

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 – TUESDAY, SEPTEMBER 6, 2011

1. CALL TO ORDER:

Mayor Chris Koos called the Regular Meeting of the Normal Town Council to order at 7:01 p.m., Tuesday, September 6, 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, and Jason Chambers. Also present were City Manager Mark Peterson, Deputy City Manager Pamela Reece, Corporation Counsel Steve Mahrt, and Town Clerk Wendy Briggs.

ABSENT: Councilmember Cheryl Gaines (arrived at 7:04 p.m.)

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

No items were removed from the Omnibus Vote Agenda.

MOTION:

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

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

NAYS: None.

ABSENT: Gaines.

Motion declared carried.

A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF AUGUST 15, 2011: Omnibus Vote.

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF AUGUST 31, 2011: Omnibus Vote.

C. MOTION TO ACCEPT BIDS FOR THE FY 2011-12 MISCELLANEOUS SIDEWALK IMPROVEMENTS – 50/50 SIDEWALK AND ADA RAMPS PROJECT AND AWARD A CONTRACT TO WASCON CO. OF HAMMOND, IL, IN THE AMOUNT OF \$92,893.05: Omnibus Vote.

- D. MOTION TO ACCEPT BIDS AND AWARD A CONTRACT TO STARK EXCAVATING, INC., IN THE AMOUNT OF \$41,784.50 FOR THE 2011 P.C.C. PAVEMENT AND PATCHING CONTRACT: Omnibus Vote.
 - E. MOTION TO APPROVE A SEMI-ANNUAL SALARY SCHEDULE ADJUSTMENT FOR CLASSIFIED EMPLOYEES: Omnibus Vote.
 - F. MOTION TO ACCEPT THE AUDITED TOWN OF NORMAL FINANCIAL STATEMENTS AND REPORT OF CERTIFIED PUBLIC ACCOUNTANTS FOR THE YEAR ENDING MARCH 31, 2011: Omnibus Vote.
 - G. MOTION TO ACCEPT THE FEDERAL COMPLIANCE AUDIT FOR THE YEAR ENDING MARCH 31, 2011: Omnibus Vote.
 - H. RESOLUTION AUTHORIZING A LOAN AND SECURITY AGREEMENT WITH “THE POD” FOR ENERGY EFFICIENCY UPGRADES TO THE TOWN-OWNED PROPERTY AT 104 E. BEAUFORT STREET: Resolution No. 4660: Omnibus Vote.
 - I. RESOLUTION AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH COMMERCE BANK FOR THE USE OF TOWN PROPERTY FOR A TEMPORARY AUTOMATED TELLER MACHINE (ATM): Resolution No. 4661: Omnibus Vote.
 - J. RESOLUTION CONDITIONALLY AND PARTIALLY APPROVING THE FINAL DEVELOPMENT PLAN FOR THE HEALING STONE COURT PLANNED UNIT DEVELOPMENT IN THE TOWN OF NORMAL (1285 HEALING STONE COURT): Resolution No. 4662: Omnibus Vote.
5. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

There were none.

Councilmember Gaines arrived.

GENERAL ORDERS

6. RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH RODNEY POOLE AND ASSOCIATES FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL BUILDING (“LINER HOUSING”) SOUTH OF THE EXISTING COLLEGE AVENUE PARKING DECK AT 102 WEST COLLEGE AVENUE: Resolution No. 4663:

MOTION:

Councilmember Scott moved, seconded by Councilmember Chambers, the Council Adopt a Resolution Authorizing the Execution of a Redevelopment Agreement with Rodney Poole and Associates for the Development of a Multi-Family Residential Building (“Liner Housing”) South of the Existing College Avenue Parking Deck at 102 West College Avenue.

City Manager Mark Peterson made introductory comments concerning this proposed development.

Councilmember Scott posed questions concerning parking, which questions were responded to by City Manager Mark Peterson. Councilmember Scott also posed questions concerning the possibility of first floor retail in the parking deck. City Manager Mark Peterson indicated the Town currently owned an area that could be developed into first floor retail.

Councilmember Reece stated she did not think the apartments should be given a special break on the parking in the garage. Councilmember Gaines questioned if there would be a security plan for the development, to which City Manager Mark Peterson responded a security plan would be placed on file and would have to be approved by Council.

Councilmember Chambers questioned if the plan was not going to receive any assistance from the Town, would the developers have to pay prevailing wages. City Manager Mark Peterson responded prevailing wages would not have to be paid since no monetary assistance was going to be received from the Town.

Mayor Koos posed questions concerning the signage at the entry from College Avenue, which questions and concerns were responded to by City Manager Mark Peterson.

Councilmember Nielsen welcomed the development, indicating new private capital was being invested by a new developer in the Uptown area.

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

NAYS: None.

Motion declared carried.

NEW BUSINESS

7. MOTION TO ADOPT A PROPOSED CONSTITUTION TRAIL SNOW REMOVAL POLICY:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Nielsen, the Council Adopt a Proposed Constitution Trail Snow Removal Policy.

Councilmember Fritzen commented the opportunity to expand the use of the trail seemed to be worth the costs involved and posed questions concerning the possibility of removing ice from spots on the trail. City Manager Mark Peterson indicated all de-icer materials require certain temperatures, and all have some environmental issues; therefore, at this time, staff was only recommending the removal of the snow, not removal of any ice.

Councilmember Nielsen commented that we do not get the ice off all of the streets in Normal; therefore, we should not be concerned with removing ice from the trails. Councilmember Nielsen further commented removing snow from the trail is not as high of a priority as removing snow from the lowest priority streets.

Councilmember Reece expressed concern that individuals would not realize that the entire trail was not going to be cleared of snow, but only a portion of it would be cleared simply for recreational purposes. Parks and Recreation Director Garry Little indicated the snow removal will be on three of the most heavily travelled sections of the trail. City Manager Mark Peterson indicated the Council would receive a report next year to review the snow removal policy and could make changes to the policy in future years. Mayor Koos stated the policy would continue to evolve over the years.

Councilmember Scott posed questions concerning the Town's liability if the snow was not moved compared to removing the snow. Corporation Counsel Steve Mahrt indicated at this time there was no clear answer, as this matter would probably go to the Illinois Supreme Court for a decision sometime in the future.

Councilmember Nielsen stated all of the streets in Normal needed to have the snow removed before clearing the trail. City Manager Mark Peterson indicated there were two different departments involved, as the Public Works Department would be clearing the streets, and the Parks and Recreation Department would be clearing the trail, but he assured the Council all streets would be cleared prior to the trail being cleared.

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

NAYS: None.

Motion declared carried.

8. PRESENTATION OF THE 2010-2011 FINANCIAL TREND AND CONDITION REPORT:

Finance Director Andrew Huhn presented an extensive overview of the 2010-2011 Financial Trend and Condition Report and responded to questions from Council.

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Reece, the Council Receive and Place on File the 2010-2011 Financial Trend and Condition Report.

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

NAYS: None.

Motion declared carried.

9. PRESENTATION OF A HOTEL MARKET STUDY CONDUCTED BY HVS HOSPITALITY CONSULTANTS AND DISCUSSION OF ALTERNATIVE COURSES OF ACTION:

City Manager Mark Peterson gave an overview of the findings of the hotel market study conducted by HVS Hospitality Consultants, which included the impact an additional hotel would have on the Marriott in Uptown Normal. Mr. Peterson indicated Staff was looking for direction from the Council on how they would like to proceed in the development of the property commonly known as One Uptown Circle.

Mayor Koos indicated the need to keep the Town's options open and that the Council should be particular as to what is developed there. Mayor Koos indicated he was not a huge fan of another hotel project and expressed concern with it becoming student housing.

Councilmember Scott expressed concern that an "extended stay" hotel could in the future be flipped to student efficiency apartments. Councilmember Scott indicated students could not be discriminated against, but he indicated the need for this development to be a very high-end development. Councilmember Scott indicated he would support an open-ended RFP. Councilmember Chambers indicated his support for an open-ended RFP with required retail on the ground floor to keep all options open.

Councilmember Gaines stated she also favored the open-ended RFP indicating the development needed to be high quality as it is a key component of the Uptown Circle.

Councilmember Fritzen also agreed with the open-ended RFP, stating the Town had made a sizable investment in the Marriott and attached Normal Conference Center and needed to be protective of this investment. Councilmember Nielsen indicated the need to explore all alternatives for the site. Councilmember Reece also agreed with the need for the open-ended RFP and suggested the possibility of senior-market apartments.

MOTION:

Councilmember Reece moved, seconded by Councilmember Scott, the Council Authorize Town Staff to Prepare and Disseminate an Open-Ended Request for Development Proposals for the One Uptown Circle Site.

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

NAYS: None.

Motion declared carried.

10. MOTION TO TABLE REQUEST TO ADJOURN TO EXECUTIVE SESSION:

Mayor Koos announced due to time constraints this evening, he suggested tabling the Request to Adjourn to Executive Session to following an October meeting, the date to be set when all Councilmembers were scheduled to be present.

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Chambers, the Council Table the Request for an Executive Session to Approve the Minutes of the May 2, 2011, Executive Session and to Conduct the City Manager's Annual Performance Review until a Date to be Set at a Later Time.

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

NAYS: None.

Motion declared carried.

11. CONCERNS:

1. GARBAGE TOTES:

Councilmember Scott expressed concern with the amount of negative comments pertaining to the size of the totes and the inability to get a smaller tote for about a month. City Manager Mark Peterson indicated the Town would like the citizens to try the larger tote for thirty days prior to turning them in for smaller ones; however, several creative solutions have been proposed for those citizens who have difficulty with either size of the carts.

2. CORN CRIB:

Councilmember Reece announced the Symphony Orchestra had performed at the Corn Crib on Sunday evening, and the venue turned out to be an excellent location for concerts such as this.

12. ADJOURNMENT:

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

MOTION:

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

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

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the regular meeting of the Normal Town Council at 9:07 p.m., Tuesday, September 6, 2011.