

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, JANUARY 7, 2019.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:00 p.m., Monday, January 7, 2019.

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, and Scott Preston. Also present were City Manager Pamela Reece, Assistant City Manager Eric Hanson, Corporation Counsel Brian Day, and Town Clerk Angie Huonker.

ABSENT: Councilmember Kevin McCarthy.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. PUBLIC COMMENT:

Karyn Smith, spoke in opposition of the Trail East project and proposed Redevelopment Agreement Amendment.

Mike Matejka, spoke in support of the Trail East project.

Adam Kimball, spoke regarding concerns over the proposed Rooming House Ordinance.

James Knightwright, spoke regarding concerns over the proposed Rooming House Ordinance.

Stan Nord, spoke in opposition of the Trail East project.

Marc Tiritilli, spoke in opposition of the Trail East project.

5. 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 DECEMBER 17, 2018:

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF JANUARY 3, 2019:

There were no items removed from the Omnibus Vote Agenda.

MOTION:

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

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

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

Items A and B were approved by the Omnibus Vote.

6. ITEMS REMOVED FROM THE OMNIBUS VOTE AGENDA:

There were no items removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

7. ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A ROOMING HOUSE AT 405 NORMAL AVENUE: Ordinance No. 5774:

MOTION:

Councilmember Preston moved, seconded by Councilmember Lorenz, the Council Adopt an Ordinance Approving a Special Use Permit for a Rooming House at 405 Normal Avenue.

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

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

Town Planner, Mercy Davison clarified comments regarding zoning changes, occupancy and perimeter fencing of the proposed Rooming House.

Councilmember Jeff Fritzen had a question regarding the occupancy rate of the Rooming House. Inspections Director, Greg Troemel responded.

Kathleen Lorenz had questions regarding concerns raised by public commenters on the approval process of this Special Use Permit. City Manager, Pamela Reece responded.

Councilmember Jeff Fritzen noted his encouragement for use of durable fencing materials. Mr. Troemel responded the applicant is willing to accept recommendation of the Council on the materials used.

8. PRESENTATION OF THE TRAIL EAST CONCEPT PLAN:

Town Planner, Mercy Davison reviewed the public process for approval including Commission meeting dates, times, and duties of each respective body.

Jerod Engler, Bush Development LLC and Neil Finlen and John Bishop from Farnsworth gave a brief presentation of the Trail East project that included the proposed design and use of the facility and a construction timeline review. Public Works Director, Wayne Aldrich discussed dumpster enclosures, access easements, and relocating utilities underground. Mr. Aldrich also discussed the coordination and communication with adjacent property owners during the multiple phases of construction.

City Manager, Pamela Reece stated this project has been in discussion since February of 2017. Ms. Reece further stated this project supports the TIF extension that was done in May 2018.

Councilmember Chamberly Cummings discussed the similarity of this project to one in Cleveland, Ohio.

Mayor Koos stated the massing of the building is what stood out to him, noting it doesn't look like one big building but rather a cluster of buildings. Mayor Koos further stated the design reflects the look of some of the historic buildings in Uptown.

Councilmember Kathleen Lorenz asked about the use of local labor on the project. Jerod Engler responded that every effort will be made to use local labor.

Mayor Koos asked if Bush Development LLC has utilized project labor agreements in the past. Jerod Engler responded they have.

9. ORDINANCE APPROVING AMENDMENT #1 TO THE REDEVELOPMENT AGREEMENT WITH BUSH DEVELOPMENT LLC – TRAIL EAST: Ordinance No. 5775:

MOTION:

Councilmember McBride moved, seconded by Councilmember Fritzen, the Council Adopt an Ordinance Approving Amendment #1 to the Redevelopment Agreement with Bush Development LLC – Trail East.

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

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

City Manager, Pamela Reece introduced the details of the proposed Amendment to the Redevelopment Agreement. Ms. Reece stated there is an increased cost of the project due to the acquisition of 106 E. Beaufort and the first-floor food hall. Ms. Reece went on to outline the changes for the agreement. The changes involve giving the entire portion of TIF increment to Bush Development, and a modest rebate of 50% sales tax generated from the food hall. Ms. Reece then addressed some of the concerns of the public commenters.

Councilmember Chamberly Cummings asked for clarification on the percentage of public-private partner responsibility. Finance Director, Andrew Huhn responded the Town's share of the public-private partnership is about 15 percent in the overall project cost.

Councilmember Scott Preston questioned how the addition of the 106 E. Beaufort affects the total square footage of the project. John Bishop, Farnsworth responded. Mr. Preston then asked why the acquisition requires additional funds. Ms. Reece responded there would be added cost for the property acquisition, and the build out of the food hall.

Councilmember R. C. McBride spoke about the Town's strong record of historic preservation. Mr. McBride further stated Normal is a vibrant, forward looking community and is very happy to see the project move forward.

Mayor Koos spoke about the need for a long-term approach to projects like this where benefits may arrive in the future, but whose impact is lasting.

Councilmember Jeff Fritzen stated there has been encouraging discussion about employers wanting to be in Uptown and stay in Uptown, and how this will aid in attracting younger talent. Mr. Fritzen further stated what has happened over the last two decades in Uptown is historic and the plan to continue to move forward is important.

10. RESOLUTION WAIVING THE FORMAL BID PROCESS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT THROUGH THE FARNSWORTH GROUP FOR THE REMOVAL AND RELOCATION OF THE MURAL FROM 104 E. BEAUFORT STREET AND TO SEEK INDEMNIFICATION FOR ANY ASSOCIATED COSTS: Resolution No. 5626:

MOTION:

Councilmember Preston moved, seconded by Councilmember McBride, the Council Approve a Resolution Waiving the Formal Bid Process and Authorizing the City Manager to Negotiate an Agreement through the Farnsworth Group for the Removal and Relocation of the Mural from 104 E. Beaufort Street and to Seek Indemnification for any Associated Costs.

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

NAYS: None.

ABSENT: McCarthy.

Motion declared carried.

City Manager, Pamela Reece stated the proposed agreement is needed in order to keep the process moving forward with the Trail East project should any potential legal responsibilities arise associated with the mural.

NEW BUSINESS:

11. MOTION TO APPROVE AN APPOINTMENT TO THE CHILDREN'S DISCOVERY MUSEUM FOUNDATION BOARD:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Preston, the Council Approve a Motion to an Appointment to the Children's Discovery Museum Foundation Board.

AYES: Preston, Fritzen, McBride, Cummings, Lorenz, Koos.
NAYS: None.
ABSENT: McCarthy.
Motion declared carried.

Councilmember Jeff Fritzen read the appointment memo introducing Mr. Rob Widmer as a member of the Children's Discovery Museum Foundation Board.

12. CONCERNS/COMMENTS:

City Manager, Pamela Reece introduced the new Assistant City Manager, Eric Hanson and welcomed him to the Town.

13. ADJOURNMENT:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn the Regular Meeting of the Normal Town Council.

MOTION:

Councilmember McBride moved, seconded by Councilmember Lorenz, the Council Accept a Motion to Adjourn the Regular Meeting of the Normal Town Council.

AYES: Fritzen, McBride, Cummings, Lorenz, Preston, Koos.
NAYS: None.
ABSENT: McCarthy.

Motion declared carried.

Mayor Chris Koos adjourned the Regular Meeting of the Normal Town Council at 8:45 p.m., Monday, January 7, 2019.