

MINUTES OF THE REGULAR MEETING OF THE NORMAL TOWN COUNCIL HELD IN THE COUNCIL CHAMBERS, NORMAL CITY HALL, 100 EAST PHOENIX AVENUE, NORMAL, MCLEAN COUNTY, ILLINOIS – MONDAY, FEBRUARY 21, 2011.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:00 p.m., Monday, February 21, 2011.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Sonja Reece, Adam Nielsen, Jeff Fritzen, Chuck Scott, Jason Chambers, and Cheryl Gaines. Also present were City Manager Mark Peterson, Deputy City Manager Pamela Reece, Corporation Counsel Steve Mahrt, 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 excused himself from voting on any bills he incurred while performing his Mayoral duties.

Councilmember Fritzen excused himself from voting on any bills submitted by Bloomington Offset Process, Inc.

Councilmember Reece excused herself from voting on any bills submitted by Advocate BroMenn Healthcare or any bills she has incurred while performing Council duties.

Item C was removed from the Omnibus Vote Agenda.

MOTION:

Councilmember Gaines moved, seconded by Councilmember Chambers, the Council Approve the Omnibus Vote Agenda.

AYES: Reece, Nielsen, Fritzen, Scott, Chambers, Gaines, Koos.

NAYS: None.

Motion declared carried.

A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 7, 2011: Omnibus Vote.

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF FEBRUARY 16, 2011: Omnibus Vote.

D. RESOLUTION FOR THE USE OF MOTOR FUEL TAX (MFT) FUNDS TO FINANCE GENERAL OBLIGATION BONDS TO BE USED FOR ROADWAY

5. ITEM REMOVED FROM OMNIBUS VOTE AGENDA:

- C. MOTION TO WAIVE THE FORMAL BID PROCESS AND AUTHORIZE STAFF TO EXECUTE AN AGREEMENT WITH EATON CORPORATION FOR THE PURCHASE OF ELECTRIC VEHICLE CHARGING STATIONS AND RELATED EDUCATIONAL SERVICES IN ACCORDANCE WITH THE FEDERAL ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Reece, the Council Waive the Formal Bid Process and Authorize Staff to Execute an Agreement with Eaton Corporation for the Purchase of Electric Vehicle Charging Stations and Related Educational Services in Accordance with the Federal Energy Efficiency and Conservation Block Grant Program.

Councilmember Fritzen posed questions concerning the cost of installation of the charging stations and the cost of providing the electrical charge for the vehicles. Assistant City Manager Geoff Fruin explained the cost was between \$1,000 and \$2,000 to get the stations installed; however, the exact cost will not be determined until the placements within the community have been assessed. Councilmember Fritzen expressed concern with providing the electrical charge at no cost and suggested a time period of ninety days to six months be allowed providing this service without charge to the customer, then implementing a fee for the electrical charge. Assistant City Manager Geoff Fruin explained the stations to be installed did not have the capability to accept payment for the electrical charges, and to install electrical stations with that capability would be more expensive, thus reducing the number of stations that could be purchased at this time. City Manager Mark Peterson commented he expected usage of the stations to be minimal for the first few years, thus really not a huge financial obligation on the part of the Town.

AYES: Nielsen, Fritzen, Scott, Chambers, Gaines, Reece, Koos.

NAYS: None.

Motion declared carried.

GENERAL ORDERS

6. MOTION TO SUSPEND THE RULES AND RECONSIDER THE ZONING MAP AMENDMENT AT EAGLE'S LANDING (1285 HEALING STONE COURT):

MOTION:

Councilmember Reece moved, seconded by Councilmember Nielsen, the Council Suspend the Rules and Reconsider the Zoning Map Amendment at Eagle's Landing (1285 Healing Stone Court).

AYES: Scott, Chambers, Gaines, Reece, Koos.

NAYS: Fritzen, Nielsen.

Motion declared carried.

7. ORDINANCE REZONING PROPERTY IN THE TOWN OF NORMAL – 1285 HEALING STONE COURT (EAGLE’S LANDING SUBDIVISION): Ordinance No. 5370:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Reece, the Council Approve an Ordinance Rezoning Property in the Town of Normal – 1285 Healing Stone Court (Eagle’s Landing Subdivision).

Mr. John Barnes, 3221 Turquoise Way, Normal, Illinois, addressed the Council, explaining his interpretation of the pre-annexation agreement, indicating it is his opinion the zoning could not be changed under the agreement. Mr. Barnes expressed his opposition to the proposed rezoning.

Mr. Erik Sloneker, current owner of the property, addressed the Council, giving a brief history of his attempt to market the property, first as currently zoned as commercial and secondly, as if it were rezoned to R-3A. Mr. Sloneker responded to questions from Councilmember Nielsen pertaining to the value of the property under both zoning districts. Mr. Sloneker further explained the transition of the zoning districts in the Eagle’s Landing Subdivision.

Councilmember Fritzen questioned if the property could be zoned R-2, rather than R-3A. Mr. Sloneker indicated the R-2 zoning would not be economical, as the sewer and water mains would have to be relocated in the area.

Corporation Counsel Steve Mahrt responded to questions from Mayor Koos concerning the pre-annexation agreement rights. Mayor Koos stated he felt strongly the Council is clearly obligated to honor the rights of the pre-annexation agreement.

Councilmember Gaines expressed concern with the “unknown” of the plan for this property, as far as how many units and the layout of the development. Building Commissioner Greg Troemel explained the R-3A zoning allows 18 units per acre; however, the parking and greenspace requirements will need to be met on the development. Considerable Council discussion ensued.

AYES: Scott, Chambers, Gaines, Reece, Fritzen, Koos.

NAYS: Nielsen.

Motion declared carried.

Councilmember Reece left the table at 7:42 p.m.

8. RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY SUBDIVISION PLAN FOR BROMENN HEALTHCARE SUBDIVISION 2<sup>ND</sup> ADDITION (PROSPECT HOUSES): Resolution No. 4598:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Scott, the Council Adopt a Resolution Conditionally Approving a Preliminary Subdivision Plan for BroMenn Healthcare Subdivision, 2<sup>nd</sup> Addition (Prospect Houses).

Councilmember Fritzen posed questions concerning current problems with the property as it is currently maintained, which concerns were addressed by City Manager Mark

Peterson. Councilmember Nielsen stated it was his opinion that this was the best thing that could happen to this neighborhood to keep the neighborhood in-tact.

AYES: Chambers, Gaines, Nielsen, Fritzen, Scott, Koos.

NAYS: None.

ABSENT: Reece.

Motion declared carried.

9. ORDINANCE REZONING PROPERTY IN THE TOWN OF NORMAL – ADVOCATE BROMENN HEALTHCARE (PROSPECT AVENUE): Ordinance No. 5371:

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Fritzen, the Council Approve an Ordinance Rezoning Property in the Town of Normal – Advocate BroMenn Healthcare (Prospect Avenue).

AYES: Gaines, Nielsen, Fritzen, Scott, Chambers, Koos.

NAYS: None.

ABSENT: Reece.

Motion declared carried.

Councilmember Reece returned to the table at 7:50 p.m.

10. MOTION TO INITIATE A ZONING TEXT AMENDMENT AND ZONING MAP AMENDMENT – MAIN STREET FORM-BASED CODE:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Gaines, the Council Initiate a Zoning Text Amendment and Zoning Map Amendment – Main Street Form-Based Code.

Councilmember Scott posed questions concerning the proposed LEED requirements, which questions were addressed by City Manager Mark Peterson. Councilmember Fritzen expressed concern that the option of developing either under the current code or under the Main Street form-based code would add a layer of complication to Town staff's work in future developments. Councilmember Chambers also expressed concern this would add to staff's work load.

Councilmember Gaines stated she thought this was a good compromise for the community. Mayor Koos indicated to implement a voluntary Main Street form-based code would give people more choices in developing property along the Main Street corridor.

AYES: Reece, Nielsen, Scott, Gaines, Koos.

NAYS: Fritzen, Chambers.

Motion declared carried.

NEW BUSINESS

11. PRESENTATION TO THE COUNCIL ON THE CENTRAL ILLINOIS REGIONAL BROADBAND NETWORK INITIATIVE:

Mr. Jason Spence, Project Manager for the Central Illinois Regional Broadband Network Initiative, addressed the Council, presenting an overview of the project and responding to Council's questions.

12. CONCERNS:

There were none.

13. ADJOURNMENT:

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

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Gaines, the Regular Meeting of the Normal Town Council be Adjourned.

AYES: Nielsen, Fritzen, Scott, Chambers, Gaines, Reece, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the regular meeting of the Normal Town Council at 8:27 p.m., Monday, February 21, 2011.