States

Total before tax: \$524.57  
Estimated tax to be collected: \$25.56

**Grand Total: \$550.13**

To view the status of your order, return to [Order Summary](#).

**RESOLUTION NO. 2017-**

**A RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$16,653.30 ASSOCIATED WITH THE CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND CAD CONSTRUCTION, INC. (P.O. 2017-0577)**

WHEREAS, the City of Bloomington has previously authorized a contract with CAD Construction, Inc. for the Police Training Facility Addition; and

WHEREAS, for the reasons set forth in the November 27, 2017 memo the change order is necessary to address matters inherent in the project, including the provision of water to the indoor range, the gas supply and connections, and the targeting system; and

WHEREAS, it is the finding of the City Council that the decision to perform the work described in the November 27, 2017 memo is germane to the original contract as signed and is in the best interest of the City of Bloomington and authorized by law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That a change order in the amount of \$16,653.30 in the contract between the City of Bloomington and CAD Construction, Inc. be approved.

**PASSED this 27<sup>th</sup> day of November, 2017.**

**APPROVED this \_\_\_\_ day of November, 2017.**

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry Lawson, C.M.C., City Clerk



## CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of and action on an Ordinance Amending the City Code Regarding the Manager Pro Tempore and Employee Decisions.

**RECOMMENDATION/MOTION:** The Ordinance Amending the City Code Regarding the Manager Pro Tempore and Employee Decisions be approved and the Mayor and City Clerk be authorized to sign the ordinance.

**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:** Effective on November 8, 2017, Steve Rasmussen became the City Manager Pro Tempore for the City of Bloomington. The City Code provisions on the City Manager Pro Tempore provide that he or she shall possess the powers and duties of the Manager however said person may not appoint or remove a City officer or employee except with the approval of a majority of the members of the City Council. *See* Chapter 2, Section 40.

With over 1,100 employees, there are many hiring and terminations decisions that are made on a weekly, if not daily basis. Most of these do not involve the City Manager, but instead are handled by the Human Resource Department, Legal Department and the applicable departmental director. The City Manager is aware of these decisions, but historically the City Manager has not been required to sign off on such determinations. In contrast, the City Manager is involved with the appointment, discipline and/or potential removal of director level positions.

Note that none of these decisions are treated lightly and any termination decisions are given full due process.

If taken literally, the existing language of the City Code would impair the City staff's ability to make timely personnel decisions. In addition, since Bloomington operates under the City Manager form of government, this provision also raises an interesting legal question (i.e., whether the existing City Code language improperly interferes with the powers and responsibilities of the City Manager). Accordingly, City staff is recommending this language be amended to reflect that the City Manager pro tempore be required only to inform and seek the advice of council prior to making any staffing changes at the director level and to simply provide advance written notice to the Council prior to any other employee terminations.

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

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

Respectfully submitted for Council consideration.

Prepared by: Jeffrey R. Jurgens, Corporation Counsel

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Recommended by:

A handwritten signature in black ink, appearing to read "Steve Rasmussen". The signature is written in a cursive, flowing style.

Steven A Rasmussen  
Interim City Manager

**Attachments:**

- An Ordinance Amending the City Code Regarding the Manager Pro Tempore

**ORDINANCE NO. 2017-\_\_\_\_**

**AN ORDINANCE AMENDING THE CITY CODE REGARDING THE  
MANAGER PRO TEMPORE AND EMPLOYMENT DECISIONS**

**WHEREAS**, the City of Bloomington, McLean County, Illinois (hereinafter “City”) is an Illinois home-rule municipality; and

**WHEREAS**, the City Code contains procedures on the appointment of a Manager Pro Tempore in the event the City Manager is unable to serve or resigns and the powers and duties of said Manager Pro Tempore; and

**WHEREAS**, the City Council desires to modify the provisions on Manager Pro Tempore to provide such individual has the authority to hire and terminate City employees and provide that said individual shall inform and seek the advice of the City Council prior to any staffing changes at the director level.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:**

**Section 1.** The above recitals are incorporated into this Section 1 as if fully stated herein.

**Section 2.** That Chapter 2, Section 40 shall be amended as follows:

In case of a vacancy in the office of the City Manager, or in case of the City Manager's absence from the City, temporary disability to act as City Manager, discharge by the Council, or resignation, the Mayor shall act as Manager during such absence or incapacity, unless the Council shall appoint, by resolution, a Manager pro tempore who shall possess the powers and duties of the Manager. No Manager pro tempore, however, may appoint or remove a department director City officer or employee prior to informing and seeking the advice of the City Council in a closed session as authorized by law and he or she shall provide advance written notice to the City Council prior any other employee terminations ~~except with the approval of a majority of the members of the City Council~~. The resolution appointing the Manager pro tempore shall provide what, if any, compensation shall be provided and shall set for the length of the appointment and/or the conditions upon which the appointment shall be nullified.

**Section 3.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City prior to the effective date of this ordinance.

**Section 5.** This Ordinance shall be in full force and effect immediately after its passage and approval.

ADOPTED this \_\_\_\_\_ day November, 2017

APPROVED this \_\_\_\_\_ day of November, 2017

APPROVED

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



## CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of adopting an Ordinance approving a petition submitted by Eastland Mall, LLC requesting approval of the site plan for a C-3 Regional Shopping District development titled “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1” dated October 13, 2017) for 53.78 acres located at the southwest corner of the intersection of Veterans Parkway and Empire St/Route 9.

**RECOMMENDATION/MOTION:** That an ordinance approving a petition submitted by Eastland Mall, LLC requesting approval of the site plan for a C-3 Regional Shopping District development titled “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1” dated October 13, 2017) for 53.78 acres located at the southwest corner of the intersection of Veterans Parkway/Business 51 and Empire St/Route 9 be adopted, and that the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** **3. Grow the local economy**

**STRATEGIC PLAN SIGNIFICANCE:** 3a. Retention and growth of local businesses  
3c. Revitalization of older commercial homes

**BACKGROUND:** The subject property, commonly known as Eastland Mall, is approximately 53.78 acres and is located at the southwest corner of Veterans Parkway/Business 51 and Empire St./Route 9. The site is improved with a 753,384 square foot indoor shopping center and food court, as well as a freestanding restaurant (Applebee's Neighborhood Grill & Bar) located at the southeast corner of the parcel. The property is zoned C-3, Regional Shopping District, which allows for retail, restaurant and light service uses. The C-3 zoning district requires a site plan review for new development on C-3 zoned properties greater than ten acres. The site plan review process intends to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area (Chapter 44 Section 8-5).

On November 8, 2017, the Bloomington Planning Commission reviewed a petition submitted by Eastland Mall, LLC requesting a site plan review to allow for the construction of a restaurant pad (approximately 6,175 sq. ft.) in the northeast corner of the parcel. The Commission determined that the proposed site plan complied with the development standards referenced in Section 8-5 of the City Zoning Ordinance. More specifically, the Commission deemed the proposed use to be compatible with surrounding uses, the traffic circulation to be adequate, and the adverse effects of the development to be minimal. The Commission reviewed the site plan for compliance with parking, landscaping, building setback and bulk requirements, and the Commission determined the proposed site plan exceeds the zoning ordinance’s minimum requirements. The staff report,

attached to this memo, provides a more detailed explanation of the zoning requirement analysis for the proposed project.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Planning Commission held a public hearing on the petition on Wednesday, November 8, 2017. City staff arranged for a legal notice advertising the hearing to be published in the October 23, 2017 edition of *The Pantagraph* newspaper. The Community Development Department also sent courtesy notices to approximately 22 property owners within 500 feet of the subject property, and a large, metal notification sign was placed on the property prior to the hearing. No citizens outside of the applicant spoke in favor of the petition. No one spoke against the petition. The Planning Commission recommended unanimous approval of the site plan by a vote of 8-0. The Commission's recommendation is consistent with the staff recommendation.

**FINANCIAL IMPACT:** The proposed development of an additional restaurant on the mall property will likely increase the mall's property value leading to increased property tax revenues for the City and other taxing districts. The proposed restaurant development is intended to attract more shoppers to the mall property which could lead to additional sales tax revenues for the City.

**COMMUNITY DEVELOPMENT IMPACT:** The proposed development achieves the following goals of the 2035 Comprehensive Plan:  
ED-1.1 Focus on retention and expansion of existing businesses  
ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.  
ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex: enclosed malls and expansive parking lots.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** NA

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Steve Rasmussen, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Community Development review by: Austin Grammer, Economic Development Coordinator

Legal review by: George Boyle, Assistant Corporation Counsel

Recommended by:



Steve Rasmussen

Interim City Manager

**Attachments:**

- CD1B-Draft Ordinance with Exhibit “A” Legal Description
- CD1C-Ordinance Exhibit “B” Site Plan dated 10.13.17 for “Outback Pad”
- CD1D-Petition for site plan review
- CD1E-Zoning Map
- CD1F-Aerial Map
- CD1G-Staff report from 11.8.17 Planning Commission
- CD1H-Draft Minutes from 11.8.17 Planning Commission
- CD1I-Newspaper notice, neighborhood notice and list of notified properties.

**ORDINANCE NO 2017 - \_\_\_\_\_**

**AN ORDINANCE APPROVING A PETITION SUBMITTED BY EASTLAND MALL, LLC REQUESTING APPROVAL OF THE SITE PLAN FOR A C-3 REGIONAL SHOPPING DISTRICT DEVELOPMENT KNOWN AS “OUTBACK PAD” (AKA “EASTLAND MALL RESTAURANT PAD 1” DATED OCTOBER 13, 2017) FOR 53.78 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF VETERAN’S PARKWAY/BUSINESS 51 AND EMPIRE ST/ROUTE 9.**

**WHEREAS**, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a site plan review for a C-3 Regional Shopping District Development for the land described in Exhibit A, attached hereto and made a part hereof by this reference;

**WHEREAS**, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said Petition to be valid and sufficient, and the site plan titled “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1”) and dated October 13, 2017, represented in Exhibit B attached hereto and made a part hereof by this reference, to be valid and sufficient, and in conformance with the requirements of the Bloomington City Code; and

**WHEREAS**, the Planning Commission recommended the City Council of the City of Bloomington approve said Petition; and

**WHEREAS**, the City Council has the authority to approve the Petition for the reinstatement of a Preliminary Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the Site Plan known as “Outback Pad” (AKA “Eastland Mall Restaurant Pad 1”) for approximately 53.78 acres and dated October 13, 2017 is hereby approved.
2. That this Ordinance shall be in full force and effective as of the time of its passage and approval.

Passed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**APPROVED:**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**Exhibit A**

**EASTLAND MALL LEGAL DESCRIPTION**

Tract No. 1 (Fee Parcel): Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel): A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision, thence south 89'-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01'-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89'-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01'-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plot thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel): Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground Lease Parcel): A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01'-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89'-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said curve being concave to the west and the 64.73 feet chord of said arc bears south 06'-37' east to a Point of Tangency; thence south 01'-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89'-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in McLean County, Illinois.

The following are areas for this property:

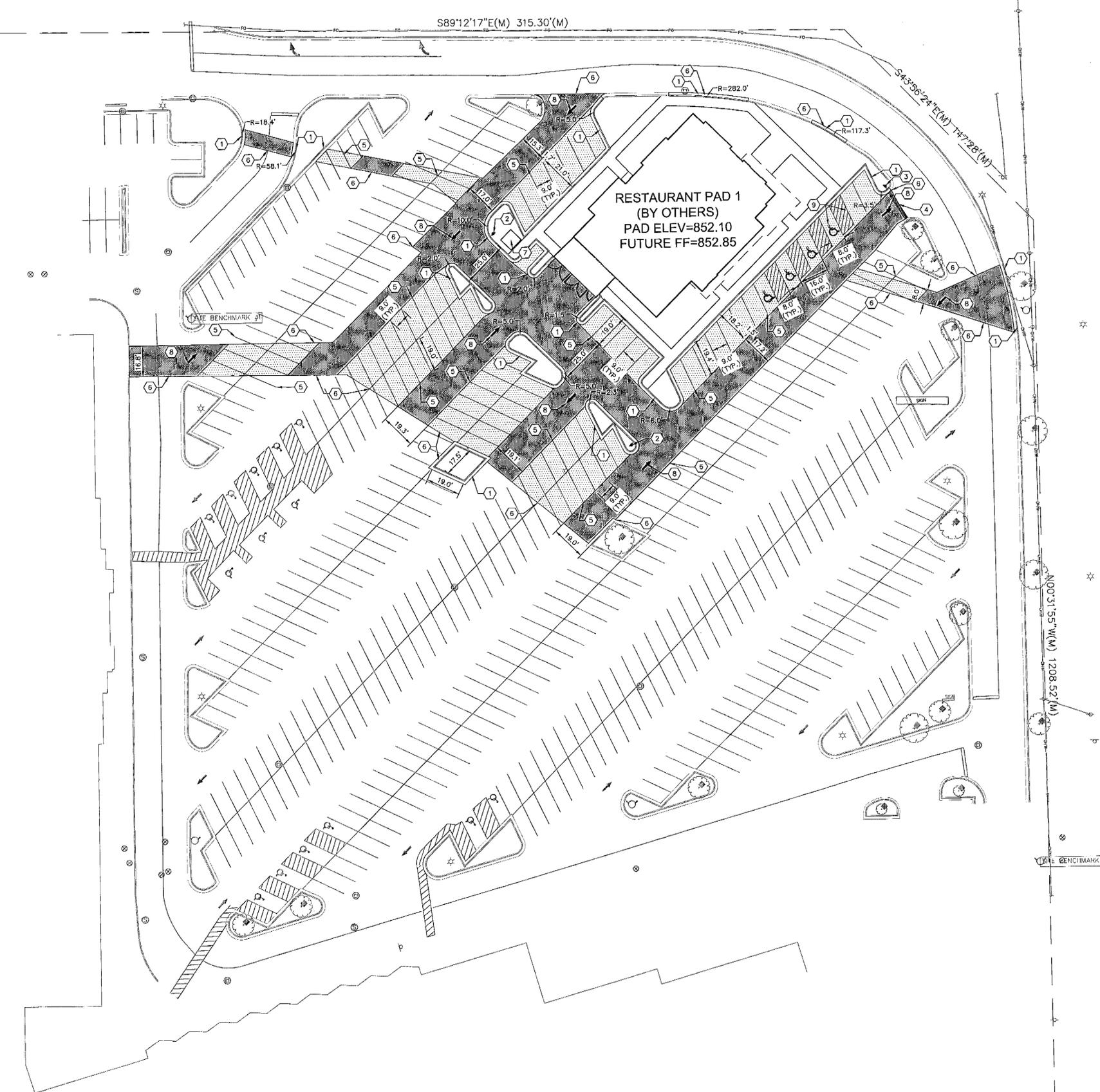
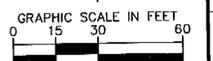
Tract 1	=	41.539 acres, more or less
Tract 2	=	1.434 acres, more or less
Tract 3	=	1.566 acres, more or less
Tract 4	=	9.199 acres, more or less (less proposed Fairway Drive)

---

Net Area = 53.738 acres, more or less

Net Area = Tracts 1-4, inclusive, less proposed Fairway Drive Right-of-Way (see note 11).

Drawing name: K:\NO\_DRAW\170003000\_CBL\_Properties\_Eastland Mall Outback\_Bloomington\_V13 Design\CADD\Site\Sheet\C3.0\_Site\_Plan.dwg C3.0 SITE PLAN Oct 13, 2017 10:37am by DakotaMedford  
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reference on this document without written authorization and cooperation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
  4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
  5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- ① B6.18 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
  - ② LEFT TURN ONLY SIGN, TYP. (SEE DETAILS)
  - ③ STOP SIGN, TYP. (SEE DETAILS)
  - ④ 24" WIDE PAINTED STOP BAR, TYP.
  - ⑤ 4" WIDE PAINTED SOLID LINE, TYP.
  - ⑥ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - ⑦ TRANSFORMER
  - ⑧ PAVEMENT MARKING, TYP. (SEE DETAILS)
  - ⑨ ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)

### PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

### NOTE

BUILDING AND SURROUNDING SITE IMPROVEMENTS BY OTHERS UNDER SEPARATE PLANS. THE EXTENT OF THIS PROJECT ENDS AT THE CURB LINE.

<p><b>Kimley»Horn</b>  <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.        600 EAST 96TH STREET, SUITE 400,        PLAINS, MO 64578-2186        WWW.KIMLEY-HORN.COM</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p><b>APPROVAL</b>            NOT FOR            CONSTRUCTION</p> <p><small>Date of Expiration: 11-30-17</small></p> </td> <td style="width: 50%; text-align: center;"> <p><b>CBL</b></p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>SITE PLAN</b></p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>EASTLAND MALL            RESTAURANT PAD 1            1603 E. EMPIRE ST.            BLOOMINGTON, IL</b></p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>ORIGINAL ISSUE:            10/13/2017            KHA PROJECT NO.            170003000            SHEET NUMBER</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>C3.0</b></p> </td> </tr> </table>	<p><b>APPROVAL</b>            NOT FOR            CONSTRUCTION</p> <p><small>Date of Expiration: 11-30-17</small></p>	<p><b>CBL</b></p>	<p><b>SITE PLAN</b></p>		<p><b>EASTLAND MALL            RESTAURANT PAD 1            1603 E. EMPIRE ST.            BLOOMINGTON, IL</b></p>		<p>ORIGINAL ISSUE:            10/13/2017            KHA PROJECT NO.            170003000            SHEET NUMBER</p>		<p><b>C3.0</b></p>	
<p><b>APPROVAL</b>            NOT FOR            CONSTRUCTION</p> <p><small>Date of Expiration: 11-30-17</small></p>	<p><b>CBL</b></p>										
<p><b>SITE PLAN</b></p>											
<p><b>EASTLAND MALL            RESTAURANT PAD 1            1603 E. EMPIRE ST.            BLOOMINGTON, IL</b></p>											
<p>ORIGINAL ISSUE:            10/13/2017            KHA PROJECT NO.            170003000            SHEET NUMBER</p>											
<p><b>C3.0</b></p>											
<p>SCALE: AS NOTED        DESIGNED BY: MJT        DRAWN BY: MJT        CHECKED BY: WAB</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REVISIONS</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISIONS	DATE								
REVISIONS	DATE										

OCT 16 2017









EASTLAND MALL LEGAL DESCRIPTION

Tract No. 1 (Fee Parcel):

Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel):

A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois, more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision, thence south 89°-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01°-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89°-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01°-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington, McLean County, Illinois, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel):

Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground Lease Parcel):

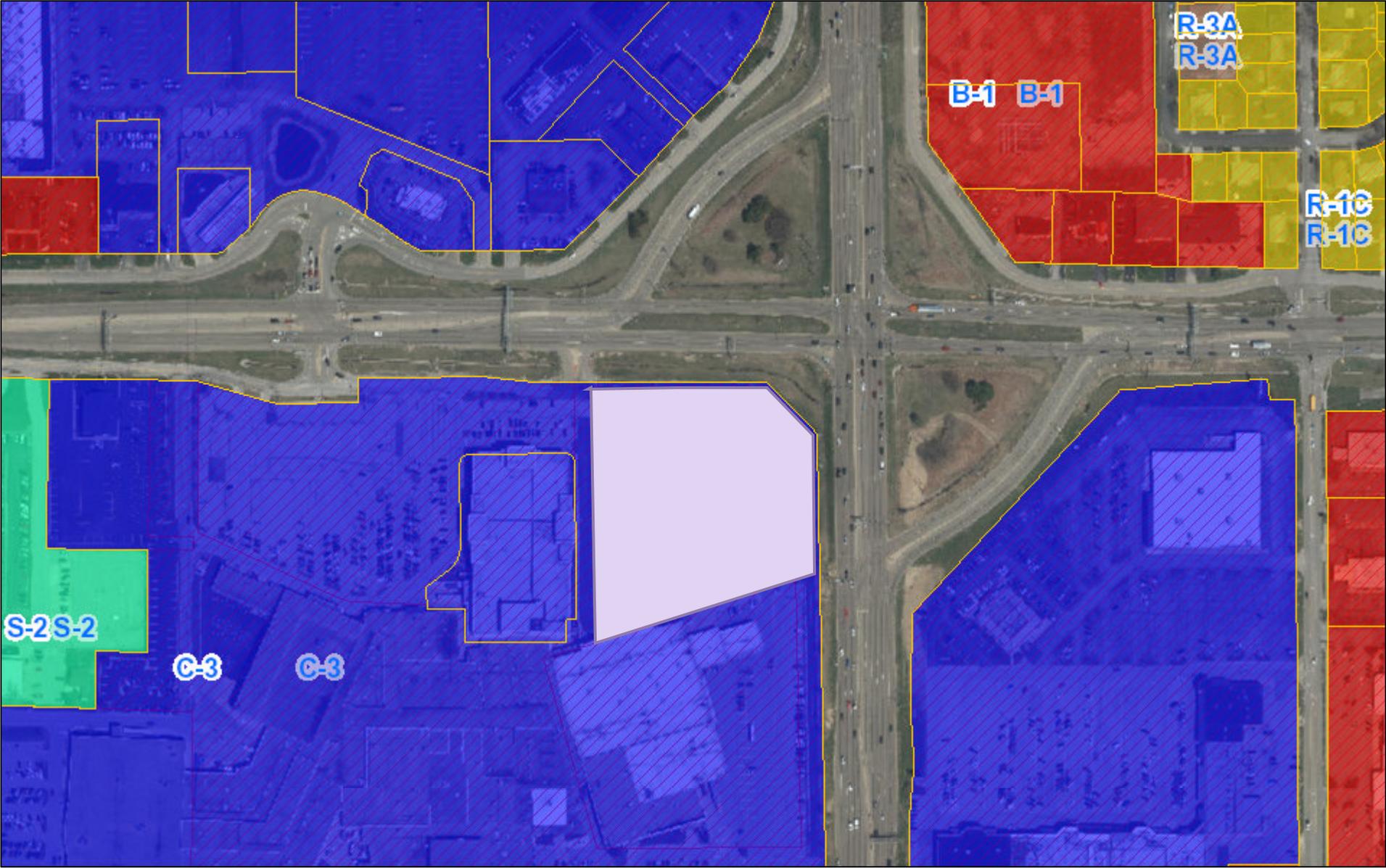
A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01°-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89°-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said curve being concave to the west and the 64.73 feet chord of said arc bears south 06°-37' east to a Point of Tangency; thence south 01°-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89°-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in McLean County, Illinois.

The following are areas for this property:

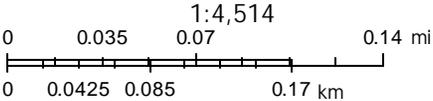
Tract 1	=	41.539 acres, more or less
Tract 2	=	1.434 acres, more or less
Tract 3	=	1.566 acres, more or less
Tract 4 (less proposed Fairway Drive)	=	9.199 acres, more or less
Net Area	=	53.738 acres, more or less

Net Area = Tracts 1-4, inclusive, less proposed Fairway Drive Right-of-Way (see note 11).

Zoning Map-Eastland Mall Site Plan Review



November 2, 2017

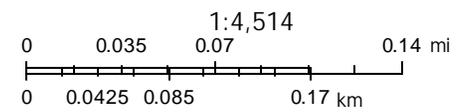


<http://www.McGIS.org/License>

# Aerial View-Eastland Mall Site Plan Review



November 2, 2017



<http://www.McGIS.org/License>

**CITY OF BLOOMINGTON  
 REPORT FOR THE PLANNING COMMISSION  
 NOVEMBER 8, 2017**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-01-17	53.78 acres, located at the corner of Empire Street / Route 9 and Veterans Parkway	Site Plan	Planning Division
<b>PETITIONER'S REQUEST:</b>	Site Plan review for new restaurant pad		
<i>Staff finds that the petition meets the Zoning Ordinance's guidelines for site plan review (44.8-5)</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending: That the City Council approve the Site Plan submitted by Eastland Mall, LLC for a restaurant pad in the northeast corner of the 53.78 acre parcel located at the southwest corner of the intersection of Empire Street (Route 9) and Veterans Parkway (Business 51), case PR-01-17.



**NOTICE**

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on October 23, 2017.

**GENERAL INFORMATION**

Owner and Applicant: Eastland Mall, LLC

**PROPERTY INFORMATION**

Existing Zoning: C-3, Community/Regional Shopping District. The northeast corner falls within the 65 LDN Airport Noise Impact District.

Existing Land Use: Retail; New addition currently used as parking lot

Proposed Use: Restaurant

**Surrounding Zoning and Land Uses**

Zoning

North: C-3, Community/Regional Shopping District

South: C-1, Office District

East: C-3, Community/Regional Shopping District

East: B-1, Highway Business District

West: S-2, Public Land and Institutions

West: R-2, Mixed Residential District

Land Uses

North: Shopping Center

South: Medical

East: Shopping Center

East: Retail/Office

West: Post Office

West: Single family homes

**PROJECT DESCRIPTION**

The Subject Property is approximately 53.78 acres and is located at the southwest corner of Empire Street and Veterans Parkway. The site is improved with a 753,384 square foot indoor shopping mall, including a food court and a freestanding restaurant located on the southwest corner of the Property. Eastland Mall, LLC (the Petitioner) submitted a request for a Site Plan review for the development of a new restaurant pad in the northeast corner of the Property. The proposed project involves the removal of a portion of the existing asphalt parking lot and the preparation of a building pad for a proposed restaurant. Eastland Mall, LLC, will retain ownership of the proposed restaurant pad and, the future tenant will be responsible for construction of the proposed restaurant building and landscaping adjacent to the proposed building. The Petitioner is not required to disclose the name of the restaurant or tenant for the purposes of a site plan review. However, it is important to consider the proposed use, a restaurant, and its compatibility with surrounding uses. Commercial and retail uses surround the Subject Property. Other restaurants exist on the site and on the properties adjacent to the north and east. OSF St. Joseph Medical center is located south of the Subject Property. Although a portion of the Subject Property is located within the 65 LDN Airport Noise Impact District, the district permits restaurants as a principal and secondary use.

Built in 1965 as “Eastland Shopping Center”, and renamed “Eastland Mall,” the mall’s first anchor stores were Sears and JC Penny. Other original retail tenants included A&P, Roland’s, Woolworth’s, and Walgreens. Current anchors include Bergner’s, Kohl’s, and until recently, Macy’s and JC Penny. The most recent addition to the building occurred in 1997 when the property owners constructed a 120,000 square foot Famous-Barr Co. Department Store on the north side of the mall.

The Planning Commission conducted a site plan review on November 12, 1997 as part of the Famous-Barr expansion project. At that time, the Planning Commission granted two variations from the zoning ordinance requirements for parking lot landscaping requirements and parking lot design. The number of parking spaces proposed in 1997, (3,706 spaces or 4.9 spaces per 1000 square feet) exceeded the amount required by City Code (3,390 spaces or 4.5 per 1000 square feet), however, a variance was granted to reduce the aisle widths and stall lengths by one foot to accommodate additional parking requested by Famous-Barr. As per the Site Plan approved in 1997, the parking stalls on the Subject Property may be 18 feet wide instead of 19 feet, and the aisles may be 24 feet wide rather than 25 feet as required by City Code. The landscaping variance allowed a 1.1% reduction for parking lot area required to be landscaped.

## **ANALYSIS**

### **Submittals**

This report is based on the following documents, which are on file at the Community Development Department:

1. Application for Site Plan Review
2. Eastland Mall Restaurant Pad 1 Site Plan dated 10/13/17
3. Aerial photographs
4. Site Visit

The proposed Site Plan illustrates a restaurant pad, approximately 6,175 square feet, positioned at an angle facing the intersection of Empire Street and Veterans Parkway. The restaurant pad is set back an average of 30 feet from the private frontage road that loops around the north and east side of the Subject Property. The restaurant pad is set back 60 feet from the property line. Three landscape islands and approximately 109 parking spaces will be removed during construction of the pad. Three new islands are proposed to be constructed south of the restaurant pad.

The loss of parking spaces is considered to be insignificant to the Subject Property overall. Changes to the City's zoning ordinance in 2006 reduced parking requirements for retail uses from 4.5 spaces per 1,000 square feet to 4 spaces per 1,000 square feet. Staff has not reviewed building plans for the proposed restaurant. Consequentially, and for the purposes of this review, based on the size of the proposed restaurant pad, staff estimates a minimum parking requirement of 62 spaces for the proposed restaurant (10 spaces per 1,000 square feet of restaurant space). Once staff reviews plans for the restaurant, it is likely the amount of required parking will decrease due to the actual size of the building being slightly less than the size of the proposed restaurant pad. Nonetheless, the Subject Property retains 3,600 spaces, which exceeds the City's parking code requirements by 524 spaces. There are no proposed changes to circulation or parking angles, and no proposed changes, at this time, to the rest of the mall/Subject Property.

Similarly, the amount of required landscaping is directly related to the number of parking spaces. Once staff reviews the building plans for the restaurant, staff will have a better understanding of the amount of landscaping required. For the purposes of this review, staff estimates that 62 landscaping points will be required. The number proposed exceeds the amount required and the points shown are located within parking islands to help break up the visual monotony of the asphalt parking lot and create shade. The City Forester reviewed and approved the proposed tree,

shrub and grass species. The tenant will complete landscaping around the restaurant after the restaurant building is constructed.

The following table further illustrates the requirements from the zoning ordinance and those proposed by the petitioner for the restaurant pad.

<b>Requirement</b>	<b>Allowed/Required</b>	<b>Provided</b>	<b>Difference</b>
% Building lot coverage	Maximum 80% (43 acres)	32% (17.43 acres)	-48% (18.49 acres)
Front yard setbacks (from property line to building)	None	60 feet average	+60 feet
Parking Spaces	3,076 total	3,600 total	+524
New landscaping points (related to estimated parking needed)	62	94	+32
% new landscaping provided in islands	Minimum 10%	40%	+30%

In 1997, when the property owners constructed Famous-Barr Co. on the north side of the mall property, the engineers designed a parking lot on the northeast corner of the parcel to retain storm water runoff. The proposed site plan shows the addition of underground detention chambers for accommodating storm water, which may be displaced by the proposed building. The utility and hydrant locations are adequate and comply with City Code.

**Compliance with the Comprehensive Plan 2035**

ED-1.1 Focus on retention and expansion of existing businesses

ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.

ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex: closed malls and expansive parking lots.

In accordance with the Comprehensive Plan 2035, opportunities should be taken to improve onsite pedestrian safety and circulation. Staff has discussed adding a pedestrian connection between the mall building and the proposed restaurant with the Petitioner.

**Findings of Fact:**

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan (44. 8-5):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. (Ord. 2006-137)* The proposed improvement is compatible with surrounding uses and complementary to the retail uses presently onsite and in the surrounding area.

The proposed restaurant building location does not project into the frontage road, and should not have a negative impact on onsite traffic circulation. Traffic should be able to flow as it currently does on and off the Subject Property. **The standard is met.**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted. (Ord. 2006-137)* It is possible the proposed new restaurant could increase the amount of vehicular traffic in the area. Empire Street and Veterans Parkway are major arterial IDOT controlled and maintained state routes designed to carry high volumes of vehicular traffic. The proposed use is compatible with surrounding uses and permitted in the zoning district. The proposed additional landscaping will improve the overall look of this prominent corner, and the proposed building pad is designed to be positioned at an angle so as to continue to provide visibility to the shopping mall when viewed from the heavily traveled intersection. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development. (Ord. 2006-137)* A 30-foot wide privately owned frontage road encircles the north and east sides of the Subject Property to facilitate onsite circulation and to smooth entry and exit onto state routes. **The standard is met.**
- D. *The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the City. (Ord. 2006-137)* Eastland Mall has been established for many decades. The mall is an important local and regional amenity. As a regional shopping center, Eastland Mall serves residents of Bloomington as well as the greater McLean County area. Additionally, the mall's proximity to the airport makes it a valuable resource for tourists visiting the community. Improvements to the Subject Property benefit the entire community. The proposed development is compatible with and complementary to neighboring uses. While other restaurants are located nearby, the proposed additional restaurant adds to the regional shopping corridor. **The standard is met.**
- E. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed. (Ord. 2006-137)* The proposed development should have an influence similar to the effects ordinarily associated with the development of a restaurant in other locations. A restaurant in the location proposed should not have a greater negative impact on the surrounding properties than other potential uses of the site; a restaurant is compatible with and supports the other uses currently existing in the area. **The standard is met.**

**STAFF RECOMMENDATION:**

That City Council approve the Site Plan submitted by Eastland Mall, LLC for a restaurant pad in the northeast corner of the 53.78 acre parcel located southwest of the intersection of Empire Street and Veterans Parkway, case PR-01-17.

Respectfully submitted,  
Katie Simpson, City Planner

Attachments:

1. Draft Ordinance
2. Petition for site plan review
3. Exhibit A-“Legal Description”
4. Exhibit B- Site Plan
5. Zoning Map
6. Aerial Map
7. Newspaper publication and neighborhood notice

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 8, 2017 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. David Stanczak, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Mr. Eric Penn, Mr. Mark Muehleck, Chairman Justin Boyd

**MEMBERS ABSENT:** Ms. Megan Headean

**OTHERS PRESENT:** Mr. George Boyle, City Attorney; Ms. Katie Simpson, City Planner; Ms. Izzy Rivera, Assistant City Planner, Mr. Austin Grammer, City Economic Development Coordinator

**CALL TO ORDER** Chairman Boyd called the meeting to order at 4:01 PM. The Commission took roll, and with seven members present, there was a quorum.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes from the October 25, 2017 regular meeting. Mr. Balmer motioned to approve the minutes with the correction of a scrivener's error. Mr. Pearson seconded the motion. The Commission approved the minutes by voice vote, 7-0.

**REGULAR AGENDA:**

**PR-01-17 Public hearing, review, and action on a petition submitted by Eastland Mall, LLC requesting a site plan review, "Outback Pad" for the property located at the southwest corner of Route 9 and Veterans Parkway, approximately 53.78 acres.**

Mr. Stanczak arrived at 4:02 p.m. Chairman Boyd introduced the case. Ms. Simpson presented the staff report and positive recommendation. She provided photos of the subject property, an aerial view and zoning map. Ms. Simpson shared pictures of the property and provided a brief history of tenants and uses this property has had over the past three decades. Ms. Simpson described the zoning, surrounding uses and surrounding zoning districts. She explained that Veterans Parkway and Empire St are state routes and have higher traffic volumes than other streets. Ms. Simpson stated the proposed development aligns with the Comprehensive Plan because it promotes infill development, retention of existing businesses, and adaptive reuse of commercial sites. She explained that the site plan review process is intended to provide an opportunity to evaluate the compatibility of uses, effects on surrounding properties, and to evaluate the site connectivity and overall circulation. Ms. Simpson explained the site plan's relationship to the existing zoning ordinance. The site plan, as she stated, complies with, and exceeds parking, and landscaping requirements. Mr. Balmer asked if the 524 surplus of parking spaces includes the 62 spots that would be required for the new development. Ms. Simpson confirmed. She explained that, since the previous Site Plan review in 1997, the City changed its

zoning ordinance to reduce the number of required parking for retail and awarded two variances reducing the size of parking stalls and reducing the size of aisles. Ms. Simpson explained the development would involve the removal of three parking islands, but emphasized that these islands would be relocated. She explained city staff, including the traffic engineer, reviewed the plan for onsite circulation and have no concerns. The developer is proposing to provide underground detention to accommodate the displacement of storm water. Ms. Simpson reviewed the standards from Section 44.8-5 and stated the site plan meets these standards.

Chairman Boyd asked for clarification about the relocation of landscaping islands. Ms. Simpson explained the site plan includes landscaping for the mall property to meet the site plan review requirement. Additional landscaping for the restaurant would be provided by the tenant of the restaurant. Mr. Stanczak asked about the underground detention. Ms. Simpson explained that the tenant would provide underground storage tanks for the new development. Mr. Balmer explained that the parking lot provides surface detention and that the proposed detention would result in underground tanks. Mr. Stanczak asked if this development would involve a traffic configuration. Ms. Simpson stated that the development should improve onsite circulation by encouraging travelers to use the frontage road rather than cut through the property. She stated the building, angled parking stalls and medians should improve traffic circulation by reducing cut-through opportunities.

Mr. Bill Butz, 250 E. 96<sup>th</sup> St. Suite 580 Indianapolis, Indiana, project engineer, was sworn in. He introduced himself and Jeff Allen, a representative from CBL Properties. Mr. Butz explained the building footprint will be the size of the pad. He described the developer's intention to add additional landscaping and soften the site. Mr. Butz clarified the building will be built by the tenant, but as per the lease, the petitioner is required to provide a pad. Mr. Butz addressed the detention design and explained underground storage chambers will be provided. He stated that this is one of many improvements the mall will be making over the next few years. Mr. Stanczak clarified the project is not random and there is a tenant. Mr. Butz confirmed and clarified the project is a relocation of an existing business. Mr. Suess stated that at times there are carnivals in the parking lot where the restaurant is proposed; he asked about the impact this development may have on that use. Mr. Butz explained that the petitioner would be responsible for any other agreements or leases for a carnival.

Chairman Boyd requested comments and questions from the public. No one spoke in favor of the petition and no one spoke in opposition to the petition. Chairman Boyd declared the public hearing closed. Chairman Boyd stated he likes that the large parking lot will be reduced. No other comments were provided by the Commission.

Mr. Balmer motioned to approve the site plan as presented. Mr. Protzman seconded the motion. The motion was approved 8-0 with the following votes cast: Mr. Balmer—yes; Mr. Protzman—yes; Mr. Stanczak—yes; Mr. Pearson—yes; Mr. Suess—yes; Mr. Penn—yes; Mr. Muehleck—yes; Chairman Boyd—yes.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting adjourned at 4:23 by unanimous voice vote; motioned by Mr. Balmer and seconded by Mr. Stanczak

Respectfully submitted,  
Katie Simpson,  
Secretary.



Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

October 30, 2017

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, November 8, 2017 at 4:00 p.m. in the City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois, to hear testimony on a petition submitted by Eastland Mall, LLC requesting a site plan review of "Outback Pad" for the property, approximately 54.7 acres, located at the corner of Route 9 and Veterans Parkway in Bloomington. The Site Plan Review process intends to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties.

The subject property is legally described as follows:

Tract No. 1 (Fee Parcel):

Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel):

A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois, more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision, thence south 89'-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89'-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01-09' east along the East Line of said Lot 1, 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel):

Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground ease Parcel):

A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01'-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89'-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said



Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

curve being concave to the west and the 64.73 feet chord of said arc bears south 06°-37' east to a Point of Tangency; thence south 01°-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89°-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in Mcleone County, Illinois.

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon matters pertaining to the Empire Business Park Subdivision Preliminary Plan during the public hearing. Communications in writing in relation thereto may be filed with the Department of Community Development, or at such hearing. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

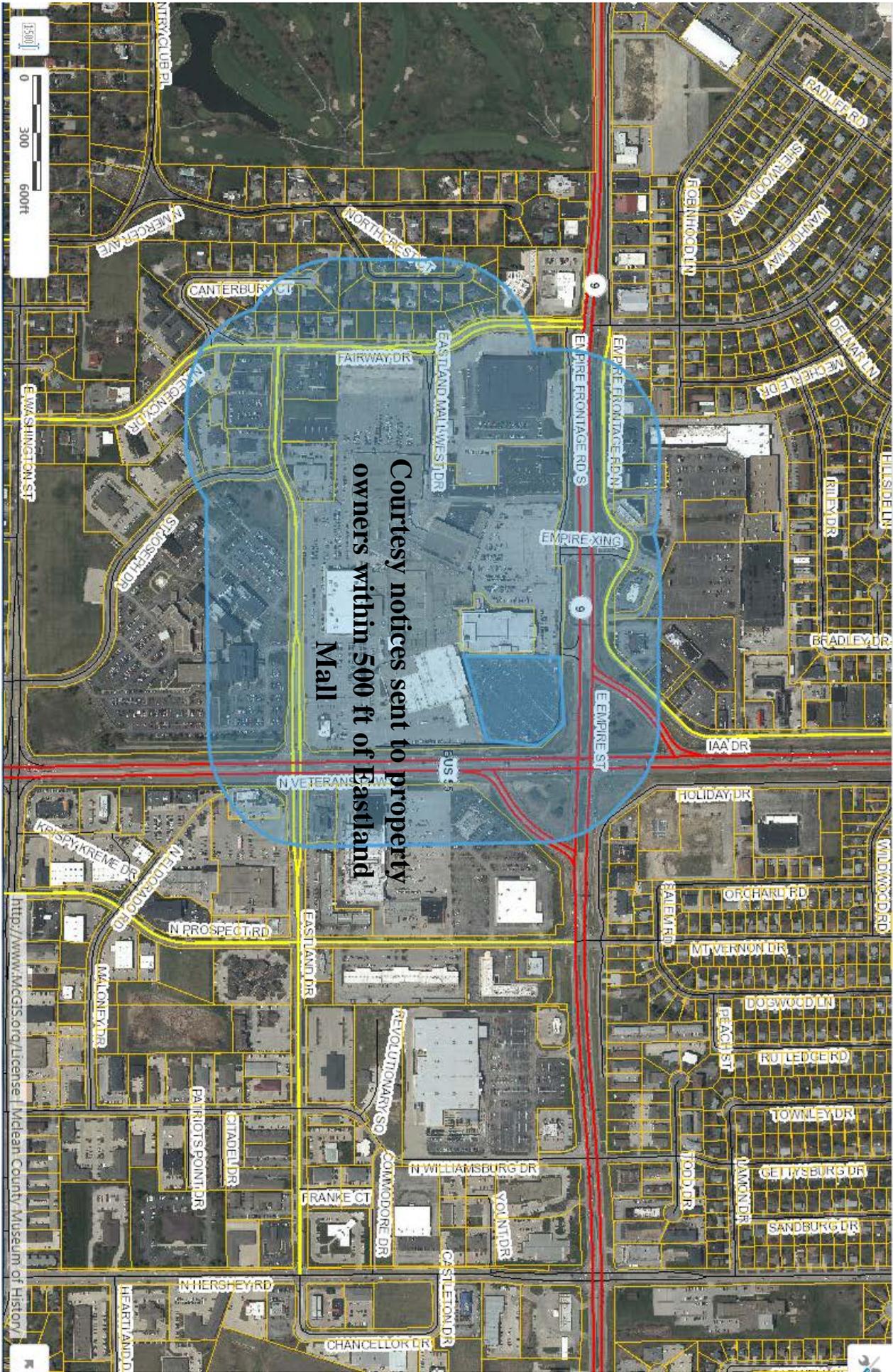
Please note that cases are sometimes continued or postponed for various reasons (i.e. lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [irivera@cityblm.org](mailto:irivera@cityblm.org) or call me at (309) 434-2226.

Sincerely,

A handwritten signature in black ink that reads "Izzy Rivera". The signature is written in a cursive, flowing style.

Izzy Rivera  
Assistant City Planner



Courtesy notices sent to property owners within 500 ft of Eastland Mall

MONSTER PROPERTIES LLC  
2445 HAVERFORD RD  
SPRINGFIELD, IL. 62791

CHRISTOPHER CUSHMAN  
5 BREWSTER ST UNIT 368  
GLEN COVE, NY. 11542

MARS GROUP INC  
2901 DEGARMO DR  
BLOOMINGTON, IL. 61704

DBA MCDONALDS R J JUST INC  
1607 COMMERCE PARKWAY  
BLOOMINGTON, IL. 61704

NAIM SADIKU  
507 WELLESLEY  
NORMAL, IL. 61761

GMAC  
200 WITMER RD  
HORSHAM, PA. 19044

TAX DEPARTMENT US BANK  
2800 EASTLAKE  
MINNEAPOLIS, MN. 55406

DELTON OLTMAN  
213 FAIRWAY DR  
BLOOMINGTON, IL. 61701

JAMES MC CALLA  
13 NORTHCREST CT  
BLOOMINGTON, IL. 61701

0

JUI CHENG  
6 NORTHCREST CT  
BLOOMINGTON, IL. 61701

MICHAEL & SALLY SPRAGUE  
9 NORTHCREST CT  
BLOOMINGTON, IL. 61701

MAROTT PARTINERSHIP  
516 N OGDEN # 162  
CHICAGO, IL. 60622

0

DOCTORS HOLDINGS LLC  
109 N REGENCY DR  
BLOOMINGTON, IL. 61701

BETTY J METZ TRABB-PARDO  
HILFINGER TRUST  
114 Riss Dr  
NORMAL, IL. 61761

ELIZABETH GILDNER  
1 NORTHCREST CT  
BLOOMINGTON, IL. 61701

JOHN G NOTTOLI LAND TRUST  
PO BOX 825  
NORMAL, IL. 61761

SNYDER ENTITIES, LLC  
1 BRICKYARD DR  
BLOOMINGTON, IL. 61701

GLEN ALLEN  
11 CANTERBURY CT  
BLOOMINGTON, IL. 61701

GREG OLTMAN  
227 S Williston St  
WHEATON, IL. 60187

APARTMENT MART  
912 N LINDEN  
BLOOMINGTON, IL. 61702

0

0

ATTN PROPERTY/REAL ESTATE TAX  
MACY'S  
7 W SEVENTH STREET  
CINCINNATI, OH. 45202

THOMAS P & SUSAN H JEFFERSON  
8 NORTHCREST CT  
BLOOMINGTON, IL. 61701

20915841  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Planning Commission  
November 8, 2017

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing scheduled for Wednesday, November 8, 2017 at 4:00 p.m. in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois to review and act on a petition submitted by Eastland Mall, LLC requesting a site plan review for a new development entitled "Outback Pad" in the C-3, Regional/Community Shopping District, as required by and in accordance with Section 44.8-1 of the Zoning Ordinance. The subject property is approximately 53.738 acres, located at the corner of Route 9 and Veterans Parkway, and is legally described as:

Tract No. 1 (Fee Parcel):  
Lots 1 and 3 in the Eastland Mall Subdivision in Bloomington, Illinois, according to the plat thereof recorded January 07, 1999 as Document Number 99-490 and as amended by Document Number 2000R24331 recorded September 29, 2000, in McLean County, Illinois.

Tract No. 2 (Fee Parcel):  
A part of Lot Ten (10) in Second Addition Medical Hills Subdivision, situated in the City of Bloomington, in the County of McLean, and State of Illinois, more particularly bounded and described as follows: Commencing at the Southeast Corner of Lot 1 Medical Hills Subdivision,

**Public Notices**

thence south 89'-48' east 154.5 feet along the North Line of Eastland Drive in the City of Bloomington to the Southwest Corner of Lot 14 in the Fourth Addition to Medical Hills Subdivision in the City of Bloomington; thence north 01'-09'; west along the West Line of said Lot 14, said line being parallel with the East Line of Fairway Drive, 282 feet to the Northwest Corner of said Lot 14 being a point on the North Line of said Lot 10; thence north 89'-48' minutes west along said North Line, 154.5 feet to the Northeast Corner of said Lot 1; thence south 01'-09' east along the East Line of said Lot 1, a 282 feet to the Southeast Corner of said Lot 1; together with a strip of land contiguous to the West property line of the above described property legally described as the East 67 feet of Lot 1, Medical Hill Subdivision in the City of Bloomington; McLean County, Illinois, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 3 (Fee Parcel):  
Lot 1, Except 67 feet off the East Side, in Medical Hill Subdivision, situated in the City of Bloomington, according to the plat thereof recorded April 15, 1971 as Document Number 71-2767, in McLean County, Illinois.

Tract No. 4 (Ground lease Parcel):

A part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 2 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Southeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 01'-32' west 525.04 feet along the East Line of the Northwest Quarter of said Northwest Quarter to a point which is 872.21 feet south of the Northeast Corner of the Northwest Quarter of said Northwest Quarter; thence north 89'-48' west 776 feet parallel with the South Line of the Northwest Quarter of said Northwest Quarter; thence southeast 64.83 feet along an arc of a curve of radius 339.70 feet, said curve being concave to the west and the 64.73 feet chord of said arc bears south 06'-37' east to a Point of Tangency; thence south 01'-09' east 460.78 feet to a point on the South Line of the Northwest Quarter of said Northwest Quarter, said point being 773.63 feet west of the Point of Beginning; thence south 89'-48' east 773.63 feet along the South Line of the Northwest Quarter of said Northwest Quarter to the Point of Beginning, in McLean County, Illinois.

All interested persons may present their views upon such matters pertaining thereto. Said Petitions and all supporting documents are on file and available for public inspection in the Community Development Department at 115 E Washington St., Bloomington, IL.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: Monday, October 23, 2017



## CONSENT AGENDA ITEM NO. 7L

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of an Ordinance Suspending Portions of Section 701 of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code approving the request from Ryan Frye and Morgan Ott to allow moderate consumption of alcohol at their December 16, 2017, wedding reception to be held at Miller Park Pavilion.

**RECOMMENDATION/MOTION:** That 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 Miller Park Pavilion on December 16, 2017, be approved, and that the Mayor and City Clerk be 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:** On November 14, 2017, the Bloomington Liquor Commissioner Tari Renner, called a hearing to order to hear the request of Ryan Frye and Morgan Ott to allow moderate consumption of alcohol at their December 16, 2017, wedding reception to be held at Miller Park Pavilion.

Present were: Commissioners Tari Renner, Lindsey Powell, Jack Bataoel; Staff George Boyle, Asst. Corporation Counsel, Asst. Police Chief Ken Bays, and Cherry Lawson, City Clerk.

Patrick Hanes addressed the Commission. He is the owner of Hanes on Main, LLC in Mackinaw. He stated that he was there to represent the bride and groom; that his business would be providing the liquor service for the wedding reception of Ryan Frye and Morgan Ott. He would be providing just beer and wine for this event.

Motion by Commissioner Bataoel, seconded by Commissioner Powell to recommend at the November 27, 2017, City Council meeting approval of the request from Ryan Frye and Morgan Ott to allow moderate consumption of alcohol at their December 16, 2017, wedding reception to be held at Miller Park Pavilion.

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

Ayes: Commissioners Powell, Bataoel and Renner

Nays: None.

Motion carried.

Approximately 250 guests were anticipated.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the November 14, 2017, Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** None.

**COMMUNITY DEVELOPMENT IMPACT:** None.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** None.

Respectfully submitted for Council consideration.

Prepared by: Cherry Lawson, City Clerk

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

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

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

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- Ordinance
- Letter of Request

**ORDINANCE NO. 2017 -**

**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 ON DECEMBER 16, 2017, AT MILLER PARK PAVILION**

WHEREAS, Ryan Frye and Morgan Ott wish to allow moderate consumption of alcohol at their December 16, 2017, wedding reception to be held from 4:00 p.m. to 11:00 p.m. at Miller Park Pavilion; and

WHEREAS, Ryan Frye and Morgan Ott have requested permission from the City to serve beer and wine during this event; and

WHEREAS, in order to legally possess alcohol in a City Park, Sections 701(a), (b) and (c) of Chapter 31 of the Bloomington City Code, which prohibits the drinking, selling and possessing of alcoholic beverages within the City parks and Section 26(d) of Chapter 6 of the Bloomington City Code, which prohibits possession of open alcohol on public property, must be suspended:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section 1: That Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, are suspended as those ordinances pertain to the Miller Park Pavilion, for the wedding reception on December 16, 2017, from 4:00 pm to 11:00 p.m. at Miller Park Pavilion.

Section 2: Except for the date, location and times set forth in Section 1 of this Ordinance, Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code, 1960, as amended, shall remain in full force and effect. Nothing in this Ordinance shall be interpreted as repealing said Sections 701(a), (b) and (c) of Chapter 31 and Section 26(d) of Chapter 6 of the Bloomington City Code.

Section 3: This Ordinance shall be effective on the date of its passage and approval.

Section 4: This Ordinance is adopted pursuant to the home rule authority granted the City of Bloomington by Article VII, Section 6 of the 1970 Illinois Constitution.

**PASSED this \_\_\_\_\_ day of November, 2017.**

**APPROVED this \_\_\_\_ day of November, 2017.**

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, C.M.C, City Clerk

**From:** Ashley Lara/Cityblm  
**To:** Cherry Lawson/Cityblm@Cityblm

---

**Date:** Wednesday, November 22, 2017 09:05AM  
**Subject:** Fw: Ryan Frye and Morgan Ott liquor request

---

--

Thank you,  
Ashley Lara  
Support Staff  
City Clerk's Office  
(309) 434-2240 | [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org)

-----Forwarded by Ashley Lara/Cityblm on 11/22/2017 09:05AM -----

To: alara@cityblm.org  
From: Ryan Frye <[ryanfrye39@gmail.com](mailto:ryanfrye39@gmail.com)>  
Date: 11/22/2017 06:12AM  
Subject: Ryan Frye and Morgan Ott liquor request

To whom it may concern,

We are requesting permission to consume alcohol at our wedding at Miller Park Pavilion, with the following details below:

Date and time: [December 16, 2017 from 4:00PM-11:00PM](#)

Location of event: Miller Park Pavilion

Bride and Groom details:

- Bride- Morgan Marie Ott, [309-212-4676](tel:309-212-4676), [mmott1991@gmail.com](mailto:mmott1991@gmail.com)
- Groom- Ryan Edward Frye, [815-257-0777](tel:815-257-0777), [ryanfrye39@gmail.com](mailto:ryanfrye39@gmail.com)

Number of guests expected: 330

Catering: Trails End Catering from Goodfield, IL

Please let us know if you have further questions!

Morgan Ott & Ryan Frye

Ryan Frye  
815-257-0777  
[Ryanfrye39@gmail.com](mailto:Ryanfrye39@gmail.com)  
Frye Farms

Websense: Click [here](#) to report this email as spam.



## REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of a Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University.

### **RECOMMENDATION/MOTION:**

Option 1 (50/50 split): That the Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University, in the amount of \$9,709 in 2017, \$26,068, and \$26,068 in 2019, be approved and the Mayor and City Clerk be authorized to prepare the necessary documents.

Option 2 (60/40 split): That the Resolution approving the Small Business Development Center funding agreement between the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University, in the amount of \$11,650.80 in 2017, \$31,281.60, and \$31,281.60 in 2019, be approved and the Mayor and City Clerk be authorized to prepare the necessary documents.

**STRATEGIC PLAN LINK:** 1. Financially Sound City Providing Quality Basic Services; 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:** 1E. Partnering with others for the most cost-effective service delivery; 3A. Retention and growth of current local businesses; 3B. Attraction of new targeted businesses that are the “right” fit for Bloomington; 3D. Expanded retail businesses; 3E. Strong working relationship among the City, businesses, economic development organizations.

**BACKGROUND:** At the Committee of the Whole meeting on November 20, 2017, Kyle Ham, Chief Executive Officer of the Bloomington-Normal Economic Development Council (BNEDC), Charlie Moore, President & Chief Executive Officer of the McLean County Chamber of Commerce, and Karen Bussone, Director of the Small Business Development Center (SBDC) at Illinois Wesleyan University (IWU), provided a presentation to the City Council on the success of the new SBDC at IWU. A funding request for the SBDC in the years ahead and a draft agreement for same was reviewed by the City Council. The City Council directed staff to place the proposed funding agreement on the agenda for its November 27<sup>th</sup> meeting. The City Council further directed staff to include two alternative funding ratios for the SBDC for Council consideration, both of which are detailed later in this memo. The proposed funding agreement is attached and is substantially unchanged from the document that was reviewed by the City Council on November 20<sup>th</sup>.

The primary funding for the IWU SBDC is an annual grant from the State of Illinois Department of Economic Opportunity (DCEO) which passes federal funding from the US Small Business Administration (SBA) on to local host organizations if local matching funding is secured. The new SBDC started operations on the IWU campus in March 2017 with the financial backing of IWU, the BNEDC, DCEO, and the SBA.

The BNEDC and IWU are committed to hosting, staffing, and funding the SBDC on the IWU campus for the foreseeable future, however, the BNEDC and IWU both desire a funding commitment from the City of Bloomington and Town of Normal to aid in supporting the operations of the SBDC. While the SBDC offers learning opportunities for IWU students, the primary beneficiary of the SBDC is the local economy through increased entrepreneurial investment and small business success. It is therefore logical that the City, Town, and the private sector investors of the BNEDC support IWU's efforts to operate a SBDC on the IWU campus. Over the past month, staff from the City, Town, IWU, and BNEDC have collaborated on the attached joint funding agreement to financially support the new SBDC for calendar years 2017, 2018, and 2019.

City staff recommends that that the City financially support the IWU SBDC. The City's Economic Development Strategic Plan (Adopted October 22, 2012 - Resolution 2012-33) emphasizes the importance of supporting regional economic development efforts, including a SBDC, with a goal of assisting in the start-up / development of new small businesses in the community. The counseling and support services offered by the two staff members and IWU student volunteers at the IWU SBDC to local entrepreneurs and small businesses increase the capacity of the City's Office of Economic Development (presently staffed by one full-time employee and one intern) without an increase in City staff and associated costs.

If approved by the Bloomington City Council, it is anticipated that the funding agreement will be considered by the Normal Town Council at one of its meetings in December, with the BNEDC Board of Directors also taking action on the agreement at its December meeting.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Town of Normal, Bloomington-Normal Economic Development Council, Illinois Wesleyan University.

**FINANCIAL IMPACT:** The BNEDC and IWU are requesting that the City and the Town jointly support the SBDC by providing \$19,418.00 in funding for 2017, \$52,136.00 for 2018, and \$52,136.00 for 2019. Exhibit A of the proposed agreement details the funding sources for the SBDC for 2017, 2018, and 2019, including the City's proposed financial commitment. If approved, the 2017 and 2018 funding for the proposed agreement will be sourced from the City's FY 2018 Economic Development- Other Professional & Technical Services account (10019170-70220). Stakeholders can locate the FY 2018 amount in the Budget Book titled "Adopted General Fund Budget" on page 408. For the proposed 2019 funding, staff will budget accordingly in the drafting of the proposed FY 2019 budget.

During the November 20th Committee of the Whole meeting, the City Council was unable to come to a consensus regarding the funding ratio for the SBDC between the City and the Town. Therefore,

it will be necessary for the Council to select either the 50% / 50% ratio (OPTION ONE) or 60% / 40% ratio (OPTION TWO) as part of a motion to approve the proposed funding agreement.

As discussed at the November 20th Committee of the Whole meeting, City staff have proposed to Town staff an equal (50% / 50%) division of the municipal funding request, however Town staff are proposing a 60% / 40% split with the City providing the greater portion of funding. City staff view the potential collaboration with the Town for support of the SBDC as an equal opportunity economic development joint endeavor in that the SBDC is open to assisting residents of all of McLean County. The City and Town both provide an equal level of funding for the BNEDC (\$100,000 on an annual basis) and that economic development organization is also open to serving existing and attracting new businesses throughout McLean County on an equal basis.

A chart comparing the two proposed funding levels is attached. If a 60% / 40% split is adopted as proposed by the Town, the City will provide \$24,738 more to the SBDC over the three year agreement term than the Town. If the 50% / 50% split is adopted as proposed by City staff, the Town would need to provide an additional \$12,369 in funding over three years compared to the Town's proposed 40% funding commitment (resulting in a savings of \$12,369 for the City).

**COMMUNITY DEVELOPMENT IMPACT:** The Economic Development chapter of the City's Comprehensive Plan 2035 (Adopted August 24, 2015) details the following goals and objectives related to promoting entrepreneurship and assisting small businesses in the City:

***ED-1. Ensure a broad range of employment opportunities for all residents.***

**ED-1.1 Focus on retention and expansion of existing businesses.**

ED-1.1e Provide technical assistance and support to existing businesses in the community.

***ED-2. Foster a culture of entrepreneurship.***

**ED-2.1 Promote access to resources, funding and information.**

ED-2.1a Create and maintain a database of available entrepreneurship resources for Bloomington-Normal and McLean County.

ED-2.1e Host conferences and workshops to share state and national level expertise on entrepreneurship with area residents.

ED-2.1j Facilitate funding for entrepreneurial efforts in the community.

***ED-2.2 Establish partnerships.***

ED-2.2a Establish partnerships with area higher education institutions such as ISU, IWU, Lincoln College and Heartland College to increase educational offerings and assistance in entrepreneurial education.

ED-2.2b Establish partnerships with state and national level entrepreneurial networks to market and promote Bloomington-Normal entrepreneurial activities.

ED-3.1e Position Bloomington and the metro area as welcoming and conducive to Baby Boomers who want to start a new businesses.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** *Not Applicable.*

Respectfully submitted for Council consideration.

Prepared by: Austin Grammer, Economic Development Coordinator

Reviewed by: Steve Rasmussen, Interim Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Community Development review by: Katie Simpson, City Planner

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- ECON DEV 1B - IWU SBDC 2017 Marketing Flyer
- ECON DEV 1C - Historical Timeline of SBDCs in McLean County
- ECON DEV 1D - Potential City / Town Funding Ratios Analysis Chart
- ECON DEV 1E - Resolution approving the Funding Agreement for the SBDC at IWU
- ECON DEV 1F - Funding Agreement for the SBDC at IWU
- ECON DEV 1G - SBDC Agreement Exhibit A Option 1 50/50
- ECON DEV 1H - SBDC Agreement Exhibit A Option 2 60/40

# Join us for our monthly seminars and other events!

Each month we host a **How to Start a Business in Illinois** seminar to give aspiring entrepreneurs a snapshot of what it takes to start a business.

We cover topics including:

- Business Feasibility and Planning
- Marketing Plans
- Finding and Applying for Financing
- How to Register Your Business

Other workshop topics include intellectual property, exporting, accounting, digital marketing, cybersecurity, and leadership.



Follow us on Facebook @IWUSBDC to find more details about when the next seminar is happening!

Illinois Small Business Development Center  
of McLean County  
at Illinois Wesleyan University

State Farm Hall  
1402 Park Street  
Bloomington, IL 61701

(309) 556-3171  
sbdc@iwu.edu



Our SBDC is funded in part through a cooperative agreement with the Illinois Department of Commerce and Economic Opportunity and the U.S. Small Business Administration.



Illinois Department of Commerce & Economic Opportunity



ILLINOIS WESLEYAN  
UNIVERSITY



Empowering small business owners and entrepreneurs to achieve their dreams!



Illinois Small Business Development Center  
of McLean County  
at Illinois Wesleyan University



## What We Do

---

The Illinois Small Business Development Center of McLean County at Illinois Wesleyan University is part of America's Small Business Development Center Network, boasting more than 900 centers nationwide. Our mission is to provide entrepreneurs and small business owners with professional advice and free or low-cost resources they need to succeed.

Wherever you are on the journey, we are ready to help you determine your next step. Whether that means understanding the process for how to start your business, working to grow your current business, or transitioning ownership or management of your business—you can trust us to be a part of your team.

Here we strive to understand your business's specific needs, challenges, and opportunities by building a relationship with the business owner through mutual trust with your goals at the forefront.

## Advising Services Offered

- Business Feasibility Assessment
- Business Plan Development
- Financial Packaging and Lending
- Trademarks, Copyrights, and Patents
- Marketing Plan Development
- Social Media and Website Marketing
- Market and Customer Research
- Manufacturing Assistance
- International Trade/Export Assistance
- Government Contracting Support in the 8(a) Business Development Program
- Many more!

## How It Works

---

Are you interested in working with an advisor from our SBDC? Visit [ilsbdc.ecenterdirect.com/signup](https://ilsbdc.ecenterdirect.com/signup) or give us a call to sign up and schedule an appointment with one of our advisors.

Our team will follow-up with you to set up an appointment, where we will spend some time getting to know more about you, your business, and your goals. And as always, our services are completely free to our clients!



## Resources and Events

---

In addition to our in-person advising services, we also offer an extensive number of resources and information on our website.

Visit [www.iwu.edu/sbdc](http://www.iwu.edu/sbdc) to find other webpages, articles, and guides categorized by topics like Financing, Marketing Plans, and Trademarks and Patents.

And follow us on Facebook at [@IWUSBDC](https://www.facebook.com/IWUSBDC) to learn more about recent community success stories, upcoming events, and more!

## Our Advisors

---

Our advisors are knowledgeable, trustworthy, and ready to help your business take the next step toward achieving your dreams!

All of our meetings are confidential, meaning that anything you share with an advisor is held strictly between you and the advisor.

## Contact Us

**Illinois Wesleyan University**  
State Farm Hall  
1402 Park Street  
Bloomington, IL 61701

**(309) 556-3171**  
[sbdc@iwu.edu](mailto:sbdc@iwu.edu)

Visit us online: [www.iwu.edu/sbdc](http://www.iwu.edu/sbdc)  
Follow us on Facebook: [@IWUSBDC](https://www.facebook.com/IWUSBDC)

**Timeline of Small Business Development Centers in McLean County**  
**Sourced from the archives of the Pantagraph Newspaper**  
**Compiled by the City of Bloomington Office of Economic Development**  
**November 20, 2017**

**April 19, 1978:** Millikin University in Decatur establishes a small business development center to help businessmen in DeWitt, Logan, Piatt, and Macon counties. The center is to be an expansion of Millikin's Small Business Institute which was formed in 1975.

**July 11, 1979:** Illinois State Board of Higher Education (IBHE) allocates \$30,000 in funding for a "Small Business Development Center Network" which Illinois State University (ISU) will participate in.

**July 13, 1983:** ISU College of Business and the Association of Commerce & Industry of McLean County contemplate a joint application to the Illinois Department of Commerce & Community Affairs (DCCA) to request a satellite office of the Illinois Small Business Development Center be located somewhere in Bloomington-Normal. The office would be funded through a \$150,000 federal Small Business Administration (SBA) grant to DCCA.

**October 26, 1984:** An Illinois SBDC for Central Illinois will have offices at ISU, Bradley University, and Illinois Central College. The universities will share \$69,000 from the SBA through 1985. Sue Kroll, ISU College of Business Department of Management and Marketing, is to be Assistant Director / Project Director of the ISU SBDC. Kroll is the author of the 1982 and 1983 "Small Business Guide for McLean County," a publication distributed free to those seeking basic requirements on how to start a small business locally.

**March 13, 1985:** ISU SBDC established in the offices of the McLean County Chamber of Commerce Building, 210 S. East St., Bloomington. ISU SBDC is noted as the first off-campus SBDC in the State of Illinois.

**May 11, 1987:** Sue Kroll, ISU SBDC Assistant Director, states that the ISU SBDC has worked with more than 600 individuals or business owners and assisted in the efforts of the establishment of 60 new businesses and 110 new jobs for Central Illinois in 1986. The center also hosted 18 workshops on a variety of topics to more than 500 prospective or existing small-business owners/managers.

**October 4, 1990:** ISU SBDC, in its seventh year of operation, received a \$30,000 grant from the Illinois Department of Commerce and Community Affairs for the center's fiscal 1991 operations.

**July 15, 1991:** Sue Kroll resigns from the ISU SBDC citing budget uncertainty. Kroll had been with the ISU SBDC for 6.5 years. Approximately \$30,000 of the ISU SBDC's \$40,000 annual budget is federal funds that flow through the State of Illinois, with the balance of funding provided by ISU. The funding level had been unchanged since 1987.

**September 21 1991:** The new McLean County Chamber of Commerce President John Giegerich (President of Nestle-Beich Inc.) states that the Chamber needs to decide within the next three months if it should renovate or expand its office building at 210 S East Street or relocate to a different site. The building currently houses the Chamber of Commerce, the Convention and Visitors Bureau, and the ISU SBDC. The Chamber's 773 member-businesses pay dues that account for most the Chamber's \$270,000 annual budget.

**October 4, 1991:** ISU SBDC relocates to the ISU campus at 205-A South Main Street to share space with the ISU Technology Center and ISU Business & Corporate Services. Nancy Verban is listed as Acting Project Manager of the ISU SBDC. Most of the funding for the SBDC is federal funds that flow through Illinois' DCCA (with the rest coming from ISU). The State of Illinois had cut DCCA funding of Illinois' 13 Technology Centers in 1991, meaning the Tech Center and Business & Corporate Services were now entirely funded by ISU.

**November 24, 1991:** ISU SBDC Project Director Nancy Verban states that the center has assisted a consistent number of entrepreneurs over the last four years.

**January 30, 1992:** ISU SBDC (205A South Main Street in Normal) will close due to mid-year State of Illinois budget cuts. IL DCCA decided to reallocate ISU's SBDC funding to a consortium managed by Richland Community College (Decatur) which includes Heartland Community College (Normal) and Danville Community College (Danville). The previous year's funding for the ISU SBDC was \$30,000. According to IL DCCA Program Director Jerry Abner, in its seven years of operation, the ISU SBDC "has had a considerable impact on the area's economy by assisting in the startup of over 1,000 new businesses and the creation of more than 1,200 new jobs. The center provided business consulting to over 2,400 individuals, conducted over 70 business development related workshops, coordinated numerous small-business loan packages, and assembled and distributed hundreds of information packets.

**February 1, 1992:** ISU to continue to offer some the services of the former SBDC. ISU will offer services to existing small and medium-size businesses rather than assisting entrepreneurs / first time business. ISU's "Small Business Institute" will continue to operate.

**July 16, 1992:** State of Illinois budget cuts force 1/3 of Department of Commerce and Community Affairs (DCCA) staff to be laid off and multiple international offices to be closed. 201 staff were given pink slips and 49 existing vacancies will not be filled leaving 417 employees to staff the state's economic development agency, most of whom administer federally funded programs. Funding for the state's 42 Small Business Development Centers was cut from \$743,000 to \$275,000. Half of DCCA's tourism staff was laid off.

**August 17, 1992:** ISU "Small Business Institute" tries to fill the gap left by the now-closed SBDC. The institute uses senior and graduate Business Management students to assist local small businesses in all aspects of their operations.

**August 27, 1993:** Peoples Bank of Bloomington establishes the bank's "Small Business Development Counseling Center." The local chapter of SCORE was no longer in operation. The ISU SBDC had closed as well as had the SBDC at Richland Community College. The center will be located at the Peoples Bank main branch in downtown Bloomington. A fee would be charged for counseling sessions.

**August 5, 1994:** A new chapter of SCORE is established by ISU professor Mike Winchell, Director of the Small Business Institute at ISU, to fill the gap in services left by the 1992 closure of the ISU SBDC. Financial support for the new SCORE chapter is to be provided by First State Bank of Bloomington, Heartland Bank and Trust, Fairbury Federal of Bloomington, First America Bank/Champion, Bank of Illinois, and Bank One. Plans are for the SCORE office to be open several hours a day, at least three days a week.

**August 15, 1994:** Reception held in Springfield celebrating the 10<sup>th</sup> anniversary of the Illinois Small Business Development Center Network.

**March 9, 1995:** A new group called the "Alliance of Small Business Owners" is formed by Jack Hart, the developer and director of the Commerce Bank (formerly Peoples Bank) Small Business Development Counseling Center. The new group will help small-business owners and entrepreneurs deal with daily problems.

**July 31, 2004:** Help wanted ad indicates that the University of Illinois Extension is operating or has plans to open a Small Business Development Center in both Champaign and Decatur.

**November 7, 2004:** Classified advertisement indicates that ISU is seeking a Director for Small Business Development Center with a start date of January 1, 2005.

**November 11, 2004:** ISU College of Business Dean Dixie Mills states that a SBDC will open on the ISU campus in early 2005. The Center will be housed in the new College of Business building. The center will conform with SBA guidelines like similar centers in Peoria, Decatur, and Champaign. The center is planned as a \$170,000-a-year operation counting material contributions. Two paid graduate students will assist a full-time center director. The State of Illinois is to provide \$75,000. ISU and private sector donors are pooling funding for the rest. Supporters include: ISU, Illinois DCEO, State Farm, BNEDC, McLean County Chamber of Commerce, The Pantagraph, Commerce Bank, NICOR, Verizon, Corn Belt Energy, First State Bank of Bloomington, Bank of Illinois, National City Bank, Heartland Bank.

**March 10, 2005:** ISU SBDC reopens. Located in the new College of Business building on ISU campus. Elizabeth Binning, who previously worked at Bradley University, is listed as Director of the center.

**March 21, 2006:** ISU SBDC celebrates one year anniversary. Success of SBDC client "Kelly's Bakery & Cafe" at 113 N Center Street featured.

**April 13, 2006:** ISU SBDC to offer a seminar for small businesses about how to do business on the "World Wide Web."

**May 5, 2016:** ISU SBDC assists baby boomers who are disenchanted with corporate work and also those laid off from Mitsubishi start new businesses.

**March 7, 2007:** ISU SBDC advises startup business "Unity Cosmetology College" based in Pontiac.

**May 11, 2007:** ISU SBDC and BNEDC launch "Circles of Seven" mentoring program to provide small business owners advice on a range of topics including marketing products to interviewing job applicants. The program is part of a BNEDC job-growth initiative aimed at growing businesses within the community rather than trying to lure large employers from other communities.

**September 19, 2007:** ISU SBDC advises Ryan Fiala, a 2006 ISU graduate, with his establishment of a "D.P. Dough" franchise in UpTown Normal.

**September 30, 2010:** McLean County Business Incubator, a joint effort of the BNEDC and ISU backed by \$845,000 in federal funding, to open in January 2011. Larry Maschhoff, a former banker, is to lead the incubator. According to the National Business Incubator Association, 80% of new businesses that use an incubator program are successful after five years, instead of the usual 20%.

**June 22, 2011:** Bloomington Public Library receives \$4,000 worth of computer equipment and software to help businesses and entrepreneurs create jobs. The grant was provided by the Illinois Secretary of State (the State Librarian) using funds sourced from the SBA. BPL and other libraries who received similar grants were chosen on the basis of proximity to a SBDC, the local unemployment rate and poverty level, and other factors.

**August 19, 2011:** Elizabeth Binning, ISU SBDC Director, expects to see 200 clients for the year, twice her goal for 2011. Many clients are considering business startups, including some who lost their jobs in the 2008 economic downturn, now that the economy is improving.

**September 15, 2012:** ISU SBDC advises Brandon Trueblood with the establishment of his business "There It Grows" at 1531 Fort Jesse Rd in Normal. Elizabeth Binning, ISU SBDC Director, assisted Trueblood with developing his business plan and financial forecasting for the new store.

**November 14, 2014:** Elizabeth Binning, ISU SBDC Director, reports that 65% of those who have received assistance from the ISU SBDC in 2014 have been in business for one year or more. The other 35% of clients have been in business less than one year or are planning to start a new business.

**June 8, 2016:** ISU SBDC to close June 30, 2016 due to State of Illinois budget impasse. ISU was informed it would not receive funds from the State of Illinois until the state has a budget even though the

funds the state provides ISU for the center are from the US SBA. The center has served an average of 150 clients per year. During its 11 years of operation, it served more than 750 small businesses and almost 2,000 people attended various workshops and seminars. The center helped to create 187 new businesses and 889 new jobs while retaining 1,623 existing jobs and increasing sales for clients by more than \$35 million.

## SBDC Potential City / Town Funding Ratios Analysis Chart

### 50% / 50%

	<b>CITY (50%)</b>	<b>TOWN (50%)</b>	<b>TOTAL</b>	<b>DIFF</b>
<b>2017</b>	\$9,709.00	\$9,709.00	\$19,418.00	\$0.00
<b>2018</b>	\$26,068.00	\$26,068.00	\$52,136.00	\$0.00
<b>2019</b>	\$26,068.00	\$26,068.00	\$52,136.00	\$0.00
<b>TOTAL</b>	\$61,845.00	\$61,845.00	\$123,690.00	\$0.00

### 60 % / 40%

	<b>CITY (60%)</b>	<b>TOWN (40%)</b>	<b>TOTAL</b>	<b>DIFF</b>
<b>2017</b>	\$11,650.80	\$7,767.20	\$19,418.00	\$3,883.60
<b>2018</b>	\$31,281.60	\$20,854.40	\$52,136.00	\$10,427.20
<b>2019</b>	\$31,281.60	\$20,854.40	\$52,136.00	\$10,427.20
<b>TOTAL</b>	\$74,214.00	\$49,476.00	\$123,690.00	\$24,738.00

### Difference between 50%/50% Split vs. 60%/40% Split

	<b>CITY</b>	<b>TOWN</b>
<b>TOTAL DIFF:</b>	-\$12,369.00	\$12,369.00
<b>3 YR AVG</b>	-\$4,123.00	\$4,123.00

**RESOLUTION NO. 2017 - \_\_\_\_**

**A RESOLUTION APPROVING THE SMALL BUSINESS DEVELOPMENT CENTER FUNDING AGREEMENT BETWEEN THE CITY OF BLOOMINGTON, TOWN OF NORMAL, BLOOMINGTON-NORMAL ECONOMIC DEVELOPMENT COUNCIL, AND ILLINOIS WESLEYAN UNIVERSITY**

**WHEREAS**, the City of Bloomington, McLean County, Illinois (the “*City*”) is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6a) of the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, the Mayor and City Council of the City (the “*Corporate Authorities*”) desire to partner with the Town Council of the Town of Normal (“*Town*”) along with the Board of Directors of the Bloomington-Normal Economic Development Council (“*BNEDC*”) as well as the administration of Illinois Wesleyan University (“*IWU*”) to collaboratively partner to fund and support the Illinois Small Business Development Center at Illinois Wesleyan University (the “*Center*”); and

**WHEREAS**, the Center was designed to provide assistance to small businesses and aspiring entrepreneurs in McLean County and commenced operations on the IWU campus in March of 2017 and has already assisted approximately 100 clients; and

**WHEREAS**, the Center collaborates with the economic development staff of both the City and the Town, as well as the BNEDC, McLean County Chamber of Commerce, and the Central Illinois Chapter of SCORE, all with the shared goal of growing the local economy of McLean County Illinois by supporting existing small businesses and aspiring entrepreneurs; and

**WHEREAS**, the Center plays a critical role in promoting economic development within the City, Town, and McLean County through its business retention and expansion efforts; and

**WHEREAS**, the Corporate Authorities find that the services provided by the Center support the economic development goals and priorities for the City as set forth by Corporate Authorities in the City’s Comprehensive Plan 2035 (Adopted August 24, 2015) and the City’s Economic Development Strategic Plan (Adopted October 22, 2012); and,

**WHEREAS**, in order to leverage federal and state funds, the City, Town, BNEDC, and IWU desire to financially fund the Center for the years of 2017, 2018, and 2019 through a joint Funding Agreement.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:**

**Section 1.** The above stated recitals are incorporated herein by reference.

**Section 2.** That the Funding Agreement by and among the City of Bloomington, McLean County, Illinois and the Town of Normal, McLean County, Illinois, and the Bloomington-Normal Economic Development Council, Normal, Illinois, and Illinois Wesleyan University,

Bloomington, Illinois, attached hereto and made a part hereof, is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Funding Agreement and the City Manager is hereby authorized to undertake any and all actions as may be required to implement its terms on behalf of the City.

**Section 3.** This Resolution shall be in full force and effect immediately after its passage and approval.

ADOPTED this \_\_\_\_\_ day of November, 2017.

APPROVED this \_\_\_\_\_ day of November, 2017.

CITY OF BLOOMINGTON

ATTEST

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, City Clerk

**SMALL BUSINESS DEVELOPMENT CENTER FUNDING AGREEMENT  
BETWEEN THE CITY OF BLOOMINGTON, TOWN OF NORMAL,  
BLOOMINGTON-NORMAL ECONOMIC DEVELOPMENT COUNCIL,  
AND ILLINOIS WESLEYAN UNIVERSITY**

This agreement is dated November \_\_\_\_, 2017 and is between the CITY OF BLOOMINGTON (“City”), TOWN OF NORMAL (“Town”), BLOOMINGTON-NORMAL ECONOMIC DEVELOPMENT COUNCIL (“BNEDC”), and ILLINOIS WESLEYAN UNIVERSITY (“IWU”).

**WHEREAS**, the City of Bloomington is a unit of local government as defined in Article VII, Section 1 of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Town of Normal is a unit of local government as defined in Article VII, Section 1 of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Bloomington-Normal Economic Development Council is an 501(C)(6) Illinois non-profit organization; and

**WHEREAS**, Illinois Wesleyan University is a private institution of higher education operating in the City of Bloomington; and

**WHEREAS**, by a joint effort of the City, Town, BNEDC, and IWU, IWU houses and operates the Illinois Small Business Development Center at Illinois Wesleyan University (the “Center”) designed to provide assistance to small businesses and aspiring entrepreneurs in McLean County; and

**WHEREAS**, the Center commenced operations on the IWU campus in March of 2017 and has already assisted approximately 100 clients; and

**WHEREAS**, the Center collaborates with the economic development staff of both the City and the Town, as well as the BNEDC, McLean County Chamber of Commerce, and the Central Illinois Chapter of SCORE, all with the shared goal of growing the local economy of McLean County Illinois by supporting existing small businesses and aspiring entrepreneurs; and

**WHEREAS**, in addition to offering one-on-one counseling sessions and other personalized businesses counseling and consulting services, the Center coordinates and hosts seminars on how to start a small business in Illinois and also offers seminars on franchising, intellectual property, social media, cyber security, financial statements, budgets, website design, target markets, employee conflict resolution, hiring practices, business legal structure, and estate planning; and

**WHEREAS**, the Center plays a critical role in promoting economic development within the City, Town, and McLean County through its business retention and expansion efforts; and

**WHEREAS**, in order to leverage federal and state funds, the City, Town, BNEDC, and IWU desire to financially fund the Center for the years of 2017, 2018, and 2019; and

**WHEREAS**, IWU has already provided staffing and staff support services for the Center as well as office space and other in-kind support required for the Center to function on the IWU campus for the calendar year 2017, and IWU seeks to continue to financially support the Center throughout the remaining term of this agreement, but cannot do so without the financial support of the City, Town, and BNEDC; and

**WHEREAS**, the City, Town, BNEDC, and IWU all find it to be in the best interests of each parties' constituencies to enter into this agreement to provide a stable source of funding necessary for the continued operation of the Center as outlined herein.

**NOW THEREFORE**, the City of Bloomington, Town of Normal, Bloomington-Normal Economic Development Council, and Illinois Wesleyan University hereby mutually agree as follows:

**1. Recitals.** The foregoing recitals are hereby incorporated and adopted as if fully set forth herein.

**2. Financial Contributions.** The City, Town, BNEDC, and IWU, shall jointly contribute the financial support detailed in Exhibit A to fund the operations of the Center in calendar year 2017, 2018, and 2019 as outlined below:

- a. The financial support provided to IWU by the City, Town, and BNEDC for 2017 shall be paid to IWU within thirty (30) days of approval and execution of this agreement by all parties.
- b. The financial support provided to IWU by the City, Town, and BNEDC for 2018 and 2019 shall be paid quarterly, in four (4) equal installments per year, eight (8) installments total, according to the schedule detailed in Exhibit A.
- c. The financial support provided to the Center by IWU as detailed in Exhibit A may be made in either a direct or in an in-direct manner (i.e. contribution of office space, equipment, support services, etc.) and may also include funds received from the United States Small Business Administration ("SBA") or State of Illinois Department of Commerce and Economic Opportunity ("DCEO") so long as IWU provides a detailed accounting of its financial support and sources of funds to the City, Town, and BNEDC on a quarterly basis.
- d. IWU may spend the funds provided by the City, Town, and BNEDC in whatever manner is deemed necessary by IWU, in its sole discretion, to achieve the stated purposes and deliverables identified in this agreement.

**3. Hosting and Operation of the Center.** In consideration of receiving the financial support from the City, Town, and BNEDC as set forth in Paragraph 2, IWU agrees to host and operate the Center on the IWU campus (or at a location mutually agreed to by all of the parties to this agreement) per the requirements set forth by the SBA as detailed in the Small Business Act and per the requirements set forth by DCEO for a Small Business Development Center. The Center shall provide the customary services of a Small Business Development Center per SBA and DCEO guidelines. If, at any time during the term of this agreement, the Center were to lose accreditation from the SBA or DCEO, the financial support set forth in Paragraph 2 shall be suspended until such a time as when accreditation is regained. At any time upon request by the parties to this agreement, IWU shall provide evidence of its cooperative agreement or charter in good standing with the SBA and / or DECO to operate a Small Business Development Center.

**4. Hold Harmless.** IWU shall defend, indemnify and hold harmless the City, Town, and BNEDC, the officials, agents and employees of the City, Town, and BNEDC from and against any and all claims, damages, losses (including attorney's fees), actions, suits or proceedings of any kind that might arise as the result of, or incidental to, this Agreement, except for claims, damages, and losses caused by the gross negligence of either the City, Town, or BNEDC.

**5. Change in Law.** If there is any change in law or ruling by a court of competent jurisdiction that prevents the City, Town, or BNEDC from making the contributions set forth in Paragraph 2 above, the City, Town, and BNEDC shall have no obligation to make such contribution and this agreement shall be terminated with no further rights or obligations extending to the parties.

**6. Reporting and Oversight.** During the term of the Agreement, on a quarterly basis, IWU shall provide to the City, Town, and BNEDC a written report that details the use of the financial support provided to IWU under this agreement as well as details regarding the activities undertaken by the Center to support small businesses and aspiring entrepreneurs in McLean County. An oversight board (the "Board") shall be formed and meet on a quarterly basis to review the operations and activities of the Center. Should a majority of the members of the Board determine that the Center is not adequately supporting small businesses and aspiring entrepreneurs in McLean County, in the sole discretion of the Board, the Board shall give written notice to the parties to this agreement that the Board recommends that this agreement be terminated or amended to cure the inadequacy of the Center. The Board shall be comprised of the following individuals:

- A. The City Manager of the City (or his or her designee, so long as the designee is an employee of City).
- B. The City Manager of the Town (or his or her designee, so long as the designee is an employee of Town).
- C. The Chief Executive Officer of the EDC (or his or her designee, so long as the designee is an employee of EDC or a member of its Board of Trustees).
- D. IWU Provost (or his or her designee)
- E. The Director of the Center.

7. **Notices.** All notices herein shall be in writing and shall be deemed to be effective as of the date of actual delivery if by personal delivery or as of the third day from and including the day of posting if mailed by certified or registered mail return receipt requested with postage prepaid. Notices shall be delivered as follows or to any replacement parties as may from time to time be identified by written notice:

**To the City:**

City of Bloomington  
Attention: City Manager  
Attention: Corporation Counsel  
109 E. Olive Street  
Bloomington, IL 61701

**To the Town:**

Town of Normal  
Attention: Town Manager  
Attention: Corporation Counsel  
11 Uptown Circle  
Normal, IL 61761

**To the BNEDC:**

BN Economic Development Council  
Attention: Chief Executive Officer  
200 W. College Avenue  
Suite 402  
Normal, IL 61761

**To IWU:**

Illinois Wesleyan University  
Attention: University President  
Attention: Corporation Counsel  
1312 Park Street  
Bloomington, IL 61701

8. **General Terms & Conditions.** The following general terms and conditions shall apply to this agreement:

- A. **Rights Cumulative.** Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- B. **Governing Law.** This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.
- C. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.
- D. **Interpretation.** This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

- E. Amendments and Modifications.** No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.
- F. No Third Party Beneficiaries.** No claim as a third party beneficiary under this Agreement by any person shall be made, or be valid, against the City, Town, BNEDC, or IWU.
- G. Strict Performance.** The failure of any party to this Agreement to insist on strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver of such covenant, condition or right.
- H. Remedies.** If, within 30 days after delivery of a default notice, the defaulting party fails to cure the default in accordance with the demand for performance set forth in the notice, the demanding party, without further notice, may resort to any and all remedies available at law or in equity, including specific performance.

**9. Term of Agreement.** This agreement shall be in full force and effect beginning on the date set forth above and ending December 31, 2019. This agreement may be extended an additional year at the same contribution levels by amendment and approval of all parties prior to December 31, 2019.

IN WITNESS WHEREOF, the parties hereto have caused their respective duly authorized representatives and officers to execute this Agreement.

**CITY OF BLOOMINGTON**

**TOWN OF NORMAL**

By: \_\_\_\_\_  
Tari Renner, Mayor

By: \_\_\_\_\_  
Chris Koos, Mayor

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Cherry Lawson, City Clerk

By: \_\_\_\_\_  
Angie Huonker, Town Clerk

**BLOOMINGTON-NORMAL  
ECONOMIC DEVELOPMENT COUNCIL**

**ILLINOIS WESLEYAN UNIVERSITY**

By: \_\_\_\_\_  
Mary Bennett Henrichs, Chairperson

By: \_\_\_\_\_  
Eric Jensen, President

ATTEST:

ATTEST:

By: \_\_\_\_\_  
Greg Cook, Secretary

By: \_\_\_\_\_  
, Secretary

**SMALL BUSINESS DEVELOPMENT CENTER FUNDING AGREEMENT  
BETWEEN THE CITY OF BLOOMINGTON, TOWN OF NORMAL,  
BLOOMINGTON-NORMAL ECONOMIC DEVELOPMENT COUNCIL,  
AND ILLINOIS WESLEYAN UNIVERSITY**

**EXHIBIT A**

**DRAFT**

**50% / 50%  
CITY / TOWN**

**FINANCIAL SUPPORT DETAIL**

	<b>CITY</b>	<b>TOWN</b>	<b>BNEDC</b>	<b>IWU</b>	<b>SBA / DCEO</b>	<b>TOTAL</b>
<b>2017</b>	\$9,709.00	\$9,709.00	\$30,000.00	\$58,237.00	\$80,000.00	\$187,655.00
<b>2018</b>	\$26,068.00	\$26,068.00	\$40,000.00	\$77,461.00	\$80,000.00	\$249,597.00
<b>2019</b>	\$26,068.00	\$26,068.00	\$40,000.00	\$79,722.00	\$80,000.00	\$251,858.00
<b>TOTAL</b>	\$61,845.00	\$61,845.00	\$110,000.00	\$215,420.00	\$240,000.00	\$689,110.00

**PAYMENT SCHEDULE**

<b>2017 Payment:</b>	Within thirty (30) days of approval and execution of this agreement by all parties
<b>2018 Payment 1:</b>	On or before January 31, 2018
<b>2018 Payment 2:</b>	On or before April 30, 2018
<b>2018 Payment 3:</b>	On or before July 31, 2018
<b>2018 Payment 4:</b>	On or before October 31, 2018
<b>2019 Payment 1:</b>	On or before January 31, 2019
<b>2019 Payment 2:</b>	On or before April 30, 2019
<b>2019 Payment 3:</b>	On or before July 31, 2019
<b>2019 Payment 4:</b>	On or before October 31, 2019

**SMALL BUSINESS DEVELOPMENT CENTER FUNDING AGREEMENT  
 BETWEEN THE CITY OF BLOOMINGTON, TOWN OF NORMAL,  
 BLOOMINGTON-NORMAL ECONOMIC DEVELOPMENT COUNCIL,  
 AND ILLINOIS WESLEYAN UNIVERSITY**

**EXHIBIT A**

**DRAFT**

**60% / 40%  
 CITY / TOWN**

**FINANCIAL SUPPORT DETAIL**

	<b>CITY</b>	<b>TOWN</b>	<b>BNEDC</b>	<b>IWU</b>	<b>SBA / DCEO</b>	<b>TOTAL</b>
<b>2017</b>	\$11,650.80	\$7,767.20	\$30,000.00	\$58,237.00	\$80,000.00	\$187,655.00
<b>2018</b>	\$31,281.60	\$20,854.40	\$40,000.00	\$77,461.00	\$80,000.00	\$249,597.00
<b>2019</b>	\$31,281.60	\$20,854.40	\$40,000.00	\$79,722.00	\$80,000.00	\$251,858.00
<b>TOTAL</b>	\$74,214.00	\$49,476.00	\$110,000.00	\$215,420.00	\$240,000.00	\$689,110.00

**PAYMENT SCHEDULE**

- 2017 Payment:** Within thirty (30) days of approval and execution of this agreement by all parties
- 2018 Payment 1:** On or before January 31, 2018
- 2018 Payment 2:** On or before April 30, 2018
- 2018 Payment 3:** On or before July 31, 2018
- 2018 Payment 4:** On or before October 31, 2018
- 2019 Payment 1:** On or before January 31, 2019
- 2019 Payment 2:** On or before April 30, 2019
- 2019 Payment 3:** On or before July 31, 2019
- 2019 Payment 4:** On or before October 31, 2019



## REGULAR AGENDA ITEM NO. 8B

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of Analysis of Proposal and Approval of the Parking Garage Access Control Improvements Contract with Heartland Parking, Inc. for City RFP 2018-09 in the amount of \$910,155.73.

**RECOMMENDATION/MOTION:** That the unit prices and Contract with Heartland Parking, Inc. for the Parking Garage Access Control Improvements, RFP 2018-09, in the amount of \$910,155.73 be approved and authorize the City Manager and City Clerk to execute the necessary contract documents.

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

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

**BACKGROUND:** The current parking access control equipment and software in all three City Parking Garages (Market, Lincoln & Pepsi Ice Center) were installed in 2005. This 12 year old system is obsolete and no longer supported by maintenance agreements. The system must be reset at least once a month due to a failure. The system appears to be affected by adverse weather. Thunder storms, lightning or extremely cold conditions appear to cause failures. On many occasions, City staff have needed to reset the system daily for an entire month before the ongoing problems are resolved. Staff have also manually operated the gates for a week or two while the system was being reset or repaired.

As previously indicated, the system is obsolete and many parts and components can no longer be obtained. Most repairs are performed by using components from other City facilities or purchasing used components from maintenance companies or other organizations. Most of the major components from the Pepsi Ice Center garage have been removed and used in the other two garages. Monthly parking customers in the Pepsi Ice Center garage are using hang tags in lieu of access cards. The availability of used parts is declining and it is unlikely that repair or replacement of a failed major component can be accomplished. Failure of another major component will require that the gates on the affected facility be locked open. The facility will be forced into providing free open public parking which will result in substantial revenue loss.

The new proposed access control system will be fully automated. Monthly parking customers will continue to use access cards similar to those used now. Daily parking customers can use a pay on foot machine to prepay prior to exit or exit through a designated pay on exit lane. The pay on foot machines will accept cash or credit/debit cards. The pay on exit lanes will only accept credit/debit cards.

Currently no change to the hours of operation for any of the garages is being proposed. Staff recognized the potential for additional revenue by converting the garages into 24-7 paid parking

and prepared the request for proposal accordingly. The new access control system will accommodate this operational change if it is pursued in the future. The change will require programming adjustments which can be performed by City staff. Finally, the new access control equipment is not specific to any of the garages. The parts are interchangeable and if one of the garages is closed or taken out of service, the equipment can be removed and placed in storage or installed in a new garage.

Only one proposal was received for RFP 2018-09, which was from Heartland Parking, Inc. Despite receiving only a single proposal, staff performed the submittal evaluation to ensure that Heartland Parking met all of the requirements included in the RFP. One of these requirements was successful installation of similar projects within the last 5 years. As shown on the attached evaluation, Heartland Parking met all of these requirements. Staff also checked the provided reference and received satisfactory recommendations regarding Heartland Parking's prior work, products, warranty, staff and service performance. Staff recommend execution of the contract with Heartland Parking, Inc.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The project was advertised in The Pantagraph on September 5, 2017. A pre-proposal meeting was held on September 12, 2017 with multiple contractors in attendance. A proposal opening was held on September 22, 2017 at 4:00 pm in City Hall. The project was also coordinated with the Information Services Department.

**FINANCIAL IMPACT:** Funds totaling \$950,000 are available in the FY 2018 Budget for this project under Capital Lease-Capital Outlay Equipment Other than Office (40110137-72140). Stakeholders can locate this in the FY 2018 Budget Book titled "Adopted Budget Other Funds" on pages 102 and 105.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

Respectfully submitted for Council consideration.

Prepared by: Russel Waller, P.E., Facilities Manager

Reviewed by: Scott Sprouls, Information Services Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- FAC 1B Proposal Evaluation
- FAC 1C Contract

**City of Bloomington, Illinois**  
**Parking Access Control Improvements**  
RFP #2018-09  
**PROPOSAL EVALUATION**

#	EVALUATION ITEM	POINTS	HEARTLAND PARKING
1	CAPABILITY to PROVIDE PARCS	20	19
2	COMPATIBILITY w/ T2	20	15
3	EXPERIENCE & QUALIFICATIONS	20	20
4	REFERENCES	15	15
5	OFFICE LOCATIONS & RESPONSE	5	5
6	COST	10	9
7	MAINTENANCE & WARRANTY	5	4
8	RECURRING CHARGES	5	5
	TOTALS	100	92

Reviewer's Name Russell Walker

Reviewer's Name [Signature]

Reviewer's Name Carla Adams

Reviewer's Name [Signature]

Date of Review 10/9/2017

**CITY OF BLOOMINGTON  
CONTRACT WITH  
HEARTLAND PARKING, INC.  
FOR**

**PARKING GARAGE ACCESS CONTROL IMPROVEMENTS**

**THIS AGREEMENT**, dated this 27th day of November, 2017, is between the City of Bloomington (hereinafter "CITY") and HEARTLAND PARKING, INC. (hereinafter "CONTRACTOR").

**NOW THEREFORE**, the parties agree as follows:

**Section 1. Recitals.** The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

**Section 2. Incorporation of Bid/RFP/RFO & Proposal Terms / Prevailing Wage.** This work was subject to the following procurement initiative by the CITY:  
Parking Garage Access Control Improvements (RFP #2018-09) (hereinafter "Request")

Accordingly, the provisions of the Request and the proposal submitted by CONTRACTOR (hereinafter collectively referred to as "Procurement Documents" and attached as Exhibit A), shall be incorporated into this Contract and made a part thereof and shall be considered additional contractual requirements that must be met by CONTRACTOR. In the event of a direct conflict between the provisions of this contract and the incorporated documents, the provisions of this contract shall apply. This contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

**Section 3. Description of Services.** CONTRACTOR shall provide the services/work identified in the Procurement Documents, and specifically as follows: Parking Garage Access Improvements

**Section 4. Payment.** For the work performed by CONTRACTOR under this Contract, the CITY shall pay CONTRACTOR one of the following:

- A flat fee of \$ \_\_\_\_\_ as set forth in the Procurement Documents.
- Fees as set forth in the Procurement Documents up to the Contract amount of \$ 910,155.73.

**Section 5. Default and Termination.** Either party shall be in default if it fails to perform all or any part of this Contract. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting party shall be entitled to all remedies, whether in law or equity, upon the default or a violation of this Contract. In addition, the prevailing party shall be entitled to reimbursement of attorney's fees and court costs.

**Section 6. Representations of Vendor.** CONTRACTOR hereby represents it is legally able to perform the work that is subject to this Contract.

**Section 7. Assignment.** Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

**Section 8. Compliance with Laws.** CONTRACTOR agrees that any and all work by CONTRACTOR shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

**Section 9. Compliance with FOIA Requirements.** CONTRACTOR further explicitly agrees to furnish all records related to this Contract and any documentation related to CITY required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) business days after CITY issues notice of such request to CONTRACTOR. CONTRACTOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. CONTRACTOR shall be responsible for any damages/penalties assessed to CITY for CONTRACTOR'S failure to furnish all documentation in CONTRACTOR'S possession responsive and related to a request within five (5) days after CITY issues a notice of a request.

**Section 10. Governing Law.** This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

**Section 11. Joint Drafting.** The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing it terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall construed in a neutral manner.

**Section 12. Attorney Fees.** In the event that any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorneys' fees.

**Section 13. Paragraph Headings.** The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

**Section 14. Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON

HEARTLAND PARKING, INC.

By: \_\_\_\_\_  
Its City Manager

By: \_\_\_\_\_  
Its \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Its \_\_\_\_\_



## REGULAR AGENDA ITEM NO. 8C

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of an Ordinance Amending Chapter 29, Sections 128, 130 and 154 to clarify time limits in the Government Center Parking Lot and establish a process for issuance of temporary parking permits.

**RECOMMENDATION/MOTION:** That the Ordinance Amending Chapter 29, Sections 128, 130 and 154 be passed, and authorize Mayor and City Clerk to execute the necessary documents.

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

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

**BACKGROUND:** The Government Center Parking Lot is owned by the Public Building Commission and utilized by customers for both the City of Bloomington and McLean County. Parking enforcement in the lot is performed by City staff. Spaces in the lot are limited and both the City and County have considerable customers that utilize the lot for short term parking while performing business in the Government Center. It has been brought to City staff's attention that some City employees, County employees and other individuals are utilizing the lot for long term parking by moving from space to space throughout the day in order to circumvent the two (2) hour time limit. The McLean County Administration Department has asked City staff for assistance in resolving this issue. The proposed solution is changing City code to prohibit the space shuffling that is currently taking place. The proposed code change will limit parking in the lot to only two (2) hours a day. If Council approves the proposed change, signs in the lot will be replaced with the updated parking limitations and parking enforcement staff will begin issuing citations in accordance with the code.

A second proposed parking code change involves temporary parking permits which are issued to contractors, utility companies and other private entities that need to park in the downtown area for a limited time. The numerous parking limitations in the downtown area make it impractical for a contractor, utility company or other entity to perform a short term repair or maintenance project without constantly moving their vehicle or risking receiving multiple parking citations. The proposed code enables these entities to purchase short term parking permits which waive the parking time limitations. The permits are not intended for long term parking and cannot be purchased by individuals or businesses for permanent parking. The process addresses short term parking needs for contractors, utility companies and other entities.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** McLean County Administration Department and Downtown Business Association

**FINANCIAL IMPACT:** According to the Facilities Department, this will not have a financial impact to the current budget.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

Respectfully submitted for Council consideration.

Prepared by: Russel Waller, P.E., Facilities Manager

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

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

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive, flowing style.

Steve Rasmussen  
City Manager

**Attachments:**

- Ordinance

ORDINANCE NO. 2017-

AN ORDINANCE AMENDING CHAPTER 29, SECTIONS 128, 130 AND 154 TO CLARIFY TIME LIMITS IN THE GOVERNMENT CENTER PARKING LOT AND ESTABLISH A PROCESS FOR ISSUANCE OF TEMPORARY PARKING PERMITS

WHEREAS, there are limited parking spaces available in the Government Center Lot, the Public Building Commission owns the lot, the City performs parking enforcement in the lot, and the Mclean County Administration Department has requested that the 2 hour parking time limit in the lot be clarified as a daily time limit; and

WHEREAS, a process for issuance of temporary parking permits for contractors, utility companies and other entities that perform repair and maintenance in the downtown area is needed;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, Illinois:

SECTION 1. That Chapter 29, Sections 128, 130 and 154 of the Bloomington City Code 1960, as amended, shall be and the same is hereby amended to read as follows: (additions are indicated by underlining; deletions are indicated by strikeouts):

Section 128: Parking Time Limited on Certain Streets and City Parking Facilities. (Ordinance No. 2008-64)

(a) Parking Time Limits - Monday through Saturday.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on the sign(s) during the specified portion of the day ~~on~~ on any day except Sundays and public holidays within the district or upon any of the streets described in Subsection (a) of Schedule XIV attached to and made a part of this Ordinance.

When the time limit for parking a vehicle in a parking space has expired from the time a vehicle has been initially parked in such a space, a parking ticket may be issued for each additional restricted time period the vehicle is parked in such space. (Ordinance No. 2001-122)

(b) Parking Time Limits - Monday through Friday - Same Space Parking.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on the sign(s) during the specified portion of the day on any day except Saturdays, Sundays and public holidays within the district or upon any of the streets described in Subsection (b) of Schedule XIV attached to and made a part of this Ordinance.

It is a violation for the same vehicle to be parked again by any person in the same space on any of the streets described in Subsection (b) of Schedule XIV during the same day, whether or not it remained in the space for part or all of the time specified.

When the time limit for parking a vehicle in a parking space has expired from the time a vehicle has been initially parked in such a space, a parking ticket may be issued for each additional restricted time period the vehicle is parked in such space. (Ordinance No. 2001-122)

(c) Parking Time Limits - Monday through Friday - Same Block Parking.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on the sign(s) during the specified portion of the day on any day except Saturdays, Sundays and public holidays within the district or upon any of the streets described in Subsection (c) of Schedule XIV attached to and made a part of this Ordinance.

It is a violation for the same vehicle to be parked again by any person in any space in the same block on any street described in Subsection (c) of Schedule XIV (including the opposite side of the street) during the same day, whether or not it remained in any space for part or all of the time specified.

When the time limit for parking a vehicle in a parking space has expired from the time a vehicle has been initially parked in such a space, a parking ticket may be issued for each additional restricted time period the vehicle is parked in such space. (Ordinance No. 2001-122)

(d) Parking Time Limits - At All Times.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on the sign(s) during the specified portion of the day on any day within the district or upon any of the streets described in Subsection (d) of Schedule XIV attached to and made a part of this Ordinance.

When the time limit for parking a vehicle in a parking space has expired from the time a vehicle has been initially parked in such a space, a parking ticket may be issued for each additional restricted time period the vehicle is parked in such space. (Ordinance No. 2001-122)

(e) Parking Time Limits - Monday through Friday - Same Lot Parking.

When signs are erected giving notice thereof, no person shall park a vehicle for longer than the time specified on the sign(s) during the specified portion of the day on any day except Saturdays, Sundays and public holidays within the lots described in Subsection (e) of Schedule XIV.

It is a violation for the same vehicle to be parked again by any person in any space in the same lot described in Subsection (e) of Schedule XIV during the same day, whether or not it remained in any space for part or all of the time specified on the signs.

Section 130: Parking Permits.

Any contractor, utility company, or other agency desiring to occupy a parking space in excess of the time limits specified in Section 128 shall first obtain a parking permit from the City Facilities Management / Parking Division. The permit application shall state the location (Street Name

and Block) of the desired parking, reason for time limit variance and length of time the parking space will be occupied.

(a) A maximum of two (2) parking permits will be issued to each company performing work at the specified location. A charge of five dollars (\$5.00) per day or fifty dollars (\$50.00) per month will be assessed per permit.

(b) A parking permit may be obtained upon proof of the following:

1. address where construction is being performed;
2. valid driver's license or State ID with current address.

(c) Parking permits are not transferable.

(d) A Twenty Five Dollar (\$25.00) replacement fee will be charged for any lost, stolen, or misplaced parking permits.

(e) When renewing a parking permit, the old permit must be turned in and the aforementioned fee paid before a new permit will be issued.

(f) Misuse of parking permits, or willfully providing false information to the City to obtain parking permits shall be punished by a minimum fine of One Hundred Dollars (\$100.00) and a maximum fine of Five Hundred Dollars (\$500.00).

(g) Any vehicle towed for violating this section shall pay a Fifty Dollar (\$50.00) release fee to the City of Bloomington Police Department upon proof of ownership or proof of the right to possession of the vehicle.

(h) Parking permits will be issued only for Commercial Vehicles as defined by 625 ILCS 5/1-111.8.

(i) Parking permits must be prominently displayed from the rearview mirror.

Schedule XIV:

Section 154: Parking Time Limited on Certain Streets.

(a) In accordance with Section 128(a), parking shall be restricted upon any of the streets or parts of streets as follows:

Monday through Saturday -- 4 Hour Time Limit -- 7:00 a.m. to 6:00 p.m.

Bloomington Municipal Campus Lot #5 - Visitor Parking (Ordinance No. 2001-122)

4 Hour Time Limit -- 9:00 a.m. to 6:00 p.m.

Meadows on the east side from Harbord to Maizefield north  
Meadows on the west side from Oakland to Maizefield north  
(Ordinance No. 2001-122)

2 Hour Time Limit -- 7:00 a.m. to 6:00 p.m.

Croxton on the south side from 660' east of the east line of Bunn to 200' west of Hannah  
Croxtton on the north side from 260' west of Hannah to 45' east of Indianapolis (Ordinance No. 2002-101)

2 Hour Time Limit -- 8:00 a.m. to 6:00 p.m.

Denver on the east side from Oakland to Jackson  
Gridley on the east side from Market north 150'  
Lee on the east side from Mulberry to a point 80' south  
Union on the north side from Main to Center  
Washington on both sides from 200' east of the east curb of Morris to the Illinois Central Gulf  
Railroad (Ordinance No. 2001-122)

2 Hour Time Limit -- 9:00 a.m. to 6:00 p.m.

State on the east side from Grove to 30' south of the south line of Front (Ordinance No. 2004-110)

2 Hour Time Limit -- At All Times -- Monday through Saturday

McLean on the east side from Front to a point 110' north (Ordinance No. 2004-110)

30 Minute Time Limit -- 6:00 a.m. to 6:00 p.m.

Croxton on the south side from 380' to 660' east of the east line of Bunn  
(Ordinance No. 2002-101)

30 Minute Time Limit -- 7:00 a.m. to 6:00 p.m.

McClun on the east side from Grove south to alley (Ordinance No. 2001-122)

30 Minute Time Limit -- 8:00 a.m. to 6:00 p.m.

Jackson on the south side from 50' east of Morris to 150' east of Morris (Ordinance No. 2007-45)

10 Minute Time Limit -- 8:00 a.m. to 9:00 p.m.

Center on the west side from Monroe to 135' north  
Jackson on the south side from Morris to 50' east  
Main on the west side from 44' to 67' north of the north line of Mulberry

Monroe on the north side from Center to Madison  
(Ordinance No. 2015-25)

(b) In accordance with Section 128(b), parking shall be restricted upon any of the streets or parts of streets as follows: Monday through Friday -- 4 Hour Time Limit -- 7:00 a.m. to 6:00 p.m.

Olive on the north side from East/Albert to a point 60' east of Prairie  
Olive on the south side from East/Albert to Prairie  
(Ordinance No. 2007-91)

Monday through Friday -- 2 Hour Time Limit -- 7:00 a.m. to 6:00 p.m.

Bloomington Municipal Campus Lot #1 - Visitor Parking  
Bloomington Municipal Campus Lot #8 - 3 Visitor Parking spaces on south side  
Chestnut on the south side from Main to East  
Douglas on both sides from East to Prairie  
East on the west side from Mulberry to Chestnut  
Front on both sides from East to Prairie  
Front on both sides from Roosevelt to Madison  
Front on the north side from Prairie to Gridley  
Front on the south side from Prairie to a point 80' east  
Grove on the south side from East to Gridley  
Jackson on the south side from 20' to 60' east of Prairie  
Jefferson on both sides from Roosevelt to Madison  
Jefferson on the south side from East to Prairie  
Main on both sides from Locust to Chestnut  
Olive on the south side from Center to East/Albert  
Olive on the north side Madison to Roosevelt  
Prairie on both sides from Front to Grove  
Prairie on the west side from Jefferson to Front  
Roosevelt on the both sides from Jefferson to Front  
Roosevelt on the east side from 90' to 175' north of Olive  
Seminary on the south side from Main to a point 75' west  
Washington on both sides from Lee to Madison  
Washington on both sides from East to Gridley  
(Ordinance No. 2007-91)

1 Hour Time Limit -- 7:00 a.m. to 6:00 p.m.

Main on the west side from Beecher to Seminary (Ordinance No. 2001-122)

30 Minute Time Limit -- 7:00 a.m. to 6:00 p.m.

Center on the west side from 30' to 50' north of Jefferson  
Front on the north side from Madison to a point 68' east  
Main the east side the first 2 diagonal parking spaces north of Washington

Main on the west side the first space north of Monroe  
Olive on the south side from Main to East  
(Ordinance No. 2006-131)

(c) In accordance with Section 128(c), parking shall be restricted upon any of the streets or parts of streets as follows:

Monday through Saturday -- 90 Minute Time Limit -- 7:00 a.m. to 6:00 p.m.

Center on both sides Locust St. to Front  
Lee on the east side from Front to 120' south  
Main on both sides Front St. to Locust  
Market on both sides East St. to Center  
Monroe on both sides East St. to Center  
Monroe on the south side Madison to Center  
Jefferson on both sides Madison to Main  
Jefferson on the north side East to Main  
Washington on both sides East to Main  
Washington on the south side Center to Main  
Washington on both sides Madison to Center  
Mulberry on both sides Main to Center  
Front on the north side East to Madison  
(Ordinance No. 2006-131)

(d) In accordance with Section 128(d), parking shall be restricted upon any of the streets or parts of streets as follows:

30 Minute Time Limit -- At All Times

Front on the north side from McLean to 80' east of McLean  
Main on the east side from 42' to 95' south of the south line of Walnut  
(Ordinance No. 2001-122)

(e) In accordance with Section 128(e), parking shall be restricted in any of the City Parking Facilities as follows:

#### Government Center Parking Lot

No vehicle shall be allowed to park more than two (2) hours per day in this lot. Vehicles exceeding the two (2) hour daily limit shall be fined in the amount provided under Section 187 of this Article for each additional two (2) hour period, or part thereof, the vehicle is parked in excess of the initial time or any subsequent two (2) hour period. No vehicle may be parked in this lot more than one time during the same day, regardless of whether the vehicle occupied the same or another space in any portion of the lot and regardless of whether the vehicle was parked for the full amount of time allowed by this ordinance.

SECTION 2. Except as provided herein, the Bloomington City Code, as amended, shall remain in full force and effect.

SECTION 3. The City Clerk shall be, and she is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 4. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 5. This Ordinance shall take effect 10 days after passage and publication as required by law.

PASSED this \_\_\_\_\_ day of November, 2017.

APPROVED this \_\_\_\_\_ day of November, 2017.

APPROVED:

TARI RENNER  
Mayor

ATTEST:

CHERRY L. LAWSON  
City Clerk



## REGULAR AGENDA ITEM NO. 8D

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of a Resolution approving the City of Bloomington Brick Streets Master Plan.

**RECOMMENDATION/MOTION:** That the Resolution approving the City of Bloomington Brick Streets Master Plan be approved and that the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services; Goal 2. Upgrade City infrastructure and facilities; Goal 4. Strong neighborhoods; and 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 1c. Engaged residents that are well-informed and involved in an open governance process; Objective 1d. City services delivered in the most cost-effective, efficient manner; Objective 2a. Better quality roads and sidewalks; Objective 4c. Preservation of property/home valuations; Objective 4d. Improved neighborhood infrastructure; Objective 4e. Strong partnership with residents and neighborhood associations Objective 5a. Well-planned City with necessary services and infrastructure; Objective 5b. City decisions consistent with plans and policies; Objective 5e. More attractive city: commercial areas and neighborhoods.

**BACKGROUND:** City staff and the Historic Preservation Commission worked together from May 2017 through August 2017 to create a replacement for the draft 2009 Brick Streets Strategic Plan. The new plan is called the City of Bloomington Brick Streets Master Plan. The City Council first discussed the Brick Streets Master Plan in April 2017, when the Council voted to have the Public Works Department work with the Historic Preservation Commission to create the plan. Public Works first received direction from the Historic Preservation Commission at the May 2017 Meeting, with subsequent meetings and public hearings detailed later in this memo.

The overall goal of the City of Bloomington Brick Streets Master Plan is to preserve all remaining brick streets within the City. To achieve this goal, City staff assigned a category and priority level for brick streets, based on metrics set by Public Works and the Historic Preservation Commission. In order to fund patching and reconstruction of these streets, this master plan suggests a ten-year spending plan to preserve brick pavement before it deteriorates to a level that would require reconstruction and to perform reconstruction on streets that require it.

Initially, Public Works proposed a ten-year spending plan that would provide \$400,000 per year for reconstruction costs and \$100,000 per year for patching costs. However, Public Works

adjusted the plan once estimates were provided for the first brick street project, which is Monroe Street from Clinton Street to Robinson Street. The total cost for that project is estimated at a total of \$839,000. Please see the attached memorandum from Hanson Professional Services, Inc. for more detailed information.

To estimate the cost of the remaining streets that are slated for reconstruction, City staff found that the project on Monroe Street, from Clinton Street to Robinson Street, cost \$51.38 per square foot. The total area of the remaining streets was multiplied by the per square foot cost to come up with an estimated total cost. This calculation was also applied to streets slated for patching, but the area of non-brick patch was multiplied by the per square foot cost rather than the total area. As none of the numbers went higher than the previously-budgeted \$100,000 per year, the patching budget remains the same.

While this is not the best method to budget, it is the best way to budget with only one estimate available. Once additional estimates are available, the budget will be adjusted. The calculations also include 3 percent annual inflation, based on the average Illinois Municipal Departmental Price Index for Streets. All total cost estimates are rounded to the nearest \$1,000, with per square foot costs rounded to the nearest hundredth. Based on this model, the total amount would be \$7.4 million over ten years. Please see the attached financial detail for more information.

#### **Ten-Year Spending Plan**

	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Priority Reconstruction	\$839,000	\$696,000	\$518,000	\$650,000	\$629,000
Utility and Priority Patches	\$100,000	\$103,000	\$106,000	\$109,000	\$113,000
Subtotal	\$939,000	\$799,000	\$624,000	\$759,000	\$742,000
	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
Priority Reconstruction	\$456,000	\$526,000	\$571,000	\$809,000	\$517,000
Utility and Priority Patches	\$116,000	\$119,000	\$123,000	\$127,000	\$130,000
Subtotal	\$572,000	\$645,000	\$694,000	\$936,000	\$647,000

**Grand Total \$7,363,000**

In addition to creating a spending plan for brick streets in Bloomington, this master plan outlines design recommendations, new regulations for underground infrastructure work, and suggestions for compliance with the Americans with Disabilities Act and the City’s Complete Streets Ordinance.

The master plan also includes information for future consideration, including methods to reclaim previous brick streets that have been overlaid with concrete or asphalt in areas such as historic districts or shopping areas, additional metrics to use for categorizing and prioritizing brick streets in the future, and other, helpful information.

#### **Public Input and Community Involvement**

Following the initial meeting with the Historic Preservation Commission, Public Works sent a letter to property owners, residents, and businesses along each of the brick streets in Bloomington. The letter, sent in June 2017, gave information about upcoming public meetings that would discuss the plan. It also included contact information for any questions or concerns. Public Works received several comments via phone and e-mail that were all in favor of preserving brick streets within the community.

### **Public Input and Community Involvement**

Following the initial meeting with the Historic Preservation Commission, Public Works sent a letter to property owners, residents, and businesses along each of the brick streets in Bloomington. The letter, sent in June 2017, gave information about upcoming public meetings that would discuss the plan. It also included contact information for any questions or concerns. Public Works received several comments via phone and e-mail that were all in favor of preserving brick streets within the community.

The Historic Preservation Commission Meeting in June 2017 was canceled, but, in July 2017, Public Works presented a draft plan and asked for recommendations from the Historic Preservation Commission on topics such as street prioritization and ordinances. Public Works also heard feedback from the public during this meeting.

Public Works met with members of the Historic Preservation Commission in early August 2017 to obtain further feedback on the final prioritization and recommendations. At the Historic Preservation Commission meeting on August 17, 2017, three members of the public spoke in favor of the proposed master plan, and the Commission voted unanimously to recommend it.

The Planning Commission held a public hearing on September 27, 2017 and voted unanimously to recommend the plan. The plan was then presented to the Council at the Committee of the Whole meeting on October 16, 2017. Council was concerned with creating a Ten-Year Spending Plan within the Brick Streets Master Plan, but staff recommends adopting the Brick Streets Master Plan with a Ten-Year Spending Plan, as the funding recommendations are advisory only.

### **Proposed Timeline:**

- December 2017: Submit brick streets ordinances to the City Council for final approval
- April 2018: Brick street spending approved as part of FY 19 Budget
- Summer 2018: First brick streets restored or patched under Brick Streets Master Plan

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Public Works Department sent a letter to residents and property owners who live or own property on all brick streets in the community

**FINANCIAL IMPACT:** Adoption of the resolution would not have a direct financial impact, as it approves the City of Bloomington Brick Streets Master Plan without specific appropriations of funding. However, it should be noted that this plan is not part of the current Capital Improvement Street and Alley Resurfacing Program and therefore no current revenues are available for it. Council would have the final decision on expenditures for future projects that align with the plan.

**COMMUNITY DEVELOPMENT IMPACT: N/A**

Link to Comprehensive Plan/Downtown Plan Goals: Goal N-1. Ensure the compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods; Goal N-2. Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods; Goal H-2 Ensure reinvestment in the established older neighborhoods and compact development of the City; Goal ACH-4. Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place; Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety.

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

Respectfully submitted for Council consideration.

Prepared by: Michael Hill, Public Works Administration

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

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- PW 1B RESOLUTION Brick Streets Master Plan 11272017
- PW 1C MASTER PLAN DOCUMENT Brick Streets Master Plan 11272017
- PW 1D MINUTES City Council April 24, 2017 Brick Streets Master Plan 11272017
- PW 1E MINUTES Historic Preservation Commission May 18, 2017 Brick Streets Master Plan 11272017
- PW 1F MINUTES Historic Preservation Commission July 20, 2017 Brick Streets Master Plan 11272017
- PW 1G MINUTES Historic Preservation Commission August 17, 2017 Brick Streets Master Plan 11272017
- PW 1H PUBLIC COMMENTS Brick Streets Master Plan 11272017

- PW 1I LETTER Brick Streets Master Plan 11272017
- PW 1J COST ESTIMATES Brick Streets Master Plan 11272017

**RESOLUTION NO. 2017 –**

**A RESOLUTION APPROVING THE  
CITY OF BLOOMINGTON BRICK STREETS MASTER PLAN**

WHEREAS, the City of Bloomington has 3.5 miles of public brick streets within the city and the City wishes to preserve its historic brick streets; and

WHEREAS, a systematic approach is needed by the City to provide proper stewardship, including a budgeted plan of action, for preserving its brick streets; and

WHEREAS, the City also needs to look at future planning for brick streets beyond the 3.5 miles of public brick streets that exist in the community; and

WHEREAS, the Public Works Department worked with the Historic Preservation Commission to create the City of Bloomington Brick Streets Master Plan; and

WHEREAS, the Brick Streets Master Plan was approved by the Historic Preservation Commission on August 21, 2017 and the Planning Commission on September 27, 2017; and

WHEREAS, the City Council finds it to be in the best interests of the City to adopt the City of Bloomington Brick Streets Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the City of Bloomington Brick Streets Master Plan is hereby approved.

**PASSED this 27th day of November 2017.**

**APPROVED this \_\_\_\_th day of November 2017**

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, C.M.C., City Clerk

# CITY OF BLOOMINGTON BRICK STREETS MASTER PLAN



CITY OF BLOOMINGTON, ILLINOIS  
109 E. OLIVE STREET  
BLOOMINGTON, ILLINOIS 61701

Submitted: November 15, 2017

**(DRAFT) RESOLUTION NO. 2017 –**

**A RESOLUTION APPROVING THE  
CITY OF BLOOMINGTON BRICK STREETS MASTER PLAN**

WHEREAS, the City of Bloomington has 3.5 miles of public brick streets within the city and the City wishes to preserve its historic brick streets; and

WHEREAS, a systematic approach is needed by the City to provide proper stewardship, including a budgeted plan of action, for preserving its brick streets; and

WHEREAS, the City also needs to look at future planning for brick streets beyond the 3.5 miles of public brick streets that exist in the community; and

WHEREAS, the Public Works Department worked with the Historic Preservation Commission to create the City of Bloomington Brick Streets Master Plan; and

WHEREAS, the Brick Streets Master Plan was approved by the Historic Preservation Commission on August 21, 2017 and the Planning Commission on September 27, 2017; and

WHEREAS, the City Council finds it to be in the best interests of the City to adopt the City of Bloomington Brick Streets Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

That the City of Bloomington Brick Streets Master Plan is hereby approved.

**PASSED this 27th day of November 2017.**

**APPROVED this 28th day of November 2017**

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, C.M.C., City Clerk

**APPROVED AS TO FORM**

\_\_\_\_\_  
Jeffrey R. Jurgens, Corporation Counsel

## **ACKNOWLEDGEMENTS**

### **Bloomington City Council**

Tari Renner – Mayor	Joni Painter – Ward 5 Alderman
Jamie Mathy – Ward 1 Alderman	Karen Schmidt – Ward 6 Alderman
David Sage – Ward 2 Alderman	Scott Black – Ward 7 Alderman
Mboka Mwilambwe – Ward 3 Alderman	Diana Hauman – Ward 8 Alderman
Amelia Buragas – Ward 4 Alderman	Kim Bray – Ward 9 Alderman

### **Bloomington Historic Preservation Commission**

Sherry Graehling – Chair	Levi Sturgeon – Member
Lea Cline – Vice Chair	Gabriel Goldsmith – Member
Ann Bailen – Member	Katie Simpson – City Staff
John Elterich – Member	Tom Dabareiner – City Staff

### **Bloomington Planning Commission**

Justin Boyd – Chair	J. Balmer – Member
Ryan Scritchlow – Vice Chair	Eric Penn – Member
John Protzman – Member	David Stanczak – Member
Kevin Suess – Member	Nicole Chlebek – Member
James Pearson – Member	Katie Simpson – City Staff
Megan Headean – Member	Tom Dabareiner – City Staff

### **Bloomington City Staff**

David A. Hales – City Manager	Ryan Otto – Assistant City Engineer
Steve Rasmussen – Assistant City Manager	Luke Thoele – Civil Engineer II
Jim Karch – Director of Public Works	Steve Arney – Engineering Technician
Tom Dabareiner – Director of Community Development	Troy Olson – Engineering Technician
Katie Simpson – City Planner	Crystal Williams – Engineering Technician
Kevin Kothe – City Engineer	Michael Hill – Public Works Admin.
	Candace Towery – Public Works Admin.

### **Special Thanks To**

City of Rock Island, Illinois  
City of Decatur, Illinois  
McLean County Museum of History  
Doug Grovesteen – Civil Engineer, Clark Deitz, Inc.  
Mark Lee – Senior Engineer, Klingner & Associates, P.C.  
John Gavin – Co-Owner, Gavin Historical Bricks  
Bryce Beckstrom – Transportation Engineer, Hanson Professional Services, Inc.  
Kurt Bialobreski – Traffic Engineer, Hanson Professional Services, Inc.

## ADOPTION TIMELINE

April 2017

- The City Council directed Public Works to collaborate with the Historic Preservation Commission to create a Brick Streets Master Plan.

May 2017

- Public Works, Community Development, and the Historic Preservation Commission began discussion of the plan during the regularly-scheduled commission meeting.

July 2017

- Public Works, Community Development, and the Historic Preservation Commission continued discussion of the plan during the regularly-scheduled commission meeting.

Aug. 2017

- Public Works and Community Development met with individual Historic Preservation Commission members to discuss final recommendations for the plan.

Aug. 2017

- The Historic Preservation Commission held a public hearing, discussed the finalized plan, and unanimously recommended approval of the plan.

Sept. 2017

- The Planning Commission held a public hearing, discussed the finalized plan, and unanimously recommended approval of the plan

Oct. 2017

- The Committee of the Whole discussed the Brick Streets Master Plan.

Nov. 2017

- **Submit to City Council for approval.**

## TABLE OF CONTENTS

<b>1. Executive Summary .....</b>	<b>1</b>
<b>2. Introduction.....</b>	<b>2</b>
<b>3. Purpose.....</b>	<b>2</b>
<b>4. Comprehensive Plan Tie-In .....</b>	<b>3</b>
4.1. Comprehensive Plan 2035 Vision Tie-In.....	3
4.2. Comprehensive Plan 2035 Goals and Objectives Tie-In .....	4
<b>5. Strategic Plan Tie-in .....</b>	<b>5</b>
5.1. Mission Statement Tie-in.....	5
5.2. 2015 Strategic Plan Goals Tie-in .....	6
<b>6. History of Brick Streets Planning in Bloomington .....</b>	<b>7</b>
6.1. Draft Brick Streets Strategic Plan (2009) .....	7
<i>Brick Street Restoration Policy under the Draft Strategic Plan.....</i>	<i>8</i>
<i>Prioritization Assumptions under the Draft Strategic Plan.....</i>	<i>9</i>
<i>Overall Prioritization Categories under the Draft Strategic Plan .....</i>	<i>9</i>
<i>Brick Street Data and Prioritization (Draft 2009 Brick Streets Strategic Plan).....</i>	<i>10</i>
<i>Brick Street Prioritization Map (Draft 2009 Brick Streets Strategic Plan).....</i>	<i>11</i>
6.2. Brick Streets Projects between 2009 and 2017 .....	12
<i>Elm Street.....</i>	<i>12</i>
<i>Chestnut Street.....</i>	<i>12</i>
<i>Monroe Street.....</i>	<i>13</i>
<b>7. Brick Street Design Recommendations.....</b>	<b>14</b>
7.1. Types of Brick Pavement.....	14
<i>Red or Purple Vitrified Clay Brick (Recommended) .....</i>	<i>14</i>
<i>Red Concrete Blocks (Recommended).....</i>	<i>14</i>
<i>Red Stamped Concrete (Not Recommended).....</i>	<i>15</i>
<i>Red Patio Pavers (Not Recommended).....</i>	<i>15</i>
7.2. Patching Standards and Details.....	15
<i>Temporary Patching .....</i>	<i>15</i>
7.3. Americans with Disabilities Act (ADA).....	17
<i>Sidewalk and Curb Requirements and Recommendations.....</i>	<i>17</i>
<i>Crosswalk Requirements and Recommendations .....</i>	<i>17</i>
<i>ADA Transition Plan.....</i>	<i>18</i>
<i>ADA Coordinator.....</i>	<i>18</i>

<i>Complaint Process</i> .....	18
<i>Additional Information</i> .....	18
7.4. Complete Streets .....	19
<i>Advantages and Disadvantages of Brick for Complete Streets Planning</i> .....	19
<b>8. Policies and Ordinances .....</b>	<b>20</b>
8.1. Utility Cuts.....	20
8.2. Using Volunteers for Brick Recovery or Bricklaying .....	20
8.3. Vegetation Policy.....	21
8.4. Truck Route Ordinance.....	21
8.5. Recovering Brick from Brick Streets Overlaid with Asphalt .....	22
8.6. Storing Excess Bricks .....	24
<b>9. Public Input and Community Involvement.....</b>	<b>25</b>
<b>10. Brick Street Analysis and Prioritization.....</b>	<b>27</b>
10.1. Overall Prioritization Categories .....	27
<i>Reconstruct</i> .....	27
<i>Patch</i> .....	28
<i>Serviceable (No Patch)</i> .....	28
10.2. Brick Pavement Surface Evaluation and Rating (Brick PASER).....	29
<i>Ten-Point Brick Street Rating System (Based on PASER)</i> .....	30
10.3. Historic District Location .....	31
<i>Downtown Bloomington Historic District</i> .....	31
<i>Franklin Square Historic District</i> .....	31
<i>East Grove Street Historic District</i> .....	31
<i>Davis-Jefferson Historic District</i> .....	31
<i>North Roosevelt Avenue Historic District</i> .....	31
<i>White Place Historic District</i> .....	31
10.4. Potential Historic District Location .....	32
<i>Illinois Wesleyan University</i> .....	32
10.5. Brick Street Data and Prioritization.....	33
<i>Reconstruct Category</i> .....	33
<i>Patch Category</i> .....	34
<i>Serviceable (No Patch) Category</i> .....	35
10.6. Map of Brick Streets by Category .....	36
<b>11. Brick Street Cost Estimates .....</b>	<b>37</b>

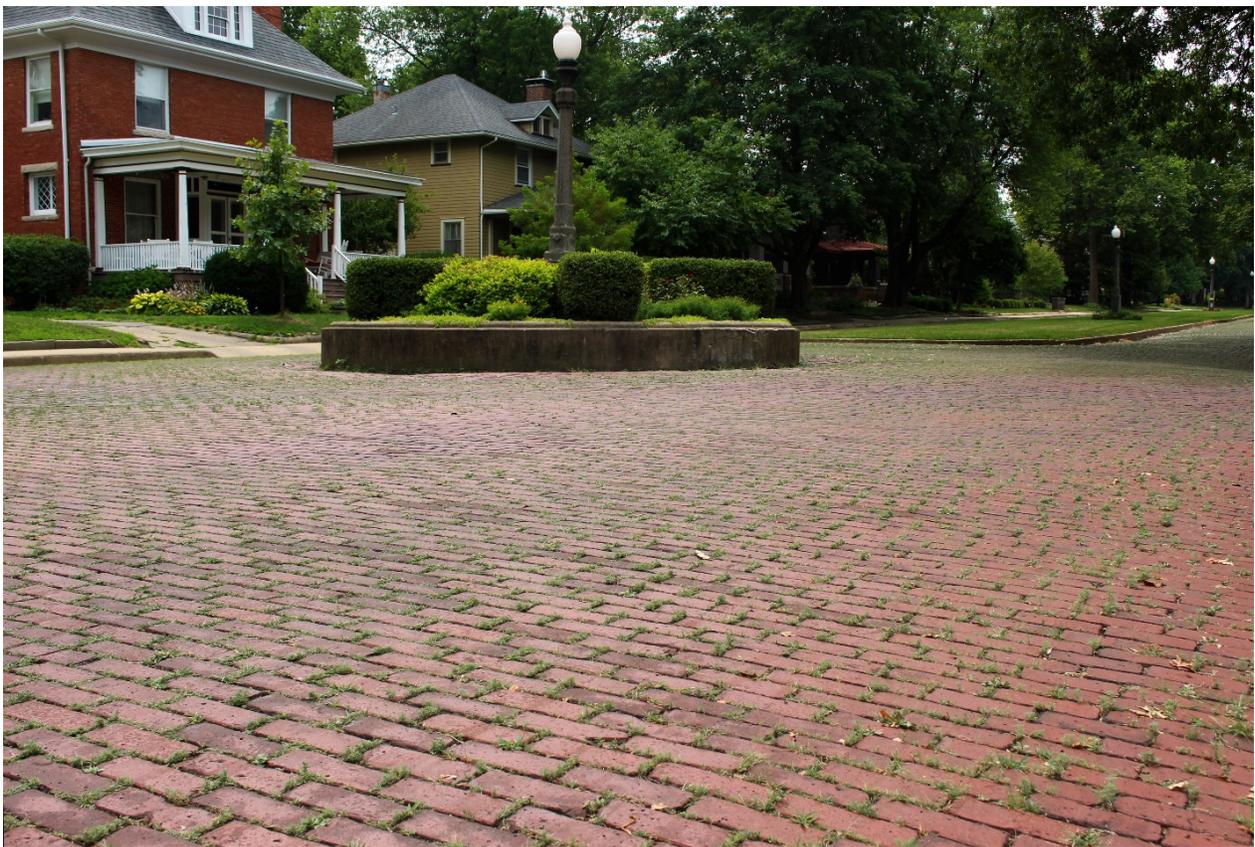
11.1. Cost Estimate Methodology.....	37
11.2. Ten-Year Spending Plan.....	38
<i>Ten-Year Spending Plan Objectives</i> .....	38
<i>Ten-Year Spending Plan Funding Levels for Brick Streets by Block and Year</i> .....	39
<i>Consequences of Underfunding</i> .....	40
<i>If More Funds Become Available</i> .....	40
<i>Following Up</i> .....	40
11.3. Comparison to Other Pavement Types .....	40
<b>12. Future Considerations .....</b>	<b>41</b>
12.1. Additional Analysis and Prioritization Metrics .....	41
<i>Historical Infrastructure and Historical Street Furniture</i> .....	41
<i>Alley Driveway Access</i> .....	42
<i>Regeneration Area or Preservation Area Location</i> .....	42
<i>Equalized Assessed Value</i> .....	44
<i>Owner-Occupancy</i> .....	44
<i>Architectural Integrity</i> <sup>8</sup> .....	44
<i>Underground Infrastructure Condition</i> .....	44
12.2. Restoring Overlaid Brick Streets .....	45
12.3. Establishing Brick Street Districts .....	47
12.4. Examining Historical Curbs.....	47
<b>13. Conclusion .....</b>	<b>48</b>
<b>14. References .....</b>	<b>49</b>
<b>15. Appendices.....</b>	<b>50</b>
15.1. Index of Maps .....	51
15.2. Index of Tables .....	52
15.3. Index of Figures .....	53
15.5. Resources for Brick Street History .....	54
15.6. Strategic Plan Vision, Mission, and Core Beliefs.....	55
15.7. Strategic Plan Goals.....	56
15.8. Comprehensive Plan 2035 Vision, Goals, and Objectives .....	57

## **1. EXECUTIVE SUMMARY**

The overall goal of the City of Bloomington Brick Streets Master Plan is to preserve all remaining brick streets within the City. To achieve this goal, City staff assigned a category and priority level for brick streets, based on metrics set by Public Works and the Historic Preservation Commission. In order to fund patching and reconstruction of these streets, this master plan suggests a ten-year spending plan to preserve brick pavement before it deteriorates to a level that would require reconstruction.

In addition to creating a spending plan for brick streets in Bloomington, this master plan outlines design recommendations, new regulations for underground infrastructure work, and suggestions for compliance with the Americans with Disabilities Act and the City's Complete Streets Ordinance.

This master plan also includes information for future consideration, including methods to reclaim previous brick streets that have been overlaid with concrete or asphalt in areas such as historic districts or shopping areas, additional metrics to use for categorizing and prioritizing brick streets in the future, and other, helpful information.



*Figure 1: White Pl. at University St.*

## 2. INTRODUCTION

City staff initially developed a strategic plan in 2009 to address the City's brick street needs. However, the City Council did not have a chance to approve that plan. Furthermore, the City's stance on how to deal with brick streets has significantly changed since that time. The previous policy has been to preserve brick streets that are in good condition and meet certain other requirements on a case-by-case basis. However, this master plan establishes a policy wherein the City will preserve all 3.5 miles of brick streets in the community.



*Figure 2: Highest-rated brick street in Bloomington (PASER 10)  
(Davis Ave., Jefferson St. to Washington St.)*

City staff has done significant research in order to come up with this master plan, which is a comprehensive plan and implementation strategy to deal with all of the City's brick streets. Multiple cities in Illinois have developed policies to patch and reconstruct historic brick streets. Cities in Illinois that proactively patch and reconstruct streets include Peoria, Champaign-Urbana, Galesburg, Rock Island, and Decatur. Some of these communities have selected specific streets to preserve, while others have elected to preserve all remaining streets. In addition, some have set priorities for their best streets, with the intention of overlaying low priority streets with concrete or asphalt.

## 3. PURPOSE

City staff created the Brick Streets Master Plan to convey the best practices for preserving Bloomington's brick streets. Approving this plan does not authorize funding. However, the City should follow the enclosed ten-year spending plan closely in order to achieve the goals of this plan and the goals of the City of Bloomington. Currently, the City has about 3.5 miles, or 1.1 percent of all streets. 320 miles of streets are paved with concrete, asphalt, or oil and chip. Brick streets have been a diminishing asset in the community. They provide a look and feel to a neighborhood that can generate a sense of nostalgia and help maintain a part of the City's rich history. In addition, although brick streets are costly to reconstruct and patch properly when compared to concrete and asphalt, brick streets have the potential to last for generations.

This master plan has been a collaborative effort between the Public Works Department, Community Development Department, Administration Department, City Council, Historic Preservation Commission, Planning Commission, the public, other municipalities, and contractors to find a long-term, sustainable plan to reconstruct or patch the City's 3.5 miles of brick streets and keep them in serviceable condition, free of non-brick patches.

#### 4. COMPREHENSIVE PLAN TIE-IN

The comprehensive plan, adopted in August 2015, is the core statement of development policy and principle of the City of Bloomington. Comprehensive plans can be 18 to 36 month long processes that include a discussion of existing conditions, community outreach and a land use plan that identifies goals and objectives with respect to housing, infrastructure, education, recreation, transportation and other topics that influence land use. Comprehensive plans are advisory in nature, and are given implementation through adoption of zoning and other ordinances, codes and municipal regulatory tools conforming to the plan. 7,000 citizens participated in the formation of this plan, which won the Daniel Burnham award and is a National Silver Level plan recognized by the American Planning Association.

##### 4.1. Comprehensive Plan 2035 Vision Tie-In

The Unified Community Vision set forth by the comprehensive plan supports preserving brick streets in the community. Brick streets enhance quality of life in Bloomington by providing a distinct look and feel to neighborhoods. Further, brick streets help to surround residents with the City's rich history.



*Figure 3: “Comprehensive Plan 2035” cover*

## **4.2. Comprehensive Plan 2035 Goals and Objectives Tie-In**

The comprehensive plan provides a context for decisions about growth and development in the City. It reflects the City's policy intent with respect to many issues that confront Bloomington, including built, fiscal, social, environment and economic conditions. The plan sets forth a series of goals to be achieved over the next twenty years, defines objectives to be reached in support of the goals, and recommends actions by the City, and its regional partners, to reach the objectives. The plan also addresses implementation, by establishing benchmarks and measures of performance to gauge to what degree the goals and objectives are attained, and whether the progress achieved is producing the intended results.

- N-1      Ensure the compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods**
  - N-1.1      Enhance the livability of all Bloomington neighborhoods
  - N-1.2      Prioritize, with urgency, the revitalization of the neighborhoods in the regeneration area
  - N-1.3      Redevelop the neighborhoods in the Preservation area while carefully protecting their historic nature and character
  
- N-2      Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods**
  - N-2.2      Celebrate the uniqueness of Bloomington's neighborhoods
  
- H-2      Ensure reinvestment in the established older neighborhoods and compact development of the City**
  - H-2.2      Preserve historic homes and structures in the designated Preservation Area
  
- ACH-4    Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place**
  - ACH-4.1    Fully integrate considerations of historic and cultural resources as a major aspect of the City's planning, permitting and development activities
  
- UEW-1    Provide quality public infrastructure within the City to protect public health, safety**
  - UEW-1.1    Maintain the existing City operated infrastructure in good condition by prioritizing maintenance over building new and implementing fees to cover costs
  - UEW-1.3    Work cooperatively with other public and private utility service providers operating in the City to address mutual concerns and needs

## 5. STRATEGIC PLAN TIE-IN

The City's Strategic Plan emphasizes quality infrastructure and puts forward a vision for the future. Concerning brick streets, Vision 2025 supports a beautiful city with respect for the heritage of the community and neighborhoods. Creating a plan to preserve current brick streets, and potentially revive former brick streets, fits into this goal.

Vision 2025 also calls for a family-friendly city with a hometown feeling that is attractive for all family generations, including retirees and young families as well as single professionals. Brick streets help create a hometown feeling and make the city attractive for all family generations by having a unique look and feel that reflects the City's history.

In addition, Vision 2025 sets forth policies that create convenient connectivity throughout the city, with well-maintained city streets. With the creation of this plan, Public Works, with proper funding, will be able to patch or reconstruct deteriorating brick streets and maintain brick streets that are serviceable and free of non-brick patches. Furthermore, the City's brick streets will no longer be in disrepair, making it easier for vehicles to utilize them.

Finally, Vision 2025 seeks to create pride in Bloomington by maintaining the unique character and identity of Bloomington. Brick streets, and the City's brick street policy under this master plan, will help the City stand out among other Illinois communities and communities across the United States.

### **5.1. Mission Statement Tie-in**

The Mission Statement for the City states that the City should be financially responsible while providing "quality, basic municipal services at the best value." By using a prioritizing philosophy for brick street patching, reconstruction, and maintenance, City staff can properly plan and deliver services in the most cost-effective and pragmatic manner. City staff has collaborated with other cities and brick street contractors to ensure these priorities match the mission of the City.

The Brick Streets Master Plan further serves the City's goal to keep residents informed. It provides understandable and accessible material and calls for partnership with citizens in compatibility with the City mission statement.



*Figure 4: City of Bloomington Mission Statement*

## **5.2. 2015 Strategic Plan Goals Tie-in**

Strategic Plan Goals set the tone for City government functions in Bloomington and are goals aligned with Vision 2025. They are guiding principles that enter into every City action. Every staff memo asking for City Council action must link to at least one goal. The Brick Streets Master Plan directly fit into the following goals and objectives, helping Bloomington become a “Jewel of Midwest Cities.”

### **1. Financially Sound City Providing Quality Basic Services**

- a. Budget with adequate resources to support defined services and level of services
- c. Engaged residents that are well-informed and involved in an open governance process
- d. City services delivered in the most cost-effective, efficient manner

### **2. Upgrade City Infrastructure and Facilities**

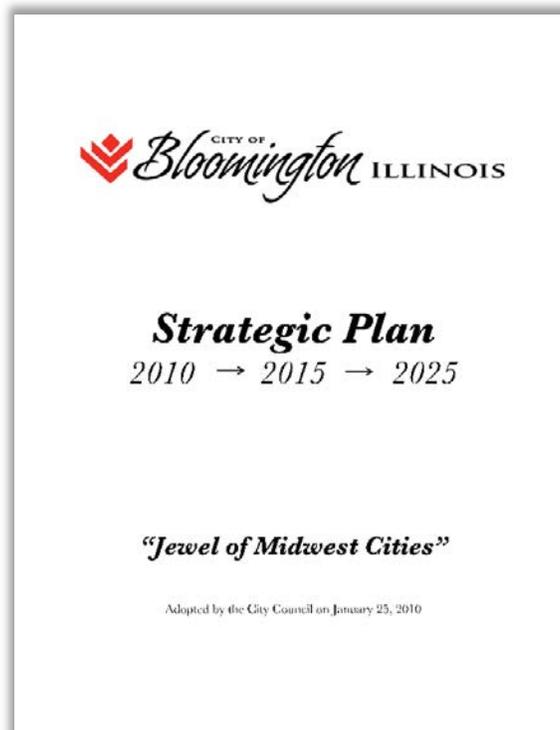
- a. Better quality roads and sidewalks

### **4. Strong Neighborhoods**

- c. Preservation of property/home valuations
- d. Improved neighborhood infrastructure
- e. Strong partnership with residents and neighborhood associations

### **5. Great Place – Livable, Sustainable City**

- a. Well-planned City with necessary services and infrastructure
- b. City decisions consistent with plans and policies
- e. More attractive city: commercial areas and neighborhoods



*Figure 5: “Strategic Plan” cover*

## 6. HISTORY OF BRICK STREETS PLANNING IN BLOOMINGTON

### 6.1. Draft Brick Streets Strategic Plan (2009)

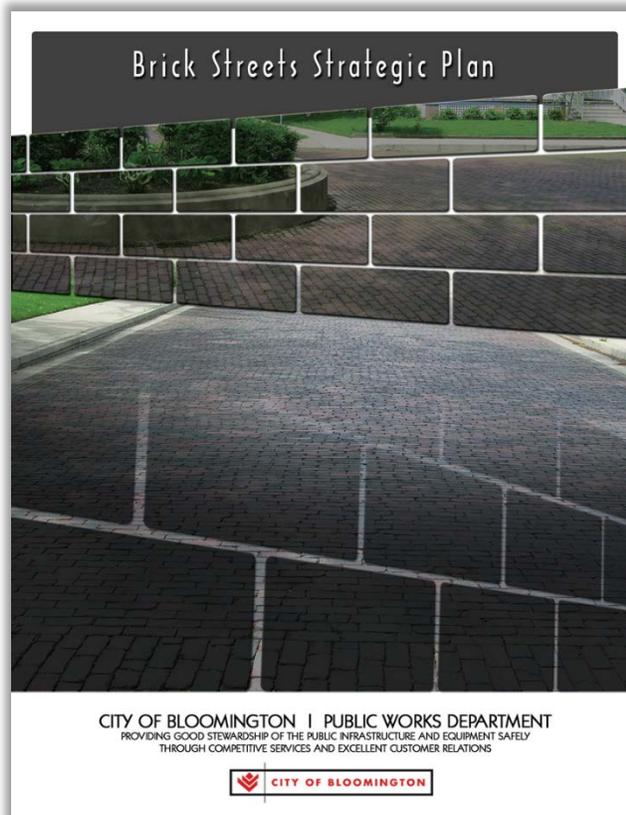
The Public Works Engineering Division completed a strategic plan for brick streets in September 2009. The Historic Preservation Commission recommended that the City Council adopt the Brick Streets Strategic Plan, but City staff did not request approval of the plan from the City Council.

Portions of the draft 2009 Brick Street Strategic Plan are included in this Brick Streets Master Plan in order to describe the previous plans and the policies suggested by it.

Prior to completing the plan, the Public Works Department held four public meetings to gather input from citizens, including two public meetings held during the Historic Preservation Commission meetings on August 20, 2009 and September 17, 2009. The 2009 Brick Streets Strategic Plan categorized and prioritized each of the brick streets within the City and designated whether brick pavement on a street should be preserved, patched, or overlaid.

In addition, the plan created a procedure for brick street reconstruction and discussed potential cost-sharing procedures between the adjacent property owners and the City. Category 1 (restore) contained 10 streets, Category 2 (repair) contained 21 streets, and Category 3 (reconstruct) contained eight streets. These categories do not align with the current master plan, as their meanings have been redefined, which is why the category numbers are no longer used.

**Pages 8 through 11 contain information from the draft Brick Streets Strategic Plan, unaltered apart from formatting. These policies and procedures are no longer in effect.**



*Figure 6: “Brick Streets Strategic Plan” (2009) Cover*

### **Brick Street Restoration Policy under the Draft Strategic Plan**

Restoration for category 1 and category 2 streets is clear: If the surface is disturbed, it is to be re-laid with brick meeting the standards laid out in this policy. Any restoration work completed on categories 1 or 2 streets shall be paid for using city funds.

Restoration for category 3 streets is different from categories 1 and 2 in that when the street needs to be restored either partially or completely, the city has the right to place whatever material best suits the needs of the city to maintain public safety. Category 3 streets also differ in that residents will have the ability to choose whether they would like to continue to have a brick street and share some of the cost to restore it to a category 1 brick street.

Being a category 3 street does not automatically place the street in the resurfacing pool. Placement in the resurfacing pool is either determined by the Public Works Department or by a petition of at least 80% of the property owners along the category 3 brick street. The Public Works Department will only place the category 3 brick street in the resurfacing pool if the street is in such condition that it has become a safety hazard and is beyond minor repairs.

At the time adjoining residents or the city determine that a residential brick street is in need of total reconstruction, the residents will be informed by mail of the placement of the street in the pool of citywide streets for evaluation in the street resurfacing program. At the time of this notification, residents will have one year to implement one of the following options:

File a petition to have the street remain brick. If the Public Works Department receives a petition from 80% of the adjacent property owners that they wish to keep the street brick, then the Public Works Department will allow the street to remain brick assuming that there are not any major safety issues that exist which cannot be easily addressed. Filing this petition does not guarantee that the brick street will remain a brick street.

Coordinate with the City Council to determine if there should be a special service area implemented. Filing of this petition does not guarantee a specific council response. The City Council's response is dependent upon finances and the general direction of the council. This special service area procedure allows for a cost-sharing of the street reconstruction between the city and the adjacent property owners. It will allow adjacent property owners to have a special assessment be placed on their property tax bill so that the street can be upgraded from a resurface project to a brick street restoration project. The adjacent property owners will be responsible for the difference between the estimated resurfacing cost and the actual cost to reconstruct the street using bricks. Once completed, the street would become a category 1 brick street. In order to begin this process, a petition must be filed with the City of Bloomington Public Works Department.

After the year deadline has passed, the City can move forward with the resurfacing or reconstructing of the street as funding priorities and objective resurfacing criteria allow.

### **Prioritization Assumptions under the Draft Strategic Plan**

In forming the plan methodology and recommendations, the following assumptions were made regarding the preservation of Bloomington's brick streets in the 2009 draft Brick Streets Strategic Plan.

- Assumption 1
  - Streets with few patches are stronger candidates for preservation.
- Assumption 2
  - Streets with poor structural condition are poor candidates for preservation.
- Assumption 3
  - Many utilities beneath a street make it a poor preservation candidate.
- Assumption 4
  - Streets where the curb and gutter is in a poor condition will not be independently prioritized separate from the brick street.
- Assumption 5
  - Streets with a larger percentage of patches but of good riding quality shall be placed in a category 2.
- Assumption 6
  - It is not a feasible option to mill streets currently overlaid with asphalt and make them brick streets again.
- Assumption 7
  - Intersections will be dealt with independently from the remainder of the street because of drainage and possible connection issues to the rest of the street.

### **Overall Prioritization Categories under the Draft Strategic Plan**

- Category 1 (Restore): These brick streets sections should be repaired, restored and reconstructed to their original appearance. These bricks should be replaced and the disturbed areas restored to their former appearance. Additional efforts should be made to actually restore these brick streets when funds are available.
- Category 2 (Repair): These streets are important enough to merit preservation, but not so important as to merit restoration. If any existing brick areas are disturbed, they shall be restored to their original appearance using the standard in this policy. All existing pavement patches on category two brick streets will not be restored unless disturbed areas are adjacent to existing pavement patches.
- Category 3 (Reconstruct): Resurfacing and patching with materials other than brick are allowed on these streets. These brick streets do not meet the standards required for repair or restoration. The Public Works Department can patch, resurface or reconstruct as budget and conditions dictate.

### Brick Street Data and Prioritization (Draft 2009 Brick Streets Strategic Plan)

Brick Street Section	Category	Structural Problems	Crown Condition	Drainage Problems	Base Condition	Ride-ability	PASER	Area of Patch (Sq. Ft.)	Percent of Street Patched (%)	Neighborhood / Historical District
Allin St., Macarthur Ave. to Wood St.	3	SOME	FAIR	FEW	AVERAGE / POOR	AVERAGE/ POOR	3	633.1	4.1	
Allin St., Oakland Ave. to Macarthur Ave.	3	MANY	FAIR	FEW	AVERAGE	AVERAGE	4	112.7	1.6	
Chestnut St., Eugene St. to Colton Ave.	3	MANY	FLAT	FEW	AVERAGE / POOR	POOR	2	587.7	5.4	
Chestnut St., Linden St. to Eugene St.	3	MANY	FAIR / FLAT	FEW	POOR	AVERAGE/ POOR	2	555.6	4.8	
Chestnut St., Mason St. to Oak St.	2	MANY	FLAT	MANY	AVERAGE / POOR	AVERAGE/ POOR	2	376.8	2.9	Northwest Union Neighborhood
Chestnut St., Oak St. to Lee St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	558.4	6.3	Northwest Union Neighborhood
Davis Ave., Jefferson St. to Washington St.	1	FEW	GOOD	NONE	GOOD	GOOD	10	0	0	Davis-Jefferson Historical District
Division St., Main St. to East St.	1	FEW	GOOD	FEW	GOOD	GOOD	8	43.3	1.1	
East St., Chestnut St. to Locust St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	4	375.9	3.7	
East St., Division St. to Kelsey St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	AVERAGE	7	324.3	3.1	
East St., Emerson St. to Beecher St.	3	SOME	FAIR	FEW	AVERAGE	AVERAGE	4	612.6	7.1	
East St., Graham St. to Empire St.	3	MANY	FAIR	FEW	AVERAGE / POOR	POOR	2	1175	12.5	
East St., Kelsey St. to Emerson St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	AVERAGE	7	85.2	1.4	
East St., Locust St. to Mulberry St.	1	FEW	GOOD	NONE	GOOD / AVERAGE	GOOD	7	506.8	6.9	Downtown Bloomington
East St., University Ave. to Graham St.	3	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	541.8	6.9	
Elm St., Madison St. to Center St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	0	0	South Hill Neighborhood
Evans St., Chestnut St. to Locust St.	2	MANY	FAIR	FEW	AVERAGE / POOR	POOR	3	188.8	2.2	Greenlee, Robert, House - NHD
Evans St., Empire St. to Walnut St.	2	MANY	FAIR	MANY	POOR	POOR	3	277.4	2.6	
Evans St., Graham St. to Empire St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	111.8	1.5	
Evans St., University Ave. to Graham St.	2	SOME	FAIR	FEW	AVERAGE / POOR	POOR	3	261.3	3	
Evans St., Walnut St. to Chestnut St.	2	SOME	GOOD	FEW	GOOD / AVERAGE	AVERAGE	6	179.9	2.1	
Jefferson St., Clinton St. to Robinson St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	474.3	2.5	Near East Side Neighborhood
Jefferson St., Colton Ave. to Towanda Ave.	2	SOME	GOOD	FEW	AVERAGE	AVERAGE/ POOR	5	1449	7.3	Davis-Jefferson Historical District
Jefferson St., Davis Ave. to Colton Ave.	1	SOME	FAIR	FEW	AVERAGE	AVERAGE	5	359	1.6	Davis-Jefferson Historical District
Jefferson St., Robinson St. to Davis Ave.	1		GOOD	NONE	GOOD / AVERAGE	GOOD	6	11.9	0.1	Davis-Jefferson Historical District
Monroe St., Clayton St. to Clinton St.	2	MANY	GOOD	FEW	AVERAGE / POOR	POOR	3	611.9	8	Near East Side Neighborhood
Monroe St., Clinton St. to Robinson St.	2	SOME	FAIR	MANY	AVERAGE	AVERAGE	4	653.2	4	Near East Side Neighborhood
Monroe St., Evans St. to Clayton St.	2	MANY	FAIR	MANY	AVERAGE / POOR	POOR	2	200.5	2.6	Near East Side Neighborhood
Monroe St., McLean St. to Evans St.	2	MANY	FAIR	MANY	POOR	POOR	2	433.9	4.8	Near East Side Neighborhood
Scott St., Center St. to Main St.	2	FEW	FAIR	NONE	AVERAGE	AVERAGE	7	0	0	Northwest Union Neighborhood
Scott St., Madison St. to Center St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	6	0	0	Northwest Union Neighborhood
Summit St., Macarthur Ave. to Wood St.	2	SOME	FAIR	FEW	GOOD / AVERAGE	AVERAGE	6	223.8	1.8	
Taylor St., Moore St. to Mercer Ave.	2	MANY	FLAT	EXCESSIVE	POOR	POOR	1	26.3	0.2	Founders Grove
Taylor St., Willard Ave. to Kreitzer Ave.	2	SOME	FAIR	FEW	AVERAGE / POOR	AVERAGE	4	170.8	2.7	Founders Grove
Thompson Ave., Center St. to Main St.	2	SOME	FAIR	FEW	AVERAGE	AVERAGE	6	0	0	Northwest Union Neighborhood
University Ave., Clinton Blvd. to White Pl.	1	FEW	FLAT	NONE	GOOD / AVERAGE	GOOD	7	0	0	White Place – NHD
Walnut St., Center St. to Main St.	3	MANY	FAIR	MANY	POOR	POOR	2	59.7	1.2	Northwest Union Neighborhood
White Pl., Emerson St. to University Ave.	1	FEW	FAIR	FEW	AVERAGE	AVERAGE	7	0	0	White Place – NHD
White Pl., University Ave. to Empire St.	1	FEW	GOOD	FEW	AVERAGE	AVERAGE	7	0	0	White Place – NHD

*Table 1: 2009 Brick Street Data and Prioritization*

**Brick Street Prioritization Map (Draft 2009 Brick Streets Strategic Plan)**

*Map 1: 2009 Brick Street Prioritization Map*

## **6.2. Brick Streets Projects between 2009 and 2017**

Since 2009, Public Works authorized workers to overlay portion of two blocks of brick streets in the City with concrete. Moving forward, the City's policy will be to preserve the remaining brick. However, the concrete on these two blocks will remain in place, as it is relatively new and would be cost prohibitive to relay with brick.

### **Elm Street**

Workers overlaid about one third of Elm St., from Center St. to Madison St., with concrete.



*Figure 7: Brick portion of Elm St.,  
from Center St. to Madison St.*



*Figure 8: Concrete portion of Elm St.,  
from Center St. to Madison St.*

### **Chestnut Street**

In spring 2016, workers overlaid about half of Chestnut St., from Oak St. to Mason St., with concrete, based on a request from property owners along the street.



*Figure 9: Brick portion of Chestnut St.,  
from Oak St. to Mason St.*



*Figure 10: Concrete portion of Chestnut St.,  
from Oak St. to Mason St.*

## **Monroe Street**

In August 2016, residents living on Monroe Street, from Clinton Street to Robinson Street, signed a petition to have their brick street overlaid with asphalt in order to repair it. Public Works again planned to move forward with overlaying a brick street. In December 2016, Staff sent a letter to those affected by the resurfacing to inform them that, if the City Council approved the Fiscal Year 2018 budget, Public Works would authorize workers to overlay the street with asphalt. However, in early April 2017, Ward 4 Alderman Amelia Buragas informed Staff that, after talking with residents, a brick street was preferred over resurfacing with asphalt. On April 24, 2017, the City Council instructed staff to move forward with design, planning, and bidding for patching or reconstructing the brick on this portion of Monroe St. in Fiscal Year 2019.



*Figure 11: Condition of Monroe St., from Clinton St. to Robinson St. in Spring 2017*

In October 2017, Hanson Professional Services, Inc. provided an estimate for the reconstruction of this portion of Monroe Street. More details on this estimate can be found in Section 11.1.

## **Moving Forward with the Brick Streets Master Plan**

In addition to looking at patching or reconstructing Monroe St., from Clinton St. to Robinson St., the City Council instructed City staff to work with the Historic Preservation Commission on this Brick Streets Master Plan. The Historic Preservation Commission was tasked with coming up with an implementation strategy and recommendation to further direct staff on the development of a Brick Streets Master Plan, utilizing information from the draft 2009 Brick Streets Strategic Plan. The goal stated in the motion was to ensure that there is a comprehensive plan for dealing with brick streets in Bloomington rather than using a piecemeal approach. This master plan includes the recommendations from the City Council and the Historic Preservation Commission.

## **7. BRICK STREET DESIGN RECOMMENDATIONS**

### **7.1. Types of Brick Pavement**

City staff has considered or used four types of brick or brick-like pavement to match or replicate historical brick streets in the City:

1. Red or purple vitrified clay brick (recommended)
2. Red concrete blocks (recommended)
3. Red stamped concrete (not recommended)
4. Red patio pavers (not recommended)

Several other types of bricks, blocks, and other pavements are historical, such as cobblestone and yellow bricks, but they are not part of Bloomington's history.

Unfortunately, a definitive way to measure durability of each type of pavement does not exist. The City must consider other factors when determining which material to use for brick streets in the future.

#### **Red or Purple Vitrified Clay Brick (Recommended)**

The City used this type of brick for all of its brick streets over the years. All current brick streets are paved with red or purple vitrified clay brick street pavers (Fig. 12), with the exception of University St., Clinton Blvd. to White Pl., which uses red patio pavers (not recommended). While this type of pavement is the most historical, it would have the highest short-term expense to reconstruct or patch. This type of brick is not widely available and could have a significant cost for materials. In addition, because this type of brick is not uniform in thickness, workers would have to lay each brick by hand, which increases the cost of labor. Long-term costs or cost-per-year estimates are unknown.



*Figure 12: Vitrified clay bricks*

#### **Red Concrete Blocks (Recommended)**

Concrete Brick Street Pavers (Fig. 13)<sup>1</sup> are not historical brick. However, they are a high-quality analog to clay brick streets that have a similar look and feel of brick streets without the expense of installing historic brick. One of the advantages of concrete brick street pavers is that workers are able to use machines to lay the bricks without having to lay them by hand. Concrete brick street pavers are uniform in shape and size, which allows the process to go quicker and at a lower cost. In addition to those factors, concrete brick



*Figure 13: Concrete bricks*

<sup>1</sup> Concrete Paver Systems n.d.

street pavers are more widely available and less expensive than vitrified clay bricks:

### **Red Stamped Concrete (Not Recommended)**

This type of pavement (Fig. 14) utilizes brick-colored concrete that workers place on a street. The workers then stamp the concrete in order to give the appearance of brick. However, the appearance is not authentic, and it would not add to the historical nature of current brick streets. Therefore, this type of pavement is not recommended at this time.



*Figure 14: Brick-stamped concrete*

### **Red Patio Pavers (Not Recommended)**

Manufacturers design patio pavers for patios or walking paths and not for streets. The City should never use these for brick streets. Only one street in the community, University Ave., Clinton Blvd. to White Pl., has this type of brick. As seen in Fig. 15, these pavers wear out and can create hazards on a street. The City will reconstruct this street with one of the two recommended pavement types.



*Figure 15: Patio paver bricks after years of use*

## **7.2. Patching Standards and Details**

This standard pertains to all brick streets, which the City will repair using recommended bricks. Prior to removal of any of the brick street surface, a representative of the Public Works Department will mark the limits for the brick street replacement. During removal of the existing brick street surface, due care shall be exercised to prevent damage to adjacent bricks.

### **Temporary Patching**

Workers will use a gravel patch (Fig. 17) in instances where workers remove bricks for underground infrastructure work, until a patching contract can address the repair. A gravel patch temporarily fixes a problem area without using permanent patch materials such as concrete or asphalt, at a much lower cost than brick patching. Temporary gravel patches will last



*Figure 16: Temporary gravel patch*

about a year, but additional maintenance can stretch the life of the patch until maintenance contracts can address the issue appropriately. Gravel patches should be closely monitored to ensure maintenance isn't needed sooner than expected.

### **7.3. Americans with Disabilities Act (ADA)**

The Americans with Disabilities Act (ADA) was signed into federal law on July 26, 1990. The City's Sidewalk Master Plan describes how the City is moving towards 100 percent compliance with the ADA concerning crosswalks and curbs. However, that is outside of the scope of this document.

#### **Sidewalk and Curb Requirements and Recommendations**

The City's sidewalk system falls under Title II of ADA, which prohibits state and local governments from discriminating against persons with disabilities or from excluding participation in or denying benefits of programs, services or activities to persons with disabilities. Passage of the Americans with Disabilities Act triggered significant changes to the design and construction of pedestrian facilities. Further, workers installed pedestrian curb ramps at most intersections in Bloomington. However, the City's sidewalk system is not yet fully accessible and barriers remain. The ADA has numerous requirements on how workers should construct the City's sidewalks and curb ramps should be constructed in an effort to eliminate barriers for people with disabilities.

While the ADA does not prohibit brick streets, these curb requirements are such that they prohibit building historic curb heights when patching or reconstructing brick streets. It is important to note that workers may have to replace historic and/or sandstone curbs with modern curb measurements and materials in order to comply with the ADA.

#### **Crosswalk Requirements and Recommendations<sup>2</sup>**

As noted by the City of Columbia, Missouri, it is also important that all crosswalks over brick streets, curb ramps, and adjacent sidewalks are ADA accessible. While cities have used modern bricks in recent times to distinguish downtown crosswalks while providing ADA accessibility, crosswalks over brick streets do not have to be brick. The City of Columbia recommends that workers use asphalt or concrete for crosswalks on brick streets.

According to Columbia, Missouri, the Americans with Disabilities Act of 1990 does not require any street material (asphalt, brick or concrete) to meet the same ADA standards as sidewalks, ramps and crosswalks; however, with proper restoration techniques, brick streets can follow sidewalk, ramp and crosswalk design standards for slopes, cross slopes, and surface impediments such as vertical surface discontinuities. The City of Columbia recommends these important design factors: repaired brick streets need to be uniformly placed over a level concrete base to prevent vertical obstructions and tight, sand swept joints are needed to create a smooth surface to limit traveling vibrations.

Additional information on the use of wheelchairs on brick streets can be found in the Complete Streets section.

<sup>2</sup> City of Columbia, Missouri 2015

### **ADA Transition Plan**

ADA also required municipalities with more than 50 employees to implement a plan for enactment. The Sidewalk Master Plan served as an official update to the right-of-way portion of the City's ADA plan. This Brick Streets Master Plan does not seek to specifically address or alter the ADA plan.

### **ADA Coordinator**

The ADA Coordinator must be the single contact person to handle issues and investigate complaints for ADA compliance. The official responsible for implementation of the City of Bloomington's ADA Transition Plan in Public Rights-of-Way is:

Kevin Kothe, P.E.  
City Engineer  
115 East Washington Street  
P.O. Box 3157  
Bloomington, IL 61702-3157  
Telephone: (309) 434-2225  
Email: [kkothe@cityblm.org](mailto:kkothe@cityblm.org)

### **Complaint Process**

The City has a formal complaint process, as required under Title II of ADA. Under the procedure, Public Works evaluates all requests and complaints, documents them and documents responses. Persons with disabilities who require curb ramps -- and any other concerned persons -- are encouraged to contact the Public Works office directly at (309) 434-2225 to ensure that the specific needs of each individual are accurately understood and recorded. Written and e-mailed requests/complaints also are welcomed. The issue and specific locations are then entered into a log and the matter gets referred to the appropriate Engineering administrator for inspection and possible action. The Department of Public Works then coordinates any work and keeps a record of all formal responses to the complainant or requester.

Complaints may be received through a variety of communication methods:

Phone: Department of Public Works (309) 434-2225

Email: [kkothe@cityblm.org](mailto:kkothe@cityblm.org)

Mail: Department of Public Works  
115 East Washington Street  
P.O. Box 3157  
Bloomington, IL 61702-3157

### **Additional Information**

For more information about sidewalk and curb requirements as part of Bloomington's commitment to complying with the Americans with Disabilities Act, see pages 14 through 19 in "A Master Plan for Sidewalks."

#### **7.4. Complete Streets**

A “Complete Streets” ordinance took effect on September 1, 2016. Chapter 38, Article XII, Sections 180-185.1 describe the City’s commitment to Complete Streets. It is important to consider this ordinance when developing additional plans for brick streets. The ordinance currently refers to all streets in the community, including all brick streets. A brick street is not a Complete Street according to the City’s current ordinance.

#### **Advantages and Disadvantages of Brick for Complete Streets Planning**

*Table 2: Advantages and Disadvantages of Brick for Complete Streets Planning<sup>3</sup>*

<b>ADVANTAGES</b>	<b>DISADVANTAGES</b>
Longer lifespan than asphalt.	Cannot withstand heavy traffic
Can be used as a traffic calming element in low-speed environments	Individual bricks become loose and uneven over time and need to be replaced
Provides a nice design element in neighborhoods and historic areas	Tree roots can uplift bricks, which create an obstacle for pedestrians and wheelchair users
	Brick streets and sidewalks are less comfortable for bicyclists and wheelchair users

Keeping this information in mind, and conforming to all current plans adopted by the City, this plan recommends an additional exemption for historic streets as follows:

#### **Section 181.2: Exemption.**

The implementation of Complete Streets practices may not be required if the City of Bloomington determines that one or more of the following conditions exists: 1) the project occurs on a roadway where specified users are prohibited by law; 2) the project involves ordinary maintenance activities such as cleaning, sealing, spot repairs, patching, and surface treatments; 3) the cost of accommodations for a particular mode is excessively disproportionate to the need for accommodation and potential benefit of accommodation; ~~and/or~~ 4) there is clear and quantifiable evidence of a lack of need or lack of increased safety benefits; and/or 5) the street surface is considered a historic street surface. The City of Bloomington may consult local, regional, state, and federal plans and leaders, as appropriate, in assessing exemptions. Exemptions to the Complete Streets policy must be documented in writing, submitted to the Director of Public Works and approved by the City Manager. In the event that consensus cannot be reached between the City Manager and the Director of Public Works, the City Council may make the final determination for an exemption.

<sup>3</sup> Mid-Ohio Regional Planning Commission 2012

## **8. POLICIES AND ORDINANCES**

### **8.1. Utility Cuts**

Utility cuts, which result when pavement is disturbed in order to work on underground infrastructure, are the most common surface disturbance in local streets. Typically, the party that disturbs the pavement must repair or replace disturbed pavement with the same pavement material. However, restoration of brick pavement costs significantly more than patching utility cuts on concrete or asphalt pavement. This is due to the fact that brick replacement, which is labor intensive with relatively fixed per unit costs, cannot compete with the advantage of mechanization and efficiencies of scale allowed through asphalt or concrete patching for streets that are not brick.

In the case of brick street utility cuts, the City will require those that disturb brick pavement to install a temporary gravel patch. In addition, the party will be required to recover brick from disturbed brick streets and on disturbed brick streets overlaid with asphalt or concrete, taking the brick to the City's yard at the southeast corner of East Street and Jackson Street. This requirement will replace the requirement that the party that disturbed the brick must reconstruct the disturbed pavement with brick. Public Works suggests codifying this policy so that it will be enforceable with fines and additional repercussions.

The City will continually work with each utility company, private contractor, and City department, in order to plan around underground infrastructure work. This is to ensure that brick patches are installed as soon as possible and that temporary gravel patches are used minimally. In some cases, this would enable brick to remain at the job site so that it doesn't have to be hauled back and forth from the City's yard. Though streets with utilities running beneath them are less than optimal candidates for preservation, there are no brick streets in the city that are free of utilities. Nearly all of the brick streets have at least one water main and one sewer line running beneath them.

### **8.2. Using Volunteers for Brick Recovery or Bricklaying**

To help reduce the overall cost of repairing or maintaining brick streets, this plan recommends using volunteers for tasks that do not require expertise. Examples include cleaning salvaged brick, stacking salvaged brick, assisting with relaying bricks, and brushing in grout.<sup>4</sup> These tasks typically require a large amount of labor, which is the majority of the cost in repairing or maintaining brick streets. Factors such as the cost of training volunteers, the cost to provide personal protective equipment, and the risk of injury should be considered when using volunteers for this work. Further analysis will need to be done prior to allowing this practice.

<sup>4</sup> West Central Neighborhood Association n.d.

### **8.3. Vegetation Policy**

One of the disadvantages of brick streets is that vegetation can spring up between bricks. Vegetation growth between bricks generally occurs on infrequently used streets (Fig. 18).

Due to environmental concerns, the City will not use plant-killing chemicals on these streets in order to eliminate vegetation. This method creates a risk of damage to the street or a risk of chemical infiltration into water or sewer infrastructure.

While it is possible for street sweepers to make vegetation slightly shorter, street sweepers are ineffective at removing vegetation between bricks.



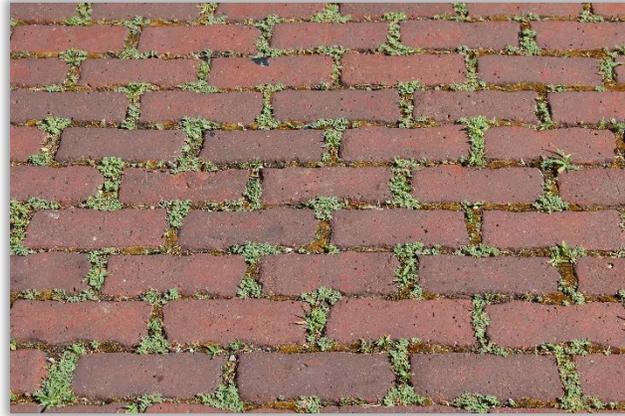
*Figure 18: Effects of driving on vegetation between bricks*

### **8.4. Truck Route Ordinance**

One ordinance to consider with brick streets is to establish truck route restrictions on all brick streets in the City. This would help protect brick streets and make them easier to maintain long-term. Some brick streets, such as White Place, already have this restriction.



*Figure 19: Truck route restriction sign on White Pl.*



*Figure 17: Vegetation between bricks*

As seen in Fig. 19, vehicles driving over vegetation kills it off over time. This means that vegetation would not be as prevalent in driving lanes, but it could grow along the side of a street.

Streets that drivers use more frequently have a lower chance of vegetation growth, but it can still occur. The City will not actively take steps to get rid of vegetation growth between bricks.

### **8.5. Recovering Brick from Brick Streets Overlaid with Asphalt**

At one time, the City of Bloomington had more than forty-five miles of brick streets. Many of those streets were overlaid with asphalt without removing the brick. The Engineering Division found some research on heating asphalt to melt asphalt off of brick, but the process required special equipment.

However, on April 24, 2017 the Engineering Division spoke with John Gavin, co-owner of Gavin Historical Bricks in Iowa City, Iowa. Mr. Gavin's company is a supplier of Purington-brand historic bricks, and it has several million bricks in stock. According to Mr. Gavin, restoration of asphalt-on-brick to brick is a simple process, but it is expensive and labor intensive. It requires a skilled heavy equipment operator and laborers. He was able to provide basic instructions on this process, and the Engineering Division proceeded to test that process at a sewer dig on Grove Street.

It should be noted that the photos show a single strip of road, but a similar process would be used for the entire width of a road section. The final process does not match the photos in that, when performing this process on the entire width of a road section, the backhoe bucket and teeth would have to face away from the backhoe to allow the backhoe to sit on the sand and concrete underneath the brick rather than on the brick that is to be removed. Otherwise, another piece of equipment may be used. Once this process is performed on the entire width of a road section, the photos should be updated.

Grove Street was in good condition underneath the asphalt during this test, which could be atypical. Issues with underground infrastructure may make this process difficult, inefficient, or cost-prohibitive. Each street slated to undergo this process will need to be evaluated to ensure brick recovery is possible. Also, if the bricks were milled, or scraped during an asphalt overlay, they may be able to be reused if turned over.

This section only shows the process for recovering the brick from brick streets overlaid with asphalt, but it does not outline the process for reusing the brick on the same street. For more information on restoring former brick streets to brick streets, please see *Future Considerations: Restoring Former Brick Streets* in this document.



*1. This process requires a backhoe with teeth in good condition or other, similar equipment.*



*2. Lightly scrape over the asphalt surface. The asphalt will peel away without damaging the bricks, if done correctly. There should be little residual.*



*3. Clean residual asphalt from the bricks. Power washing is a common method.*



*4. The street probably has issues. (There was a reason for the asphalt overlay). Most likely, all of the bricks will have to be removed.*



*5. Once the bricks are removed, place them in a pile on the nearby road so that they can be palletized. Alternatively, haul them away to another location to be palletized later.*



*6. Carefully stack undamaged bricks on a pallet on location or at another location, depending on the method used. Count on having to discard 30 percent of the bricks because of various types of damage.*

**Figure 20: Brick Recovery Process**

## **8.6. Storing Excess Bricks**

The Public Works Department Streets and Sewers Division actively salvages bricks just for repair purposes. This includes salvaging brick from places such as alley approaches, which are not part of brick streets. In an effort to have spare bricks for repair work done by city crews, the City of Bloomington will require that utility companies and private contractors who work on streets provide the city with any bricks from any streets with bricks on or under the existing surface and deliver them to our City yards located at the southeast corner of East Street and Jackson Street. Future city contracts will be modified so that this process is included. More details on this process can be found under Utility Cuts.

Excess bricks are currently stored at an outdoor location with limited access. According to the West Central Neighborhood Association, bricks should be stacked on pallets with no more than five layers (or 350 bricks), with each layer facing a different direction than the last.<sup>5</sup> In addition, pallets should be wrapped in shrink wrap to prevent bricks from falling during transport.<sup>8</sup>



*Figure 21: Bloomington's current storage area for brick*

<sup>5</sup> West Central Neighborhood Association n.d.

## **9. PUBLIC INPUT AND COMMUNITY INVOLVEMENT**

The City Council first discussed the Brick Streets Master Plan in April 2017, when council members instructed the Public Works Department to work with the Historic Preservation Commission to create the plan. Public Works received direction from the Historic Preservation Commission at the May 2017 Meeting.

Following the initial meeting with the Historic Preservation Commission, Public Works sent a letter to property owners, residents, and businesses along each of the brick streets in Bloomington. The letter, sent in June 2017, gave information about upcoming public meetings that would discuss the plan. It also included contact information for any questions or concerns. Public Works received several comments via phone and e-mail that were all in favor of preserving brick streets within the community.

The Historic Preservation Commission Meeting in June 2017 was canceled, but, in July 2017, Public Works presented a draft plan and asked for recommendations from the Historic Preservation Commission on topics such as street prioritization and ordinances. Public Works also heard feedback from the public during this meeting.

Public Works met with members of the Historic Preservation Commission in early August 2017 to obtain further feedback on the final prioritization and recommendations. Public Works completed the final draft for the commission's approval on August 10, 2017.

On August 17, 2017 the Historic Preservation Commission unanimously recommended approval of the plan after holding a public hearing and discussing the plan. Three members of the public spoke during the public hearing.

The Planning Commission also held a public hearing on this plan at their meeting on September 27, 2017. The Commission also unanimously recommended approval of the plan.

*More details on the meetings leading up to the final approval of the plan by the City Council will be added to this section as they occur.*



## **10. BRICK STREET ANALYSIS AND PRIORITIZATION**

Public Works staff created a methodology to study brick streets in Bloomington and establish priorities for their preservation, based on the 2009 strategic plan and additional considerations. In 2009, the Public Works Department gathered input from various stakeholders, including the City Council, neighborhood groups and the public. In addition, other communities completed a survey on how they deal with their brick street infrastructure. In 2017, City staff updated the information gathered in 2009 and collaborated with the Community Development Department and the Historic Preservation Commission to examine best practices for analysis and prioritization. The following is a summary of the brick streets categorization process:

- City staff identified existing exposed brick streets. Over the years, workers overlaid at least two full blocks of brick streets with asphalt. In addition, workers overlaid portions of two other blocks of brick streets. A list of streets is available later in this section.
- In 2017, City staff analyzed the condition of the street and given a Brick PASER (Pavement Surface Evaluation and Rating) system rating based on two official PASER scales and one PASER scale developed for sidewalks in the City. Additional information about the PASER system rating methodology can be found later in this section.
- In 2009, City staff utilized satellite imagery within the City's Geographic Information System (GIS) to estimate the numbers of concrete or asphalt patches for each brick street section. City staff then used the GIS to calculate the percentage of the patch based on the total area of each block. Due to time constraints, City staff was unable to update this data. However, City staff only used the patch area as the least important sorting metric for a single category.
- City staff then determined if each block is within a historic district or has the potential to be located in a historic district in the near future. More information on that is available later in this section.
- City staff will enter all of this information into the City of Bloomington's GIS database.

### **10.1. Overall Prioritization Categories**

City staff prioritized all current blocks of brick streets, apart from those that are serviceable and free of non-brick patches, for either reconstruction or patching. In addition, city staff prioritized serviceable brick streets in the event that multiple serviceable brick streets need temporary patches replaced. but funding is limited. The patching and reconstruction categories will each have their own budget, with about 20 percent of the total brick street budget allocated for patching over utility cuts, temporary gravel patches, or asphalt and concrete patches and about 80 percent of the total brick street budget allocated for reconstruction. Serviceable brick streets with necessary temporary patch replacements will take priority and funding before all other streets in the Patch category.

All streets in either the reconstruct or patch categories will undergo further engineering prior to a final determination of reconstruction versus patching. Based on information gathered during that process, Public Works will decide which option would be more cost-effective for each block.

#### **Reconstruct**

If the Engineering Division determines that a prioritized brick street in this category needs to be reconstructed, then the street will be reconstructed so that it reaches a PASER system rating of at least four, and so that it is free of non-brick patches. Typically, a street in this category is unable to be patched to bring it up to a serviceable level, and, therefore, must undergo brick street

reconstruction. The worst streets will be the highest priorities in this category. These brick street sections are a core part of the Brick Street Master Plan and will be a large portion of the overall budget for brick streets.

In order to prioritize streets in this category, brick streets are separated by PASER system rating, from least to greatest. Then, within each PASER system rating table, prioritized streets within historic districts are listed first and then streets within potential historic districts. As a final sorting metric, streets are arranged by total approximate area from greatest to least. The total approximate area is an easy way to determine cost, because a larger total approximate area would cost more to reconstruct than a smaller total approximate area. Other factors help to determine cost, but approximate area is a good quaternary sorting metric for prioritization.

### **Patch**

Within the patching category, temporary patches or utility cuts resulting from underground infrastructure work will be the first to receive funding. Once temporary patches have been replaced, Public Works will begin working on the highest priority streets in the patching category until each street is free of non-brick patches. These brick street sections are near serviceable condition, and would only require brick patching in order to bring them up to serviceable condition. The best streets will be the highest priorities in this category. This strategy will be implemented so that, when the worst Reconstruct category streets are using more funding, the best Patch category streets will require less funding. Then, once the best Reconstruct category streets are using less funding, the worst Patch category streets could use more funding if necessary.

This category is prioritized in a similar manner to the Reconstruct Category, except that brick streets that have been split up by PASER system rating are ranked from highest to lowest rating. Then, streets in historic districts are prioritized higher than streets in potential historic districts, which are prioritized higher than streets in neither type of district. Finally, total area of patch is used as a cost metric, since only patches would be replaced rather than the entire street. Brick streets in this category are sorted by smallest area of patch to largest area of patch.

### **Serviceable (No Patch)**

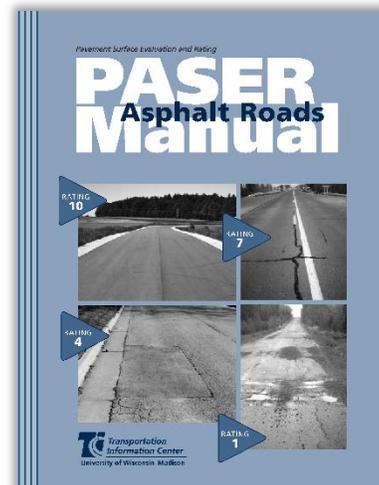
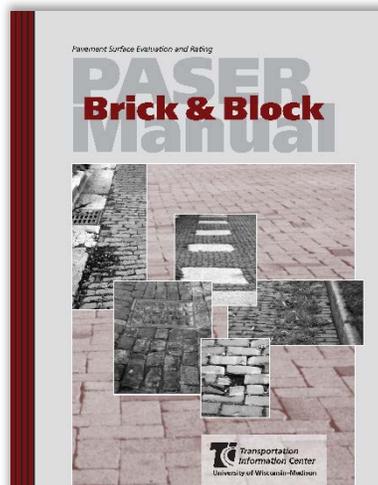
These brick street sections have a PASER System rating of 4 or above and are free of non-brick patches. These streets do not require reconstruction or patching. Streets in this category will be given a prioritization for cases in which more than one street in this category needs a temporary patch replaced. In cases where underground infrastructure work creates a need for brick patching, serviceable (no patch) brick streets will receive funding prior to streets in the Patch category to ensure that serviceable streets remain serviceable. These brick street sections should be monitored to ensure they continue to meet the requirements of a serviceable brick street. Streets in this category may be placed in another category if they no longer meet the requirements for this category.

Streets in this category are sorted in the same manner as streets in the Patch category, but street area and patch area are not taken into consideration, as those metrics are unnecessary with the current list. However, a new prioritization metric will need to be developed as more streets are added to this category.

## 10.2. Brick Pavement Surface Evaluation and Rating (Brick PASER)

To remain consistent with the rating systems used for other infrastructure in the City, Public Works has created a 10-point rating system for brick streets, combining the four-point rating system from the PASER manual for brick and block<sup>6</sup> and the 10-point rating system from the PASER manual for asphalt streets,<sup>7</sup> and the PASER system developed by Public Works for the City of Bloomington Sidewalk Master Plan. The Brick PASER system developed by Public Works should not be confused with the four-point rating system used in the PASER manual for brick and block.

The PASER system of rating the condition of various pavement surfaces was developed by the Transportation Information Center at the University of Wisconsin, Madison, in the 1980's. This center is partnered with the Federal Highway Administration. PASER is currently used by the City to analyze asphalt streets, concrete streets, and concrete sidewalks, but a new system had to be developed so that all three rating systems would align, preventing confusion.



**Figure 22: Covers for “A Master Plan for Sidewalks,” “Pavement Surface Evaluation and Rating PASER Manual: Asphalt Roads,” and “Pavement Surface Evaluation and Rating PASER Manual: Brick & Block.”**

<sup>6</sup> Wisconsin Transportation Information Center 2015

<sup>7</sup> Wisconsin Transportation Information Center 2013

### Ten-Point Brick Street Rating System (Based on PASER)

Surface Rating	General Condition & Defects	Functionality & Aesthetics
<b>10 New</b>	None	Brand new or newly reconstructed. Zero non-brick patches.
<b>9 Excellent</b>	No rutting.	Like new condition. Zero non-brick patches.
<b>8 Very Good</b>	Less than 25% of bricks cracking or spalling. No rutting.	Minor defects caused by weathering. Still looks acceptable. Very good ride. Very few defects. Zero non-brick patches.
<b>7 Good (+)</b>	Over 25% of bricks have minor weathering. 25% to 50% shows minimal cracking along the street. Unevenness, but no rutting.	Weathering and minor defects are becoming visible. Still functional. Good ride. Zero non-brick patches.
<b>6 Good (-)</b>	Moderate aging beginning to be visible. Minimal cracking is visible in over 50% of the street. Very minor rutting may be visible.	Minor defects. Functionality and aesthetics are slightly lowered. Still acceptable. Good ride. Zero non-brick patches.
<b>5 Fair (+)</b>	Less than 25% of the brick street has moderate cracking. Over 50% of the street has moderate spalling. Sunken or settled areas. Broken bricks or blocks. Open joints. Minor rutting.	Ride may be uneven and rough. Might be a hindrance to some vehicles, but functionality acceptable to most. Areas of poor drainage. Zero non-brick patches.
<b>4 Fair (-)</b>	One or more types of defects present extending over 5% to 10% of the surface area of the street. Less than 50% of the street has severe spalling. Less than 50% of the brick street has moderate cracking. Sunken or settled areas. Broken bricks or blocks. Open joints. Rutting causing minor ride issues and drainage issues.	Ride may be uneven and rough. Still usable by most. Lacking aesthetic appeal. Areas of poor drainage. Zero non-brick patches.
<b>3 Poor</b>	One or more types of defects present extending over 10% to 20% of the surface area of the street. Severe spalling and moderate cracking is evident in 50% of the brick street. Sunken or settled areas. Broken bricks or blocks. Open joints. More severe rutting.	Ride uneven and rough. Functionality is almost gone. Negative aesthetics. Areas of poor drainage. Non-brick patches 5% to 10% of surface area. Street needs to be reconstructed.
<b>2 Very Poor</b>	Defects cover 20% to 30% of the surface area. Up to 50% of the brick street has severe cracking. Extreme rutting.	Very rough ride. Not functional. Street needs to be reconstructed. Poor drainage. Non-brick patches 10% to 20% of surface area.
<b>1 Failed</b>	Defects cover more than 30% of the surface area. Complete loss of brick. Over 50% of the brick street has severe cracking. Extreme rutting.	Brick street is impassable. Street needs to be reconstructed. Poor drainage. Non-brick patches 20% to 30% of surface area.

*Table 3: Ten-point brick street rating system (based on PASER)*

### **10.3. Historic District Location**

Brick streets were also prioritized based on whether they were located within one of the City's historic districts. These districts include Downtown Bloomington, Franklin Square, East Grove, Davis-Jefferson, North Roosevelt Avenue, and White Place. A map of these districts is available on p. 37.

#### **Downtown Bloomington Historic District**

Roughly a 12 block area bounded by East, Center, Front and Locust Streets, this district was listed on the National Register of Historic Places in February 1985. Within the Downtown Bloomington Historic District are two properties individually listed on the National Register, The McLean County Courthouse Square (February 1973) and the restored Miller-Davis Law Buildings at 101-103 N. Main and 102-104 E. Front (April 1979).

#### **Franklin Square Historic District**

This district consists of the 300 to 400 Blocks of East Chestnut and East Walnut Streets and the 900 block of North Prairie and North McLean Streets. Franklin Park and the bordering houses were added to the National Register of Historic Places in January 1976. The same area was designated a local S-4 Historic and Cultural District zone by the Bloomington City Council in 1979. This district includes private residences.

#### **East Grove Street Historic District**

This district includes 400-700 East Grove Street and is bounded on the west by Gridley Street and on the east by Clinton Street. Nomination to the National Register for Historic Places was approved in 1987. The District includes two properties already listed on the National Register - the Reuben M. Benjamin House at 510 East Grove Street (1978), and the George Cox House at 701 East Grove Street (1985.) Private residences dominate this district.

#### **Davis-Jefferson Historic District**

This district includes portions of 900-1100 East Jefferson Street and 202 and 204 Davis Street and was designated a local S-4 Historic and Cultural zone by the Bloomington City Council in November, 1984. There is one National Register property in this district at 1005 East Jefferson- The David Davis III and IV House. Private residences dominate this district.

#### **North Roosevelt Avenue Historic District**

This district includes an area bounded by Union Street, West Empire Street, North Lee Street, and North Madison Street. North Roosevelt Avenue is the central street. This is a neighborhood that was built up in the 1870's, a largely working class neighborhood, with Irish and Hungarian immigrants, with historic connections to the Chicago and Alton Railroad shops. There were herringbone brick sidewalks and carriage houses of which some remnants are still to be seen today.

#### **White Place Historic District**

This district includes White Place, Clinton Boulevard, the east side of Fell A venue between Empire and Emerson Streets and the west side of Fell A venue between University and Phoenix. Nomination to the National Register of Historic Places was approved in 1988. Private residences dominate the district.

#### **10.4. Potential Historic District Location**

Based on the City's 2004 Historic Preservation Plan, several neighborhoods have the potential to become historic districts in the future. While brick streets are not located within all of these areas, four of them contain brick streets. This consideration is used to ensure that the prioritization will be up-to-date if these districts become historic districts within the City. These areas include Illinois Wesleyan University, Miller Park, and South Hill. A map of these districts is available on p. 40.

#### **Illinois Wesleyan University**

Located in the north central area of Bloomington, the campus represents some of the promise and belief of the early leaders in their community. It has carried a reputation of excellence as a liberal arts institution since its beginnings in 1850. Several of the campus structures are of notable design.

#### **Miller Park**

The grounds of the park have been the charge of the City since 1887. It has gradually acquired the unique features (the zoo, bridges, monuments, and the large artificial lake), which have contributed to its wide popularity and attractiveness. The park pavilion is one of the most beautiful buildings in Bloomington.

#### **South Hill**

One of the oldest neighborhood areas, it was generally the location of the middle-class German families who came during the 1850's to 1870's. They were active in the commercial and artisan trades of the early community and supported a fully developed subculture of social organizations and newspapers well into the 20th century.

**10.5. Brick Street Data and Prioritization**  
**Reconstruct Category**

Prioritized by City Council (PASER 4)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Monroe St., Clinton St. to Robinson St.	1	16,330	Near East Side Neighborhood	No
PASER 3				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Taylor St., Moore St. to Mercer Ave.	2	13,150	Founders Grove	No
PASER 4				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
University Ave., Clinton Blvd. to White Pl. (Patio Brick)	3	9,505	White Place Historic District	Historic District
Chestnut St., Linden St. to Eugene St.	4	11,575	N/A	N/A
Chestnut St., Eugene St. to Colton Ave.	5	10,883	Northwest	No
Monroe St., Clayton St. to Clinton St.	6	7,649	Near East Side Neighborhood	No
PASER 5				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Evans St., Chestnut St. to Locust St.	7	8,582	Franklin Square	Potential Historic District
PASER 5 (Reconstruct or Patch)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Monroe St., McLean St. to Evans St.	8	9,040	Near East Side Neighborhood	No
PASER 6 (Reconstruct or Patch)				
Brick Street Section	Priority	Approx. Area (Sq. Ft.)	Neighborhood	Historic District or Potential Historic District?
Summit St., Macarthur Ave. to Wood St.	9	12,433	Miller Park	Potential Historic District
Monroe St., Evans St. to Clayton St.	10	7,712	Near East Side Neighborhood	No

*Table 4: Brick Street Data and Prioritization, Reconstruct Category*

## Patch Category

PASER 8					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Chestnut St., Mason St. to Oak St. (Brick Portion)	1			Northwest Union Neighborhood	No
PASER 7					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
East St., Locust St. to Mulberry St.	2	506.8	6.9	Downtown Bloomington?	Potential Historic District
PASER 6					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Jefferson St., Robinson St. to Davis Ave.	3	11.9	0.1	Davis Jefferson Historic District	Historic District
Jefferson St., Colton Ave. to Towanda Ave.	4	1449	7.3	Davis Jefferson Historic District	Historic District
Elm St., Madison St. to Center St. (Brick Portion)	5			South Hill Neighborhood	Potential Historic District
Allin St., Oakland Ave. to Macarthur Ave.	6	112.7	1.6	Miller Park (Frederick Garling house)	Potential Historic District
East St., Division St. to Kelsey St.	7	324.3	3.1	Illinois Wesleyan University	Potential Historic District
Allin St., Macarthur Ave. to Wood St.	8	633.1	4.1	Miller Park	Potential Historic District
Division St., Main St. to East St.	9	43.3	1.1	N/A	N/A
Evans St., Walnut St. to Chestnut St.	10	179.9	2.1	N/A	N/A
Evans St., University Ave. to Graham St.	11	261.3	3	N/A	N/A
East St., Chestnut St. to Locust St.	12	375.9	3.7	N/A	N/A
PASER 5					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Jefferson St., Davis Ave. to Colton Ave.	13	359	1.6	Davis Jefferson Historic District	Historic District
East St., Kelsey St. to Emerson St.	14	85.2	1.4	Illinois Wesleyan University	Potential Historic District
Walnut St., Center St. to Main St.	15	59.7	1.2	Northwest Union Neighborhood	No
Evans St., Graham St. to Empire St.	16	111.8	1.5	N/A	N/A
Evans St., Empire St. to Walnut St.	17	277.4	2.6	N/A	N/A
Jefferson St., Clinton St. to Robinson St.	18	474.3	2.5	Near East Side Neighborhood	No
Chestnut St., Oak St. to Lee St.	19	558.4	6.30	Northwest Union Neighborhood	No
PASER 4					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
East St., Emerson St. to Beecher St.	20	612.6	7.10	Illinois Wesleyan University	Potential Historic District

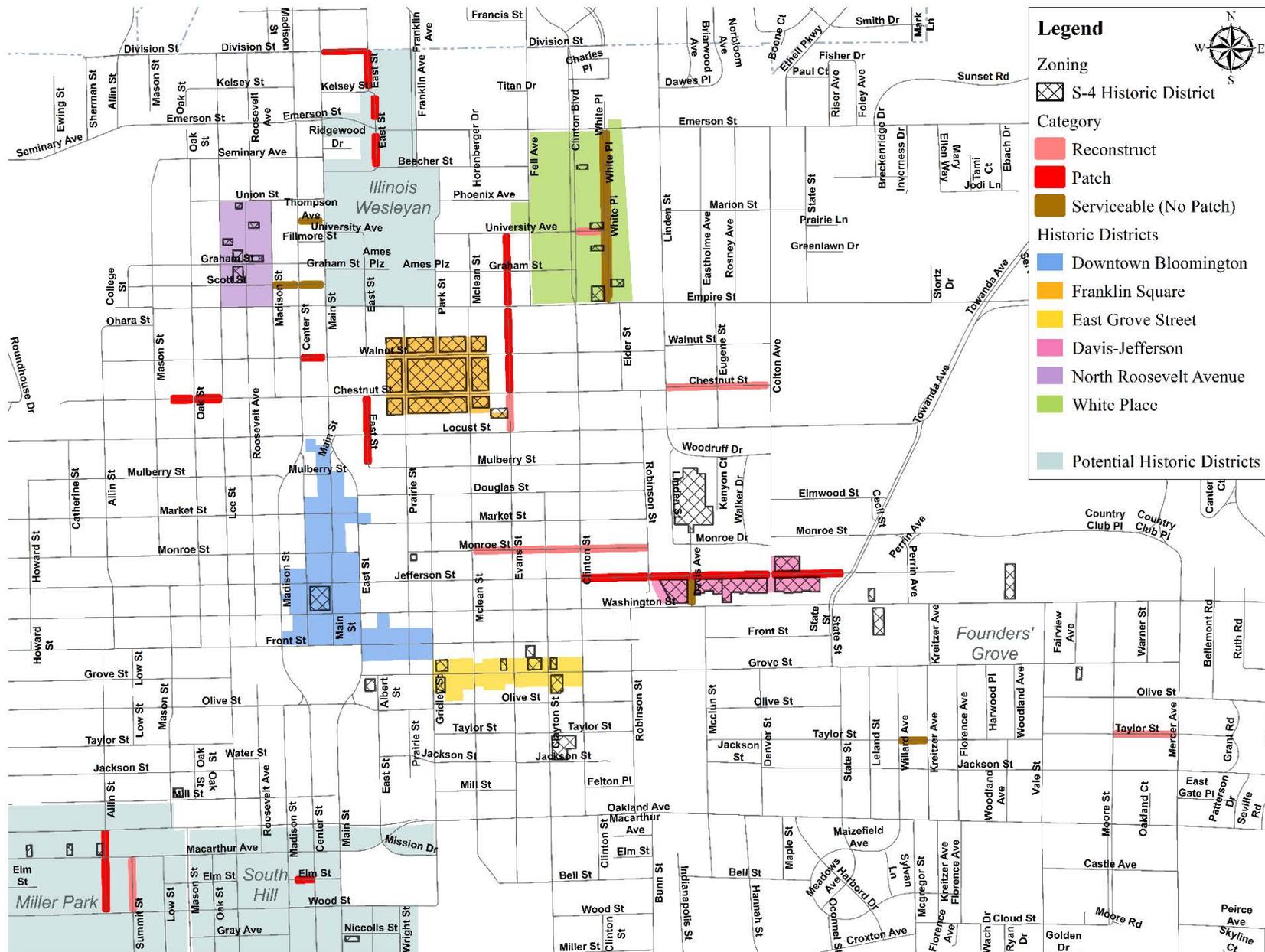
Table 5: Brick Street Data and Prioritization, Patch Category

### Serviceable (No Patch) Category

PASER 10					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Davis Ave., Jefferson St. to Washington St.	1			Davis Jefferson Historic District	Historic District
PASER 8					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Scott St., Center St. to Main St.	2			Northwest Union Neighborhood	No
PASER 7					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
White Pl., Emerson St. to University Ave.	3			White Place Historic District	Historic District
White Pl., University Ave. to Empire St.	4			White Place Historic District	Historic District
Scott St., Madison St. to Center St.	5			Northwest Union Neighborhood	No
PASER 6					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Thompson Ave., Center St. to Main St.	6			Northwest Union Neighborhood	No
PASER 5					
Brick Street Section	Priority	Area of Non-Brick Patch (Sq. Ft.)	Percent of Non-Brick Patch	Neighborhood	Historic District or Potential Historic District?
Taylor St., Willard Ave. to Kreitzer Ave.	7			Founders Grove	No

Table 6: Brick Street Data and Prioritization, Serviceable (No Patch) Category

## 10.6. Map of Brick Streets by Category



Map 2: 2017 map of brick streets by category

## 11. BRICK STREET COST ESTIMATES

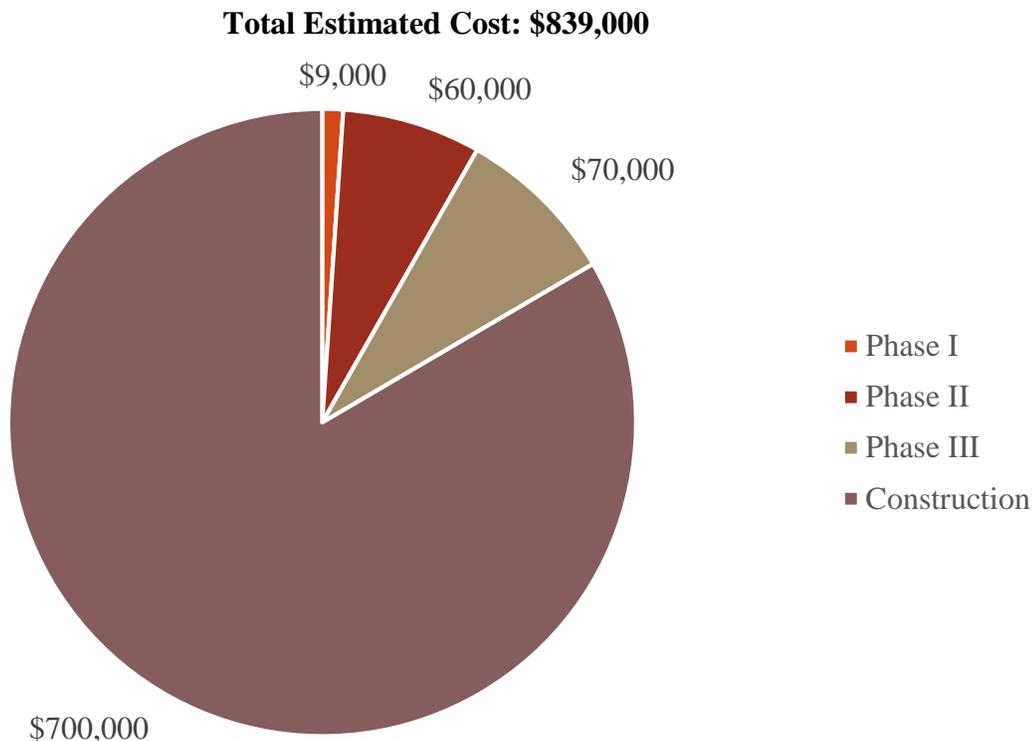
### 11.1. Cost Estimate Methodology

As a baseline, Public Works used the estimate from the first brick street project to calculate costs for the remaining streets that would need either reconstruction or patching. The first brick street project determined by the City Council is Monroe Street from Clinton Street to Robinson Street. Hanson Professional Services, Inc. provided the estimate for this project, which was \$839,000 as of October 2017.

To estimate the cost of the remaining streets that are slated for reconstruction or patching, City staff found that the project on Monroe Street, from Clinton Street to Robinson Street, cost \$51.38 per square foot. The total area of the remaining streets was multiplied by the per square foot cost to come up with an estimated total cost. This calculation was also applied to streets slated for patching, but the area of non-brick patch was multiplied by the per square foot cost rather than the total area. As none of the numbers went higher than the previously-budgeted \$100,000 per year, the patching budget remains the same.

While this is not the best method to budget, it is the best way to budget with only one estimate available. Once additional estimates are available, the budget will be adjusted. The calculations also include 3 percent annual inflation, based on the average Illinois Municipal Departmental Price Index for Streets. All total cost estimates are rounded to the nearest \$1,000, with per square foot costs rounded to the nearest hundredth. Based on this model, the total amount would be \$7.4 million over ten years. Please see the attached financial detail for more information.

*Figure 23: Initial Reconstruction Estimates for 2017 Monroe Street Project*



## **11.2. Ten-Year Spending Plan**

The Brick Streets Master Plan proposes a realistic approach to fund prioritized brick streets within 10 years while also making minor patches and repairs to streets that are not prioritized. The plan requires an increased funding priority from the City Council and it needs consistent funding. In recent years, the City has not dedicated funding to brick streets, which means that the Ten-Year Spending Plan will require a significant amount of funding.

The accompanying chart shows estimated amounts of spending under the Brick Streets Master Plan. In 2017 calendar year dollars, the improvement plan would require a variable amount of funding, based on preliminary estimates from the Monroe St., Clinton St. to Robinson St. project. The estimate provided a per square foot calculation that was applied to all streets to ensure a more accurate spending plan. The plan shows a total of \$7.4 million in brick street repair and maintenance spread over ten years. This assumes a 3 percent increase in the cost of labor, materials, and inflation. This includes for one major reconstruction project per year and contracts for brick patching.

*Table 7: Ten-Year Spending Plan Summary\**

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	
Priority Reconstruction	\$839,000	\$696,000	\$518,000	\$650,000	\$629,000	\$456,000	\$526,000	\$571,000	\$809,000	\$517,000	*Figures may not add, as they are rounded to the nearest \$1,000.
Utility and Priority Patches	\$100,000	\$103,000	\$106,000	\$109,000	\$113,000	\$116,000	\$119,000	\$123,000	\$127,000	\$130,000	
<b>Total:</b>	<b>\$939,000</b>	<b>\$799,000</b>	<b>\$624,000</b>	<b>\$759,000</b>	<b>\$742,000</b>	<b>\$572,000</b>	<b>\$645,000</b>	<b>\$694,000</b>	<b>\$936,000</b>	<b>\$647,000</b>	
<b>Grand Total:</b>	<b>\$7,357,000</b>										

### **Ten-Year Spending Plan Objectives**

#### ***Objective I: Consistently Fund Ten-Year Improvement Plan***

In order to comply with the master plan, it is essential that brick streets receive consistent funding. The goal is to provide funding each year until all brick streets are considered serviceable and have zero non-brick patches. Then, a new funding plan could be established to maintain these streets and look at future considerations outlined in this plan.

#### ***Objective II: Remove and Prevent Non-Brick Patches***

Once all non-brick patches are removed from streets as a part of this plan, the City must continue prohibiting non-brick patches in the future. Temporary gravel patches will be allowed until such time as the City can repair a temporary gravel patch with brick. However, materials such as concrete and asphalt should not be allowed to patch brick streets.

#### ***Objective III: Preserve All Current Brick Streets***

All 3.5 miles of current brick streets must be preserved, according to directives provided by the City Council and the Historic Preservation Commission. Previous policies have allowed non-brick patches or overlaying brick with asphalt or concrete. However, to comply with the goals outlined in this plan, brick streets should no longer be allowed to be overlaid or reconstructed with anything other than approved brick.

**Objective IV: Find the Most Cost-Effective Solution for Each Street**

As the City goes through each prioritized street, a street may need to be reconstructed while in the patch category or patched while in the reconstruct category. Public Works will further analyze each street to determine the most cost-effective solution to upgrade the street to serviceable condition free of non-brick patches. Priorities are subject to change based on further analysis.

**Ten-Year Spending Plan Funding Levels for Brick Streets by Block and Year**

	Priority Reconstruction Amount (\$)	Priority Reconstruction Blocks	Priority Patch Amount (\$)	Priority Patch Blocks
<b>Year 1</b>	\$839,000	Monroe St., Clinton St. to Robinson St.	\$100,000	Chestnut St., Mason St. to Oak St. (Brick Portion)
				East St., Locust St. to Mulberry St.
<b>Year 2</b>	\$696,000	Taylor St., Moore St. to Mercer Ave.	\$103,000	Jefferson St., Robinson St. to Davis Ave.
				Jefferson St., Colton Ave. to Towanda Ave.
<b>Year 3</b>	\$518,000	University Ave., Clinton Blvd. to White Pl.	\$106,000	Elm St., Madison St. to Center St. (Brick Portion)
				Allin St., Oakland Ave. to Macarthur Ave.
<b>Year 4</b>	\$650,000	Chestnut St., Linden St. to Eugene St.	\$109,000	East St., Division St. to Kelsey St.
				Allin St., Macarthur Ave. to Wood St.
<b>Year 5</b>	\$629,000	Chestnut St., Eugene St. to Colton Ave.	\$113,000	Division St., Main St. to East St.
				Evans St., Walnut St. to Chestnut St.
<b>Year 6</b>	\$456,000	Monroe St., Clayton St. to Clinton St.	\$116,000	Evans St., University Ave. to Graham St.
				East St., Chestnut St. to Locust St.
<b>Year 7</b>	\$526,000	Evans St., Chestnut St. to Locust St.	\$119,000	Jefferson St., Davis Ave. to Colton Ave.
				East St., Kelsey St. to Emerson St.
<b>Year 8</b>	\$571,000	Monroe St., McLean St. to Evans St.	\$123,000	Walnut St., Center St. to Main St.
				Evans St., Graham St. to Empire St.
<b>Year 9</b>	\$809,000	Summit St., Macarthur Ave. to Wood St.	\$127,000	Evans St., Empire St. to Walnut St.
				Jefferson St., Clinton St. to Robinson St.
<b>Year 10</b>	\$517,000	Monroe St., Evans St. to Clayton St.	\$130,000	Chestnut St., Oak St. to Lee St.
				East St., Emerson St. to Beecher St.

*Table 8: Funding levels for brick streets by block and year*

### **Consequences of Underfunding**

The consequences of underfunding the Brick Streets Master Plan include delays in brick street patching and reconstruction, continued deterioration of brick streets, increased risk of safety issues arising from the deterioration of brick streets, and a delay in the prioritization of additional brick street projects. While this document is considered advisory, it should be followed closely to avoid these issues. However, should unforeseen circumstances arise that cause underfunding, patching brick streets would take priority over reconstructing brick streets.

### **If More Funds Become Available**

With the large expense of brick streets, it's not expected that more funds will become available. However, brick street repairs planned for future years may be accomplished if more funds become available or if project costs are lower than expected. Funding should focus on upgrading all 3.5 miles of streets to an acceptable rating first. Once that is accomplished, the City should look to the Future Considerations outlined in this Brick Streets Master Plan to continue examining brick streets.

### **Following Up**

The City should take steps to ensure its existing brick streets remain in good shape. The best methods to do so are to continue to inspect all brick streets periodically to ensure brick streets have not been patched with unauthorized materials and to ensure that the PASER system rating remains above four, update policies and procedures as soon as they change, and review the entire plan every five years.

### **11.3. Comparison to Other Pavement Types**

Due to the nature of pavement, it is difficult to determine the overall cost-effectiveness of a particular type of pavement. Factors such as drainage, location, weather, usage, environmental factors, underground infrastructure condition, and unforeseen circumstances make it difficult to state which pavement would last the longest or how much a particular type of pavement would cost per year. Vitrified clay brick pavement or concrete brick pavement may have a higher initial cost, but it is possible for these materials to last longer. Materials such as concrete and asphalt have a lower initial cost, but they may not last as long as the brick pavements. The choice to use brick pavement is more about aesthetics than cost-effectiveness, which overrules any cost differences between brick pavement and non-brick pavement.

## 12. FUTURE CONSIDERATIONS

### 12.1. Additional Analysis and Prioritization Metrics

#### Historical Infrastructure and Historical Street Furniture

The presence of any of the following pieces of historic infrastructure and historic street furniture could be considered as a factor to consider when prioritizing brick streets.

##### *Sandstone Curbs*

Curbs made of sandstone are located along many of the streets in the City. However, many of them are in disrepair or are located along non-brick streets. Sandstone curbs along brick streets that are considered to be in good condition or easily repaired to good condition would be a valuable asset to a historical brick street



*Figure 24: Sandstone curb*

##### *Carriage Walks and Carriage Steps*

Carriage walks are the pathways in the public right of way connecting curbs to sidewalks. Carriage walks were constructed during a time when homes did not typically have a garage or fully utilize off-street parking.



*Figure 25: Carriage walk*

##### *Light Posts*

Historical light posts are another feature along some of the brick streets in the City that could be a consideration. The City uses light posts with a historical look in some areas, but truly historical lamp posts enhance an area that has brick streets.



*Figure 26: Light post*

##### *Gateways and Pillars*

Some brick street areas have various gateways and pillars that are another piece of historical infrastructure.



*Figure 27: Gateway*

### **Alley Driveway Access**

Roads that have alley driveway access, like White Place or parts of Monroe Street, may be prioritized over roads that do not. These roads would be easier to maintain long-term, as those who live along the street would not use it as frequently as those who must access their driveway from the street.



*Figure 28: Alley driveway access*

### **Regeneration Area or Preservation Area Location**

In addition to Historic District location, brick streets could also be evaluated based on location within the Regeneration Area or Preservation Area, determined by the City's Comprehensive Plan.

### ***Regeneration Area***

As identified in the existing conditions analysis and fortified by the community outreach, Bloomington's West Side (or the Regeneration Area) is different in many ways from rest of the community. There is a higher concentration of crime, a concentration of lower income households and a food desert. The assessed values in this neighborhood are declining which makes private reinvestment challenging. The concentration of these and many other social issues not only negatively impact the lives of people living there today but will continue to do so in the future if left untouched. The family and the neighborhood context both have a significant impact on the academic achievement of children. Education has been identified as a major factor that helps break the cycle of poverty. The poor performance of children in the schools serving the Regeneration Area can be attributed to the neighborhood context in that area. This complex multi-directional relationship is explained at a greater length in Chapter 5 in the Comprehensive Plan. The plan calls for a comprehensive and collaborative approach to revitalizing this area.



*Figure 29: Multi-family apartment in Regeneration Area*

### ***Preservation Area***

The Preservation Area has the highest concentration of historical homes, landmarks and other assets, including the White Place, Franklin Square, and East Grove Street National Historic Districts, and the Davis-Jefferson local historic district. It also includes many sites scattered throughout the area. A walk down one of the tree-lined streets in these neighborhoods is a panorama of varied architecture, from lavish Queen Anne to humble Spanish Revival, with carefully manicured lawns and landscapes interspersed with homes awaiting their chance for restoration. While this area is experiencing some private investment, there are concentrated blocks that need attention. The competing interests between historic preservation and the market pressures for conversion or demolition need to be addressed as well. The City's last historic preservation plan was not updated comprehensively for more than two decades. It is critical for the historic preservation plan to be kept up to date. It not only identifies the historic assets but also identified strategies and resources necessary to protect those assets.



***Map 3: Historic Districts and the Preservation Area (Yellow Dotted Line)***

### **Equalized Assessed Value**

The property tax value of a home, or Equalized Assessed Value (EAV), is another factor considered when prioritizing brick streets. Current EAV values on a block can help determine the prioritization based on the current EAV, before repairs begin, or the expected EAV once repairs have been completed. As EAV is a determining factor in how much property tax revenue the City receives, it's important to see how the investment in a brick street could be returned in the form of property tax revenue. The City does not directly use funds from property taxes for streets. However, the property tax revenue gained has the potential to make more funds available for streets.

### **Owner-Occupancy<sup>8</sup>**

Owner-occupancy, which measures how many homes are occupied by owners rather than a third party, can be important to the long-term preservation of brick streets. According to prior research, owner-occupants are more likely to care about the aesthetics of living along a brick street. They will also be the people responsible for cost-sharing in the reconstruction of a brick street.

### **Architectural Integrity<sup>8</sup>**

The ambience of a brick street often relates to the architectural integrity, or architectural purity, of the buildings that make up the neighborhood around the street. Much of the purpose of preserving a brick street is lost if there is nothing the street can relate to in its immediate surrounding. The City currently has a way to measure the architectural integrity of a block. However, should this metric be used, a significant amount of information would need to be gathered in order to rate each street's architectural integrity.

### **Underground Infrastructure Condition**

In the future, this plan will be updated with information on the conditions of water, sanitary sewer and storm water infrastructure underneath each brick street as well as sidewalks along each brick street. These conditions will help Public Works determine when brick streets may be disturbed by utility cuts so that brick streets can be prioritized accordingly.

<sup>8</sup> City of Rock Island, Illinois, 2005

## **12.2. Restoring Overlaid Brick Streets**

As this process uses some of the same steps as the *Recovering Brick from Brick Streets Overlaid with Asphalt* process, outlined earlier in this document, some of the same information will be provided to make it easier to follow the steps without having to refer back to the previous section.

At one time, the City of Bloomington had more than forty-five miles of brick streets. Many of those streets were overlaid with asphalt without removing the brick. The Engineering Division found some research on heating asphalt to melt it off of brick, but the process required special equipment.

However, on April 24, 2017 the Engineering Division spoke with John Gavin, co-owner of Gavin Historical Bricks in Iowa City, Iowa. Mr. Gavin's company is a supplier of Purington-brand historic bricks, and it has several million bricks in stock. According to Mr. Gavin, restoration of asphalt-on-brick to brick is a simple process, but it is expensive and labor intensive. It requires a skilled heavy equipment operator and laborers. He was able to provide basic instructions on this process, and the Engineering Division proceeded to test that process at a sewer dig on Grove Street.

The photos show a single strip of road, but a similar process would be used for the entire width of a road section. The final process doesn't match the photos in that, when performing this process on the entire width of a road section, the backhoe bucket and teeth would have to face away from the backhoe to allow the backhoe to sit on the sand and concrete underneath the brick rather than on the brick that is to be removed. Once this process is performed on the entire width of a road section, the photos should be updated.

Grove Street was in good condition underneath the asphalt during this test, which could be atypical. Issues with underground infrastructure may make this process difficult, inefficient, or cost-prohibitive. Each street slated to undergo this process will need to be evaluated to ensure brick recovery is possible. Also, if the bricks were milled, or scraped during an asphalt overlay, they may be able to be reused if turned over.



*1. This process requires a backhoe with teeth in good condition or other, similar equipment.*



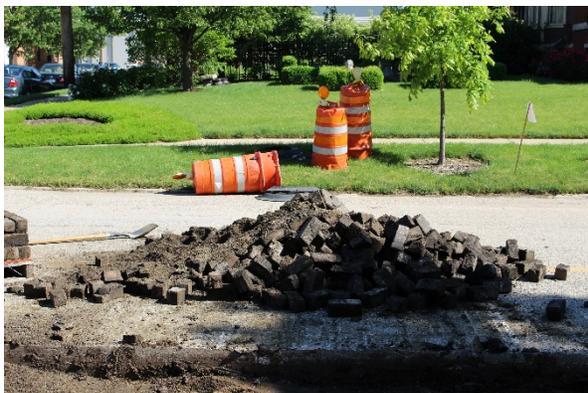
*2. Lightly scrape over the asphalt surface. The asphalt will peel away without damaging the bricks, if done correctly. There should be little residual.*



*3. Clean residual asphalt from the bricks. Power washing is a common method.*



*4. The street probably has issues. (There was a reason for the asphalt overlay). Most likely, all of the bricks will have to be removed.*



*5. Once the bricks are removed, place them in a pile on the nearby road so that they can be palletized.*



*6. Carefully stack undamaged bricks on a pallet. Count on having to discard 30 percent of the bricks because of various types of damage.*

*7. Create a new base. Generally, this is a layer of concrete first, then some type of select granular backfill (sand).*

*8. Re-lay the bricks by hand. It really helps if additional bricks are on hand, since about 30% of the stock has been eliminated.*

**Figure 30: Brick Street Restoration Process**

### **12.3. Establishing Brick Street Districts**

Another idea to consider is designating areas that will have all brick streets. This could be especially important for historic districts in the community, including downtown. Entire blocks or entire districts could be reestablished as brick streets to add further historical aesthetics. Each historic district in Bloomington is described in the Brick Street Analysis and Prioritization section. This will be helpful when exploring this idea further.

One thing to consider with this idea is that some of these districts currently have or will have bicycle infrastructure as part of the City's Bicycle Master Plan. As mentioned in the Complete Streets section, brick streets are not ideal for bicycles or wheelchair traffic and are not considered Complete Streets under the current ordinance. Any street that is included in the Bicycle Master Plan and also part of one of these districts would not be a candidate to be a part of a brick street district, unless an amendment is made to the Bicycle Master Plan.

### **12.4. Examining Historical Curbs**

In the future, Public Works will inventory all curbs along brick streets in order to determine if the curbs are made from historical materials (i.e. sandstone or granite) or modern materials (i.e. concrete). The inventory will also include information such as measurements, condition, and other data that the Department deems necessary.

In addition, Public Works will examine methods to preserve historical materials. Examples of preservation methods include finding ways to reuse the historical materials on the same street project, reuse the historical materials on a different street project, or repurpose the historical materials for use by residents. Public Works will use the first brick street reconstruction project on Monroe St., from Clinton St. to Robinson St., as a pilot project to test curb preservation methods for sandstone curbs located along the block. Using that pilot project, Public Works will propose regulation and best practices for curb preservation.

### 13. CONCLUSION

The City of Bloomington Brick Streets Master Plan affirms the City of Bloomington's commitment to preserving its remaining 3.5 miles of brick streets by creating a comprehensive plan to address the needs of each street block within ten years.

In addition, this plan makes it clear that any bricks that are recovered from current or former brick streets should be saved so that current brick streets can be maintained and so that, looking into the future, more brick streets may be added. Historical vitrified clay brick is a valuable asset to the City, and it should be protected as such.

This plan also encourages adequate funding for each street, as designated by the ten-year spending plan. Many of the City's brick streets are in dire need of repair, and inadequate funding would further threaten the City's brick streets.

Regular updates to this plan are essential to ensuring that brick streets are preserved in the most cost-effective and efficient manner. As suggested earlier in this document, the City of Bloomington Brick Streets Master Plan should be updated as policies change or at least every five years.

Once all current brick streets in the City have been upgraded to an acceptable PASER system rating, the City should create a maintenance spending plan to ensure all current brick streets remain in an acceptable condition. Once that is accomplished, the City should seek additional input from the Historic Preservation Commission and the public with regards to moving forward with items discussed in the Future Considerations portion of this document.



*Figure 31: Close-up of brick pavement on Chestnut St., Oak St. to Mason St.*

## 14. REFERENCES

- City of Columbia, Missouri. 2015. *Brick Streets- Response to Council Questions/FAQs*. Columbia, Missouri, September 9. Accessed June 1, 2017.
- City of Rock Island, Illinois. 2005. *Brick Streets Plan*. Rock Island, Illinois, March 28.
- Concrete Paver Systems. n.d. *Pavers for Highways, Roads, and Streets*. <http://concretepaversystems.com/commercial/streets/>.
- David Davis Mansion Website. n.d. *David Davis Mansion*. <https://www.daviddavismansion.org/>.
- Mid-Ohio Regional Planning Commission. 2012. "Complete Streets Toolkit: A Guide for Central Ohio Communities."
- West Central Neighborhood Association. n.d. *Durable Goods: Restoring Historic Brick Streets*. Fort Wayne, IN: West Central Neighborhood Association.
- Wisconsin Transportation Information Center. 2013. "Pavement Surface Evaluation and Rating PASER Manual: Asphalt Roads." Madison, WI.
- Wisconsin Transportation Information Center. 2015. "Pavement Surface Evaluation and Rating PASER Manual: Brick & Block." Madison, WI.

## **15. APPENDICES**

15.1. Index of Maps.....	51
15.2. Index of Tables.....	52
15.3. Index of Figures.....	53
15.5. Resources for Brick Street History.....	54
15.6. Strategic Plan Vision, Mission, and Core Beliefs.....	55
15.7. Strategic Plan Goals.....	56
15.8. Comprehensive Plan 2035 Vision, Goals, and Objectives.....	57

**15.1. Index of Maps**

Map 1: 2009 Brick Street Prioritization Map ..... 11  
Map 2: 2017 map of brick streets by category..... 36  
Map 3: Historic Districts and the Preservation Area (Yellow Dotted Line)..... 43

## **15.2. Index of Tables**

Table 1: 2009 Brick Street Data and Prioritization.....	10
Table 2: Advantages and Disadvantages of Brick for Complete Streets Planning.....	19
Table 3: Ten-point brick street rating system (based on PASER).....	30
Table 4: Brick Street Data and Prioritization, Reconstruct Category.....	33
Table 5: Brick Street Data and Prioritization, Patch Category.....	34
Table 6: Brick Street Data and Prioritization, Serviceable (No Patch) Category.....	35
Table 7: Ten-Year Spending Plan Summary*.....	38
Table 8: Funding levels for brick streets by block and year.....	39

### **15.3. Index of Figures**

Figure 1: White Pl. at University St.....	1
Figure 2: Highest-rated brick street in Bloomington (PASER 10).....	2
Figure 3: “Comprehensive Plan 2035” cover .....	3
Figure 4: City of Bloomington Mission Statement.....	5
Figure 5: “Strategic Plan” cover .....	6
Figure 6: “Brick Streets Strategic Plan” (2009) Cover.....	7
Figure 7: Brick portion of Elm St., .....	12
Figure 8: Concrete portion of Elm St.,.....	12
Figure 9: Brick portion of Chestnut St.,.....	12
Figure 10: Concrete portion of Chestnut St., .....	12
Figure 11: Condition of Monroe St., from Clinton St. to Robinson St. in Spring 2017 .....	13
Figure 12: Vitrified clay bricks.....	14
Figure 13: Concrete bricks.....	14
Figure 14: Brick-stamped concrete .....	15
Figure 15: Patio paver bricks after years of use.....	15
Figure 16: Temporary gravel patch.....	15
Figure 17: Vegetation between bricks .....	21
Figure 18: Effects of driving on vegetation between bricks .....	21
Figure 19: Truck route restriction sign on White Pl. ....	21
Figure 20: Brick Recovery Process.....	23
Figure 21: Bloomington's current storage area for brick .....	24
Figure 22: Covers for “A Master Plan for Sidewalks,” “Pavement Surface Evaluation and Rating PASER Manual: Asphalt Roads,” and “Pavement Surface Evaluation and Rating PASER Manual: Brick & Block.” .....	29
Figure 23: Initial Reconstruction Estimates for 2017 Monroe Street Project.....	37
Figure 24: Sandstone curb .....	41
Figure 25: Carriage walk .....	41
Figure 26: Light post.....	41
Figure 27: Gateway.....	41
Figure 28: Alley driveway access .....	42
Figure 29: Multi-family apartment in Regeneration Area .....	42
Figure 30: Brick Street Restoration Process .....	46
Figure 31: Close-up of brick pavement on Davis Ave., Jefferson St. to Washington St.....	48

### **15.5. Resources for Brick Street History**

A good introduction to traditional brick-making is found in Harley J. McKee, "Introduction to Early American Masonry," 1973, and a more complete account is given in Heinrich Ries and Henry Leighton, "History of Clay-Working in the United States," 1910.

Sidney Poitier's "The Last Brickmaker in America," which was first broadcast in 2001; is highly recommended and is currently available from several video outlets.

Brick Making machines are covered in Carroll Pursell, "Parallelograms of Perfect Order", *Smithsonian Journal of History* (3) (1968), 19-27.

Two illustrated articles by William D. Walters, Jr. deal with local brick and tile manufacturing: "Abandoned Nineteenth Century Brick and Tile Works in Central Illinois," *Industrial Archaeology Review* 4:1 (Winter 1979-80) 70-80 and "Nineteenth Century Midwestern Brick," *Pioneer America*, 14:3 (1982) 125-134; copies of both are available at the McLean County History Center.

The full text of many turn of the century Paving manuals are now online; a few of the many that mention Bloomington are Edward Gurley Love, "Pavements and Roads," 1890, which includes an analysis of Heafer's bricks on pages 173 and 174; H. A. Wheeler, *Vitrified Paving Brick*, 1910; and George Wilson Tilson, *A Textbook on Brick Paving*, 1917.

Brick street Restoration is discussed in William D. Walters, Jr. and Royce Baier "Brick Streets in Illinois," *Illinois Preservation Series* 12 (1991).

Local research into brick pavement includes an article written by Bill Kemp, Archivist and Historian at the McLean County Museum of History. The article "First brick street in U.S. myth endures in Bloomington" appeared in the *Pantagraph* on September 30, 2012 and is available online. The article discusses the history of brick pavement in the City and disproves a long-believed myth that Bloomington built the first brick street in the United States.

Further local research should continue with the City Engineer's Reports and the paving ordinances contained in the many published volumes of the Bloomington City Council Minutes.

## **15.6. Strategic Plan Vision, Mission, and Core Beliefs**

### **Vision 2025**

Bloomington 2025 is a beautiful, family friendly city with a downtown - the heart of the community and great neighborhoods. The City has a diverse local economy and convenient connectivity. Residents enjoy quality education for a lifetime and choices for entertainment and recreation. Everyone takes pride in Bloomington. Jewel of Midwest Cities.

### **Mission**

The Mission of the City of Bloomington is to be financially responsible providing quality, basic municipal services at the best value. The city engages residents and partners with others for community benefit.

### **Core Beliefs**

Enjoy **S**erving Others

**P**roduce Results

Act with **I**ntegrity

Take **R**esponsibility

Be **I**nnovative

Practice **T**eamwork

Show the **SPIRIT!!**

## **15.7. Strategic Plan Goals**

<b>Goal</b>	<b>1. Financially Sound City Providing Quality Basic Services</b>
Objective	<ul style="list-style-type: none"><li>a. Budget with adequate resources to support defined services and level of services</li><li>b. Reserves consistent with city policies</li><li>c. Engaged residents that are well informed and involved in an open governance process</li><li>d. City services delivered in the most cost-effective, efficient manner</li><li>e. Partnering with others for the most cost-effective service delivery</li></ul>
<b>Goal</b>	<b>2. Upgrade City Infrastructure and Facilities</b>
Objective	<ul style="list-style-type: none"><li>a. Better quality roads and sidewalks</li><li>b. Quality water for the long term</li><li>c. Functional, well maintained sewer collection system</li><li>d. Well-designed, well maintained City facilities emphasizing productivity and customer service</li><li>e. Investing in the City's future through a realistic, funded capital improvement program</li></ul>
<b>Goal</b>	<b>3. Grow the Local Economy</b>
Objective	<ul style="list-style-type: none"><li>a. Retention and growth of current local businesses</li><li>b. Attraction of new targeted businesses that are the "right" fit for Bloomington</li><li>c. Revitalization of older commercial homes</li><li>d. Expanded retail businesses</li><li>e. Strong working relationship among the City, businesses, economic development organizations</li></ul>
<b>Goal</b>	<b>4. Strong Neighborhoods</b>
Objective	<ul style="list-style-type: none"><li>a. Residents feeling safe in their homes and neighborhoods</li><li>b. Upgraded quality of older housing stock</li><li>c. Preservation of property/home valuations</li><li>d. Improved neighborhood infrastructure</li><li>e. Strong partnership with residents and neighborhood associations</li><li>f. Residents increasingly sharing/taking responsibility for their homes and neighborhoods</li></ul>
<b>Goal</b>	<b>5. Great Place – Livable, Sustainable City</b>
Objective	<ul style="list-style-type: none"><li>a. Well-planned City with necessary services and infrastructure</li><li>b. City decisions consistent with plans and policies</li><li>c. Incorporation of "Green Sustainable" concepts into City's development and plans</li><li>d. Appropriate leisure and recreational opportunities responding to the needs of residents</li><li>e. More attractive city: commercial areas and neighborhoods</li></ul>
<b>Goal</b>	<b>6. Prosperous Downtown Bloomington</b>
Objective	<ul style="list-style-type: none"><li>a. More beautiful, clean Downtown area</li><li>b. Downtown Vision and Plan used to guide development, redevelopment and investments</li><li>c. Downtown becoming a community and regional destination</li><li>d. Healthy adjacent neighborhoods linked to Downtown</li><li>e. Preservation of historic buildings</li></ul>

## **15.8. Comprehensive Plan 2035 Vision, Goals, and Objectives**

### ***Vision***

Bloomington, in 2035, unites the vibrant urban core to its diverse neighborhoods. Supported by our quality of life and enduring economic stability, it is the destination community for people and businesses that seek a culture of innovation and entrepreneurship. Residents thrive, surrounded by rich history, arts and culture, lifelong learning opportunities, a healthy environment and an active lifestyle.

### **Goals and Objectives**

#### ***Neighborhoods***

- N-1 Ensure the compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods
- N-2 Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods
- N-3 Improve communication between the City, the citizens and the neighborhood organizations to foster teamwork and community spirit

#### ***Housing***

- H-1 Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington
- H-2 Ensure reinvestment in the established older neighborhoods and compact development of the City

#### ***Education***

- EDU-1 Increased coordination between the City and the school districts to maintain high quality educational opportunities equitably for all students within the City
- EDU-2 Provide life-long skills and learning opportunities for all by investing in excellent schools, colleges and continuous education

#### ***Economic Development***

- ED-1 Ensure a broad range of employment opportunities for all residents
- ED-2 Foster a culture of entrepreneurship
- ED-3 Build and maintain a skilled and employable workforce to meet the needs of the current businesses
- ED-4 Enhance the image of Bloomington as a business friendly community
- ED-5 Enhance tourism based-economic development

#### ***Downtown***

- D-1 Continue to build a healthy Downtown that offers a range of employment, retail, housing, cultural and entertainment opportunities for all
- D-2 Market and promote the unique brand and image of Downtown Bloomington
- D-3 Protect Downtown's historic character and encourage appropriate new development
- D-4 A clean and safe Downtown
- D-5 Continue to develop a multi-modal transportation network in Downtown
- D-6 Reinforce the connections between Downtown and adjacent neighborhoods

### ***Arts, Culture, and History***

- ACH-1 Create a unique identity for the Bloomington area arts and culture scene
- ACH-2 Increase the visibility of the Bloomington arts and cultural scene

### ***Health***

- HL-1 Create a park and green space system that provides for a variety of active and passive recreational and wellness activities for current and future residents
- HL-2 Ensure maximum usage of the City's parks and recreational facilities and associated resources
- HL-3 Ensure a healthy environment and accessibility of parks and open spaces
- HL-4 Continue to develop quality parks and recreational programming for all
- HL-5 Provide access to healthy foods and promote food security to build community

### ***Natural Environment***

- NE-1 Protect and conserve the community's vital natural resources
- NE-2 Create a park and green space system that protects the environment and provides for a variety of active and passive recreational activities for current and future residents of Bloomington
- NE-3 Reduce environmental pollutants
- NE-4 Increase cooperation and coordination among governments, nonprofits and businesses across the region to address shared environmental issues
- NE-5 Provide more efficient and sustainable municipal solid waste management

### ***Social Health/Community Wellbeing***

- CWB-1 End chronic homelessness and reduce the severity of situational homelessness
- CWB-2 End chronic homelessness and reduce the severity of situational homelessness
- CWB-3 Develop a coordinated and efficient system of services that addresses comprehensive needs of children, families and communities

### ***Public Safety***

- PS-1 Reduce crime and the fear of crime
- PS-2 Plan and provide for fire and emergency facilities adequate to protect health, life, safety, livelihood and property for current and future citizenry and businesses in the City
- PS-3 A comprehensive emergency preparedness plan
- PS-4 Intergovernmental Cooperation

### ***Utilities***

- UEW-1 Provide quality public infrastructure within the City to protect public health, safety and the environment
- UEW-2 Promote and facilitate energy conservation and alternate energy generation and resources
- UEW-3 Education and increase public awareness regarding utility, energy and water issues

### ***Transportation***

- TAQ-1 A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode
- TAQ-2 Transit development provides an alternative of choice for the general population and support for the transit-dependent
- TAQ-3 Air transportation serves the needs of local and regional residents and businesses to connect regionally, nationally and internationally
- TAQ-4 Rail transportation serves passenger needs for local and regional residents and businesses to connect regionally, nationally and internationally
- TAQ-5 Safe and efficient movement of freight by motor vehicle, rail and air, in the community and serving local, state, national and international markets
- TAQ-6 Reduce air pollutants and other impacts produced by transportation

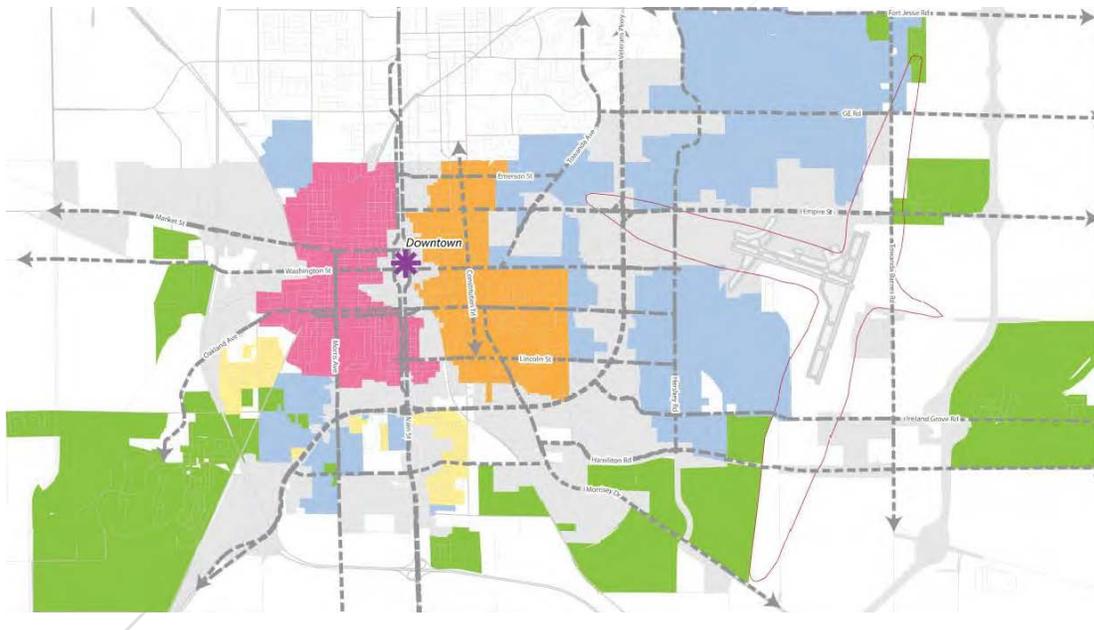
### ***Community Facilities***

- CF-1 Continue to provide quality public facilities and services
- CF-2 Provide public services in a fiscally, socially and environmentally responsible manner
- CF-3 Pursue solutions for unmet and emerging community needs

The City of Bloomington is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis, and 64 miles northeast of Springfield, the State Capital. Bloomington is the County Seat of McLean County, the largest county in Illinois (approximately 762,240 acres). Bloomington (pop. 76,610) is a twin City with the Town of Normal (pop. 52,497). Interstates 39, 55 and 74 converge on Bloomington-Normal, as well as US Route 51 and State Route 9.

The twin cities are also serviced by two major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

Bloomington is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well-balanced. In addition to the major manufacturers and industries, there are two universities, two hospitals, a convention center, one indoor mall, one outdoor mall, and many banks and Savings & Loan Associations located in Bloomington-Normal. The City of Bloomington is one of the fastest growing metropolitan areas in Illinois with an estimated 20.25% increase in population between 1986 and 1995. New construction continues to enhance residential, industrial and commercial growth.



City of Bloomington, Illinois  
109 E. Olive Street  
Bloomington, Illinois 61701  
Phone: (309) 434-2210  
E-mail: [info@cityblm.org](mailto:info@cityblm.org)  
Website: [www.cityblm.org](http://www.cityblm.org)

SUMMARY MINUTES  
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL  
OF BLOOMINGTON, ILLINOIS  
MONDAY, APRIL 24, 2017; 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, April 24, 2017. 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**

**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, Mboka Mwilambwe, Amelia Buragas, Scott Black, Karen Schmidt, Joni Painter, Diana Hauman (Absent), Jim Fruin, and Mayor Tari Renner.

Staff Present: David Hales, City Manager; Steve Rasmussen, Assistant City Manager; Jeffrey Jurgens; Corporation Counsel, Cherry L. Lawson; City Clerk, Brendan Heffner, Chief of Police; Bob Yehl, Water Director; Scott Sprouls, IS Director; Patti-Lynn Silva, Finance Director, Jim Karch, Public Works Director; and other City Staff were also present.

**5. Recognition/Appointments**

- A. Recognition of the outgoing City elected officials: Aldermen Kevin Lower and Jim Fruin
- B. Proclamation declaring April 28, 2017, as “Arbor Day”.
- C. Proclamation declaring May 7 – May 13, 2017 as “Municipal Clerk’s Week”.
- D. Appointment of Jay Groves to the Bloomington-Normal Airport Authority.

**6. Public Comment**

Aaron Len	Karen Kensella	Neil Gridley	Julian Westerhut
Sue Feldcamp	Surena Fish	Brad Williams	Teresa Beitz
Lea Cline	Bruce Meeks	Sherry Graehling	Alton Franklin
Gary Justis			

## 7. Consent Agenda

*Items listed on the Consent Agenda are approved with one motion, and is provided in BOLD, and items that Council pull from the Consent Agenda for discussion are listed with a notation Pulled from the Consent Agenda.*

**Motion by Alderman Schmidt, seconded by Alderman Mwilambwe, that the Consent Agenda be approved, with the exception of Item Nos. 7M, 7T, and 7V.**

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

**Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 7A: Consideration of approving the Minutes of the April 10, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*

The following was presented:

Item 7B: Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$6,352,603.51.

The following was presented:

Item 7C: Consideration of Approving Appointment to Bloomington-Normal Airport Authority.

The following was presented:

Item 7D: Consideration of authorizing amendments to the FY 2016 and FY 2017 Capital Lease Equipment Lists.

The following was presented:

Item 7E: Consideration of approving the purchase of one (1) 2017 Ford F350 with a Utility Service body through the capital lease amendment seen on Consent Agenda Item D for the Facilities Management Division of Administration.

The following was presented:

Item 7F: Consideration of approving the purchase of wireless networking equipment to be installed within the US Cellular Coliseum through the capital lease amendment seen on Consent Agenda Item D.

The following was presented:

Item 7G: Consideration of Approving a Contract with Stark Excavating for the FY 2017 Pump Station Improvements, (Bid # 2017-36) contingent upon the approval of year end budget amendments identified on the regular agenda item 8F.

The following was presented:

Item 7H: Consideration of approving a bid (ReBid #2017-38) and Contract from CAD Construction, Inc. for replacement of the Lake Bloomington Water Treatment Plant Annex Roof.

The following was presented:

Item 7I: Consideration of rejecting all Bids (Bid #2017-39) for Demolition of the City Hall Annex.

The following was presented:

Item 7J: Consideration of the analysis of bids and award of a contract with Stark Excavating, Inc. for the Lake Bloomington Fill Site Restoration Improvements, Bid No. 2017-43.

The following was presented:

Item 7K: Consideration of approving a Request for Proposal (RFP #2017-31) and Agreement with for Golf Professional Instructional Services at the city golf courses between the City and Rick Sellers Golf.

The following was presented:

Item 7L: Consideration of approving a Request for Proposal (RFP #2017-44) and Brush Disposal Agreement between the City and T. Kirk Brush, Inc.

The following was presented:

Item 7M: Consideration of a Resolution supporting rail-banking of Norfolk & Southern right-of-way from Mansfield, IL to Bloomington, IL. ***(Pulled from the Consent Agenda)***

Alderman Lower stated he was going to vote no and did not feel it was the appropriate time to be going down the avenue in which we are going to take on more responsibilities financially.

RESOLUTION NO. 2017 - 12

A RESOLUTION SUPPORTING RAIL-BANKING OF NORFOLK & SOUTHERN RIGHT-OF-WAY FROM MANSFIELD, IL TO BLOOMINGTON, IL

**Motion by Alderman Black, seconded by Alderman Schmidt, that a resolution supporting the rail-banking of Norfolk & Southern right-of-way from Mansfield, IL to Bloomington, IL be passed, and that 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

Item 7N: Consideration of a Resolution approving a cost modification associated with the Professional Engineering Services Agreement with Hanson Professional Services, Inc. for Professional Engineering Design Services for Lake Bloomington and Evergreen Lake Emergency Action Plan Preparation, RFQ No. 2014 – 23.

RESOLUTION NO. 2017 -13

A RESOLUTION AUTHORIZING A CHANGE ORDER  
IN THE AMOUNT OF \$24,200.00 IN THE CONTRACT BETWEEN THE  
CITY OF BLOOMINGTON AND HANSON PROFESSIONAL SERVICES, INC.

The following was presented:

Item 7O: Consideration of approving a Resolution waiving the formal bidding process and enter into a contract for the purchase of Replacement Parks, Recreation and Cultural Arts Management Software with Maximum Solutions, Inc. in the amount of \$32,700.

RESOLUTION NO. 2017 – 14

A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING  
REQUIREMENTS AND APPROVING THE PURCHASE  
OF RECREATION SOFTWARE AND HAS IDENTIFIED MAXGALAXY SOFTWARE  
FROM MAXIMUM SOLUTIONS

Regular City Council Meeting Minutes  
Bloomington City Council Regular Meeting  
Monday, April 24, 2017; 7:00 PM

The following was presented:

Item 7P: Consideration to approve the grant agreements for the Illinois Housing Development Authority's Single Family Rehabilitation Program (IHDA SFR) and Abandoned Property Program (IHDA APP) in the amount of \$236,250 by Resolution authorizing the Mayor to sign and submit the agreements to IHDA.

*RECOMMENDATION: That Council approve the Resolutions identified below allowing the Mayor to sign and submit the IHDA SFR and IHDA APP grant agreements:*

- 1. A Resolution Accepting a Grant from the Illinois Housing Development Authority's Single Family Rehabilitation Program; and*
- 2. A Resolution Accepting a Grant from the Illinois Housing Development Authority's Abandoned Residential Property Municipal Relief Program*

RESOLUTION NO. 2017-15

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S SINGLE FAMILY REHABILITATION PROGRAM

RESOLUTION NO. 2017-16

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S ABANDONED RESIDENTIAL PROPERTY MUNICIPAL RELIEF PROGRAM.

The following was presented:

Item 7Q: Consideration of Resolutions approving grant agreements for the Illinois Historic Preservation Agency's (IHPA) CLG Matching Grant Program.

RESOLUTION NO. 2017-17

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HISTORIC PRESERVATION AGENCY CLG MATCHING GRANT PROGRAM

The following was presented:

Item 7R: Consideration of an Intergovernmental Agreement by and Between the Illinois Office of the Comptroller and the City of Bloomington Providing for the City to Participate in the Comptroller's Local Debt recovery program.

The following was presented:

Item 7S: Consideration of adopting an Ordinance for Case SP-03-17, a petition requesting approval of a Special Use Permit for Duplexes in the R-1C, High Density Single Family Residential District for the property located at 603 Seminary Ave.

ORDINANCE NO. 2017-27

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A  
DUPLEX in the R-1C DISTRICT  
FOR PROPERTY LOCATED AT: 603 Seminary Avenue

The following was presented:

Item 7T: Consideration of a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District. ***(Deferred to the next Council Meeting Agenda.)***

The following was presented:

Item 7U: Consideration of an Ordinance Amending Bloomington City Code Chapter 39 Taxation.

ORDINANCE 2017 - 28

AN ORDINANCE AMENDING CHAPTER 39 OF THE CITY CODE  
ON LOCAL TAXES

The following was presented:

Item 7V: Consideration of an Ordinance approving the Salary of the City Manager. ***(Pulled from the Consent Agenda)***

Alderman Lower stated that he does not disagree that in many instances our City Manager has done an outstanding job with many things; however, we are continuing to disregard our current economic situation in our community and we are setting a precedent for the rest of the employees of the City. He stated he would be voting no though he deserves it.

ORDINANCE NUMBER 2017-29

AN ORDINANCE ESTABLISHING THE SALARY FOR THE CITY MANAGER

**Motion by Alderman Schmidt, seconded by Alderman Painter that the Ordinance Approving the Salary for the City Manager and Providing for Retroactive Payment be approved, and the Mayor and City Clerk be authorized to execute the Ordinance.**

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

**Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

Item 7W: Consideration of an Ordinance Budget Amendment approving Actuarial Valuation for Other Post-Employment Benefits (OPEB) Services in the amount of \$9,000 with Arthur J. Gallagher as a limited source provider.

ORDINANCE NO. 2017 – 30

AN ORDINANCE AMENDING THE BUDGET ORDINANCE  
FOR THE FISCAL YEAR ENDING APRIL 30, 2018

The following was presented:

~~Item 7X: Consideration of an Ordinance Budget Amendment approving Actuarial Valuation for Other Post-Employment Benefits (OPEB) Services in the amount of \$9,000 with Arthur J. Gallagher as a limited source provider.~~ Duplicate agenda item

The following was presented:

Item 7Y: Consideration of accepting a bid (Bid #2017-42) from CAD Construction, Inc. for construction of the Police Training Facility Addition in the amount of \$537,100.

**8. “Regular Agenda”**

The following was presented:

Item 8A: Consideration of an Ordinance Waiving the Building Permit Fees for the McLean County Law and Justice Center expansion at 104 W. Front Street. (*Presentation by Tom Dabareiner, Community Development Director 5 minutes, Council discussion 5 minutes.*)

Mr. Dabareiner stated McLean County government and the Public Building Commission are looking to expand and renovate the jail and the value of that project is about 36 million dollars. They are requesting a fee waiver for the building fees. The staff has endorsed the concept of a fee waiver for approximately \$100,000, largely because we are moving public money from one government to another government.

Alderman Lower asked Mr. Dabareiner to provide a rough outline of those fees that if it were a private entity.

Mr. Dabareiner stated that it is based really largely on the value of the project where a lot of our fees are based. The City would look to waive approximately \$100,000 to \$110,000 in building fees minus the \$9,300 ± for the contracted review.

Alderman Schmidt asked why the City would not have taken this out of its portion of the sales tax that we are providing for this project.

Mr. Dabareiner stated that that was not really his field to answer.

Mr. Hales stated the quarter percent of the sales tax increase is already earmarked for this project. Right now with their budget for the project, they are seeing a very tight financial situation. Even with the money the City contributed with the sales tax, they are just dealing with a very tight budget on the project and seeking some additional assistance by waiving some of those internal costs that we would be absorbing as we continue to review and do inspections. He stated that Bill Wasson, County Administrative, was present and could better answer that question.

Mr. Wasson stated that there has been a general history of fee waivers that have been provided for public projects within the community for public good. We will be paying the detention fees on this project.

#### ORDINANCE NO. 2017 - 31

#### AN ORDINANCE WAIVING VARIOUS BUILDING FEES ASSOCIATED WITH THE MCLEAN COUNTY LAW & JUSTICE CENTER EXPANSION AT 104 E. FRONT STREET

**Motion by Alderman Black, seconded by Alderman Lower, that an ordinance waiving the building permit fees for the McLean County Law and Justice Center expansion at 104 W Front Street be adopted and that 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8B: Providing staff with direction on repairing, replacing, or resurfacing Monroe St from Clinton St to Robinson St. *(Presentation by David Hales, City Manager and Jim Karch, Public Works Director 5 minutes and Council discussion 10 minutes.)*

Mr. Karch provided an overview of Monroe Street resurfacing. City staff originally received petition from 14 residents along Monroe in this area. There are about 24 homes in here. The request was for the City to resurface Monroe between Clinton and Robinson. We received additional feedback from citizens. That feedback allowed us to bring this brick-street plan back to Council. The section of Monroe is in deteriorated condition such that it needs to be restored completely or needs to be resurfaced. Sewer repairs in this area have made this street significantly worse than it was nine years ago. Staff is committed to revisiting the area next year. He expressed appreciation to the Historic Planning Commission, and acknowledged previous working relationship with them. If we do this, it is important as Council to determine how that gets paid for.

Alderman Buragas asked about the graft that was presented.

Alderman Lower stated that soil compaction, soil type, how we prepare that really, on both types of streets, impacts the costs and the longevity of both.

Mr. Hales stated that if you look at these options, it would be very beneficial for the City to go through a process where we can bid out a brick street to obtain current cost in the present day.

Alderman Black stated it does require some analysis. He stated that there is a lot of evidence to suggest that brick streets improve a home's value. Residents ask what can we do to make our historic core look better and what can we do to invest in our historic core?

Alderman Schmidt stated that she was very supportive of doing the brick work on East Monroe Street. She would like to see the Historic Preservation Commission get involved and not just by taking the brick street plan back to them. It is more than brick streets. It is our curbing; it is our carriage walks and all the other historical structures.

Alderman Sage stated, expressed concern that the City has not put out an RFP for the work, and he needed some help understanding the logic where we would commit to something that we think is a high end estimate at half a million dollars without at least even having a quote as some basis of good decision making. These are estimates at best and they may come in less, they could come in more. Council voted to approve our FY18 budget at the last meeting, and he is troubled that this was not included in budget. Is this something that would be pulled out of the unreserved fund? There are two open-ended questions and this is the logic behind moving forward with this without having some reasonable estimation of cost by way of quote and where does this money come from?

Mr. Hales stated that even as you look at these three motions, none of the three commits the City to a contract that would actually move ahead with reconstructing Monroe as a brick street. All three motions really just set the stage to moving in the direction of one way or another, 1, 2 or 3 getting bids. Then the City can come back to the Council and give you a definitive cost to re-brick that street. Secondly, staff tried to make ensure that if there was a street that was little different than a routine resurfacing – asphalt resurfacing on top of an asphalt street, we would remove it and have that for separate discussion of the Council.

Mayor Renner stated that essentially this would have to come back to us once we got firm numbers anyway.

Alderman Buragas stated that it might be helpful to point out that these numbers are not just guesses. They are Springfield's.

Mr. Karch stated that they had \$6 million dollars they committed over three years.

Alderman Buragas stated that those are the actual bid numbers they received for restoring their brick streets. They had a lot more than we did.

Alderman Fruin stated that we have identified one block and if Monroe is the block that is most needed, then great but we have three and a half miles of brick streets, so this Council going forward is going to have to have some kind of strategy plan. With that additional cost comes either offsetting new revenue or cutting expenses or whatever the case might be.

*RECOMMENDATION: That the Council make a determination regarding the potential resurfacing/repair of Monroe Street from Clinton Street to Robinson Street by approving one of the following motions:*

*MOTION ALTERNATE 1: That City staff be directed to move forward with design, planning, and bidding for the repair of brick or replacement of brick with new brick.*

*MOTION ALTERNATE 2: That City staff be directed to move forward with the inclusion of Monroe Street in the 2018 Street & Alley Repair Program and that the City Manager and City Clerk be authorized to execute the necessary documents.*

*MOTION ALTERNATE 3: That a decision on whether Monroe Street should be included in the 2018 Street & Alley Repair Program or its brick repaired or replaced be tabled and brought back to the Council with more data on the costs and benefits associated with brick streets, and bring back the Brick Street Master Plan for final consideration and approval.*

**Motion by Alderman Buragas, seconded by Alderman Schmidt, that staff be directed to move forward with design, planning, and bidding for the repair of brick or replacement of brick with new brick on East Monroe, and empower the Historic Preservation Commission to take the 2009 Plan to come up with an implementation structure and strategy with a recommendation from them as to how the City move forward to ensure the project is not completed in a piece-meal fashion; but having a comprehensive plan to effectively address brick roads in the Bloomington community.**

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8C: Consideration of Approving:

*(Presentation by Jim Karch, Public Works Director 5 minutes, Council discussion 10 minutes.)*

- a. Contract with Rowe Construction for the FY 2018 General Resurfacing Program, (Bid # 2017-23).
- b. Contract with Rowe Construction for the FY 2018 Street & Alley Repair Program, (Bid # 2017-24).
- c. Contract with J. G. Stewart Contractors, Inc. for FY 2018 Sidewalk Replacement and Handicap Ramp Program, (Bid #2017-25).

Mr. Karch stated, we try to bid the street and resurfacing contract early on in the construction season so that we can complete the resurfacing work by November 17th. The sidewalk work is also bid in tandem with that so that we can complete the majority of it during the construction season. This year we have broken up the contract – general resurfacing, street and alley repair – we have broken those a part to encourage some extra bidders beyond just one. We have not been receiving more bids than one over the past few years.

Alderman Lower asked, from a cost standpoint, when we bid out something like this, are we working with the County and are we working with Normal so that we have consistency in the amount that we are asking our contractor if it is a single contractor to do so that there is not an ebb and flow in the amount of work that he is actually performing on an annual basis.

**Motion by Alderman Painter, seconded by Alderman Lower, that 1) the unit prices from Rowe Construction for the FY 2018 General Resurfacing Program in the amount of \$2,080,000.00, be accepted, the contract approved; 2) the unit prices from Rowe Construction for the FY 2018 Street & Alley Repair Program in the amount of \$1,590,762.00, be accepted, the contract approved; and 3) the unit prices from J. G. Stewart Contractors, Inc., for the FY 2018 Sidewalk Replacement and Handicap Ramp Program in the amount of \$820,000 be accepted, the contract be approved, and the City Manager 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8D: Consideration of approving a Professional Services Contract with CDM Smith, Inc. for Professional Engineering Services related to the Water Department Infrastructure Master Plan, (RFQ #2017-26). *(Presentation by Bob Yehl, Water Department Director 10 minutes, Council discussion 10 minutes.)*

Mr. Yehl stated, the Master Plan is a Priority-Based Comprehensive Asset Management Plan. It will help us determine the level of service for our customers by diving deep into our existing infrastructure in determining what the priorities are moving forward. It will provide a 20-year plan as we move ahead.

Alderman Lower asked Mr. Yehl to provide the Council with the number of miles of deliverable infrastructure the City has, and how quickly that decays and the forecast for what we really should be looking at doing.

Mr. Yehl stated we have approximately 350 plus miles of distribution mains. We also have a number of mains that run in from the water treatment plant to town. If you take even \$100 a linear foot to install that, it is hundreds of millions of dollars of infrastructure, just for the mains themselves.

**Motion by Alderman Painter, seconded by Alderman Schmidt that the Professional Services Contract with CDM Smith, Inc. for Professional Engineering Services related to the Water Department Infrastructure Master Plan in the amount not to exceed \$431,600.00 be approved and the City Manager 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8E: Consideration of approving a Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan, (RFP#2017-27.) *(Recommend that the Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan in the amount not to exceed \$114,999.00 be approved and the City Manager and City Clerk be authorized to execute the necessary documents.) (Presentation by Jay Tetzloff, Parks, Recreation and Cultural Director 10 minutes, Council discussion 10 minutes.)*

Mr. Tetzloff stated, there are a total of six companies that are coming together as a team. This Master Plan is for the citizens. The last plan was done in 1997 in terms of comprehensive plan and was updated in 2005 with a focus just on the east side and then was updated in 2009.

Alderman Mwilambwe stated one of the things that is really important to him is diversity, and we are much more diverse than we were 20 years ago. He also wanted to be sure that we think about duplication to try to avoid that given what Normal has. He stated that he had noticed that it is very difficult during the winter to get space for different sports. We need to think about all the possibilities that we can accommodate and then we can discuss funding later.

**Motion by Alderman Black, seconded by Alderman Buragas that the Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan in the amount not to exceed \$114,999.00 be approved and the City Manager and City Clerk be authorized to execute the necessary documents.**

Alderman Fruin stated he is very supportive of Scott's motion and plans to vote for it, and would promote doing a joint comprehensive parks study with the Town of Normal. If we are going to progress, I think we need to do things together.

Alderman Black stated the neighborhood around there wants to see something major done with O'Neal pool and put his plug in again for a wave pool.

Alderman Lower stated that looking into the future, that the private sector will be considered when it comes to one of these large areas.

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8F: Consideration of an Ordinance approving a Contract to purchase the four (4) parking lots owned by Frontier Communications south of the BCPA and east of East Street. *(Presentation by David Hales, City Manager and Austin Grammer, Economic Development Coordinator 5 minutes, Council discussion 10 minutes.)*

Mr. Hales thanked Mr. Grammer for all his work and many others as we bring forth tonight a purchase agreement with Frontier Communications to acquire some very significant parcels which are critical not only for parking our BCPA and Creativity Center but also tie-in with our comprehensive plan as it looks down the road on multiple uses for some of these properties in and around the northeast quadrant of the downtown.

Mr. Grammer stated the four lots are a combined total around 165 parking spaces as presently configured. Research and conversations with BCPA staff indicate that there are currently only 100 parking spaces on city-owned lots that service the BCPA. Eight-six of those spaces are in the Creativity Center parking lot just north of the BCPA. We definitely have a parking deficit for the BCPA. One of the main complaints of patrons of the BCPA is the lack of parking or the considerable distance that they have to walk.

#### ORDINANCE 2017 - 32

AN ORDINANCE APPROVING A CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE LOCATED AT 206 DOUGLAS STREET, 509 N. EAST STREET, 209 DOUGLAS STREET AND 222 E. MARKET STREET, ALL IN BLOOMINGTON, ILLINOIS

**Motion by Alderman Schmidt, seconded by Alderman Black, the Ordinance approving a contract to purchase commercial real estate located at 206 Douglas Street, 509 N. East Street, 209 Douglas Street and 222 E. Market Street, all in Bloomington, Illinois, 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8G: Fiscal Year 2017 Year End Budget Amendment and Ordinance. *(Presentation by David Hales, City Manager and Patti-Lynn Silva, Finance Director 5 minutes, and Council discussion 5 minutes.)*

Mr. Hales stated because FY17 also represents the end of the first year with our coliseum being managed by VenuWorks, which is a critical transitional or foundational year for the change in management, so we did want to bring to your attention what that general fund financial assistant has been to the coliseum this past year which is one of those significant budget amendments.

ORDINANCE NO. 2017 – 33

AN ORDINANCE AMENDING THE BUDGET ORDINANCE  
FOR THE FISCAL YEAR ENDING APRIL 30, 2017

**Motion by Alderman Painter, seconded by Alderman Black that the Budget Amendment is approved and the Ordinance is passed, 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 Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8H: Consideration of a Resolution authorizing City staff to pursue a Washington Street Amendment to the 2015 City of Bloomington Bicycle Master Plan. *(Presentation by David Hales, City Manager 5 minutes, and Council discussion 5 minutes.*

Mr. Karch stated that two years ago Council approved the City of Bloomington Bike Master Plan, the first one is still in existence. Since that time, the Council has continued to support progressive movement in an expedient manner to move forward with bike accommodations within the City. The issue we are talking about tonight is amending this plan.

Alderman Lower asked when the last date that Washington Street was resurfaced.

Mr. Karch stated it is hodge-podge all across Washington. Over by Veterans Parkway that has been a long time.

Alderman Buragas stated that this particular plan in some areas will not require any resurfacing to accomplish and would just require putting additional lines on the pavement.

#### RESOLUTION NO. 2017 – 18

#### A RESOLUTION AUTHORIZING CITY STAFF TO PURSUE A WASHINGTON STREET AMENDMENT TO THE 2015 CITY OF BLOOMINGTON BICYCLE MASTER PLAN

**Motion by Alderman Buragas, seconded by Alderman Black that the Resolution authorizing City staff to pursue a Washington Street Amendment to the 2015 City of Bloomington Bicycle Master Plan be adopted 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, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.**

**Nays: Alderman Lower**

**Motion carried.**

#### **9. City Manager's Discussion**

Mr. Hales congratulated Ms. Cherry Lawson and her graduation from the Multicultural Leadership Program. She was also a graduate of a recent Bloomington 101. A week from tonight we do have the swearing in ceremony. He thanked all the staff for their efforts.

#### **10. Mayor's Discussion**

Mayor Renner thanked and congratulated Ms. Cherry Lawson for being so involved in so many different ways to really learn the community. He congratulated Alderman Fruin and Alderman Lower for all their work.

**11. City Aldermen’s Discussion**

Alderman Fruin welcomed the new Council members. He thanked Mr. Hales for his leadership and the team. He wished his colleagues, Council members and the Mayor the best. It is a very difficult job with tough decisions.

Alderman Sage thanked the staff for what they do.

Alderman Lower encouraged anyone who has the ability to get involved in public service. We have an excellent staff and a wonderful community.

**12. Executive Session – *Cite Section***

**13. Adjournment**

**Motion made by Alderman Schmidt, seconded by Alderman Painter, to adjourn the meeting at 9:14 p.m.**

**Motion carried (viva voce).**

**CITY OF BLOOMINGTON**

**ATTEST**

---

Tari Renner, Mayor

---

Cherry L. Lawson, City Clerk

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, MAY 18, 2017 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Mr. Levi Sturgeon, Ms. Lea Cline, Mr. Gabe Goldsmith

**MEMBERS ABSENT:** Mr. John Elterich, Ms. Ann Bailen

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:05 P.M.

**ROLL CALL:** Ms. Simpson called the roll and with four members present there was a quorum.

**PUBLIC COMMENT:** No public comment.

**MINUTES:** The Commission reviewed the minutes of the April 20, 2017 meeting. Ms. Cline corrected a scrivener's error on page 3. Mr. Sturgeon made a motion to approve the minutes as corrected; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

**REGULAR AGENDA:**

**BHP-03-17 Consideration, review and approval of a Certificate of Appropriateness for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).**

**BHP-04-17 Consideration, review and approval of a Funk Grant for \$2725.00 for repairing the rotted bases of existing columns and replacing rotten rails and spindles of the front porch at 606 E. Grove Street, Charleston Stevenson House; late Victorian Style, c. 1903, East Grove Historic District (NC).**

Chairperson Graehling introduced cases BHP-03-17 and BHP-04-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness and the Funk Grant request of \$2725.00. Ms. Simpson described the zoning. She mentioned that at the time of the original East Grove District Survey this home was considered noncontributing however, since then the home has regained historic importance. Ms. Simpson provided a brief

overview of the restoration efforts conducted by the current homeowners. Ms. Simpson described the scope of work presented in the Certificate of Appropriateness and grant applications. She explained staff determined the Secretary of the Interior's Standards to be met. She stated that staff would like to see the final porch primed and painted or finished since it is visible from the street.

Terri Clemons, the petitioner, 606 E. Grove St, stated that when she bought the home the porch was enclosed. She explained that she has since removed the porch and discovered the railings which were constructed of indoor wood. She explained a woman who lived at the home presented pictures of the house from 1950 that show the original porch and they have found spindles that match the original. Mr. Sturgeon asked if Ms. Clemons intends to keep the decorative eye. Ms. Clemons explained that they do not intend to keep that feature. Chairperson Graehling and Mr. Sturgeon agreed the decorative eye was not a necessary feature to keep. Chairperson Graehling applauded Ms. Clemons on her contributions to historic preservation and the restoration of this home.

Ms. Cline motioned to approve case BHP-03-17, a Certificate of Appropriateness for porch repairs at 606 E. Grove St.; seconded by Mr. Goldsmith. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Goldsmith—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

Ms. Cline motioned to approve case BHP-04-17, a Funk Grant in the amount of \$2,725.00 for porch repairs; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

**BHP-05-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof and tuck-pointing the chimney at 905 N. McLean Street, Frank Baker House, Queen Anne Style with Georgian Revival Influence; c. 1894, Franklin Square Historic District.**

Chairperson Graehling introduced case BHP-05-17. Ms. Simpson presented the staff report and explained staff is recommending in favor of the Certificate of Appropriateness. Ms. Simpson described the home and the Franklin Park Historic District. She explained the home has a slate roof but the homeowner stated that they are unable to afford the maintenance required of a slate roof. She stated the homeowner is requesting to remove the slate roof and replace it with asphalt shingles that resemble slate. Ms. Simpson stated that, according to the application, the petitioner intends to keep the slate roofing on the turret. Ms. Simpson stated the City of Bloomington's Architectural review guidelines identify asphalt shingles as an acceptable replacement material for slate. She described the proposed shingles would be gray and the petitioner is trying to maintain a similar appearance to the original roof, in accordance with the Secretary of the Interior's Standards.

Ms. Cline motioned to approve case BHP-05-17 for a Certificate of Appropriateness for a roof at 905 N. McLean Street; seconded by Mr. Sturgeon. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

**BHP-06-17 Consideration, review and approval of a Certificate of Appropriateness for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.**

**BHP-07-17 Consideration, review and approval of a Funk Grant for \$5,000.00 for replacing the roof with asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Charles E Perry House; front-gable type c. 1880's, Davis Jefferson Historic District.**

Chairperson Graehling introduced case BHP-06-17 and BHP-07-17. John Wyssman, the Petitioner, 1011 E. Jefferson Street described the current state of the roof. He stated the roofer completing the project recently finished a roof on another house in the district. He explained they are hoping to replace the roof on both the home and garage. He stated the home was built in 1885 and 1886.

Ms. Simpson presented the staff report. She stated staff is recommending in favor of the Certificate of Appropriateness and the grant amount of \$5,000 to cover the cost of repairs on the home. Ms. Simpson described the home and stated the Architectural Review Guidelines allow asphalt shingles as an appropriate replacement for a wooden roof but disallow wood shake shingles and heavy asphalt shingles giving that appearance. She stated the petitioner submitted sample materials which were passed around to the board for review.

Ms. Cline stated she has no question of the Certificate of Appropriateness and asked if the Funk Grant could be used for asphalt roofing. Ms. Simpson stated the grant guidelines allow the grant funds to cover modern roofing materials that are mimicking historic materials in appearance and durability and usability of the roof. Ms. Cline asked if the petitioner could use smooth, round gutters and rounded out downspouts which are more architecturally appropriate for the home.

Mr. Sturgeon asked if the commission has historical precedent for approving asphalt shingles. Ms. Simpson stated that this would be the first case she has seen, but that the commission had a grant specifically for asphalt shingles at one point. Mr. Sturgeon asked Mr. Wyssman about the timeline of his project. He stated he hoped to begin sometime this summer. Ms. Cline asked if Mr. Wyssman would be able to provide additional information regarding the durability and price difference of the proposed shingles from regular shingles and if rounded gutters are available. Chairperson Graehling asked if the product he is proposing will extend the longevity of the roof.

Mr. Wyssman stated he would research the additional information requested by the commission. Mr. Sturgeon asked staff to review past cases and determine the last time asphalt shingles were funded through the Funk Grant by the commission.

Mr. Sturgeon motioned to table cases BHP-06-17 and BHP-07-17 until the petitioner is able to return with additional information about the longevity, durability and costs of the roof and the availability of round gutters and downspouts; seconded by Ms. Cline. The motion was **approved** by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Ms. Cline—yes; Mr. Goldsmith—yes; Chairperson Graehling—yes.

Mr. Wyssman commented that he appreciated having a brick street in his neighborhood and stated it is important to the character of the neighborhood. He stated it has lasted a long time.

## **OLD BUSINESS:**

### **Presentation, discussion and review on the City of Bloomington's Brick Streets Master Plan, 2009. Presentation by Jim Karch, Director of Public Works.**

Chairperson Graehling introduced Jim Karch, Director of Public Works. Mr. Karch stated that the intention of the presentation is to receive feedback from the commission about next steps for the Brick Street Plan. He provided background on his experience as a civil engineer and director with public works. He explained the previous Brick Street Plan process including public hearings held before the Historic Preservation Commission. He stated the goal of the original plan was to prioritize the maintenance and preservation of the 3.5 miles of brick streets in Bloomington. He explained there are many pieces of the plan he would like to revisit. He presented a brief history of brick streets in Bloomington. He stated the city inventoried the bricks that have been removed but the city is having difficulty protecting their stockpile of bricks. Mr. Karch explained additional challenges faced by the city including finding contractors experienced in brick street preservation and updating the methodology and criteria used in the 2009 plan.

Mr. Karch asked the commissioners to drive the brick streets and provide feedback on the conditions and quality of the streets. Mr. Karch stated the three classifications in the original plan: restore, repair and reconstruct, should be updated. He stated he hopes city council will be able to allocate \$500,000 annually for maintenance and repair. He stated he would like the commission to prioritize the streets. Mr. Karch explained the timeline for the plan. He stated Public Works would like feedback from the Commission on the following issues: historic brick vs modern pavers; preservation of all streets vs resurfacing streets in poor condition; guidance regarding historic curbs and ADA compliance; designated no-truck routes on brick streets; other neighborhood components that should be included; tying the brick streets plan with the comprehensive plan and other plans; lifecycle costs of brick streets; and, funding mechanisms.

Mr. Sturgeon thanked Mr. Karch for the presentation. He asked about brick streets which have been covered with asphalt. Mr. Karch stated that the Public Works Department will implement a pilot project removing the asphalt on Grove Street to reveal the brick streets. Ms. Cline asked if Mr. Karch was able to research bulk pricing of brick maintenance. Mr. Karch stated that buying in bulk can reduce costs from \$250/sqyd to \$160/sqyd and a firm in Oswego could provide a maintenance contract. He stated we need to research the success of new pavers. Ms. Cline stated we are in an opportune position because other cities are also restoring their brick streets and can provide a resource for the city. Ms. Cline asked about a hole in Summit Street, a brick street and the level of damage that could happen. Mr. Karch stated the residents living on brick streets will have to be diligent and report these items to staff. Ms. Cline stated there is a lack of brick streets on the Westside and she is concerned about a temporary patch on the brick streets. She stated it is important to see if we can patch this area with bricks instead of gravel. Mr. Karch stated that if there is additional funding available he would be interested in pursuing a maintenance contract to repair the hole. Mr. Karch stated he is also interested in feedback from the commission on new brick streets such as in front of the David Davis Mansion or in the downtown. He would like the Master Plan to address this.

There was discussion on the past experiences trying to preserve the street in front of David Davis Mansion and in the Jefferson District. Ms. Cline asked for clarification about the Commission's role in the development of the plan. There was discussion about gathering input from

stakeholders. Ms. Cline stated she is interested in guidance on rating and prioritizing streets. Mr. Karch suggested the historic neighborhoods should be a priority.

Ms. Terri Vice Williams, 613 E. Grove, stated she thinks a survey distributed door-to-door would be helpful and that she would be willing to help distribute a survey. She stated that even renters are interested in preserving the streets. She explained she feels repairing and preserving the brick streets we have are more important than creating new brick streets. Ms. Cline states she thinks creating brick streets whether in the historic areas or downtown could incentivize people to participate in the preservation of our brick streets. Mr. Dabareiner explained that the Comprehensive Plan established a commitment to brick streets; he stated we have the direction to preserve the streets but we have to be mindful of the staff time analyzing information. He stated this is a great opportunity for the commission to give recommendations. He stated we will publish the meetings and we can mail notices to neighbors. Mr. Karch briefly described the PASER rating system.

Ms. Cline stated she feels the commission should begin by reevaluating the assumptions on page 8. She would like public comment as the commission rewrites them. Mr. Karch proposed returning to the list of assumptions at the next meeting and reevaluating them. Chairperson Graehling requested staff provide best practices regarding assumptions. Mr. Karch stated staff is working on providing an updated draft but this is a work-in-progress. He stated staff intends to send out updates as they go.

**NEW BUSINESS:**

None.

**ADJOURNMENT:** Mr. Sturgeon made a motion to adjourn; Ms. Cline seconded the motion, which passed unanimously by voice vote. The meeting was adjourned at 6:25 pm.

Respectfully submitted,

Katie Simpson, City Planner  
Secretary

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, JULY 20, 2017 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Ms. Lea Cline, Mr. John Elterich, Ms. Ann Bailen

**MEMBERS ABSENT:** Mr. Levi Sturgeon, Mr. Gabe Goldsmith

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:00 P.M.

**ROLL CALL:** Ms. Simpson called the roll and with four members present there was a quorum.

**PUBLIC COMMENT:**

Bruce Meeks commented that the agenda does not state clearly which items are open to public comment.

**MINUTES:** The Commission reviewed the minutes of the May 18, 2017 meeting. Chairperson Graehling made several small corrections. The motion by Mr. Elterich, which was seconded by Ms. Cline, was **approved** with corrections by a vote of 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

**REGULAR AGENDA:**

**BHP-08-17 Consideration, review and approval of a Rust Grant submitted by Keith Thompson for \$10,675.00 for masonry and steel lintel repairs at 301 E. Grove Street, the Oaks and Ashael Gridley house, Italianate, c. 1859.**

Chairperson Graehling introduced the case. Keith Thompson highlighted the desired improvements, with brick repair and several windows needing improvements.

Ms. Simpson provided the staff report in support of the Rust Grant, as the standards were met. She noted several routine conditions with the positive recommendation.

Mr. Elterich motioned in favor of the award, seconded by Ms. Bailen, which was **approved** in a roll call vote 4-0.

**BHP-09-17 Consideration, review and approval of a Certificate of Appropriateness submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.**

**BHP-10-17 Consideration, review and approval of a Funk Grant for \$1,610.71 submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.**

Chairperson Graehling introduced the case. Ms. Cline stated that the Commission would lose its quorum if she recuses herself. She motioned to delay consideration of BHP-09-17 and the following case, BHP-10-17; seconded by Ms. Balen, which was **approved** in a roll call vote 4-0.

**BHP-11-17 Consideration, review and approval of a Rust Grant submitted by Fred Wollrab for \$14,993.42 for masonry repairs and paint at 107-111 W Front St, Rounds Block, Italianate, c. 1857, Rudolph Richter, Architect (c).**

Chairperson Graehling introduced the case. Fred Wollrab explained his desire to paint and tuck point. Ms. Simpson provided the staff report and recommended in favor, noting that it qualifies for the grant. She added several routine conditions to the positive recommendation. Chairperson Graehling stated that the need for improvements is obvious. Mr. Wollrab provided additional information about the history of the buildings.

Ms. Cline motioned in favor of the award, seconded by Mr. Elterich, which was **approved** in a roll call vote 4-0.

**BHP-12-17 Consideration, review and approval of a Certificate of Appropriateness submitted by Nancy Sultan to scrape, prime and paint the siding and trim on the north side of the home at 4 White Place, White Place Historic District, 4 square colonial, c. 1909.**

**BHP-13-17 Consideration, review and approval of a Funk Grant for \$517.50 submitted by Nancy Sultan to scrape, prime and paint the siding and trim on the north side of the home at 4 White Place, White Place Historic District, 4 square colonial, c. 1909.**

Chairperson Graehling introduced and combined discussion on the related cases. Nancy Sultan highlighted the desired improvements. Ms. Simpson provided the staff report, recommending in favor of both the Certificate of Appropriateness in BHP-12-17 and the Funk Grant in BHP-13-17. She expressed caution regarding removal of the paint, urging it be scraped and not power washed.

Ms. Cline motioned in favor of the Certificate of Appropriateness and for the Funk Grant, seconded by Ms. Bailen, which was **approved** in a roll call vote 4-0. Ms. Simpson stated she would mail the Certificate of Appropriateness.

**BHP-14-17 Consideration, review and approval of a Certificate of Appropriateness submitted by Ron Troyer to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.**

**BHP-15-17 Consideration, review and approval of a Funk Grant for \$5,000.00 submitted by Ron Troyer to repair the window sashes, curved railing above front porch roof, box gutter on SE corner of house and to paint the exterior of the house at 701 E Grove St., Grove Street Historic District, Queen Anne, c.1886.**

Chairperson Graehling introduced the case and noted the Funk Grant case which follows. Brad Williams, project contractor, spoke on behalf of the owner. He explained the work is all repair. Ms. Simpson stated staff is recommending in favor of the Certificate of Appropriateness. She added that the painting is already completed so is no longer eligible for the Funk Grant, while other repairs are still eligible. Ms. Cline clarified whether the application was submitted prior to the last meeting, which was cancelled; Ms. Simpson stated it was not.

Ms. Cline motioned in favor of the Certificate of Appropriateness and for the Funk Grant for a reduced amount of \$3,930.00, seconded by Mr. Elterich, which was **approved** in a roll call vote 4-0. Ms. Simpson stated she would mail the Certificate of Appropriateness.

**BHP-16-17 Consideration, review and approval of a Certificate of Appropriateness submitted by John Wyssman for, repairing the north chimney, replacing existing gutters, and replacing the roof with Certainteed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.**

**BHP-17-17 Consideration, review and approval of a Funk Grant for \$2,350.00 submitted by John Wyssman for, repairing the north chimney, replacing existing gutters, and replacing the roof with Certainteed© Class 4 Type Impact Resistant Asphalt shingles that resemble the original wooden shingles at 1011 E. Jefferson Street, Davis Jefferson Historic District, Charles E Perry House; front-gable type c. 1880's.**

Chairperson Graehling introduced the cases. No one was present representing the petitioner. Ms. Simpson noted this petition first came to the Commission in April but there were unanswered questions. She provided an example of a new type of shingle to be used as part of the revised grant application was shown to the Commissions. She stated the new application also includes the cost difference between the two types of shingle, which remain asphalt, as well as tuck pointing the chimney and the new gutters. Ms. Simpson noted that staff was asked in April to research whether asphalt shingles had been allowed, and she reported that she could find no examples of that. She stated that the City's guidelines state asphalt is eligible as an alternative material.

Ms. Cline clarified if the grant covers the asphalt shingles. Ms. Simpson responded that the \$1,100.00 is requested to go cover half the shingle cost difference. Ms. Cline stated she thought the commission also asked about rounded downspouts. Chairperson Graehling stated her concern that approving a grant to cover any costs for asphalt shingles would set a precedent. Ms. Cline stated she would fund the tuck-pointing, but the downspout and the asphalt shingle concerns remain. Mr. Elterich also expressed concern with the downspouts. Chairperson Graehling asked if there is interest in awarding a Certificate of Appropriateness and a reduced grant amount. Ms. Cline asked if he is precluded from upgrading the downspouts and the shingles later. Mr. Elterich expressed an interest in awarding a Certificate of Appropriateness for the tuck-pointing only.

Ms. Cline motioned in favor of the Certificate of Appropriateness and for the Funk Grant for a reduced amount of \$1,250.00, for work related to the chimney only; seconded by Mr. Elterich. The motion was **approved** in a roll call vote 4-0. Ms. Simpson agreed to provide the Certificate and note the changes.

### **BRKPLN-1-17 Public hearing, review and action on the City of Bloomington's Brick Streets Master Plan, 2009.**

Mr. Karch reviewed his goals for the meeting. He highlighted his goals for tonight and the desired timeline for consideration in October by the City Council, with a draft report coming before the Commission in August. He gave an example on the challenges associated with ranking brick streets projects and talked about different kinds of brick. He stated the ranking methodology is a multi-tiered approach. Furthermore, he is recommending both a reconstruction approach and a separate patching approach. He suggested an approach that first considers the historic district, then the quality rating of the street, then the cost. With reconstruction, we prioritized the worst streets on top; with patching, the goal is to patch high quality streets first. Mr. Karch pointed out that some streets are in great shape, but we need an approach to deal with utility digs. He highlighted several other of the policy changes the Brick Streets Plan will promote. Mr. Karch showed a video of the Grove Street pilot project. He stated Grove Street was a good example showing that at least in some cases we are able to peel off the asphalt without damaging the bricks underneath. He noted there is not a lot of uniformity across the various brick streets in the City.

Mr. Elterich asked how many paved over streets exist. Mr. Karch stated that he believes they have reasonably good information on this, but cautioned that removing the asphalt may not be as successful everywhere. Mr. Cline stated her belief that the brick streets need to be treated as entities that have value so there should be a policy to salvage and store bricks for use when we need them. She believes a long-term cost analysis would show the bricks are a better investment. Mr. Karch cautioned that not all of the bricks would be reusable and noted the extra cost for storage and staging needs to be taken into consideration. Ms. Cline stated that it is changing the culture and reiterated the desire not to blast though the bricks. Chairperson Graehling concurred, stating that once it is gone it is gone.

Ms. Cline stated we have a triage situation, that the proposed plan is basically sensible but perhaps needs to be restructured into two phases with significantly more money in the near term to help catch up with needed repairs. Mr. Karch repeated that this approach needs to be in the ordinances. Ms. Cline suggested going to the Council with a larger requested for the early years. She also noted that the streets on the west side may get ignored under the proposed priority approach. Mr. Karch asked the Commission if historic districts should be part of the ranking. Ms. Cline believes that if the City loses the brick streets in areas not yet in an historic district it devalues a possible future historic district. Ms. Bailen believes the plan is dealing with a relatively small portion of the streets overall. Mr. Karch explained that all the streets have needs and to address the needs for resurfacing alone, the budget would need to double.

Mr. Karch turned attention back to the proposed ranking approach, noting that priorities change based on whether a street is located in an historic district.

Chairman Graehling invited the public to speak. Neil Gridley, 1219 E. Washington, suggested a step improvement if a street is in an historic district. Curt Hoffman, in the 2000 block of Taylor

Street, questioned an item in the old plan and there was general discussion about what remained from the old plan versus the new proposed plan. Mr. Hoffman liked the “triage” analogy. Aileen Gregory, 1420 E. Olive, made several different points in favor of preserving brick streets. Bruce Meeks, 1402 Wright Street, said he is in favor of preserving brick streets, and he added that he believes brick streets will outlast the bond used to pay for them; he asked if staff found a process that won’t tear up the brick.

Ms. Cline noted the need for a collection and storage plan. Mr. Karch stated it is in a protected location, due to concerns over theft. He said the bigger concern is damaging the bricks as they get collected and dumped in stacks.

Mr. Karch asked for further direction, given Ms. Clines desire to not prioritize existing districts and Mr. Elterich’s preference to include districts as a priority factor. Ms. Bailen believes brick streets add value to neighborhoods, but is concerned about placing brick streets as a priority over streets in general. Chairperson Graehling believes a poor quality brick street will stigmatize the historic neighborhood; she prefers having historic districts as a factor and believes it may encourage others to form a district to improve the ranking of their brick streets. Chairperson Graehling added that the curbing and carriage walks also need consideration.

**OLD BUSINESS:**

**CLG Matching Grant**

Ms. Simpson updated the Commission on the selection process for the matching grant. She stated that the Commission will have a list of properties to review at their next meeting.

**NEW BUSINESS:**

Ms. Cline mentioned the need for an architect on the Commission. There was general discussion on the topic and the question of residency.

**ADJOURNMENT:**

Mr. Elterich motioned to adjourn; seconded by Ms. Cline. The meeting was adjourned on a voice vote.

Respectfully submitted,

Tom Dabareiner AICP  
Community Development Director

**DRAFT MINUTES  
BLOOMINGTON HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING,  
THURSDAY, AUGUST 17, 2017 5:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE ST.  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Chairperson Sherry Graehling, Ms. Lea Cline, Ms. Ann Bailen, Mr. Levi Sturgeon, Mr. John Elterich,

**MEMBERS ABSENT:** Mr. Gabe Goldsmith

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

**CALL TO ORDER:** Chairperson Graehling called the meeting to order at 5:03 P.M.

**ROLL CALL:** Ms. Simpson called the roll. Five members were present and quorum was established.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes of the July 20, 2017 meeting. Ms. Bailen's name was corrected on page two of the minutes. Mr. Elterich motioned to approve the minutes as corrected. Ms. Cline seconded the motion, which was **approved** 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

**REGULAR AGENDA:**

**BHP-09-17 Consideration, review and approval of a Certificate of Appropriateness submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.**

Ms. Cline left the dais at 5:05 pm. Chairperson Graehling introduced the case. Ms. Simpson provided the staff report. She explained staff is providing a positive recommendation for the petition. Ms. Simpson provided background on the property and noted its recent local historic designation. Ms. Simpson summarized staff's analysis of the petition and its alignment with the Secretary of the Interior's Standards for Rehabilitation. Ms. Simpson emphasized the petition proposes the removal of non-historic features, such as the existing door, and the replacement with more appropriate, craftsman style, pieces.

Ms. Cline summarized the petition and described the door. She explained it will mimic the front door, a wooden door with 5" wood surrounds, an 18" kick-plate and solid glass with a tiny beveled edge. Ms. Cline explained she intends to paint the door the same color as the front door.

Ms. Cline described the need for tuckpointing and stated Tony Robbins will be doing the work. She stated the beveled mortar is no longer available so the mason will have to sand the mortar to make it appear uniform.

Chairperson Graehling explained cases BHP-09-17 and BHP-10-17 are related and requested a motion for the first case. Mr. Elterich motioned to approve case BHP-09-17, a Certificate of Appropriateness for replacing the front storm/screen door and repairing/repointing the brick house skirting. Ms. Bailen seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

**BHP-10-17 Consideration, review, and approval of a Funk Grant for \$1,610.71 submitted by Lea Cline for front door storm/screen door and repointing brick house skirting at 931 W. MacArthur Ave, Cottages style/ modified Queen Anne influence, c. 1906.**

Mr. Elterich motioned to approve case BHP-10-17, a Funk Grant for the amount of \$1,610.71. Ms. Bailen seconded the motion, which was approved 4-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

**BHP-18-17 Consideration, review, and approval of a Certificate of Appropriateness submitted by Maria Novotny for scraping and painting all sides of the exterior of the home located at 903 E. Jefferson St., Jefferson Davis Historic District, Jesse B Jordan House; American Four-Square, c.1903.**

Chairperson Graehing introduced the case. Ms. Simpson presented the staff report and stated staff does not support the use of powerwashing to clean the siding. She stated that staff is supportive of the Certificate of Appropriateness and Funk Grant for painting and proposes an alternative, less destructive cleaning method is used.

Chairperson Graehing stated she had used the contractor before and noted they will not use power washing if their client requests it not be used. Ms. Novotny explained her petition and stated the house needs repainted. She stated the contractor will make repairs as necessary. Chairperson Graehling asked which colors the home will be painted. Ms. Novotny stated the house will be gray with white trim and a dark gray accent.

Ms. Cline motioned to approve case BHP-18-17, a Certificate of Appropriateness for scraping and painting all sides of the exterior of the house. Mr. Sturgeon seconded the motion, which was approved 5-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Ms. Bailen—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

**BHP-19-17 Consideration, review, and approval of a Funk Grant for \$5,000.00 submitted by Maria Novotny for scraping and painting all sides of the exterior of the home located at 903 E. Jefferson St., Jefferson Davis Historic District, Jesse B Jordan House; American Four-Square, c.1903.**

Ms. Cline motioned to approve case BHP-18-17, a Funk Grant in the amount of \$5,000 for scraping and painting all sides of the exterior of the house. Mr. Sturgeon seconded the motion,

which was approved 5-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Sturgeon—yes; Ms. Bailen—yes; Mr. Elterich—yes; Chairperson Graehling—yes.

**BRKPLN-1-17 Public hearing, review, and action on the City of Bloomington’s Brick Streets Master Plan, 2009 (Continued from the July 20, 2017 meeting).**

Chairperso Graehling introduced the case and explained this presentation is a continuation from the July 20, 2017 meeting. Mr. Jim Karch, Public Works Director, provided a presentation on the Brick Street Plan. He explained this process began in 2009. He stated staff is requesting that the Historic Preservation Commission approve the Master Plan tonight so the Planning Commission can review the draft and provide a recommendation to Council in October. Mr. Karch noted the plan is not comprehensive but rather a beginning. He described the goals of the plan as a first step towards maintaining and preserving the existing brick streets but pointed out areas not addressed in the plan such as historic curbs. He stated the future considerations portion of the plan highlights topics not specifically addressed at this moment and intended for review at the time the plan is updated. He described elements in previous drafts that were removed from this draft, such as funding sources and mechanisms or the brick street history.

Mr. Karch described the classifications of streets in the plan: patching, reconstructing, and preserving. Mr. Karch described the prioritization system and noted that staff feels the compromise expressed in the plan meets the multiple needs of multiple stakeholders. He described the rating system based on the PASER system rating and modified to include historic status and future historic status as well as the area of the brick repaired or replaced. Mr. Karch provided photos of streets under each category, described the rating system and highlighted conditions of the streets. Mr. Karch described the priorities and a phased approach towards implementing this plan. He explained patching is the highest priority and preventing new concrete utility patches; the plan proposes requiring contractors to salvage bricks from the right-of-way, use a gravel patch, and then the city will replace the patch with brick.

Ms. Cline asked about patching existing gravel patches and provided the example of Summit St. Mr. Karch stated the highest priority is to fix existing and new gravel patches first. He stated patching those streets first will not necessarily affect the rating of the street.

Mr. Sturgeon clarified that no Commissioners live on nor own property on the streets listed in the plan as a top priority. Mr. Sturgeon asked about uncovering new brick streets. Mr. Karch explained that page 21 of the draft addresses a pilot project on Grove St, and the plan identifies this as a future consideration. He stated the city’s Geographical Information System (GIS) has information regarding where brick streets overlaid with asphalt.

Mr. Sturgeon requested clarification on the relationship between the Brick Master Plan and the Bike Master Plan. Mr. Karch stated the community is emphasizing multimodal accommodations and the Complete Streets Ordinance previously passed by Council be modified to accommodate brick streets.

Chairperson Graehling opened the hearing to the public.

Mr. Julian Westerhout, 816 E. Monroe St, spoke in favor of the plan and stated he is pleased that this plan is happening.

Mr. Kurt Hoffman, 2000 block of E. Taylor St. spoke in favor of the plan. He stated he is exited about the plan and knows that in a few years his neighbors will be proud of their reconstructed brick street. He stated he is interested in potential historic designation for his block, the Davis Ewing Historic Block.

Mr. Brad Williams, 613 E. Grove St, stated he supports the plan but is concerned about opposition to bottom line spending. He is worried the plan may not pass because of the budget and bottom line. He encouraged the Commission to perform outreach and build support for the plan. Mr. Williams explained the benefit of long-term planning and the investing in brick streets.

Ms. Simpson asked Mr. Karch, if other ordinances are needed to preserve the streets. Mr. Karch stated that the Brick Streets Master Plan, if approved by Council, would serve as direction to provide a city code modification. Ms. Bailen asked if people who lived on Brick Streets would have input. Mr. Karch stated that the plan does not allow an option for people to have the street overlaid or remove the brick. Chairperson Graehling asked about a special service area and shared costs with residents. Mr. Karch described a special service area and stated staff removed an SSA from the plan as a potential funding mechanism. Ms. Cline stated she is opposed to including a special service area as a recommendation because some residents may not have the means to fund a special service area. She feels including it as a recommendation is unfair.

Mr. Westerhout explained the history of East Monroe Street. He stated neighbors were doubtful that the city would preserve their street because their block is not in an affluent or historic district. He believes passing and implementing the plan will restore residents' faith in the city and strengthen neighborhood pride. He stated he is pleased to see that the commission is not recommending a special service area or funding mechanism that could create a barrier for lower income neighborhoods and reduce inclusivity of brick streets.

Ms. Cline expressed the benefits of allocating more money the first few years to address the existing gravel patches. The Commission discussed the pros and cons of requesting more funding the first few years and deviating from the plan as written. Mr. Sturgeon expressed concern that a larger monetary request might increase opposition to the plan. Chairperson Graehling declared the public hearing closed and asked for a motion.

Mr. Sturgeon motioned to approve case BRKPLN-1-17, and to recommend the Planning Commission provide council with a recommendation to approve the current version of the Brick Streets Plan as presented. Mr. Elterich seconded the motion. The Commission approved the motion 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

#### **OLD BUSINESS:**

**CLG Matching Grant** Ms. Simpson provided a brief update and stated we will begin working with a consultant at the beginning of September.

**CAMP Training** Ms. Simpson explained the City of Bloomington and Town of Normal received a grant to host the Commission Assistant and Mentoring Program (CAMP) training that will be September 9, 2017 and open to the public.

#### **NEW BUSINESS:**

Mr. Sturgeon asked for clarification on members. There was brief discussion on active members and the appointment of an architect.

**ADJOURNMENT:**

Ms. Cline motioned to adjourn; seconded by Ms. Bailen. The meeting adjourned at 6:21 by voice vote.

Respectfully submitted,

Katie Simpson  
Acting Secretary

### **Comment 1**

My name is Missy Bruehl and I live @ 804 Summit St Bloomington. I recently received the letter from the City of Bloomington regarding the creation of a Brick Streets Master Plan and plan on attending the meeting tomorrow, June 15 @ 5pm with my husband.

We live on Summit Street, between Wood & MacArthur St. in Bloomington and are very concerned about the condition of our brick street! Recently, it appears that the City came and did some repair work and replaced a drain in front of 805 & 807. They finished off with laying gravel on top of the area that was dug up to do the work and now the dip in the street has expanded and deepened from there! Are there any plans to come back and fix that??

Also, I was told earlier that there wouldn't be any work done to improve the safety of our street unless it had over 10 patch/repair areas on it. Have you driven down our street lately??? I have counted at least 12! Turning off Wood St is dangerous because of the unevenness of the street due to past "repairs" done on it. Turning onto MacArthur from Summit St is even worse! There are other circumstances there that make the turns even more complicated...mainly being the parking situation of the cars on the street right near each corner. This is definitely an old street and when people park on both sides of the street, and especially near the corners, it is difficult to drive a single car down the street!! Could repairs be done to widen the street, leave the brick in the center and repair the gutters/curbs?? There is plenty of space between the street and the sidewalks that you could reclaim and use.

I would urge you to take a drive down our street sometime today and then later tonight, say...around 7 pm to see for yourself how frustrating this is living and driving on this street, so you can be prepared tomorrow for the first meeting.

You'll see for yourself how people that live on MacArthur park on our street and how, when families have visitors over for the evening, the number of cars affect the ability to drive down the street safely. God forbid we have an emergency and need vehicles (eg firetrucks or ambulances) to come to us!!

I appreciate you taking the time to read this and consider my concerns. If there is anything that you wish to discuss, you can reach me at work () or on my cell ().

Sincerely,

Missy Bruehl

**Comment 2**

I fully support maintaining brick streets wherever we can in Bloomington. I live at [REDACTED] Evans, which currently has a brick street, as do some other blocks of Evans.

When I first moved here in 2000, I signed a petition to keep the brick street on my block, and this remains my stand for North Evans St. This street is a very minor one, not a transportation artery in any sense. The neighborhood is full of houses older than 100 years, like my own.

I think too that it is more economical for the city to keep brick streets rather than pave and re-pave. We have few to no potholes on the brick street in front of my house, whereas the nearby paved streets, like Chestnut and Walnut, have had lots of potholes in the past year, and that danger threatens always when the streets are paved over the brick.

Please keep me updated on the plan.

**Comment 3**

A resident called to comment on the brick streets article she read today. She said she graduated from ISU in 1961 and has lived here ever since. She can't understand why the city would spend money on fixing brick streets when residents do not maintain their private property (lack of mowing, garbage in the parkway, homes in bad shape). One specific area is the 800 block of E Chestnut. She left her phone number, but did not say she needed a call back.

**Comment 4**

With this email I wish to pass along my support of the City of Bloomington officially adopting the Brick Streets Master Plan. Our remaining brick streets, and many which have been covered over with asphalt, are a community asset and should be preserved and restored whenever reasonably possible.

**Comment 5**

Maintaining and fixing our brick streets with bricks should be a priority. Not only does it slow down traffic in residential neighborhoods, it also helps keep our historic districts looking historic. Not to mention bricks last much longer than concrete or asphalt.

Thank you for considering this issue.

**Comment 6**

I have been a White Place resident for 23 years. Our brick boulevard has lasted much longer than any paved road, and it's cost less. In fact, it costs nothing to maintain because there are no pipes or wires running underneath that would require digging up the bricks and replacing them. The bricks are as solid as the day they were laid down.

I strongly believe that the brick streets in historic neighborhoods in Bloomington- Normal must be preserved to maintain the charm and the history of these neighborhoods. Property values are affected if the brick streets are not well-maintained, or paved over with ugly, smelly, environmentally harmful asphalt.

It's too bad that the brick streets around the campus of Illinois Wesleyan university have been destroyed, because when work had to be done under the street, the city either didn't have the know-how or the time or wherewithal to replace the bricks. There are cement patches in the brick streets around campus that are just plain ugly.

The brick street that runs from Clinton Blvd. to White Place on University is another case in point. The wrong type of brick was laid down and the street is crumbling. It's a shame and a disgrace that the city allows this unsightly scene to continue in a beautiful historic neighborhood.

I don't know anything about the cost of preserving the brick streets. But I know that the long-term benefit is worth it. The beautiful historic neighborhoods of this town are slowly vanishing.

Thank you very much for taking into serious consideration the value of preserving the past for future generations.



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

June 6, 2017

Dear Residents and Property Owners:

I am writing to inform you of several upcoming meetings regarding the creation of a Brick Streets Master Plan in the City of Bloomington. On April 24, 2017 the Bloomington City Council instructed City staff to begin working with the Historic Preservation Commission on creating the plan. On May 18, 2017 the Historic Preservation Commission decided to move forward with the plan. All members of the public are invited to discuss and learn more about the creation of the Brick Streets Master Plan at the following meetings:

**Historic Preservation Commission Meeting:** Thursday, June 15, 2017 at 5:00 PM in the Council Chambers of City Hall, 109 East Olive Street, Bloomington, Illinois

**Historic Preservation Commission Meeting:** Thursday, July 20, 2017 at 5:00 PM in the Council Chambers of City Hall, 109 East Olive Street, Bloomington, Illinois

**Historic Preservation Commission Meeting:** Thursday, August 17, 2017 at 5:00 PM in the Council Chambers of City Hall, 109 East Olive Street, Bloomington, Illinois

**Planning Commission Meeting:** Wednesday, September 13, 2017 at 4:00 PM in the Council Chambers of City Hall, 109 East Olive Street, Bloomington, Illinois

**City Council Meeting:** Monday, October 9, 2017 at 7:00 PM in the Council Chambers of City Hall, 109 East Olive Street, Bloomington, Illinois

Please note that these meeting dates are tentative and subject to change. If you are unable to attend any these meetings, we are open to public comments by mail, FAX, telephone or e-mail. To comment via mail or FAX, please use the contact information at the top of this letter. To comment via telephone or e-mail, contact Michael Hill at: (309) 434-2417 or at: mhill@cityblm.org. If you choose to comment, please include complete contact information so that we may respond if needed.

Most Sincerely,

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

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

Brick Streets Cost Estimates		
Reconstruct Category		
Brick Street Section	Area of Non-Brick Patch (Sq. Ft.)	Approx. Area (Sq. Ft.)
<b>Monroe St., Clinton St. to Robinson St.</b>	<b>653.2</b>	<b>16,330</b>
Taylor St., Moore St. to Mercer Ave.	26.3	13,150
University Ave., Clinton Blvd. to White Pl. (Patio Brick)	0.0	9,505
Chestnut St., Linden St. to Eugene St.	555.6	11,575
Chestnut St., Eugene St. to Colton Ave.	587.7	10,883
Monroe St., Clayton St. to Clinton St.	611.9	7,649
Evans St., Chestnut St. to Locust St.	188.8	8,582
Monroe St., McLean St. to Evans St.	433.9	9,040
Summit St., Macarthur Ave. to Wood St.	223.8	12,433
Monroe St., Evans St. to Clayton St.	200.5	7,712
Patch Category		
Brick Street Section	Area of Non-Brick Patch (Sq. Ft.)	Approx. Area (Sq. Ft.)
Jefferson St., Robinson St. to Davis Ave.	11.9	11,900
Jefferson St., Colton Ave. to Towanda Ave.	1449.0	19,849
Jefferson St., Davis Ave. to Colton Ave.	359.0	22,438
Chestnut St., Mason St. to Oak St. (Brick Portion)		6,181
East St., Locust St. to Mulberry St.	506.8	7,345
Elm St., Madison St. to Center St. (Brick Portion)		3,688
Division St., Main St. to East St.	43.3	3,936
Allin St., Oakland Ave. to Macarthur Ave.	112.7	7,044
Evans St., Walnut St. to Chestnut St.	179.9	8,567
Evans St., University Ave. to Graham St.	261.3	8,710
East St., Division St. to Kelsey St.	324.3	10,461
East St., Chestnut St. to Locust St.	375.9	10,159
Allin St., Macarthur Ave. to Wood St.	633.1	15,441
Walnut St., Center St. to Main St.	59.7	4,975
East St., Kelsey St. to Emerson St.	85.2	6,086
Evans St., Graham St. to Empire St.	111.8	7,453
Evans St., Empire St. to Walnut St.	277.4	10,669
Jefferson St., Clinton St. to Robinson St.	474.3	18,972
Chestnut St., Oak St. to Lee St.	558.4	8,863
East St., Emerson St. to Beecher St.	612.6	8,628

<b>Hanson Estimate</b>	\$ 839,000
------------------------	------------

	<b>Overall Budget Estimate</b>
<b>Total</b>	<b>\$ 7,357,000</b>

Year	Cost Estimate	Cost per Sq. Ft.	Total Cost Estimate	Annual Reconstruction Budget
Year 1	\$ 839,000	\$ 51.38	\$ 839,000	\$ 839,000
Year 2	\$ 696,000	\$ 52.92	\$ 696,000	\$ 696,000
Year 3	\$ 518,000	\$ 54.51	\$ 518,000	\$ 518,000
Year 4	\$ 650,000	\$ 56.15	\$ 650,000	\$ 650,000
Year 5	\$ 629,000	\$ 57.83	\$ 629,000	\$ 629,000
Year 6	\$ 456,000	\$ 59.56	\$ 456,000	\$ 456,000
Year 7	\$ 526,000	\$ 61.35	\$ 526,000	\$ 526,000
Year 8	\$ 571,000	\$ 63.19	\$ 571,000	\$ 571,000
Year 9	\$ 809,000	\$ 65.09	\$ 809,000	\$ 809,000
Year 10	\$ 517,000	\$ 67.04	\$ 517,000	\$ 517,000

Year	Cost Estimate	Cost per Sq. Ft.	Total Cost Estimate	Annual Patching Budget	Funding Left for Utility Cuts
Year 1	\$ 1,000	\$ 51.38	\$ 75,000	\$ 100,000	\$ 25,000.00
Year 2	\$ 19,000	\$ 52.92	\$ 19,000	\$ 103,000	\$ 84,000.00
Year 3	\$ 28,000	\$ 54.51	\$ 28,000	\$ 106,000	\$ 78,000.00
Year 4	\$ 2,000	\$ 56.15	\$ 8,000	\$ 109,000	\$ 101,000.00
Year 5	\$ 10,000	\$ 57.83	\$ 25,000	\$ 113,000	\$ 88,000.00
Year 6	\$ 19,000	\$ 59.56	\$ 41,000	\$ 116,000	\$ 75,000.00
Year 7	\$ 39,000	\$ 61.35	\$ 43,000	\$ 119,000	\$ 76,000.00
Year 8	\$ 4,000	\$ 63.19	\$ 12,000	\$ 123,000	\$ 111,000.00
Year 9	\$ 18,000	\$ 65.09	\$ 49,000	\$ 127,000	\$ 78,000.00
Year 10	\$ 37,000	\$ 67.04	\$ 78,000	\$ 130,000	\$ 52,000.00

	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
Priority Reconstruction	\$839,000	\$696,000	\$518,000	\$650,000	\$629,000	\$456,000	\$526,000	\$571,000	\$809,000	\$517,000
Utility and Priority Patches	\$100,000	\$103,000	\$106,000	\$109,000	\$113,000	\$116,000	\$119,000	\$123,000	\$127,000	\$130,000
<b>Total:</b>	<b>\$939,000</b>	<b>\$799,000</b>	<b>\$624,000</b>	<b>\$759,000</b>	<b>\$742,000</b>	<b>\$572,000</b>	<b>\$645,000</b>	<b>\$694,000</b>	<b>\$936,000</b>	<b>\$647,000</b>
<b>Grand Total:</b>	<b>\$7,357,000</b>									



## REGULAR AGENDA ITEM NO. 8E

FOR COUNCIL: November 27, 2017

**SUBJECT:** Consideration of:

- A. Approving an Ordinance Amending the Budget for Fiscal Year 2018 with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III.
- B. Approving a Professional Services Contract with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III.

**RECOMMENDATION/MOTION:** That the Ordinance Amending the Budget and the Professional Services Contract with Hanson Professional Services, Inc. for Monroe Street Brick Restoration – Phase II and III in the amount not to exceed \$179,024 be accepted, and that the Ordinance and Contract be approved with an effective date of November 27, 2017, and that the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services; Goal 2. Upgrade City infrastructure and facilities; Goal 4. Strong neighborhoods; and 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 1c. Engaged residents that are well-informed and involved in an open governance process; Objective 1d. City services delivered in the most cost-effective, efficient manner; Objective 2a. Better quality roads and sidewalks; Objective 4c. Preservation of property/home valuations; Objective 4d. Improved neighborhood infrastructure; Objective 4e. Strong partnership with residents and neighborhood associations; Objective 5a. Well-planned City with necessary services and infrastructure; Objective 5b. City decisions consistent with plans and policies; Objective 5e. More attractive city: commercial areas and neighborhoods.

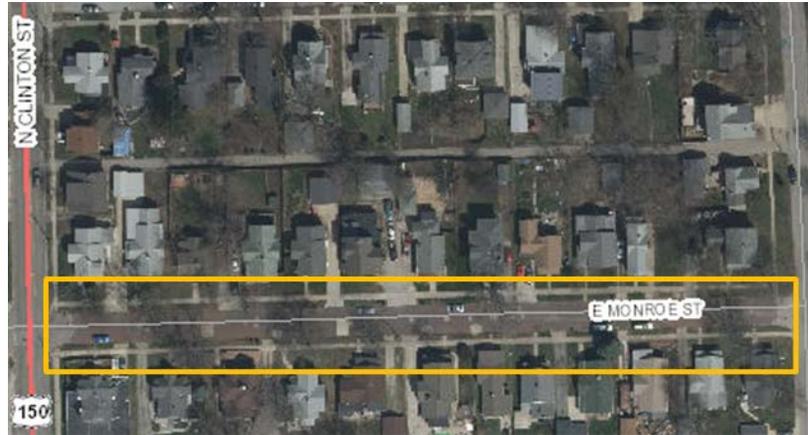
**BACKGROUND:** On April 24, 2017, Council approved a motion to move forward with design, planning, and bidding for the repair of brick or replacement of brick with new brick on East Monroe in addition to direction to move forward with the Brick Streets Master Plan.

The Public Works Department initially decided to resurface the street with asphalt, based on policies from the draft Brick Streets Strategic Plan and a petition from residents submitted in August 2016. These policies have been replaced with the policies in the Brick Streets Master Plan. In December 2016, Staff sent a letter to those affected by the resurfacing to inform them that, should the budget be approved, the street would be resurfaced. In April 2017, Alderman Amelia Buragas informed Staff that, after talking with residents, a brick street would be

preferred over resurfacing with asphalt. Staff began moving forward with the project by hiring Hanson Professional Services, Inc. at a cost of \$9,000 for Phase I review and engineering.

**Site Meeting**

On September 26, 2017, Hanson Professional Services, Inc. and City of Bloomington Staff met onsite to walk the project and discuss design features and alternatives for the restoration of Monroe Street from Clinton Street to Robinson Street. The following is a list of design features and elements that were discussed and will be incorporated into the project during the design phase.



The construction will be staged to maintain pedestrian access to adjacent properties. In the first stage, the sidewalk will be removed and replaced in sections to maintain continuous pedestrian access. Once all the sidewalk has been removed and replaced, the second stage will close the road completely in order to reconstruct the entire roadway. Parking areas for residents living along the block to be reconstructed will be allowed in adjacent blocks or at the trail parking lot.

Please see the attachments for the full memorandum and contract documents from Hanson Professional Services, Inc., which includes typical sections detailing the existing and proposed conditions. The initial estimate for Monroe Street Design and Construction Engineering was \$130,000, which was the basis for the Brick Streets Master Plan Ten-Year Spending Plan. However, the contract ended up being lower than the estimate by \$2,976. This did not warrant a change in the Ten-Year Spending Plan. The construction costs listed are preliminary and intended for planning purposes only.

**Cost Estimates**

Monroe St. Planning and Preliminary Engineering (Phase I Paid FY18)	\$ 9,000
<b>Monroe St. Design and Construction Engineering (Phase II and III)</b>	<b>\$ 127,024</b>
Monroe St. Construction (FY 19)	\$ 700,000
<b>Monroe St. Total Cost \$ 836,024</b>	
<b>Monroe St. Water Main Design and Construction Engineering (Phase II and III)</b>	<b>\$ 52,000</b>
Monroe St. Water Main Construction (FY 19)	\$ 186,375
<b>Monroe St. Water Main Total Cost \$ 238,375</b>	
<b>PROJECT TOTAL \$1,074,399</b>	

**Further Details**



If the Brick Streets Master Plan is adopted by the council, all brick streets will be preserved with either reconstruction or patching. This section of Monroe Street, from Clinton Street to Robinson Street, has a PASER system rating of 4. It has been set as the first priority for brick street reconstruction based on Council action.

### **Utilization of Pre-Qualified Architects, Engineers & Land Surveyors**

Through Resolution 16-10, the City Council approved a list of pre-qualified vendors for engineering, architectural and land surveying services. Resolution 16-10 established seven categories of such services and identified qualified vendors to provide such services in each category. City staff reviewed the three firms under the pavement category and determined Hanson Professional Services, Inc. to be the most qualified firm to do the work, based on the firm's previous experience with brick street design and construction.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Public Works Department sent a letter to residents who would be affected by resurfacing or reconstructing Monroe St from Clinton St to Robinson St.

**FINANCIAL IMPACT:** Funds are not included in the FY 2018 Budget for this project. A transfer from the General Fund in the amount of \$127,024 to the Capital Improvement Fund would be needed to cover this added expense. The Water Fund has sufficient budgeted dollars in FY 2018 to cover the added \$52,000 portion. The Budget Amendment allocates an additional \$127,024.00 from the Capital Improvement-Engineering Services (40100100-70050) account and an additional \$52,000 from the Water Transmission and Distribution-Engineering Services (50100120-70050) account to pay for the professional services agreement with Hanson Professional Services, Inc. If approved a budget transfer in the amount of \$52,000 from Water Purification-Water Plant Construction account (50100130-72590) to the Water Transmission & Distribution-Engineering Services account (50100120-70050) would be processed. These funds were originally budgeted in FY 2018 for the Natural Gas Main Replacement to Main Process Building project at the WTP. The project has been completed for less than the budgeted amount and therefore are able to be transferred for this purpose. Stakeholders can locate the Capital Improvement-Engineering Services (40100100-70050) account in the FY 2018 Adopted Budget Book titled "Adopted Other Funds Budget" on page 97. Stakeholders can locate the Water Purification-Water Plant Construction account (50100130-72590) account in the FY 2018 Adopted Budget Book titled "Adopted Other Funds Budget" on page 141. Stakeholders can locate the Water Transmission and Distribution-Engineering Services (50100120-70050) account in the FY 2018 Adopted Budget Book titled "Adopted Other Funds Budget" on page 135. Please see Exhibit #PW 2C for the details on the Budget Amendment.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

Link to Comprehensive Plan/Downtown Plan Goals: Goal N-1. Ensure the compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods; Goal N-2. Improve community identity and appearance by celebrating the unique nature and character of the City's individual neighborhoods; Goal H-2 Ensure reinvestment in the established older neighborhoods and compact

development of the City; Goal ACH-4. Identify, conserve and preserve the City's heritage resources as a basis for retaining and enhancing strong community character and a sense of place; Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety.

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

Respectfully submitted for Council consideration.

Prepared by: Michael Hill, Public Works Administration

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

Financial & budgetary review by: Chris Tomerlin, Budget Analyst  
Scott Rathbun, Sr. Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen  
Interim City Manager

**Attachments:**

- PW 2B ORDINANCE Monroe Clinton to Robinson 11272017
- PW 2C ORDINANCE EXHIBIT #1 Monroe Clinton to Robinson 11272017
- PW 2D CONTRACT Monroe Clinton to Robinson 11272017
- PW 2E FINANCIAL DETAIL Monroe Clinton to Robinson 11272017
- PW 2F CONSULTANT MEMORANDUM Monroe Clinton to Robinson 11272017
- PW 2G TYPICAL SECTIONS Monroe Clinton to Robinson 11272017
- PW 2H WATER MAIN ESTIMATE Monroe Clinton to Robinson 11272017

**ORDINANCE NO. 2017 –**

**AN ORDINANCE AMENDING THE BUDGET ORDINANCE  
FOR THE FISCAL YEAR ENDING APRIL 30, 2018**

WHEREAS, on April 10, 2017 by Ordinance Number 2017-26, the City of Bloomington passed a Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2018, which ordinance was approved by Mayor Tari Renner on April 11, 2017; and

WHEREAS, a budget amendment is needed as detailed below;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, ILLINOIS:

Section One: Ordinance Number 2017-26 (the Budget and Appropriation Ordinance for the Fiscal Year Ending April 30, 2018) is further hereby amended by inserting the following line item and amount presented in Exhibit #1 in the appropriate place in said Ordinances.

Section Two: Except as provided for herein, Ordinance Number 2017-26 shall remain in full force and effect, provided, that any budgeted or appropriated amounts which are changed by reason of the amendments made in Section One of this Ordinance shall be amended in Ordinance Number 2017-26.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 27<sup>th</sup> day of November 2017.

APPROVED this \_\_\_\_ day of November 2018.

CITY OF BLOOMINGTON

ATTEST

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Cherry L. Lawson, City Clerk

Exhibit #1

Account #	Fund	Account Description	Amount
10010010-40000	General	Non-Departmental-Use of Fund Balance	\$ (127,024.00)
10019180-89410	General	General Fund Transfer-To Capital Improvement	\$ 127,024.00
<b>TOTAL TRANSFER OUT FROM GENERAL FUND:</b>			\$ -
40100100-85100	Capital Improvement	Capital Improvement-From General Fund	\$ (127,024.00)
40100100-70050	Capital Improvement	Capital Improvement-Engineering Services	\$ 127,024.00
<b>TOTAL TRANSFER IN:</b>			\$ -

**CITY OF BLOOMINGTON CONTRACT WITH**  
Hanson Professional Services Inc.  
**FOR PROFESSIONAL SERVICES FOR**  
Monroe Street Brick Restoration - Phase II and III

**THIS AGREEMENT**, dated this 27th day of November, 2017, is between the City of Bloomington (hereinafter "CITY") and Hanson Professional Services Inc. (hereinafter "CONTRACTOR").

**NOW THEREFORE**, the parties agree as follows:

**Section 1. Recitals.** The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

**Section 2. Description of Services.** CONTRACTOR shall provide the services/work identified on Exhibit A.

**Section 3. Payment.** For the work performed by CONTRACTOR under this Contract, the CITY shall pay CONTRACTOR one of the following:

- A flat fee of \$\_\_\_\_\_ as set forth in the payment terms attached as Exhibit B.
- Fees as set forth in the Payment Terms attached as Exhibit B.

**Section 4. Default and Termination.** Either party shall be in default if it fails to perform all or any part of this Contract. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting party shall be entitled to all remedies, whether in law or equity, upon the default or a violation of this Contract. In addition, the prevailing party shall be entitled to reimbursement of attorney's fees and court costs.

**Section 5. Reuse of Documents.** All documents including reports, drawings, specifications, and electronic media furnished by CONTRACTOR pursuant to this Contract are instruments of CONTRACTOR'S services. Nothing herein, however, shall limit the CITY'S right to use the documents for municipal purposes, including but not limited to the CITY'S right to use the documents in an unencumbered manner for purposes of remediation, remodeling and/or construction. CONTRACTOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act.

**Section 6. Standard of Care.** Services performed by CONTRACTOR under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

**Section 7. Indemnification.** To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CITY, its officers, officials, agents and employees from and against liability arising out of CONTRACTOR'S negligent acts, errors, or omissions in performance of services under this Contract. This indemnification shall extend to claims occurring after this Contract is terminated as well as while it is in force.

**Section 8. Insurance Requirements.** CONTRACTOR shall maintain an errors and omissions policy in the amount of \$2,000,000.00 and shall further maintain general liability insurance for bodily injury and property damage arising directly from its negligent acts or omissions, with general limits not less than \$2,000,000.00. Certificates of insurance shall be provided to CITY and CITY shall be named as an additional insured under the policy.

per claim/ \$4,000,000 Aggregate

General Liability

**Section 9. Representations of Vendor.** CONTRACTOR hereby represents it is legally able to perform the work that is subject to this Contract.

**Section 10. Assignment.** Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

**Section 11. Compliance with Laws.** CONTRACTOR agrees that any and all work by CONTRACTOR shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

**Section 12. Compliance with FOIA Requirements.** CONTRACTOR further explicitly agrees to furnish all records related to this Contract and any documentation related to CITY required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) business days after CITY issues notice of such request to CONTRACTOR. CONTRACTOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. CONTRACTOR shall be responsible for any damages/penalties assessed to CITY for CONTRACTOR'S failure to furnish all documentation in CONTRACTOR'S possession responsive and related to a request within five (5) days after CITY issues a notice of a request.

**Section 13. Governing Law.** This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

**Section 14. Joint Drafting.** The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing it terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall construed in a neutral manner.

**Section 15. Attorney Fees.** In the event that any action is filed by a party in relation to this contract and the party prevails in court and obtains a court order or judgment as a result of said litigation, the non-prevailing party in the action shall pay to the prevailing party, in addition to the sums that either party may be called on to pay, a reasonable sum for the prevailing party's attorneys' fees and court costs (including expert witness fees).

**Section 16. Paragraph Headings.** The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

**Section 17. Term.** The term of this Contract shall be:

- Until all of the services and/or deliverables required to provided within this Contract are completed.
- From one (1) year from the date of execution.
- From two (2) years from the date of execution.
- Other: Three (3) years from date of execution

The Contract shall also be subject to the following renewal terms, if any: \_\_\_\_\_

Two one year optional renewals

Notwithstanding anything herein, the provisions in Sections 7 and 12 shall survive termination.

**Section 18. Counterparts.** This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON

Hanson Professional Services Inc.

By: \_\_\_\_\_  
Its City Manager

By: Lucinda A. Loos  
Its Vice President

ATTEST:

By: \_\_\_\_\_  
City Clerk

By: [Signature]  
Its Associate

**EXHIBIT A**  
**SCOPE OF SERVICES / WORK PROVIDED**

Hanson Professional Services Inc. shall prepare contract documents for roadway improvements on Monroe Street between the intersection of Clinton Street/US 150 and the intersection of Robinson Street.

Planned improvements for Monroe Street include restoring the existing brick pavement by constructing a new concrete pavement base for existing and proposed pavers to be laid, PROWAG compliant concrete sidewalks and curb ramps, driveways, and water main replacement.

The documents will be prepared in English units using Microstation and in accordance with IDOT's Local Roads and Streets Manual and Bloomington's Manual of Practice. Letting type, date, and contract packaging will be determined at a later date.

The Scope of Services to be provided is expected to include some or all of the following:

## **I. Final Design and Plan Preparation**

### **A. Survey**

- A. Obtain and review available mapping, construction plans and surveys from City:
  - i. Existing construction plans.
  - ii. GIS topographic and parcel data and orthographic aerial photography. This data will be used for determination of project alternatives.
- B. Horizontal control will be based on Illinois State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD83), and vertical control will be based on the North American Vertical Datum of 1988 (NAVD88). Two permanent monuments will be set along the project corridor.
- C. Provide topographic survey from the centerline of North Clinton Street along East Monroe Street to the centerline of North Robinson Street a distance of approximately 700 feet. The survey corridor will be from approximately 5 feet behind the back of walks along East Monroe Street a total width of approximately 55 feet.
- D. Contact JULIE to request underground utility information via a JULIE design request. Above ground utilities and above ground indications of below ground utilities will be located and shown on the topographic survey drawing. Above ground indications of below ground utilities are those indications, such as signs, manholes and markings made by respective utility companies, which are within the survey limits and which are easily and readily visible to our survey crew at the time of the field survey. Locate existing storm and sanitary structures within the corridor limits. Sewer invert elevations will be determined to the extent possible by manhole lid removal and direct measurement. If visible from the opening, the survey crew will measure to the structure invert and identify the size (diameter), direction, material and invert (if not at structure invert) of the pipes which connect to the structure. The survey crew will not enter any structures.
- E. Update base map of the existing topography in CAD format. This file shall include all survey points, digital terrain model (DTM), breaklines, planimetric mapping and contours.

### **B. Roadway Design**

- A. Conduct field visit to verify existing conditions are still correct and work with proposed improvements. Identify any items requiring additional examination during final design.
- B. Coordinate and finalize alignments and profiles. Refine profile for any concerns identified during field visit.
- C. Pavement design calculations with construction year.
- D. Finalize proposed typical sections.
- E. Develop proposed model of project corridor and cross sections (50' intervals (min.) and at all driveways)

- F. Coordinate submittal of the concept plans to the utility companies for their review.
  - i. Review responses and comments from utilities which are received after the concept plan submittal to determine whether utilities need to be adjusted/relocated or if project modifications can be suggested which will resolve the conflict.
  - ii. For locations where utilities will need to be moved, coordinate with the utility companies and the City to determine the approximate limits of relocation and approximate cost.
- G. Develop plan and profile sheets. (1" = 20' H & 1" = 5' V)
- H. Erosion control design.

### C. Water Main Design

- A. Conduct a field visit after the water main has been located and meet with City personnel to discuss a plan for constructing the new main and tying services back in to minimize water service down time.
- B. Establish a new water main alignment and service replacement plan.
- C. Coordinate alignment with City personnel.
- D. Develop plan and profiles sheets for the water main replacement and water service lines. (1" = 20' H & 1" = 5' V)
- E. Develop plan notes and details for the water main construction.
- F. Develop special provisions for the water main, valves, and service installation as well as special coordination for the switch over to the new main.
- G. Complete water main permit applications for submittal to the Illinois EPA.
- H. Complete a detailed quantity take off and opinion of probable construction cost.

### D. Roadway Plans

- A. Title Sheet (w/ Sheet Index)
- B. General Notes, Standard List, Legend/Abbrev.
- C. Summary of Quantities Sheets
- D. Schedule of Quantities
- E. Existing/Proposed Typical Sections
- F. H/V Control Schematic - control points, any required curve data, Control ties, TBM Locations
- G. Construction Sequencing and Detour Plans
- H. Removal/Relocation Plans
- I. Plan / Profile Sheets (1" = 20' H & 1" = 5' V)
- J. Pavement Marking / Signing Sheets
- K. Erosion Control Plans
- L. Drainage Plans
- M. Intersection Details
- N. Sidewalk Ramp Grading Details
- O. Miscellaneous Details (State Standard Details, CITY Standards, special details, misc., etc.)

- P. Cross Section Sheets (with cross-sections every 50' (min.) and at all driveways)

**E. Prepare Prefinal Plans, Specifications, and Estimates**

- A. Calculate and schedule quantities
- B. Preparation of Opinion of Probable Construction Cost and Estimate of Time
- C. Provide special provisions covering construction work for every pay item not being constructed per IDOT Standard Specifications. Identify and incorporate IDOT BDE and Local Roads Special Provisions
- D. Prepare Storm Water Pollution Prevention Plan (SWPPP)
- E. Plot and Submit Preliminary PS&E
- F. QC/QA Review

**F. Final Bid Documents**

- A. Revise Prefinal Plans, Specifications
- B. Prepare response to comments
- C. Finalize quantities and cost/time estimates.
- D. Compile and submit information for local letting
- E. Attend prebid meeting
- F. QC/QA Review

**G. Project Administration**

- A. Administer project kick-off meeting with client
- B. Staffing and Management Plan
- C. Financial and schedule controls and monthly status reports
- D. Coordination meetings with CITY (3)
- E. Coordinate with property owners

**H. Quality Control/Quality Assurance Review**

Provide proper quality assurance prior to sending any construction plans and specifications for review. The following items as a minimum will be reviewed prior to submitting any construction plans or specifications for review:

- A. Every item shown in the construction plans either has a pay item or is specifically discussed in a pay item special provision.
- B. Items to be constructed have been reviewed for constructability and directly correspond to a standard pay item or a special provision.
- C. Existing utilities have been checked against proposed facilities for horizontal and vertical conflict (based on information received from the utility companies) during construction.
- D. Address CITY comments and concerns.

**I. Project Deliverables**

The following are the number of copies of project documents to be submitted for each progress review:

- A. 90% Pre-final Documents
  - 3 Sets of plans and Special Provisions along with one pdf set

- B. Final Construction Documents
  - 3 Sets of plans and Special Provisions along with one pdf set

**J. Project Progress Reviews**

Project progress review meetings will be held at the following milestones:

- A. Preliminary Geometric Design
- B. 90% Pre-final Construction Documents

**K. Construction Observation**

A. A resident construction inspector and other technical personnel to perform the following work full time (assuming average of 50 hours per week) for a total duration of 12 weeks, which includes water main and roadway construction observation:

- i. Continuous observation of the work and the contractor's operations for compliance with the plans and specifications as construction proceeds, but the ENGINEER does not guarantee the performance of the contract by the contractor.
- ii. Maintain a daily record of the contractor's activities throughout construction including sufficient information to permit verification of the nature and cost of changes in plans and authorized extra work.
- iii. Supervision of inspectors and other technical personnel.
- iv. Preparation and submission to the City in the required form and number of copies, all partial and final payment estimates, change orders, records and reports required by the City.

L. Furnish the originals and a reasonable number of prints of all necessary plans and documents, as determined by the CITY, including one copy of all meeting minutes.

M. The CITY will provide or cause to be furnished the following:

- A. Existing Roadway Plans
- B. Existing Sewer Plans
- C. Existing Water Main Plans
- D. Existing Sanitary and Storm sewer conditions and locations of any desired repairs to occur with this project.
- E. GIS property, sewer, and water main information for the project area.
- F. Standard City details (Sidewalk near trees, etc...)
- G. Property owner information
- H. Proposed Roadway Plans for any adjacent improvements

N. The following items are not included in the scope of work but could be provided as an addendum to the contract:

- A. Sewer televising
- B. Section 106 statement or mitigation for cultural resource impacts
- C. Section 4(f) evaluation
- D. Preparation of any NEPA documentation including Environmental Assessment (EA) or Environmental Impact Statement (EIS)

- E. Mitigation planning and design for impacts to threatened and endangered species, wetlands/waters, or historic/archaeological resources.
- F. Utility relocation plans
- G. Preparation of and coordination for an individual Section 404 permit and individual Section 401 Water Quality Certification.
- H. Landscaping plans other than turf restoration will not be included in the plans. Any tree replacements will be done by others and will not be included in the plans.
- I. Sanitary sewer plans and details.
- J. Necessary permitting and/or mitigation for floodplain impacts.
- K. Temporary and permanent roadway lighting analysis and design, existing lighting will be maintained where present.
- L. Traffic volumes and analysis at any intersection
- M. Property acquisition services.
- N. Storm water retention/detention.
- O. Retaining wall evaluation and design.
- P. Geotechnical investigation and report
- Q. Meetings with IDOT
- R. Boundary Survey
- S. Materials Testing
- T. Special Waste Assessments (PESA or PSI)

**EXHIBIT B**  
**PAYMENT TERMS**

Charges for professional services performed by Hanson in completing the Scope of Services associated with this Task Order will be made on the basis of Hanson's direct personnel expenses (DPE) times a factor of 2.6794, plus a fixed fee. DPE includes fringe benefits and payroll burden. Billings will be issued at least monthly, and will be based upon total services completed and expenses incurred at the time of the billing.

The following compensation formula is used to compute the fixed fee:

CPFF Fixed Fee = 14.5% (DL + R(DL) + OH(DL) + IHDC )

DL = Direct Labor

R = Complexity Factor (0.0)

OH = Consultant Firm's Actual Overhead Factor (167.94%)

IHDC = In House Direct Costs

The total cost to accomplish the Scope of Services for this project is \$179,024. The total fixed fee to be invoiced is \$19,954. Hanson agrees not to exceed the \$179,024 cost without prior notification to the Client.

Hanson Professional Services Inc.  
15L0158E Monroe Street Brick Restoration  
Multiplier 3.07

Role: CAL KNB MGD BAB CLS RLA LJB SP Mark Lee JLH  
Labor Category

Totals	\$ 171,829	\$ 7,195	\$ 179,024	100%	\$ -	\$ -	\$ 6,695	\$ 500	\$ 127.47	1,348	-	72	10	48	149	230	21	82	120	616
--------	------------	----------	------------	------	------	------	----------	--------	-----------	-------	---	----	----	----	-----	-----	----	----	-----	-----

[Click here for Help inserting rows](#)

Task #	Task Description	Labor	Expenses	Total	% of Total	Other Direct Costs				Ave Hourly Rate	Total Hours	Labor Category									
						Printing	Postage	Travel	Other			Principal	PM	Project Engineer	Engineer	Jr. Eng	Sr. Tech	Project Engineer	Engineer	Engineer	M/D
		\$	\$	\$								228.62	182.17	171.15	109.75	89.03	109.75	171.15	#####	125.00	#####
1	1. Survey	\$ 13,717	\$ 1,000	14,717	8.22%	\$ -	\$ -	\$ 500	\$ 500	\$ 111.52	123	-	3	-	2	-	118	-	-	-	-
2	A. Office preparation, research, review records			547						\$ 182.17	3		3								
3	B. Horizontal Control			659						\$ 109.75	6					6					
4	C. Vertical Control			659						\$ 109.75	6					6					
5	D. Topographic survey			7,585				\$ 500	\$ 500	\$ 109.75	60					60					
6	E. Boundary Survey			-							-										
7	F. Hydraulic Survey			-							-										
8	G. Prepare Base Map			4,390						\$ 109.75	40					40					
9	H. Establish Exist ROW			-							-										
10	I. Utility Coordination			878						\$ 109.75	8			2		6					
11																					
12	2. Roadway Design	\$ 6,639	\$ 60	6,699	3.74%	\$ -	\$ -	\$ 60	\$ -	\$ 103.73	64	-	3	2	12	35	12	-	-	-	-
13	A. Field Visit/Summarize Design Criteria			636				\$ 60		\$ 95.94	6				2	4					
14	B. Coordinate/Finalize Horizontal/Vertical Alignments			648						\$ 108.01	6		1		1	4					
15	C. Finalize Pavement Design Calculation			580						\$ 115.95	5		1		2	2					
16	D. Develop Typical Roadway Section			820						\$ 117.14	7		1		1	1	4				
17	E. Develop Prop Cross Sections (50' Interval)			1,986						\$ 99.31	20			2	2	16					
18	F. Identify Utility Conflicts			398						\$ 99.39	4				2	2					
19	G. Develop Plan & Profile Sheets			1,454						\$ 103.83	14				2	4	8				
20	H. Erosion Control Design			178						\$ 89.03	2				2						
21																					
22	3. Watermain Design	\$ 15,228	\$ 60	15,288	8.54%	\$ -	\$ -	\$ 60	\$ -	\$ 119.91	127	-	-	-	-	-	24	21	82	-	-
23	A. Site Visit and City Coordination			1,526				\$ 60		\$ 146.59	10						6	4			
24	B. WM Alignment and Service locations			1,782						\$ 127.30	14						4	10			
25	C. WM Plans and Details.			7,709						\$ 113.36	68					24	4	40			
26	D. Special Provisions.			2,441						\$ 122.03	20						4	16			
27	E. EPA Permit Application			830						\$ 118.52	7						1	6			
28	F. OPCC and Quantities			1,001						\$ 125.10	8						2	6			
29	4. Roadway Plans	\$ 15,654	\$ -	15,654	8.74%	\$ -	\$ -	\$ -	\$ -	\$ 104.36	150	-	6	-	20	60	64	-	-	-	-
30	A. Title Sheet (w/ Sheet Index)			418						\$ 104.57	4				1	1	2				
31	B. General Notes, Standard List, Legend/Abbrev.			689						\$ 114.92	6		1		1	2	2				
32	C. Summary of Quantities Sheet			638						\$ 106.30	6				1	1	4				
33	D. Schedule of Quantities			638						\$ 106.30	6				1	1	4				
34	E. Existing/Proposed Typical Sections			1,458						\$ 112.14	13		1		2	2	8				
35	F. Alignment, Ties, and Benchmarks			549						\$ 109.75	5				1		4				
36	G. Stage Construction / Maintenance of Traffic Plans			638						\$ 106.30	6				1	1	4				
37	H. Removals/Relocations Plan			905						\$ 100.54	9				1	4	4				
38	I. Plan / Profile Sheets (1" = 20' H & 1" = 5' V)			1,704						\$ 106.51	16		1		1	6	8				
39	J. Pavement Marking / Signing and Details (1"=20')			905						\$ 100.54	9				1	4	4				
40	K. Erosion Control Plans			727						\$ 103.83	7				1	2	4				
41	L. Drainage Plans			507						\$ 101.46	5				1	2	2				
42	M. Intersection Detail			909						\$ 113.62	8		1		1	2	4				
43	N. ADA Sidewalk Ramp Details			977						\$ 108.59	9		1		2	4	2				
44	O. Miscellaneous details			1,197						\$ 108.80	11		1		2	4	4				
45	P. Cross Section Sheets			2,795						\$ 93.17	30			2	24	4					
46																					
47	5. Prefinal Plan Submittal	\$ 9,671	\$ -	9,671	5.40%	\$ -	\$ -	\$ -	\$ -	\$ 117.94	82	-	8	-	7	25	2	-	-	40	-
48	A. Calculate and schedule quantities			712						\$ 89.03	8					8					
49	B. Prepare Opinion of Probable Construction Cost and Estimate of Time			356						\$ 89.03	4					4					
50	C. Special Provisions			1,516						\$ 108.26	14		2		4	8					
51	D. Storm Water Pollution Prevention Plan (SWPPP)			648						\$ 108.01	6		1		1	4					
52	E. Plot & Submit Preliminary PS&E			491						\$ 122.68	4		1		1	2					
53	F. QC/QA Review			5,948						\$ 129.31	46		4		2					40	
54																					
55	6. Final Plan Preparation	\$ 7,564	\$ -	7,564	4.23%	\$ -	\$ -	\$ -	\$ -	\$ 122.00	62	-	12	8	3	29	10	-	-	-	-
56	A. Final Roadway Plans (Incorporate review comments)			2,895						\$ 111.33	26		4		2	12	8				
57	B. Disposition of Comments			830						\$ 118.60	7		2		1	4					
58	C. Final Quantities			894						\$ 99.38	9		1			8					
59	D. Plot & Submit Final PS&E			491						\$ 122.68	4		1			1	2				
60	E. Attend Pre Bid Meeting			1,085						\$ 135.60	8		4			4					
61	F. QC/QA Review			1,369						\$ 171.15	8			8							
62																					
65	7. Project Administration	\$ 7,726	\$ 300	8,026	4.48%	\$ -	\$ -	\$ 300	\$ -	\$ 175.59	44	-	40	-	4	-	-	-	-	-	-
66	A. Kick-off meeting with client			1,228				\$ 60		\$ 145.96	8		4		4						
67	B. Staffing and Management Plan			364						\$ 182.17	2		2								
68	C. Financial and Schedule Control			3,279						\$ 182.17	18		18								
69	D. Coordinate with City (3 meetings)			2,366				\$ 180		\$ 182.17	12		12								
70	E. Coordination with Property Owners			789				\$ 60		\$ 182.17	4		4								
71																					
78																					
79	8. Construction Engineering	\$ 95,630	\$ 5,775	101,405	56.64%	\$ -	\$ -	\$ 5,775	\$ -	\$ 137.40	696	-	-	-	-	-	-	-	-	80	616
80	A. Roadway Observation			69,354				\$ 3,750		\$ 136.67	480									80	400
81	B. Watermain Observation			32,051				\$ 2,025		\$ 139.01	216										216

---

TO: Ryan Otto

---

FROM: Bryce Beckstrom

---

DATE: October 9, 2017

---

SUBJECT: Monroe Street Brick Restoration

---

**Site Meeting:**

On September 26, 2017, Hanson and the City of Bloomington met onsite to walk the project and discuss design features and alternatives for the restoration of Monroe Street from Clinton Street to Robinson Street. The following is a list of design features and elements that were discussed and will be incorporated into the project during the design phase.

- The existing stone curb shall remain in place for the entire corridor. Sections that are determined to be deteriorated beyond repair or have been replaced by concrete curb shall be removed and replaced in kind with a product that shall closely match the existing curb. Hanson will provide the product research during Phase II.
- Existing brick pavers that are in good condition shall be removed and salvaged for reuse on the proposed surface. Due to areas of pavement that are patched or existing brick pavers broken in place, a shortage of historic brick pavers will occur. It was determined that the existing brick pavers shall be used in the middle section and extend in both directions until all the existing brick pavers are used. Concrete pavers will then be used from this point to the new concrete crosswalks at each intersection.
- New concrete crosswalks and sidewalk ramps shall be constructed at the Robinson Street and Clinton Street intersections.
- The existing concrete base shall be removed to within approximately one foot of the face of the existing curb. Leaving the one-foot piece of concrete will help hold it in place. The proposed concrete base course will then be constructed up to, and if necessary for grade correction, on top of this one foot section.
- Pipe underdrains shall be installed along each side of the roadway for the length of improvements and connected into the inlets at the Clinton Street intersection.
- The proposed concrete base course shall be 6" under the existing brick pavers and 8" in the sections adjacent to the intersections. Woven wire fabric will be used in both concrete sections. There will be no jointing of this pavement.
- All the existing sidewalk is to be removed and replaced. Sidewalks adjacent to existing trees where the existing sidewalk has been disturbed by the tree shall be thickened to 6" with woven wire fabric. The City will provide more information regarding the standard near trees. The City arborist will be contacted to determine which trees should remain.
- Driveway aprons shall be removed and replaced with 6" concrete driveway pavement with a down turned curb adjacent to the reconstructed street.

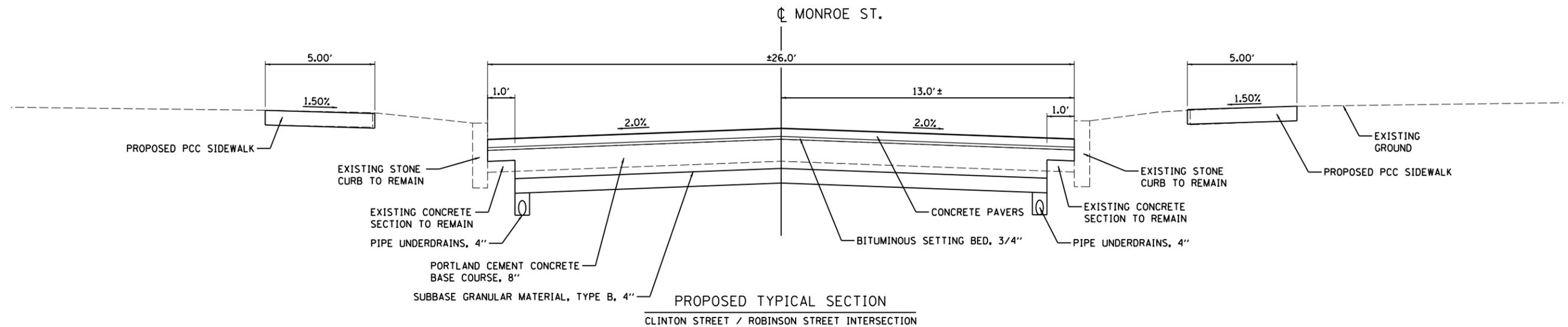
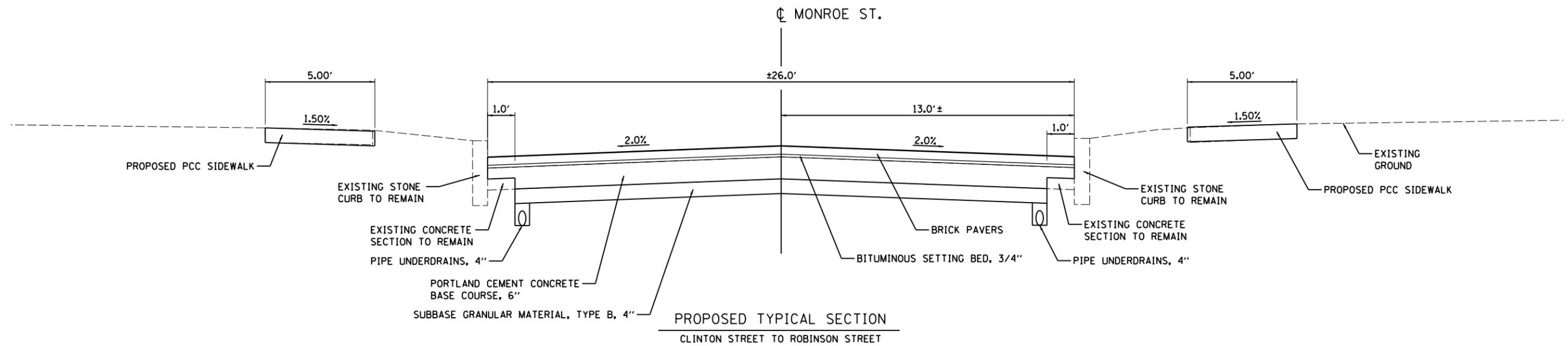
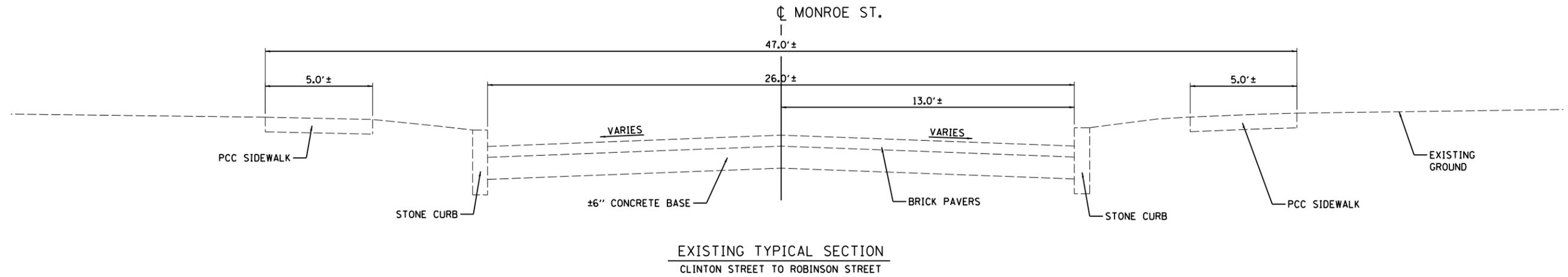
The construction will be staged to maintain pedestrian access to adjacent properties. In the first stage, the sidewalk will be removed and replaced in sections to maintain continuous access. Once all the sidewalk has been removed and replaced, the second stage will close the road completely in order to reconstruct the entire roadway. Parking areas for residents living along the block to be reconstructed will be designated in adjacent blocks or at the trail parking lot. The contractor will be responsible for signing these locations.

Included with this memorandum are the Monroe Street typical sections detailing the existing and proposed conditions.

**Cost Estimate:**

Planning and Preliminary Engineering	\$9,000
Design and Construction Engineering	\$127,024
Construction	\$700,000
<b>Total</b>	<b>\$836,024</b>

The Monroe Street construction cost listed is preliminary and intended for use in planning purposes only.



DESIGNED	BAB	8/23/17
DRAWN	RLA	
REVIEWED	BAB	
DATE		

FILE NAME =	I:\15\Jobs\15L015BD\CAD\Road\Sheet\sheet-typicals001.dgn	USER NAME =	Ander00846
DESIGNED -	BAB	DESIGNED -	BAB
DRAWN -	RLA	REVISÉD -	
CHECKED -	BAB	REVISÉD -	
DATE -	9/29/17	REVISÉD -	
PLOT SCALE =	5.00' / in.		
PLOT DATE =	10/5/2017		

**STATE OF ILLINOIS  
 DEPARTMENT OF TRANSPORTATION**

**MONROE STREET  
 TYPICAL SECTIONS**

SCALE: N/A SHEET OF SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN		1
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

**CITY OF BLOOMINGTON  
NOVEMBER 2017  
BUDGETARY OPINION OF PROJECT CONSTRUCTION  
MONROE STREET WATER MAIN REPLACEMENT**

<b>Item</b>	<b>Description</b>	<b>Unit Cost</b>	<b>Unit</b>	<b>No. Units</b>	<b>Total</b>
1	8" DUCTILE IRON WATER MAIN	\$ 85.00	LF	690	\$ 58,650.00
2	8" X 6" DUCTILE IRON TEE, M.J.	\$ 500.00	EA	2	\$ 1,000.00
3	8" X 6" DUCTILE IRON INCREASER	\$ 500.00	EA	2	\$ 1,000.00
4	6" x 6" TAPPING SLEEVE WITH 6" TAPPING VALVE AND BOX	\$ 300.00	EA	2	\$ 600.00
5	THREE WAY HYDRANT w/ AUX VALVE	\$ 3,000.00	EA	2	\$ 6,000.00
6	TRENCH BACKFILL (CA-6)	\$ 50.00	CY	450	\$ 22,500.00
7	DIRECT TAP w/ CORP STOP	\$ 300.00	EA	25	\$ 7,500.00
8	1" TYPE K COPPER WATER SERVICE	\$ 40.00	LF	750	\$ 30,000.00
9	1" CURB STOPS AND BOX	\$ 350.00	EA	25	\$ 8,750.00
10	WATER MAIN SWITCHOVER	\$ 2,000.00	LS	1	\$ 2,000.00
11	SERVICE RECONNECTIONS	\$ 300.00	EA	25	\$ 7,500.00
12	WATER SERVICE CASING	\$ 300.00	EA	12	\$ 3,600.00
				<b>PROJECT SUBTOTAL</b>	<b>\$ 149,100.00</b>
				<b>20% CONTINGENCY</b>	<b>\$ 37,275.00</b>
				<b>PROJECT TOTAL</b>	<b>\$ 186,375.00</b>