

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, MAY 1, 2017.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:06 p.m., Monday, May 1, 2017.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Jeff Fritzen, R.C. McBride, Chamberly Cummings, Kathleen Lorenz, Scott Preston, and Kevin McCarthy. 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 APRIL 17, 2017:

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF APRIL 26, 2017:

C. RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF REFUSE CONTAINER LIDS FROM SCHAFFER SYSTEMS INTERNATIONAL, INC., IN THE AMOUNT OF \$15,043.50: Resolution No. 5422:

D. RESOLUTION TO AWARD THE BID FOR THE WATER TREATMENT PLANT CLARIFIER NO. 1 RECOATING PROJECT, INCLUDING ALTERNATIVES, TO RP COATINGS, INCORPORATED AT A TOTAL COST OF \$385,000: Resolution No. 5423:

E. RESOLUTION WAIVING THE FORMAL BIDDING PROCESS AND AUTHORIZING THE PURCHASE OF A NEW COMMAND STAFF VEHICLE IN THE FIRE DEPARTMENT THROUGH STATE JOINT PURCHASING VENDOR MORROW BROTHERS FORD OF GREENFIELD, ILLINOIS, IN THE AMOUNT OF \$27,984: Resolution No. 5424:

- F. RESOLUTION AUTHORIZING EXTRA WORK PAYMENT IN THE AMOUNT OF \$60,052.33 TO ROWE CONSTRUCTION, A DIVISION OF UNITED CONTRACTORS MIDWEST, INC., AND APPROVAL OF AN ASSOCIATED BUDGET ADJUSTMENT OF \$47,901.33 FOR THE STORM SEWER CROSSING CONSTRUCTION AT BROADWAY AVENUE AND OAK STREET RELATED TO THE HIGH SPEED RAIL PROJECT: Resolution No. 5425:
- G. RESOLUTION TO APPROPRIATE \$250,000 OF THE TOWN'S ALLOTMENT OF MOTOR FUEL TAX FUNDS FOR TIMBER PILE REPAIRS ON BELT DRIVE BRIDGE: Resolution No. 5426:
- H. RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH UNION PACIFIC RAILROAD COMPANY FOR THE PASSENGER RAIL PLATFORMS AT THE UPTOWN STATION CONTINGENT ON A ONE-TIME MAXIMUM FEE OF \$15,000: Resolution No. 5427:

Mayor Koos excused himself from voting on any expenses he may have incurred while performing his Mayoral duties.

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, McBride, Cummings, Lorenz, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

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

5. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

No items were removed from the Omnibus Vote Agenda.

PUBLIC COMMENT:

Mr. Ron Ulmer, 1114 N. Linden Street, Normal, IL, posed questions concerning Item F on the agenda, specifically concerning permits on previous projects in the area and possible compensation for the use by the contractor of private property in the area.

GENERAL ORDERS:

6. RESOLUTION REVOKING THE SOUTH COTTAGE VILLAGE PUD (SOUTH AND EAST OF HOVEY AND COTTAGE): Resolution No. 5428:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Adopt the Resolution Revoking the South Cottage Village PUD (South and East of Hovey and Cottage).

City Manager Mark Peterson requested staff provide a brief overview of Items 6, 7, 8, 9 and 10. Town Planner Mercy Davison explained the background of this project and the historic actions the Council has taken on the property. Ms. Davison then outlined the current requests for developing the property, including revoking the original Planned Unit Development, two rezonings, a Site Plan, and a Preliminary Development Plan.

Councilmember Lorenz posed questions for clarification purposes concerning the private streets within the development, which questions were responded to by Ms. Davison. Councilmember McCarthy questioned the landscaping, prairie plantings and drainage swale to be provided in the area. Ms. Davison indicated it has yet to be determined if there would be a need for a drainage swale. Ms. Davison further explained the proposed location of the tree plantings in the development, as well as the screening between the development and the Dollar General Store.

Ms. Davison highlighted the parking lot areas within the development in response to questions posed by Councilmember Fritzen. Water Director Greg Troemel explained the property would be managed by First Site as far as parking enforcement, snow removal, and general maintenance.

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

NAYS: None.

Motion declared carried.

7. ORDINANCE REZONING PROPERTY IN THE TOWN OF NORMAL – 1000 SOUTH COTTAGE AVENUE: Ordinance No. 5689:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Preston, the Council Approve the Ordinance Rezoning Property in the Town of Normal – 1000 South Cottage Avenue.

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

NAYS: None.

Motion declared carried.

8. RESOLUTION APPROVING A SITE PLAN FOR 1000 SOUTH COTTAGE AVENUE: Resolution No. 5429:

MOTION:

Councilmember McCarthy, moved, seconded by Councilmember Fritzen, the Council Adopt a Resolution Approving a Site Plan for 1000 South Cottage Avenue.

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

NAYS: None.

Motion declared carried.

9. ORDINANCE REZONING PROPERTY IN THE TOWN OF NORMAL – SOUTH AND EAST OF 1000 S. COTTAGE AVENUE (FORMERLY SOUTH COTTAGE VILLAGE PUD): Ordinance No. 5690:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Approve the Ordinance Rezoning Property in the Town of Normal – South and East of 1000 S. Cottage Avenue (Formerly South Cottage Village PUD).

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

NAYS: None.

Motion declared carried.

10. RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE J & M PUD (SOUTH AND EAST OF 1000 S. COTTAGE AVE.): Resolution No. 5430:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Lorenz, the Council Adopt a Resolution Conditionally Approving a Preliminary Development Plan for the J & M PUD (South and East of 1000 S. Cottage Ave.).

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

NAYS: None.

Motion declared carried.

11. RESOLUTION AMENDING A REDEVELOPMENT AGREEMENT WITH MR. NICOLAS AFRICANO PERTAINING TO 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. 5431:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember McCarthy, the Council Adopt a Resolution Amending a Redevelopment Agreement with Mr. Nicolas Africano Pertaining to 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 McBride posed questions for clarification purposes concerning a breach of contract and what incidents could rectify a breach of contract. Corporation Counsel Brian Day gave a brief explanation of the alternatives available at this time for the project and responded to questions from Council concerning time-lines involved in the alternatives. Considerable Council discussion ensued concerning their disappointment the project has not been completed as per the original Development Agreement, as this building is a nuisance in the neighborhood.

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

NAYS: None.

Motion declared carried.

NEW BUSINESS:

There were no items to be considered under New Business.

12. CONCERNS:

1. MAYOR PRO TEM:

Mayor Koos announced he has designated Councilmember Jeff Fritzen as Mayor Pro Tem. Councilmember Fritzen will serve in this capacity on occasions when the Mayor is absent.

2. BROADWAY AND OAK STREET RAILROAD CROSSING CONCERNS:

Councilmember Fritzen requested an explanation from Staff on the issues Mr. Ulmer commented on earlier in the meeting. Public Works Director Wayne Aldrich offered clarification on the matters Mr. Ulmer discussed.

3. WELCOME:

Councilmember Lorenz welcomed a special guest to the community from Germany, Ms. Johanna Trinkaus.

4. WELCOME TO NEW COUNCIL:

Councilmember McBride welcomed the newest Councilmember to the table, Ms. Chamberly Cummings.

13. ADJOURNMENT:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn.

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Lorenz, the Regular Meeting of the Normal Town Council be Adjourned.

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

NAYS: None.

Motion declared carried.

Mayor Chris Koos adjourned the regular meeting of the Normal Town Council at 7:55 p.m., Monday, May 1, 2017.