

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, FOURTH FLOOR UPTOWN STATION, 11 UPTOWN CIRCLE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, SEPTEMBER 19, 2016.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:00 p.m., Monday, September 19, 2016.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Jeff Fritzen, Scott Preston, R.C. McBride, Kathleen Lorenz, Kevin McCarthy, and Cheryl Gaines. Also present were City Manager Mark Peterson, Deputy City Manager Pamela Reece, Corporation Counsel Brian Day, and Town Clerk Wendy Briggs.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. OMNIBUS VOTE AGENDA:

Mayor Koos read aloud the items to be considered by the Omnibus Vote Agenda.

A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 6, 2016:

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF SEPTEMBER 14, 2016:

C. RESOLUTION TO ACCEPT A BID AND AWARD A CONTRACT TO ROWE CONSTRUCTION CO., A DIVISION OF UNITED CONTRACTORS MIDWEST, INC., IN THE AMOUNT OF \$1,181,915.91 FOR THE 2016 MFT/CDBG STREET RESURFACING PROJECT: Resolution No. 5326:

D. RESOLUTION TO ACCEPT A PROPOSAL FOR AUDITING SERVICES BY LAUTERBACH AND AMEN, LP, CPA FIRM: Resolution No. 5327:

E. CONDITIONAL RESOLUTION PARTIALLY APPROVING THE FINAL PLAT OF THE 11TH ADDITION TO THE PHEASANT RIDGE SUBDIVISION: Resolution No. 5328:

F. RESOLUTION PARTIALLY APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR THE LINDEN TRAILS PUD (808 S. LINDEN): Resolution No. 5329:

G. ORDINANCE ACCEPTING PERMANENT AND TEMPORARY EASEMENTS REQUIRED FOR THE IRONWOOD FORCE MAIN PROJECT

AND APPROVAL OF COMPENSATION OF \$16,242.50 FOR THE
EASEMENTS: Ordinance No. 5657:

Mayor Koos excused himself from voting on any bills he may have incurred while performing his Mayoral duties.
Councilmember McBride excused himself from voting on any bills submitted by WGLT Radio.

No items were removed from the Omnibus Vote Agenda.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Fritzen, the Council Approve the Omnibus Vote Agenda.

AYES: Fritzen, Preston, McBride, Lorenz, McCarthy, Gaines, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos announced Items A, B, C, D, E, F, and G were approved by the Omnibus Vote Agenda.

5. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

No Items were removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

6. RESOLUTION APPROVING THE PRELIMINARY PLAN FOR THE LOFTS
NORTHEND PUD (SOUTHEAST OF THE INTERSECTION OF PARKSIDE AND
RAAB): Resolution No. 5330:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Gaines, the Council Adopt the Resolution Approving the Preliminary Plan for the Lofts Northend PUD (Southeast of the Intersection of Parkside and Raab).

AYES: Preston, McBride, Lorenz, McCarthy, Gaines, Fritzen, Koos.

NAYS: None.

Motion declared carried.

7. RESOLUTION PARTIALLY APPROVING THE FINAL DEVELOPMENT PLAN
FOR THE LOFTS NORTHEND PUD (SOUTHEAST OF PARKSIDE AND RAAB):
Resolution No. 5331:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Adopt the Resolution Partially Approving the Final Development Plan for the Lofts Northend PUD (Southeast of Parkside and Raab).

AYES: McBride, Lorenz, McCarthy, Gaines, Fritzen, Preston, Koos.

NAYS: None.

Motion declared carried.

8. RESOLUTION CONDITIONALLY AND PARTIALLY APPROVING THE FINAL PLAT FOR THE LOFTS NORTHEAST PUD (SOUTHEAST OF PARKSIDE AND RAAB): Resolution No. 5332:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Lorenz, the Council Adopt a Resolution Conditionally and Partially Approving the Final Plat for the Lofts Northend PUD (Southeast of Parkside and Raab).

AYES: Lorenz, McCarthy, Gaines, Fritzen, Preston, McBride, Koos.

NAYS: None.

Motion declared carried.

9. RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH MR. NICOLAS AFRICANO FOR THE DEMOLITION OF THE FORMER ISSCS ADMINISTRATION BUILDING AND THE RENOVATION OF THE FORMER ISSCS INFIRMARY BUILDING WITHIN THE ONE NORMAL PLAZA PLANNED UNIT DEVELOPMENT: Resolution No. 5333:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Preston, the Council Adopt the Resolution Authorizing Execution of a Redevelopment Agreement with Mr. Nicolas Africano for the Demolition of the Former ISSCS Administration Building and the Renovation of the Former ISSCS Infirmary Building Within the One Normal Plaza Planned Unit Development.

Councilmember Gaines posed questions for clarification purposes concerning the disposition of the underlying land of the Administration Building, specifically the land being deeded back to the Town. City Manager Mark Peterson responded to these questions, stating there is a provision in the development agreement for the current property owner to purchase the property back from the town within the first two years following the execution of the agreement.

Councilmember Fritzen commented on the value of the land, the current condition of the property, and the liability concerns on the property. Councilmember Fritzen posed questions on what would happen to this property if the Council did not enter into this agreement; City Manager Mark Peterson outlined the options for the property, those being the Council could invoke the vacant building ordinance, could secure the building to keep individuals out, or simply leave it to fall into further disrepair. Councilmember Fritzen indicated the Town has had great success with public/private agreements and would rather see this property be redeveloped.

Mayor Koos and City Manager Peterson outlined some pros and cons to using TIF dollars to redevelop property. Councilmember McBride commented the Town was reimbursing the current owner the costs of demolition, not simply “giving” the property owner money. Councilmember McBride commented on some comments he had heard concerning the Historic Preservation of this property and believed the Council’s stand on Historic Preservation speaks for itself.

Councilmember Lorenz expressed her reservations to some of the details of the Agreement, specifically the vagueness of the future of the property. Councilmember Gaines indicated this property has been an issue for a number of years. Mayor Koos

indicated he did not see a way the Town could lose on this deal, either as greenspace or future development. Councilmember McCarthy indicated the end result of this Agreement would be an improvement to the neighborhood.

Councilmember Preston expressed concern with the two-year option for the current owner to buy-back the property. City Manager Mark Peterson explained the details behind the request from Mr. Africano for the two-year possible buy-back.

AYES: McCarthy, Gaines, Fritzen, McBride, Koos.

NAYS: Preston, Lorenz.

Motion declared carried.

10. CONCERNS:

1. WORLD-WIDE DAY OF PLAY AND OKTOBERFEST:

Councilmember McCarthy reminded everyone of the upcoming events in Uptown Normal this weekend; those being World-Wide Day of Play and Oktoberfest.

2. ANNUAL BIKE SUMMIT:

City Manager Mark Peterson indicated the Fifth Annual Bike Summit was held in Normal today. Mr. Peterson thanked Town Planner Mercy Davison and Public Works Director Wayne Aldrich for their contributions to this successful event.

11. REQUEST TO ADJOURN TO EXECUTIVE SESSION:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn to Executive Session to Approve the Minutes of the February 1, 2016, Executive Session under Section 5ILCS 120/2(c)(21) and to conduct the City Manager's annual performance review under Section 5ILCS 120/2(c)(1) of the Open Meetings Act.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember McBride, the Regular Meeting of the Normal Town Council be Adjourned to Executive Session to Approve the Minutes of the February 1, 2016, Executive Session under Section 5ILCS 120/2(c)(21) and to conduct the City Manager's annual performance review under Section 5ILCS 120/2(c)(1) of the Open Meetings Act.

AYES: Gaines, Fritzen, Preston, McBride, Lorenz, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the regular meeting of the Normal Town Council to Executive Session to approve the Minutes of the February 1, 2016, Executive Session under Section 5ILCS 120/2(c)(21) and to conduct the City Manager's annual performance review under Section 5ILCS 120/2(c)(1) of the Open Meetings Act, at 7:39 p.m., Monday, September 19, 2016.