



CITY OF
BLOOMINGTON
SPECIAL SESSION
COUNCIL MEETING
FEBRUARY 26, 2018

AGENDA



**SPECIAL MEETING AGENDA
OF THE CITY COUNCIL
CITY HALL COUNCIL CHAMBERS
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701
MONDAY, FEBRUARY 26, 2018; 5:00 P.M.**

1. Call to Order
2. Roll Call of Attendance
3. Public Comment
4. Consideration of approving the minutes of the Special Meeting of February 12, 2018. *(Recommend the reading of the minutes be dispensed and approved as printed.)*
5. Closed Session
 - A. Collective Bargaining – per Section 2 (c)(2) of 5 ILCS 120 (15 minutes)
 - B. Pending Litigation – per Section 2 (c)(11) of 5 ILCS 120 (15 minutes)
6. Adjourn Closed Session
7. Return to Open Session
8. Presentation and discussion of the Connect Transit Downtown Transfer Center Site location needs and conceptual design as requested by the Administration Department. *(Recommend presentation and discussion only.) (Presentation by Tricia Stiller, Downtown Division Manager, and the Farnsworth Group (Isaac Thorne, Aaron Quick, Chad Frankeberger, and Jeff Gastel), 15 minutes, City Council discussion, 20 minutes.)*
9. Presentation, discussion and direction on pursuing a cost-sharing agreement with Lutheran Life Communities for the Lutz Road from Morris Ave. to Luther Oaks Project *(Recommend Presentation, discussion, and direction, including consideration of the following sample motion:*

Motion: That City staff pursue a cost sharing agreement with Lutheran Life Communities for the improvement of a portion of Lutz Road and bring it back to the Council for further discussion and action.

(Presentation by Jim Karch, Director of Public Works, 5 minutes, City Council Discussion, 20 minutes.)

10. Adjourn (Approximately 6:30 p.m.)



**SPECIAL SESSION MEETING
AGENDA ITEM NO. 4**

FOR COUNCIL: February 26, 2018

SUBJECT: Consideration of approving the minutes of the Special Meeting of February 12, 2018.

RECOMMENDATION/MOTION: That the reading of the 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 Special City Council Meeting Minutes have been reviewed and certified as correct and complete by the City Clerk.

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

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for Council consideration.

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

Recommended by:

A handwritten signature in black ink that reads "Steve Rasmussen". The signature is written in a cursive style with a long horizontal flourish at the end.

Steve Rasmussen
Interim City Manager

Attachments:

- February 12, 2018 Special Session Meeting Minutes

**SPECIAL SESSION CITY COUNCIL JOINT MEETING
City Hall Conference Room
109 E. Olive Street, Bloomington, IL 61701
Monday, February 12, 2018; 5:00 PM**

Call to Order

The Council convened in Special Session in the Council Chambers, City Hall Building at 5:00 p.m., Monday, February 12, 2018. The meeting was called to order by Mayor Renner.

Roll Call

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

Aldermen Dave Sage (arrived: 5:05 PM), Mboka Mwilambwe (arrived: 5:01 PM), Karen Schmidt, Jamie Mathy, Scott Black, Kim Bray, Amelia Buragas and Mayor Tari Renner.

Absent: Alderman Diana Hauman

Motioned by Alderman Buragas, seconded by Alderman Mathy to allow Alderman Bray to attend the Council Meeting remotely by electronic means.

Ayes: Aldermen Mathy, Mwilambwe, Buragas, Painter, Schmidt, and Black

Absent: Alderman Dave Sage

Recuse: Alderman Kim Bray

Motion Carried

Staff Present: Steve Rasmussen, Interim City Manager; Jeffrey Jurgens, Corporation Counsel; Jim Karch, Eric West, Nicole Albertson,

Public Comment

Mayor Renner opened the meeting to receive Public Comment. The following citizen offered comments.

Renee Nestler

Consideration of approving the minutes of the Special Meeting of January 22, 2018, and the Special Joint Session Meeting Minutes of January 16, 2018. (*Recommend the reading of the minutes be dispensed and approved as printed.*)

Motioned by Alderman Schmidt, seconded by Alderman Black to approve the Special Meeting of January 22, 2018, and the Special Joint Session Meeting Minutes of January 16, 2018 as printed.

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

Nays: None

Motion carried.

Closed Session

Motioned by Alderman Black, second by Alderman Schmidt to enter into a Closed Session Meeting for the purpose of Personnel – per Section 2 (c) (1) of 5 ILCS 120.

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

Nays: None

Motion Carried.

- A. Personnel – per Section 2 (c) (1) of 5 ILCS 120 (*10 minutes*)

Adjourn Closed Session

Motioned by Alderman Painter, second by Alderman Mwilambwe to Adjourn the Close Session Meeting.

Motion carried: Viva Voce.

Return to Open Session

Motioned by Alderman Schmidt, second by Alderman Painter to Return to the Open Session Meeting.

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

Nays:

Motion Carried.

Discussion and direction related to the Update on the FY2019 “Big Picture” Budget presented on January 22, 2018, including specific direction on whether City staff should proceed with bringing back various Resolutions or Ordinances to:

Mr. Rasmussen provided an overview of each of the items and asked Council for direction on each of the items. He reviewed the Proposed Budget Meeting Calendar, and stated he would be reviewing the “proto budget” as he had at the BCPA in January. The department have reduced its budgets thus reducing the \$2.9 million deficit that is projected in the FY2019 budget. Some of the reductions in the proposed budget include: delay in codifying the City Code from the Clerk’s Office; limit the amount of consulting services in the Finance Department.

One of the things we talked about was service fee increases, and we will come back to you on that and ask to see if someone would like to make a motion for us to review that option. We will also come back and talk to you about business registration, and there are some issues back and forth on that, but we would maybe like you to come back and make a motion for us to examine that. And the third thing then is a motion for some parking fee increases. Those three numbers amount to a good portion of the deficit, and we’ll have some more to talk to you about on that.

Mr. Rasmussen redirected Council’s attention to the items below for discussion.

- (1) Improve cost recovery through increased service fees;

The first one is a cost recovery. These are service fee increases, and at the retreat on November 4, you asked us to come back and look at that, and we can recover a number of those fees. Some of these fees have not been increased since 1996. We would propose coming back to you, not with a large increase; initially, but at least a small portion to bring those up. Then to have an ordinance that would allow the City to increase those on a regular basis. They would be tied to something that perhaps the CIP or maybe it would be maybe tied to the amount that we increase our union wages. It; however, would be tied to something that would move it along so that our fee increases would keep commensurate with the expenditures we've got.

Alderman Mwilambwe asked for clarification of the type of fees that would be included in the cost recover.

Mr. Rasmussen stated, the vast majority of these would come under Community Development. For example, the fees for doing inspections, apartment inspections, rental inspections, fees for doing plan reviews, and those sorts of things. In 1996 or there about, the City recovered about 85% of the cost of doing business in Community Development. Today, it recovers about 40%; we have not increased the fees commensurate with our cost of doing business.

Alderman Buragas commented on the potential fee increase and ask would the itemized fees be provided to Council prior to the fees increasing. Mr. Rasmussen stated they would.

Motioned by Alderman Mathy that we proceed direction for staff to bring back an itemized list of what these fees might be, second by Alderman Painter.

Alderman Sage asked whether there would be any change in delivery of city services as a result of long-term reduction in cost. The City is not proposing changing the trajectory of the budget by looking at any other service reductions in order to achieve savings. Mr. Rasmussen affirmed stating, regarding the service fee increases, the City is trying to recover the cost of doing business.

Alderman Sage asked where he would find the proposed budget cuts that Council would consider as part of the FY2019 budget. Mr. Rasmussen stated those cuts would mostly come from Community Development, delaying projects in the Clerk's Office, IT maintenance and repair; however, as staff gets closer we will seek guidance from Council in terms of options.

Mayor Renner asked whether Council had any specific services that it wanted the City to abandon or cut dramatically. He mentioned the unfilled positions that will result in a savings to the City. Mr. Rasmussen stated it is over \$500,000 in saving from leaving those positions vacant.

Alderman Schmidt asked for an update on the One-Stop Shop the City had initiated, stating if Council is going to consider increasing fees, the public would see greater efficiencies. Mr. Rasmussen, the City has already taken steps towards that program by moving certain land development responsibilities from the City Clerk's Office to Community Development.

Alderman Black, he will vote for the fee increase; however, asked the Council whether they had the courage to do the same once staff returns with the proposed fee increases.

Motioned by Alderman Mathy that we proceed direction for staff to bring back an itemized list of what these fees might be, second by Alderman Painter.

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

Nays: Alderman Sage

Absent: Alderman Hauman

Motion Carried

(2) Develop a business registration program; and

Mr. Rasmussen stated this is another program where the City would return to Council with a proposed ordinance. Staff is seeking direction from the Council on whether to move forward with a business registration program or not. Further seeking direction on increasing the parking fees for events once we have an automated parking deck.

Alderman Schmidt expressed concern over imposing fees on business for a registration and asked what fees would be imposed. Mr. Rasmussen, the City is proposing a one-time business registration system where there would be a fee associated with public safety and building inspections. Council can later decide whether it wants to increase the fees on a regular basis going forward.

Motion by Alderman Bray to direct City staff to move forward with the business registration program, second by Alderman Schmidt.

Ayes: Aldermen Mwilambwe, Buragas, Schmidt, Painter, Sage and Bray

Nays: Aldermen Black and Mathy

Absent: Alderman Hauman

Motion Carried

(3) Begin charging for downtown parking at special events.

Mr. Rasmussen stated the automatic parking deck system will be in place in the summer possibly in August. It would all the City to charge parking all the time or charge for events. In a prior Council discussion it spoke of charging full-time which may result in a gain of nearly \$400,000 per year in revenue. Additionally, there were comments insinuating the City would not be supportive to downtown development evening activities by charging a fee all the time. City staff revisited the concerns and propose charging for major events at the arena which may result in a \$200,000 revenue gain. The City would have the ability to set a fee for those events that would be the discretion of the Council.

Alderman Sage asked Council who were familiar with the downtown parking situation what their thoughts were on the topic, and possible impacts to local business. Alderman Mathy stated he would be interested in looking at options that are tied mostly to events. He is not interested in discussing 24/7 parking in the municipal garages. By keeping parking free in the evenings and weekends, it encourages people to park in garages and come into the downtown area.

Motion by Alderman Buragas that Council direct staff pursuant to the draft, to bring back a proposed resolution for charging for special events only, seconded by Alderman Schmidt.

Alderman Buragas stated she would like to see some options and rationale for setting the fees for different events. Alderman Schmidt, she wants to continue to incentivize continued growth in the downtown. Council should have the flexibility to grow events that need to grow in the area.

Mr. Rasmussen, staff will return to Council with a proposed resolution with its recommendations so that this discussion can continue.

Alderman Black stated he would be voting against this motion as the City needs to start encouraging more downtown special events before we start charging people for them. This can be revisited in one year afterwards. He will vigorously oppose any type of overnight parking fee charge.

Ayes: Aldermen Mwilambwe, Buragas, Schmidt, Painter, Sage and Bray

Nays: Aldermen Black and Mathy

Absent: Alderman Hauman

Motion Carried

Recommendation/Motion:

The Council discuss and provide direction on various aspects of the FY2019 “Big Picture” Budget presented on January 22, 2018, including providing specific direction by taking up the following three motions:

Motion 1: City staff draft an Ordinance increasing various fees associated with City services to allow for Cost Recovery and bring it back to the Council for final action within (3) three months.

Motion 2: City staff draft an Ordinance establishing a Business Registration Program and bring it back to the Council for final action within (3) three months.

Motion 3: City staff draft a Resolution imposing fees for Parking in Public Parking Garages and lots during Special Events and bring it back to the Council for final action within (3) three months.

(Presentation by Steve Rasmussen, Interim City Manager, Patti-Lynn Silva, Finance Director, and Scott Rathbun, Budget Manager, 5 minutes presentation, City Council 20 minutes discussion.)

Discussion and action on various options regarding the City’s Residential Solid Waste Program, including potential action on: (1) a Resolution directing staff to investigate and bid outsourcing the Solid Waste Program in the City of Bloomington; (2) an Ordinance Amending Chapter 21 of the City Code to enact provisions changing solid waste fees; and/or (3) an Ordinance amending Chapter 21 of the City Code to enact provisions changing solid waste service levels as requested by the Administration and Public Works Departments.

Mr. Karch stated the Solid Waste Program is close to being fully public. There are some communities though that have their own landfill. There are some communities that process their own recycling material. They have their own composting facility. They do their own transfer of all of that. When we talk about privatization, we do have to look at how that work gets done. In other communities, some use a signatory agreement with another union.

Other impact are things like leaf collection, would have to be done by our existing workers of streets and sewers, and that would pull away from some of that other work we do. Even if we used people like our Parks, Recreation, and Cultural Arts, that would have an impact on even the plowing of constitution trail, how we plow some of our own parking lot. The City still does maintain much control under a contracting situation; they are able to set the service level. They are able to work with customer service, and able to require things such as medical assistance. They are able to

include in that contract, as well as what and how services are provided. They can even control some of the cost, but then there might have to be subsidies that are provided.

Full divestiture is fully private. That is where the City no longer provides solid waste service at all. We sell all of the equipment. We sell all of the carts. We no longer provide the service, and there is no control that we have over concerns, complaints, or how that is done. The only controls we have is through our City Code and enforcement and regulation of that.

Our understanding from a staff of what's the Council has been asked for, we talked about that unanimous request to come back and look at that outsourcing, that's really more of that contracting out. So when we talk about that, that's what staff is of the understanding, so that's a clarification that's needed. Mr. Karch explained the process of preparing for an RFP to prepare for contracting out this service.

He presented options to the Council to consider as presented in the below recommended motions.

Alderman Bray, favor a combo of motion two and three. She recommended Council approach this remaining in-house, and I'd like us to study up some of Jim's recommendations here about park increase cost. She also like the idea of an annual increase so that we're not constantly revisiting this issue. So that this continues to be a viable and ongoing concern as we've heard from our, or I've heard from my constituency.

Mayor Renner stated for clarification, the City Council, every year has to pass a budget.

Motioned by Alderman Buragas, seconded by Alderman Bray that Council instruct City staff to move forward on an Ordinance, meaning Chapter 21 of the City Code, that is a hybrid between motions two and three.

Ayes: Aldermen Black, Mwilambwe, Painter, Buragas, Bray,

Nays: Aldermen Mathy, Sage, and Schmidt.

Motion carried

Recommendation/Motion:

Recommend the City Council make one of the following sample motions:

Motion 1: A Resolution directing staff to investigate and bid outsourcing the Solid Waste Program in the City of Bloomington be approved and that the Mayor and City Clerk be authorized to execute the Ordinance.

Motion 2: An Ordinance amending Chapter 21 of the City Code to enact provisions changing solid waste fees be approved and that the Mayor and City Clerk be authorized to execute the Ordinance.

Motion 3: An Ordinance amending Chapter 21 of the City Code to enact provisions changing solid waste service levels be approved and that the Mayor and City Clerk be authorized to execute the Ordinance.

(Presentation by Jim Karch, Director of Public Works, 10 minutes presentation, City Council 15 minutes discussion.)

Mr. Rasmussen thanked Council and stated staff would bring back to Council during the February 26, 2018 Council Meeting a balanced budget based on the guidance and feedback City staff has received from Council. He is proposing a Council Work Session Meeting to be held on Saturday, March 10; City staff will send out a doodle pool with a couple of alternative dates to see whether Council is available or interested in a work session.

Consideration of approving a Consultant Services Agreement, in the amount of \$20,000, with GovHR USA, LLC for City Manager Recruitment Services. (Recommend the consultant services agreement with GovHR USA, LLC to provide recruitment services for the position of City Manager be approved and the City Mayor and City Clerk be authorized to execute the agreement.) (Presentation by Nicole Albertson, Director of Human Resources, 10 minutes presentation, City Council 10 minutes discussion)

Nicole Albertson, Human Resource Director stated in October, Council gave direction to staff to move forward with an RFP for an executive search firm for the City Manager position. A total of 76 RFP packets were mailed out. We received a total of three (3) fully responsive packets and assemble a review selection committee that independently reviewed each of the responses. We collectively reviewed them through a structured evaluation process including an interview with each of the vendors, and we reviewed the not to exceed costs from all three responses that ranged and cost from \$20,000, from the least expensive, up to \$26,500, as the most expensive. Based on the evaluation process and the independent reviews, we unanimously recommend GovHR as the executive search firm to move forward with.

Heidi Voorhees co-owner of GovHR with Joel and Earl, who is the consultant on the project introduced herself and the company, and provided a brief overview of the services to be provided to the City. GovHR would do a national recruitment process with heavy utilization of social media, traditional recruitment efforts using web-based advertising and also old fashion pick up the phone and call people and see if they're interested. They handle everything from working with the City on putting together the position announcement, to the recruitment brochure, to the outreach. Council are welcome to see all of the resumes. GovHR will also interview the candidates that we think are the strongest for the position, come back and meet with you to go over each of those candidates and Council would decide who would be interviewed by the Body. They would facilitate that process.

Alderman Mwilambwe asked how GovHR make sure to reach minority candidates. Ms. Voorhees stated, GovHR over the years that it has been in business, both personally and professionally, have formed relationships with the National Forum for Black Public Administrators, the International Hispanic Network, which recently changed their name to the Local Government Hispanic Network. They are founding members of the Legacy Project in Illinois, which advances women in local

government. They attend conferences, interact with these organizations so that we have knowledge of potential candidates and we can have also reach out to their boards and to the people who are active with those organizations as well, and we can advertise on their websites. There are a number of ways, through personal outreach and advertising that we would look for all qualified candidates.

Alderman Black thanked Nicole and Ms. Voorhees for the information and time it took to pull the information together, but stated that he would not be voting in favor of this item, as the search should be handled in-house.

Motioned by Alderman Bray, second by Alderman Sage that Council accept staff's recommendation and engage the consulting services of GovHR USA LLC to provide the recruitment services for our position of City Manager.

Alderman Mathy, he would be voting no to this proposal as the City has a perfectly good candidate in-house and would prefer to see the Council move in that direction instead.

Ayes: Aldermen Mwilambwe, Painter, Buragas, Bray, Sage, and Schmidt

Nays: Aldermen Mathy and Black

Motion carried

Adjourn (approximately 6:55 PM)

Motioned by Alderman Black, seconded by Alderman Mathy to adjourn the meeting. The meeting adjourned at 6:56 PM.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk



**SPECIAL SESSION MEETING
AGENDA ITEM NO. 8**

FOR COUNCIL: February 26, 2018

SPONSORING DEPARTMENT: Administration Department

SUBJECT: Presentation and discussion of the Connect Transit Downtown Transfer Center Site location needs and conceptual design as requested by the Administration Department.

RECOMMENDATION/MOTION: Discussion Only

STRATEGIC PLAN LINK: Goal 5: Great Place – Livable, Sustainable City;
Goal 6: Prosperous Downtown Bloomington

STRATEGIC PLAN SIGNIFICANCE: Objective 5.A - Well-planned City with necessary services and infrastructure; Objective 6.B- Downtown Vision and Plan used to guide development, redevelopment and investments

BACKGROUND:

Connect Transit is the Bloomington-Normal Public Transit System, formed in 1972 to provide transportation services within the City of Bloomington and Town of Normal, Illinois. It is governed by a 7-member Board of Trustees appointed by the City and Town, and staffed by approximately 140 dedicated employees.

The mission of Connect Transit is to provide safe, reliable transportation and access to opportunity to strengthen and enrich individual lives, our community, the economy and the environment. Connect Transit has made substantial investment in local public transit that have led to service reconfiguration and capital improvements. Over the last few years Connect has undertaken route revisions, conducted a study of future funding needs for operations and capital investment, and continued with a vehicle replacement program to replace their aging fleet.

A goal of the Connect Transit strategic plan is to ensure a quality customer experience by providing reliable, easy-to-use transportation services and quality, user-friendly amenities. To meet this goal Connect Transit is proposing to build a transfer center in downtown Bloomington, and has contracted with Farnsworth Group to complete a downtown transfer center site location needs study and conceptual design. The downtown transfer center site location needs study did not look at specific locations.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Discussion Only

COMMUNITY DEVELOPMENT IMPACT: N/A

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

Respectfully submitted for Council consideration.

Prepared by: Melissa Hon, Assistant to the City Manager

Financial & budgetary review by: 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:

- 1B Farnsworth Group report for the Connect Transit Downtown Transfer Center



Report

Downtown Transit Center Program of Spaces & Conceptual Site Design

January 18, 2018



Downtown Transit Center Program of Spaces

Prepared by:

Farnsworth Group, Inc.
2709 McGraw Dr., Bloomington IL, 61704
www.f-w.com

Contacts:

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Project Manager
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5.0 Summary

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Introduction

Farnsworth Group has been engaged to provide Connect Transit with a preliminary planning and design study regarding a new transfer facility to be located in Downtown Bloomington, Illinois. The purpose of this study is to determine the space requirements for the new facility and its site; and to create a conceptual design pursuant to those requirements. Consideration is being given to designing and constructing this project in tandem with one or more public or private partners. Thus, the conceptual site designs included herein begin to explore how such partner facilities might coordinate with core transit functions.

Programming Work Sessions

Connect Transit and Farnsworth Group conducted several comprehensive work sessions with senior staff, to discuss in detail the space needs for the proposed transfer facility. These discussions reviewed both necessary and desired amenities for passengers, for staff, and for the buses themselves (including all square foot requirements). Using the inputs from these meetings, the following narrative was created that includes all required building and site features and amenities. The latter includes all circulation, staging, parking, and space required on-site for Connect Transit buses; as well as outside features such as parking lots, pedestrian and bicycle amenities, and entrances and exits.

Conceptual Site Designs

With the written Program of Spaces in hand, Farnsworth Group developed two prototypical site and building layouts located in the Appendices. These prototypes offer different options regarding how to enter and exit the site; as well as giving careful consideration to the urban design, streetscape elements, parking lots, and other site amenities.

1.0 Patron Spaces & Amenities

1.1 Airlock Vestibule • Public

150 NSF

Located at the main public entrance to the transit center, this room shall help control heat loss (winter) and heat gain (summer) by providing a protected pass-through space with door assemblies on either side. This room shall also provide important signage and announcements for the public, and have other welcoming features. Room finishes shall be heavy-duty.

Placement:

- At the main public entrance to the transit center.
- Conveniently located for patrons arriving by auto (from the parking lot) or on foot.

Functions:

- Welcoming space for transit center patrons, community members, and other visitors.
- Comfort and energy control for the main entry zone of the transit center.

Desired elements:

- Glass walls to the greatest extent possible (insulated and tempered).
- Localized HVAC unit as needed.
- Bulletin board (preferably electronic).
- Display space.

1.2 Lobby & Waiting • Public

1,000 NSF

A central and dramatic common public space that will welcome all patrons and visitors to the transit center, and help direct them to their destination therein. This lobby shall be carefully integrated with the adjacent airlock vestibule and automated doorway assembly. It shall have the ability to serve as a venue for minor temporary exhibits or community displays. It shall also accommodate an informal gathering place for the use of patrons, including both lounge furniture and accessories. Room finishes shall be heavy-duty.

Placement:

- Just inside the main public airlock vestibule.
- Conveniently located near and with good sightlines to outside bus loading/unloading zone.

Functions:

- Welcoming space for all transit center patrons, community members, and visitors.
- Waiting and relaxing space for those patrons, community members, and visitors.

Desired elements:

- Glass walls to the greatest extent possible (insulated and tempered).
- Minor display and exhibit space.
- Lounge furniture for fifty (50) patrons and visitors.
- PID stations/boards (2)

1.3 Public Women's Toilet Rooms

300 NSF

Public women's toilet room shall be conveniently located adjacent to the main entrance. This toilet rooms shall include approximately 3 water closets and 3 lavatories, with the water closets being located inside stalls with toilet partitions, in addition to the normal and customary toilet accessories. Room finishes shall be heavy-duty.

Placement:

- Adjacent to the main transit center entrance.
- Adjacent to the public men's toilet room.
- Adjacent to janitors closet.

Functions:

- Conventional toilet room use (no shower facility).

Desired elements:

- Meet all applicable standards for full accessibility, including but not limited to US ADA.
- Meet all requirements of the State of Illinois Plumbing Code.
- User privacy will be provided by stalls rather than by locking entry doors.
- Non-handicapped-accessible toilet stalls will be generously proportioned. Door swing will clear the front of the toilet by a minimum of eighteen inches. Stalls will be a minimum of 3-feet wide.
- Well-lighted and ventilated, with acoustic treatment suitable to prevent noises from disturbing people outside.
- A minimum of three WC stalls and three lavatories.
- Designed for optimum maintenance and durability, and including the following:
 - a. Floor drains.
 - b. Wall-mounted fixtures with electric-eye operation.
 - c. Vandal-resistant finishes.
 - d. Ceramic floor tile with an anti-slip surface.
 - e. Ceramic wall tile.
 - f. Flush valve rather than tank toilets.
 - g. High-velocity hand driers.
 - h. Soap dispensers.
 - i. Shelves (on which users can place books, packages, purses, and similar items).
 - j. Large mirrors above the lavatories.
 - k. Each stall door will have two hooks, each strong enough to support a backpack.

1.4 Public Men's Toilet Room

300 NSF

Public men's toilet room shall be conveniently located adjacent to the main entrance. This toilet rooms shall include approximately 3 water closets and 3 lavatories, with the water closets being located inside stalls with toilet partitions, in addition to the normal and customary toilet accessories. Room finishes shall be heavy-duty.

Placement:

- Adjacent to the main transit center entrance.
- Adjacent to the public women's toilet room.
- Adjacent to janitor's closet.

Functions:

- Conventional toilet room use (no shower facility).

Desired elements:

- Meet all applicable standards for full accessibility, including but not limited to US ADA.
- Meet all requirements of the State of Illinois Plumbing Code.
- User privacy will be provided by stalls rather than by locking entry doors.
- Non-handicapped-accessible toilet stalls will be generously proportioned. Door swing will clear the front of the toilet by a minimum of eighteen inches. Stalls will be a minimum of 3-feet wide.
- Well-lighted and ventilated, with acoustic treatment suitable to prevent noises from disturbing people outside.
- A minimum of three WC stalls and three lavatories.
- Designed for optimum maintenance and durability, and including the following:
 - a. Floor drains.
 - b. Wall-mounted fixtures with electric-eye operation.
 - c. Vandal-resistant finishes.
 - d. Ceramic floor tile with an anti-slip surface.
 - e. Ceramic wall tile.
 - f. Flush valve rather than tank toilets.
 - g. High-velocity hand driers.
 - h. Soap dispensers.
 - i. Shelves (on which users can place books, packages, purses, and similar items).
 - j. Large mirrors above the lavatories.
 - k. Each stall door will have two hooks, each strong enough to support a backpack.

1.5 Public Family Toilet Room

100 NSF

A full-service toilet room, available for controlled and monitored use by an entire family (a mix of 4 to 5 adults and children). Room finishes shall be heavy-duty.

Placement:

- Conveniently located relative to other public-use support facilities.
- Adjacent to the public men's and women's toilet rooms.

Functions:

- Private and secure toilet room for a single family (no shower facility).

Desired elements:

- Meet all applicable standards for full accessibility, including but not limited to US ADA.
- Meet all requirements of the State of Illinois Plumbing Code.
- User privacy will be provided by locking entry doors.
- Well-lighted and ventilated, with acoustic treatment suitable to prevent noises from disturbing people outside.
- Designed for optimum maintenance and durability, and including the following:
 - a. Floor drains.
 - b. Wall-mounted fixtures with electric-eye operation.
 - c. Vandal-resistant finishes.
 - d. Ceramic floor tile with an anti-slip surface.
 - e. Ceramic wall tile.
 - f. Flush valve rather than tank toilets.
 - g. High-velocity hand driers.
 - h. Soap dispensers.
 - i. Shelves (on which users can place books, packages, purses, and similar items).

- j. Large mirrors above the lavatories.
- k. Baby-changing table.
- l. Entry door will have two hooks, each strong enough to support a backpack.

1.6 Large Meeting Room • Public

700 NSF

Multi-purpose gathering space to be utilized for a wide variety of meetings and conferences that shall accommodate a maximum of 50 people; and which can be divided into two smaller spaces for optimum flexibility. Room shall include a full and normal complement of smart-technology equipment; as well as a modest kitchenette with single compartment sink, microwave, and under counter refrigerator. Room finishes shall be medium-duty.

Placement:

- Accessible to staff for use as a meeting and conference room.
- Accessible from public lobby and main entrances spaces.

Functions:

- Periodic staff meetings.
- Board meetings.
- Committee meetings.
- Community meetings.
- Emergency operations center, as needed.

Desired elements:

- Ample electrical receptacles, data conduit, phone jacks, strong wireless signals, white board, and pin strips will be provided. White board will be of vitreous enameled steel to prevent damage by permanent markers.
- Flexible tables and chairs to accommodate (in different configurations) between 25 and 50 people.
- In order to prevent transmission of sound, the walls of this room will continue past the suspended ceiling to the bottom of the roof above.
- Room will have a separate thermostat and ducted air supply and return.
- Full wall-mounted smart board assemblies.
- Dimmable and zone-able lighting system.

1.7 General Storage Room • Public

200 NSF

A storage room to serve primarily the Large Meeting Room. This room shall include some heavy-duty built-in open shelving, for the storage of miscellaneous smaller items; together with a large open area for the storage of tables and chairs on dollies or carts. Room finishes shall be heavy-duty.

Placement:

- Accessible directly from the Large Meeting Room.

Functions:

- Miscellaneous storage of smaller items.
- Bulk storage of tables and chairs on dollies or carts.

Desired elements:

- Some limited built-in heavy-duty shelving units.

Subtotal • Patron Spaces & Amenities

2,750 NSF

2.0 Staff Spaces & Amenities

2.1 Airlock Vestibule • Staff

150 NSF

Located at the dedicated staff entrance to the building, this room shall help control heat loss (winter) and heat gain (summer) by providing a protected pass-through space with door assemblies on either side. This room shall also provide important signage and announcements for staff, and have other welcoming features. Room finishes shall be heavy-duty.

Placement:

- At the staff entrance to the transit center.
- In the administrative section of the transit center.

Functions:

- Comfort and energy control for the administrative section of the transit center.

Desired elements:

- Glass walls to the greatest extent possible (insulated and tempered).
- Localized HVAC unit as needed.
- Bulletin board (preferably electronic).
- Display space.

2.2 Customer Service & General Office Area

1,350 NSF

A reception and administrative area shall be provided that includes up to three (3) conventional work stations and an area for direct customer service interaction with patrons (reception area). The work stations shall utilize either free-standing conventional furniture or built-in reception counter assemblies. This area shall be conveniently located relative to the public lobby. Room finishes shall be heavy-duty.

Placement:

- In the administrative section of the transit center.
- Close to the public lobby space and entrance.

Functions:

- Workspace for the transit center staff and customer service.

Desired elements:

- Generous desktop/countertop space for computers, printers, and phones.
- In tandem, high countertop (transaction style) for visitor use.
- Base cabinets (lockable), including letter-sized file cabinets.

- One 84" single-faced shelving unit.
- Small coat closet.
- Bulletin board.
- Display space.
- Small meeting/break out space.
- Borrowed light glass walls shared with lobby/waiting area for sight lines and surveillance.

2.3 Staff Break Area

150 NSF

Moderately-sized break area to serve the general office area. Room finishes shall be heavy-duty.

Placement:

- Adjacent to the general office space.

Functions:

- Food storage and food warming for individual staff members.

Desired elements:

- Counter top with double-compartment sink, garbage disposal, and preparation and display space.
- Wall and base cabinets for dry food and utensil storage.
- Microwave oven (1).
- Coffee maker (1).
- Full-sized refrigerator/freezer.
- Half-size lockers for 10 staff members (drivers).

2.4 Staff Women's Toilet Room

150 NSF

A full-service restroom for all female staff, for both conventional toilet room use, and for use as a clothes changing room on an as-needed basis. Room finishes shall be heavy-duty.

Placement:

- Immediately adjacent to staff break area.
- In the administrative section of the transit center.

Functions:

- Conventional toilet room use (no shower facility).
- Clothes changing room.

Desired elements:

- Meet all applicable standards for full accessibility, including but not limited to US ADA.
- Meet all requirements of the State of Illinois Plumbing Code.
- User privacy will be provided by stalls rather than by locking entry doors.
- Non-handicapped-accessible toilet stalls will be generously proportioned. Door swing will clear the front of the toilet by a minimum of eighteen inches. Stalls will be a minimum of 3-feet wide.
- Well-lighted and ventilated, with acoustic treatment suitable to prevent noises from disturbing people outside.
- A minimum of two WC stalls and two lavatories.
- Designed for optimum maintenance and durability, and including the following:

- a. Floor drains.
- b. Wall-mounted fixtures with electric-eye operation.
- c. Vandal-resistant finishes.
- d. Ceramic floor tile with an anti-slip surface.
- e. Ceramic wall tile.
- f. Flush valve rather than tank toilets.
- g. High-velocity hand driers.
- h. Soap dispensers.
- i. Shelves (on which users can place books, packages, purses, and similar items).
- j. Large mirrors above the lavatories.
- k. Baby-changing table.
- l. Each stall door will have two hooks, each strong enough to support a backpack.

2.5 Staff Men's Toilet Room

150 NSF

A full-service restroom for male staff, for both conventional toilet room use, and for use as a clothes changing room on an as-needed basis. Room finishes shall be heavy-duty.

Placement:

- Immediately adjacent to staff break area.
- In the administrative section of the transit center.

Functions:

- Conventional toilet room use (no shower facility).
- Clothes changing room.

Desired elements:

- Meet all applicable standards for full accessibility, including but not limited to US ADA.
- Meet all requirements of the State of Illinois Plumbing Code.
- User privacy will be provided by stalls rather than by locking entry doors.
- Non-handicapped-accessible toilet stalls will be generously proportioned. Door swing will clear the front of the toilet by a minimum of eighteen inches. Stalls will be a minimum of 3-feet wide.
- Well-lighted and ventilated, with acoustic treatment suitable to prevent noises from disturbing people outside.
- A minimum of one WC stall, one urinal, and two lavatories.
- Designed for optimum maintenance and durability, and including the following:
 - a. Floor drains.
 - b. Wall-mounted fixtures with electric-eye operation.
 - c. Vandal-resistant finishes.
 - d. Ceramic floor tile with an anti-slip surface.
 - e. Ceramic wall tile.
 - f. Flush valve rather than tank toilets.
 - g. High-velocity hand driers.
 - h. Soap dispensers.
 - i. Shelves (on which users can place books, packages, purses, and similar items).
 - j. Large mirrors above the lavatories.
 - k. Baby-changing table.
 - l. Each stall door will have two hooks, each strong enough to support a backpack.

2.6 General Staff Storage Room

150 NSF

A storage room to exclusively serve the general office area. This room shall include some heavy-duty built-in open shelving, for the storage of miscellaneous smaller items. Room finishes shall be heavy-duty.

Placement:

- Accessible directly from the general office area.

Functions:

- Miscellaneous storage of smaller items.

Desired elements:

- Some limited built-in heavy-duty shelving units.

Subtotal • Staff Spaces & Amenities

2,100 NSF

3.0 Building Support Spaces

3.1 Server Room

80 NSF

A secure storage room with a dedicated HVAC system, to house the computer server and related equipment and supplies that serve the entire transit center facility. Room finishes shall be medium-duty.

Placement:

- Centrally-located for efficient system distribution (administrative area).
- Conveniently-located for on-going maintenance by staff.

Functions:

- Computer server and related equipment.
- Full PC computer station for immediate maintenance and trouble-shooting operations for the server and related equipment.

Desired elements:

- Ample utility services for all required power and data connectivity.
- Ample space surrounding the equipment for required maintenance work.

3.2 Mechanical Room

250 NSF

A room or rooms shall be provided for all the necessary mechanical, plumbing, and fire sprinkler equipment that shall serve the entire building. Such equipment may include boilers, furnaces, air handlers, chillers, water heaters, and similar items. This room should be centrally located, for efficient distribution of ductwork and related items. Room finishes shall be heavy-duty.

Placement:

- Centrally-located for efficient distribution of all systems.
- Conveniently-located for on-going maintenance and exterior access.

Functions:

- All mechanical, plumbing, and fire sprinkler equipment.
- Maintenance operations for all mechanical, plumbing, and fire sprinkler equipment.

Desired elements:

- Ample utility services for all required mechanical, plumbing, and fire sprinkler equipment.
- Ample space for maintenance work for all mechanical, plumbing, and fire sprinkler equipment.

3.3 Electrical Room

80 NSF

A room shall be provided for all the necessary electrical equipment that shall serve the entire building. Such equipment may include power distribution panels, battery storage, fire alarm equipment, security system equipment, and similar items. This room should be centrally located, for efficient distribution of conduit and related items. Room finishes shall be heavy-duty.

Placement:

- Centrally-located for efficient distribution of all systems.
- Conveniently-located for on-going maintenance and exterior access.

Functions:

- All power and lighting, fire alarm, security, and related equipment.
- Maintenance operations for all power and lighting, fire alarm, security, and related equipment.

Desired elements:

- Ample utility services for all required power and lighting, fire alarm, security, and related equipment.
- Ample space for maintenance work for all power and lighting, fire alarm, security, and related equipment.

3.4 Custodial Closet

40 NSF

Conveniently-located room for the storage of all building cleaning and maintenance equipment and supplies. This room shall include a large mop sink (floor or wall mounted); as well as some limited built-in shelving. Room finishes shall be heavy-duty.

Placement:

- Centrally located, for excellent maintenance coverage.

Functions:

- Storage of all conventional cleaning and custodial supplies and equipment.
- Space for processing and maintaining such cleaning and custodial supplies and equipment.

Desired elements:

- Large custodial sink with full complement of accessories.

- Built-in shelving units.
- Open space for ladder and other general storage.

Subtotal • Building Support Spaces

450 NSF

4.0 Site Features & Amenities

4.1 Outdoor Covered Waiting Area

500 NSF

Covered Waiting area to be utilized by patrons and community members when visiting the transit center. This space will accommodate a range of occupants, from 25 people to 50 people, ground finishes shall be heavy-duty.

Placement:

- Conveniently accessible to all patrons and community members.
- Adjacent to other high-public-use interior transit center spaces, to facilitate coordinated indoor/outdoor tasks.
- Highly visible with good site lines, both in and out of the space.

Functions:

- Covered waiting area.

Desired elements:

- Some built-in exterior-grade street furniture and accessories.
- Sustainable/green design and features.
- Low-maintenance landscaping.
- PID station/board (1).

4.2 Outdoor Waiting Area

500 NSF

Waiting area to be utilized by patrons and community members when visiting the transit center. This space will accommodate a range of occupants, from 25 people to 50 people, ground finishes shall be heavy-duty.

Placement:

- Conveniently accessible to all patrons and community members.
- Adjacent to other high-public-use interior transit center spaces, to facilitate coordinated indoor/outdoor tasks.
- Highly visible with good site lines, both in and out of the space.

Functions:

- Waiting area.

Desired elements:

- Some built-in exterior-grade street furniture and accessories.
- Sustainable/green design and features.
- Low-maintenance landscaping.

4.3 Automobile Parking Lot

Ordinance-Required

A surface parking lot to accommodate the number of conventional automobile spaces as required by City of Bloomington zoning ordinance. Spaces closest to the building shall be for either handicap-accessible parking, or for hybrid and electric (and other alternative fuel) vehicles. At least 1 solar-powered charging stations shall be provided at the latter. Separate, well-signed areas shall be provided for patrons and other visitors, and for transit center staff. Consideration shall be given for the pavement to be permeable, with any run-off being harvested for use on-site.

Placement:

- For patron vehicles, conveniently located adjacent to the main transit center entrance.
- For staff vehicles, conveniently located adjacent to the staff transit center entrance.

Functions:

- Secure, well-lighted, and ample parking spaces for patrons.
- Ample parking for handicap-accessibility, senior patrons, and alternative-fuel vehicles.
- Generous and flexible drive lanes and drop-off zones for several ancillary functions (including main transit center entrance and pick-up/drop-off station, among others).
- Strong and sustainable storm water design and management.

Desired elements:

- Ample pole-mounted lighting (both pedestrian and vehicular scale).
- Generous landscaping.
- Consideration for permeable pavement and other storm-water-reduction features.
- Architecturally-prominent way-finding signage.

4.4 Bicycle Parking

150 GSF

One covered open-air shelter for approximately 20 bicycles, including built-in racks to be utilized with user-provided locks. Site space shall also be provided for future bike-share equipment.

Placement:

- Conveniently located adjacent to the main transit center entrance.

Functions:

- Weather and surveillance (security)-protected storage of patron and staff bicycles.
- Integration with Bloomington-area bicycle network (Constitution Trail).

Desired elements:

- Architecturally-prominent all-weather bicycle racks.
- Ample pedestrian-scale pole-mounted lighting.
- Bicycle service station (self-serve style with air pump and basic repair and adjustment tools).
- Programmatic link (including signage and mapping) to adjacent Bloomington area bicycle network (Constitution Trail).

4.5 Drive-Up Pick-Up/Drop-Off Area

100 NSF

Patron pick-up and drop-off area with ample vehicular circulation space.

Placement:

- Area in the parking lot, with ample vehicular circulation space.
- Or, integral with the remainder of the transit center building, without disruption to any surrounding building functionality.

Functions:

- Patron pick-up by auto.
- Patron drop-off by auto.

Desired elements:

- Fully-secured, well-lighted, and well-protected design.

4.6 Refuse Enclosure

200 GSF

A secure, semi-concealed, and convenient enclosure for all necessary refuse containers for the transit center.

Placement:

- In the parking lot area, and conveniently-accessible to the transit center's disposal service vehicles.
- Well-screened from public areas (interior and exterior) of the transit center.

Functions:

- Enclosure for conventional, commercial-use refuse containers.
- Enclosure for all recycled material refuse containers.

Desired elements:

- Architecturally-attractive, code-compliant, and durable fencing with gate.

4.7 Future Expansion

Variable

Site master plan and layout, building location on site, and building orientation shall all allow for future expansion of both the site features and the building for the new transit center.

Placement:

- Not Applicable.

Functions:

- Not Applicable.

Desired elements:

- Not Applicable.

Subtotal • Site Features & Amenities

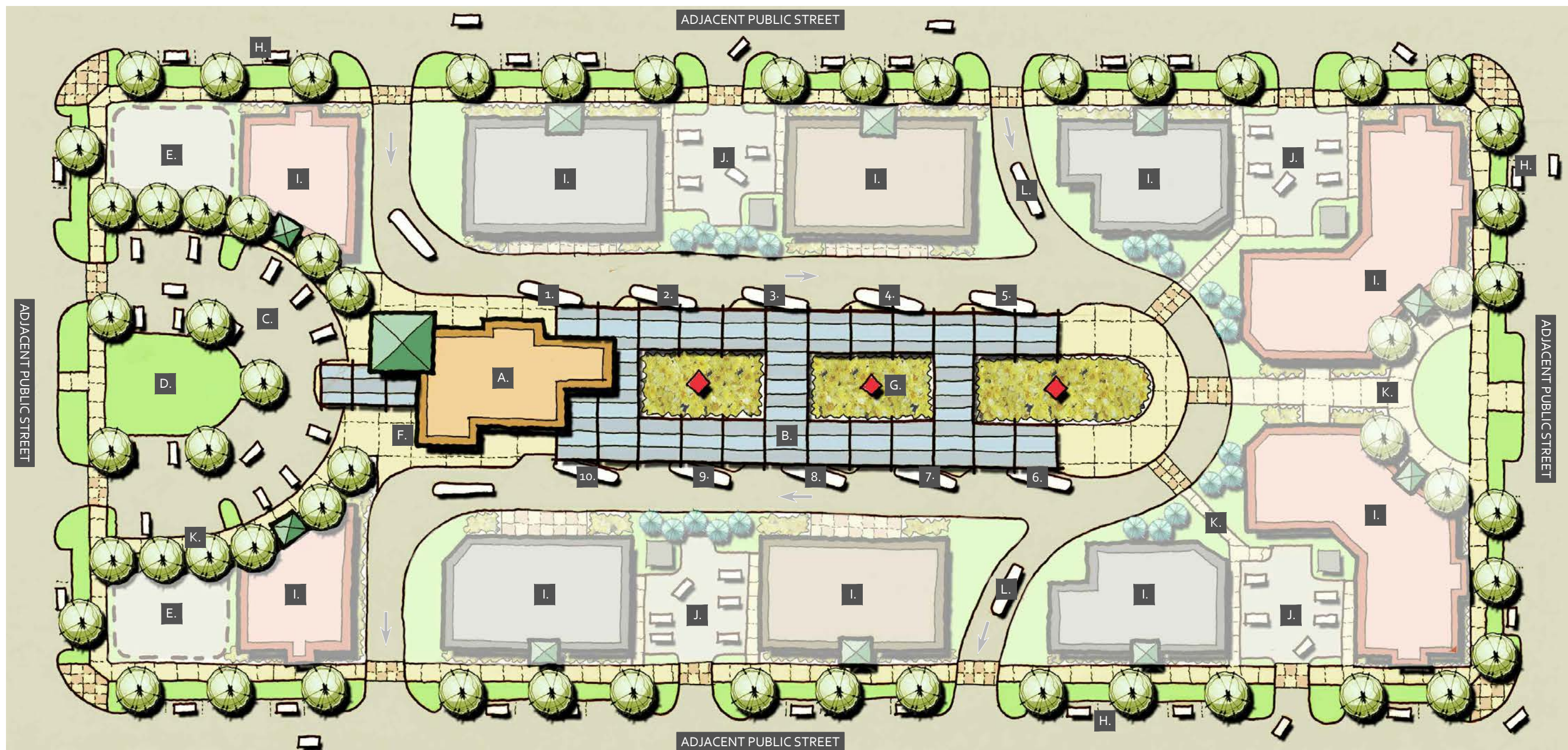
~1,450 NSF

5.0 Summary

1.0 <u>Patron Spaces & Amenities</u>	2,750 NSF
2.0 <u>Staff Spaces & Amenities</u>	2,100 NSF
3.0 <u>Building Support Spaces</u>	450 NSF
4.0 <u>Site Features & Amenities</u>	1,450 NSF
Subtotal	6,750 NSF
T.A.R.E. (10%)	650 SF
Total	7,425 GSF

6.0 Appendices

Conceptual Site Design 1 & 2



LEGEND

- | | |
|----------------------------|-----------------------------------|
| A. TRANSIT CENTER BUILDING | G. LANDSCAPE AREAS |
| B. CANOPY STRUCTURE | H. ON-STREET PARKING |
| C. TRANSIT CENTER PARKING | I. FUTURE DEVELOPMENT (MIXED-USE) |
| D. ARRIVAL COMMONS | J. OFF-STREET PARKING |
| E. PARKING EXPANSION | K. PEDESTRIAN CONNECTIONS |
| F. BICYCLE PARKING | L. BUS BY-PASS LANES |



DOWNTOWN TRANSIT CENTER

PROTOTYPICAL SITE PLAN - OPTION I
BLOOMINGTON, IL | 18 JANUARY 2018

CONNECT TRANSIT

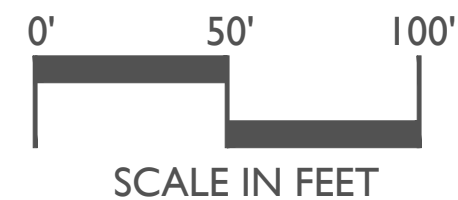
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GROUP

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LEGEND

- | | |
|---|--|
| A. TRANSIT CENTER BUILDING | G. LANDSCAPE AREAS |
| B. CANOPY STRUCTURE | H. ON-STREET PARKING |
| C. TRANSIT CENTER PARKING | I. FUTURE DEVELOPMENT (MIXED-USE) |
| D. ARRIVAL COMMONS | J. OFF-STREET PARKING |
| E. LANDSCAPE BUFFER / PUBLIC ART | K. PEDESTRIAN CONNECTIONS |
| F. BICYCLE PARKING | L. BUS BY-PASS LANE |



DOWNTOWN TRANSIT CENTER

PROTOTYPICAL SITE PLAN - OPTION 2
BLOOMINGTON, IL | 18 JANUARY 2018

CONNECT TRANSIT | **Farnsworth**
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**SPECIAL SESSION MEETING
AGENDA ITEM NO. 9**

FOR COUNCIL: February 26, 2017

SPONSORING DEPARTMENT: Public Works

SUBJECT: Presentation, discussion and direction on pursuing a cost-sharing agreement with Lutheran Life Communities for the Lutz Road from Morris Ave. to Luther Oaks Project

RECOMMENDATION/MOTION: Presentation, discussion, and direction, including consideration of the following sample motion:

Motion: That City staff pursue a cost sharing agreement with Lutheran Life Communities for the improvement of a portion of Lutz Road and bring it back to the Council for further discussion and action.

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 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: Recently, Lutheran Life Communities, which owns Luther Oaks on Lutz Road in the southwest part of Bloomington, approached the City with the offer to donate \$150,000 toward improvements to Lutz Road from Morris Avenue to the entrance of Luther Oaks. The organization originally had an annexation agreement obligating them to contribute \$28,645 to road improvements, but it expired in October 2010.

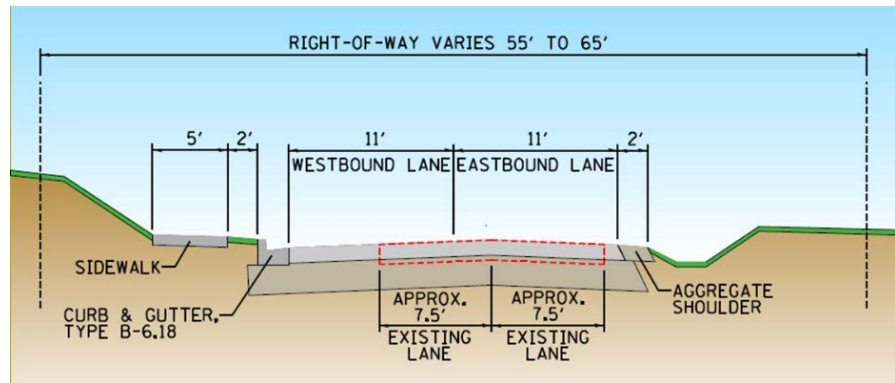
On November 25, 2013, the City Council approved the selection of Maurer-Stutz, Inc. to perform a preliminary engineering study/evaluation of various potential improvements for Lutz Road between Morris Avenue and Luther Oaks at a contract price of \$59,144.61.

At the meeting on January 11, 2016, Council approved Maurer-Stutz to proceed with design and preparation of construction plans utilizing the “hybrid” option developed in the study whereby the north side of the road will be concrete curb & gutter and the south side a rural ditch section.

Council approved a change order to pay an additional \$18,867.01 to Maurer-Stutz, Inc. for professional engineering design services for the Lutz Road Project.

Further costs can be recovered from the developer of Wittenberg Woods, who is bound by another annexation agreement that stipulates that the developer must pay for improvements to Lutz Road based on current developed property and property that is developed in the future. Based on the agreement, the developer would be responsible for a total of \$23,800 once roadwork is complete. Developers have the potential to owe as much as \$58,866, depending on how much property is developed in the future. The Wittenberg Woods annexation agreement expires on January 19, 2024.

The total estimated probable construction cost for this section of Lutz Road is \$800,000. The City must provide the funding up-front, but will be reimbursed for a portion of the costs as a result of the agreements. Assuming the fees are collected from Wittenberg



Woods property owners, and an agreement can be reached with Lutheran Life Communities for the donation of \$150,000, the City would be responsible for the remaining \$626,200 of the estimated probable construction cost.

Comprehensive Plan Link

This project is adjacent to a Tier 1 Development Priority Area, indicating strong support for the Comprehensive Plan goals of compact development, leveraging the City’s investment in city services, and keeping growth contiguous in the City.

Project Funding Sources

<u>Responsible Party</u>	<u>Funding Level</u>	
Wittenberg Woods Developer	\$ 23,800	Annexation Agreement
Lutheran Life Communities	\$ 150,000	Cost-Sharing Agreement
City of Bloomington	\$ 626,200	After Other Funds Collected
TOTAL	\$ 800,000	

Maintenance Costs

Once the project is complete, and when the road eventually needs resurfacing, the cost to resurface Lutz Rd, from Morris to the Luther Oaks entrance, would range from \$115,000 to \$150,000 in current dollars. This includes shouldering, patching, and a few other potential items like minimal ditch work, pavement striping, and grading & seeding.

The City has spent approximately \$40,000 on this section of Lutz Road, from 2009 thru 2017. This includes about \$26,000 for oil & chip, and about \$14,000 for shouldering. Annual maintenance costs of approximately \$6,000-\$30,000 (current dollars) per year are expected if the proposed improvements are not completed. This does not include the time staff would have to take each year to manage annual maintenance of this section of Lutz Rd. This maintenance work would also not address the perceived safety, geometric, and structural deficiencies of the street.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: An informational meeting with residents of Luther Oaks was held on June 18, 2014 at the retirement facility. Luther Oaks Resident Association president, Herm Harding, wrote to the City endorsing the Hybrid option on behalf of the Resident Council. Luther Oaks Executive Director Tim Kmetz also wrote to the City with an endorsement of the hybrid option.

FINANCIAL IMPACT: N/A

COMMUNITY DEVELOPMENT IMPACT: TAQ-1 A safe and efficient network of streets, bicycle, pedestrian facilities and other infrastructure to serve users in any surface transportation mode.

Link to Comprehensive Plan/Downtown Plan Goals:

TAQ-1.1 Maintenance and development of a continuous network of arterial, collector and local streets that provides for safe and efficient movement of people, goods and services between existing and proposed residential areas and major activity centers, maximizes walkability, and provides multimodal linkages to the state and interstate highway system.

TAQ-1.6 A transportation network that facilitates prompt emergency response and management.

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

Respectfully submitted for Council consideration.

Prepared by: Michael Hill, Public Works Administration
Ryan Otto, Assistant City Engineer

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

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

Community Development review by: Robert Mahrt, Interim Community Development Director

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Steve Rasmussen
Interim City Manager

Attachments:

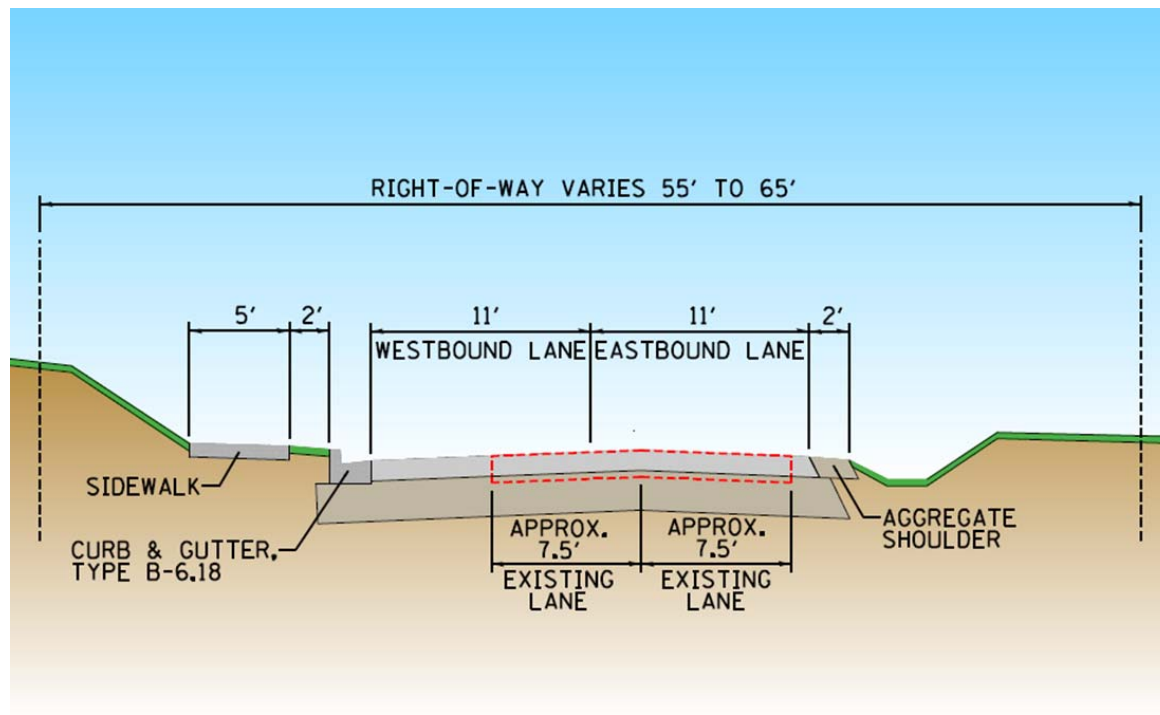
- 1B PRESENTATION Lutz Road from Morris Ave to Luther Oaks 20180219
- 1C MAP Lutz Road from Morris Ave to Luther Oaks 20180219
- 1D COMPREHENSIVE PLAN MAP Lutz Road from Morris Ave to Luther Oaks 20180219



LUTZ ROAD FROM MORRIS AVE TO LUTHER OAKS ENTRANCE

JIM KARCH, PE CFM, DIRECTOR OF PUBLIC WORKS
WORK SESSION: FEBRUARY 26, 2018

HYBRID DESIGN



CONSTRUCTION COST AND FUNDING ESTIMATES*

<u>Responsible Party</u>	<u>Funding Level</u>		
Wittenberg Woods Developer	\$	23,800	Annexation Agreement
Lutheran Life Communities	\$	150,000	Cost-Sharing Agreement
City of Bloomington	\$	626,200	After Other Funds Collected
TOTAL	\$	800,000	

*All figures are shown in 2018 dollars

RESURFACING COSTS*

OIL AND CHIP (CURRENT)

- \$150,000 to \$750,000 over 25 years
 - \$6,000 to \$30,000 annually, plus the time required by staff to manage resurfacing of this section each year

ASPHALT (PROPOSED)

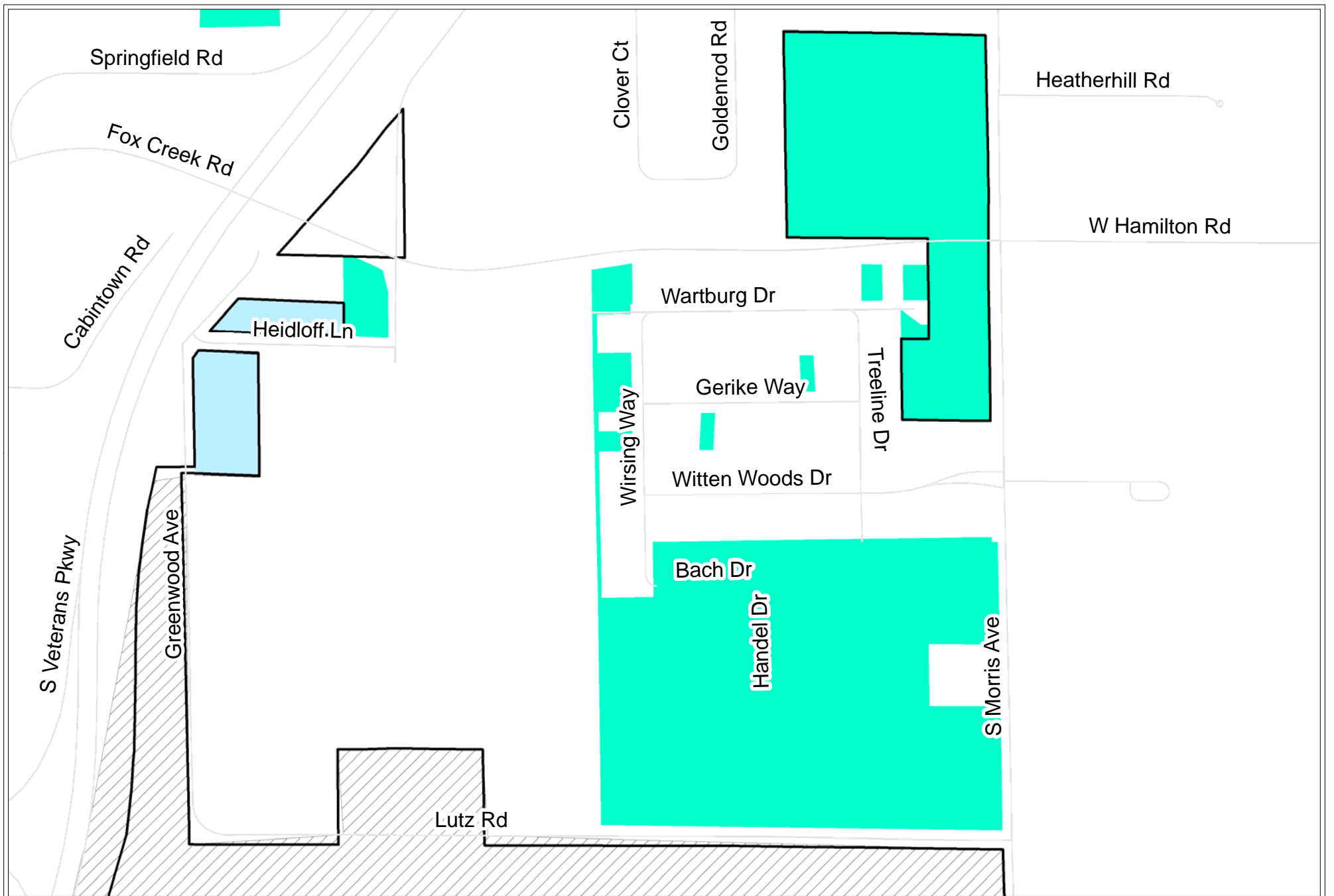
- \$115,000 to \$150,000 total in 25 years
 - No resurfacing costs for 25 years

*All figures are shown in 2018 dollars

Lutz Road Improvements: Morris to Luther Oaks

310 155 0 Feet

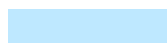




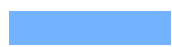
Land Use Priorities



Tier 1



Tier 3

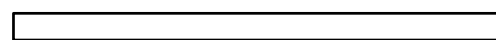


Tier 2



Future Use

0.2



Miles

N

