

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 20, 2021.

1. CALL TO ORDER:

Mayor Koos called the Regular Meeting of the Normal Town Council to Order at 7:00 p.m., Monday, September 20, 2021.

2. ROLL CALL:

The Clerk called the roll with the following persons

PRESENT: Mayor Chris Koos and Councilmembers Kathleen Lorenz, Stan Nord, Karyn Smith, Chamberly Cummings, Scott Preston, and Kevin McCarthy, also present were City Manager Pamela Reece, Assistant City Manager Eric Hanson, Corporation Counsel Brian Day, and City Clerk Angie Huonker.

ABSENT: None.

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

4. PUBLIC COMMENT:

Sue Clark, Normal Resident, requested that any changes being made to Evergreen Villa be presented to the residents beforehand.

Paul Harmon, Normal Resident, voiced his concerns about Evergreen Villa, specifically about limited street parking and community building.

Patrick Flannigan, Normal Resident, praised the Towns staff for working with the developer of Evergreen Villas to keep the new PUD consistent with the original PUD.

Ruth Rinehart, Normal Resident, expressed concerns about the construction vehicles damaging the streets of Evergreen Villa.

John Larkin, Normal Property Owner, voiced his concerns about the Love's Travel Center, specifically about the signage and fencing.

Sondra Wisdom, Normal Resident, stressed concern about new homeowners not knowing the rules and regulations of Evergreen Villa.

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 COUNCIL MEETING OF SEPTEMBER 7, 2021:

- B. REPORT TO RECEIVE AND FILE TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF SEPTEMBER 15, 2021:
- C. RESOLUTION TO WAIVE THE FORMAL BID PROCESS AND ACCEPT A QUOTE FROM KOENIG BODY AND EQUIPMENT, INC. FOR THE PURCHASE AND INSTALLATION OF SNOW PLOW AND SALT SPREADING EQUIPMENT ON TWO WATER DEPARTMENT DUMP TRUCKS TOTALING \$81,018 AND AN ASSOCIATED BUDGET ADJUSTMENT:
- D. RESOLUTION AUTHORIZING ADOPTION OF MEDICARE ADVANTAGE INSURANCE BENEFIT FOR POST-65 RETIREES AND COVERED SPOUSES:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Preston, the Council Approval of the Omnibus Vote Agenda.

AYES: Lorenz, Nord, Smith, Cummings, Preston, McCarthy, Koos.

NAYS: None.

Motion declared carried.

Councilmember Chamberly Cummings excused herself from voting on any expenses she incurred in her role as a Councilmember.

Items A and B were approved by the Omnibus Vote.

Items C and D were removed from the Omnibus Vote.

6. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

RESOLUTION TO WAIVE THE FORMAL BID PROCESS AND ACCEPT A QUOTE FROM KOENIG BODY AND EQUIPMENT, INC. FOR THE PURCHASE AND INSTALLATION OF SNOWPLOW AND SALT SPREADING EQUIPMENT ON TWO WATER DEPARTMENT DUMP TRUCKS TOTALING \$81,018 AND AN ASSOCIATED BUDGET ADJUSTMENT: Resolution No.5917:

MOTION:

Councilmember Smith moved, seconded by Councilmember McCarthy, the Council Approval of a Resolution to Waive the Formal Bid Process and Accept a Quote from Koenig Body and Equipment, Inc. for the Purchase and Installation of Snowplow and Salt Spreading Equipment on Two Water Department Dump Trucks Totaling \$81,018 and An Associated Budget Adjustment.

AYES: Smith, Cummings, Preston, McCarthy, Lorenz, Koos.

NAYS: Nord.

Motion declared carried.

Councilmember Karyn Smith asked for clarification on why this did not go through the formal bid process. City Manager Pamela Reece responded. Ms. Smith asked whether there are enough qualified drivers. City Manager Pamela Reece confirmed.

Councilmember Stan Nord stated that he has concerns regarding this item not being competitively bid out and procurement policy exemptions. City Manager Pamela Reece noted that this item is available through a joint purchasing program.

Councilmember Kevin McCarthy clarified that a joint purchasing program ensures favorable pricing. Mr. McCarthy noted that the compatibility of the equipment will make it more efficient.

Councilmember Stan Nord stressed his belief in the importance of the formal bid process.

Councilmember Karyn Smith questioned if this is a reasonable price. City Manager Pamela Reece responded.

RESOLUTION AUTHORIZING ADOPTION OF MEDICARE ADVANTAGE
INSURANCE BENEFIT FOR POST-65 RETIREES AND COVERED SPOUSES:
Resolution No. 5918:

MOTION:

Councilmember Lorenz moved, seconded by Councilmember Smith, the Council Approval of a Resolution Authorizing Adoption of Medicare Advantage Insurance Benefit for Post-65 Retirees and Covered Spouses.

AYES: Smith, Cummings, Preston, McCarthy, Lorenz, Nord, Koos.

NAYS: None.

Motion declared carried.

Councilmember Kathleen Lorenz requested clarification on the total cost of this plan to the Town. Director of Human Resources Jenny Keigher reviewed the costs of the program.

Councilmember Stan Nord questioned how many retirees are receiving insurance at no charge. Director of Human Resources Jenny Keigher responded. Mr. Nord also questioned the commissions to the provider, Horton.

Councilmember Karyn Smith stated that with this program, retirees will be gaining insurance coverage. Director of Human Resources Jenny Keigher responded.

GENERAL ORDERS:

7. RESOLUTION CONDITIONALLY APPROVING THE RESUBDIVISION OF LOTS 48-55 & 82-86 EVERGREEN VILLAGE PLANNED UNIT DEVELOPMENT (PUD) 2ND ADDITION SUBDIVISION: Resolution No. 5919:

MOTION TO CALL THE QUESTION:

Councilmember Smith moved, seconded by Councilmember Cummings, the Council Approval to Call the Question.

AYES: Cummings, McCarthy, Smith.

NAYS: Preston, Lorenz, Nord, Koos.

Motion declared failed.

MOTION TO CALL THE QUESTION:

Councilmember Cummings moved, seconded by Councilmember McCarthy, the Council Approval to Call the Question.

AYES: Preston, McCarthy, Lorenz, Nord, Smith, Cummings, Koos.

NAYS: None.

Motion declared carried.

MOTION TO SEND TO PLANNING COMMISSION:

Councilmember Lorenz moved, seconded by Councilmember Nord, the Council Approval to send item back to the Planning Commission.

AYES: Lorenz, Nord.

NAYS: McCarthy, Smith, Cummings, Preston, Koos.

Motion declared failed.

MOTION:

Councilmember Cummings moved, seconded by Councilmember McCarthy, the Council Approval of a Resolution Conditionally Approving the Resubdivision of Lots 48-55 & 82-86 Evergreen Village Planned Unit Development (PUD) 2nd Addition Subdivision.

AYES: Nord, Smith, Cummings, Preston, McCarthy, Koos.

NAYS: Lorenz.

Motion declared carried.

Councilmember Chemberly Cummings acknowledged the comments made by residents regarding their concerns for Evergreen Villa.

Councilmember Kevin McCarthy clarified that the proposed item is about changing the plan from 13 units to 12 units. Mr. McCarthy confirmed that any future changes would go back through the PUD process and would allow for public input. City Manager Pamela Reece responded.

Councilmember Kathleen Lorenz voiced a lot of concern about this item and believes it should go back through the Planning Commission.

Councilmember Scott Preston commended the residents coming together and working with the developer who made changes that were in line with what the neighborhood had concerns with.

Mayor Koos posed questions regarding the PUD process and asked whether the developer is in any violation. Corporation Counsel Brian Day responded.

Pamela Reece brought up that it's not unusual to not have all the amenities complete until the build out is complete.

Councilmember Stan Nord asked whether the developer will be relocating the water retention basin. City Manager Pamela Reece responded.

Councilmember Stan Nord believes that this item should not have been expedited by Town's staff and should allow more community engagement. Mr. Nord questioned Section 2.2 and whether approving this item then relinquishes control to City Manager Pamela Reece. Corporation Counsel Brian Day responded.

Building Commissioner Greg Troemel confirmed that there is no trigger in the PUD that requires the developer to build a community building once a certain number of units are built.

City Manager Pamela Reece noted that any changes to the PUD would have to go to the Planning Commission and go through the Public Hearing process.

Councilmember Karyn Smith confirmed that tonight is about the resubdivision of two triplex lots into two duplex lots.

Councilmember Karyn Smith motioned to Call the Question.

Councilmember Stan Nord suggested that the relocation of the water retention basin go through the planning commission and allow community engagement.

Councilmember Kathleen Lorenz voiced her concerns regarding age restriction and the finishes to the duplexes. Ms. Lorenz requested to have the developer come forward to answer questions.

Corporation Counsel Brian Day, City Manager Pamela Reece and Building Commissioner Greg Troemel discussed the PUD process and what is expected of the developer.

Councilmember Kathleen Lorenz moved to send this item back to the Planning Commission.

Councilmember Scott Preston requested clarification on what would happen if this item returned to the Planning Commission. Corporation Counsel Brian Day responded.

Councilmember Scott Preston asked whether the HOA would be able to include an age restriction. Corporation Counsel Brian Day responded. Mr. Preston stated that he doesn't see a value in sending this back to Planning Commission if nothing can be changed.

Councilmember Karyn Smith questioned when the next time Planning Commission would review this item. Building Commissioner Greg Troemel confirmed that Planning Commission's next meeting is November.

Councilmember Kevin McCarthy expressed that he is not in favor of sending this back to the Planning Commission since the developer would likely incur more costs.

Councilmember Kathleen Lorenz implored fellow Councilmembers to think about sending this back to Planning Commission.

Councilmember Stan Nord questioned whether the developer would be able to make changes if this is sent back to Planning Commission. City Manager Pamela Reece responded.

Councilmember Scott Preston stressed that tonight's approval puts a timeline on the plan and that the new units will be built under the same plan that all the existing units were built.

Councilmember Chamberly Cummings reiterated what tonight's agenda item is about.

Councilmember Chamberly Cummings motioned to Call the Question.

8. ORDINANCE REZONING PROPERTY IN THE TOWN OF NORMAL (NORTHWEST CORNER OF MAIN STREET AND I-55) Ordinance No. 5881:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Approval of an Ordinance Rezoning Property in the Town of Normal (Northwest Corner of Main Street and I-55).

AYES: Nord, Smith, Cummings, Preston, McCarthy, Lorenz, Koos.

NAYS: None.

Motion declared carried.

9. RESOLUTION APPROVING A SITE PLAN FOR THE LOVE'S TRAVEL STOPS & COUNTRY STORES (NORTHWEST CORNER OF MAIN STREET AND I-55): Resolution No. 5920:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Cummings, the Council Approval of a Resolution Approving a Site Plan for the Love's Travel Stops & Country Stores (Northwest Corner of Main Street and I-55).

AYES: Smith, Cummings, Preston, McCarthy, Lorenz, Nord, Koos.

NAYS: None.

Motion declared carried.

Councilmember Chemberly Cummings requested details regarding the fencing that will be surrounding Love's. Town Planner Mercy Davison responded.

Councilmember Scott Preston explained that he feels there is a need for landscaping along the fence line to possibly help with noise reduction.

Mayor Koos stated there is no realistic acknowledge of what the landscaping would accomplish in regard to noise.

Councilmember Stan Nord suggested inserting privacy slots into a taller fence. Mr. Nord noted that Love's did not ask for any incentives and the amount of fuel and sales tax revenue will benefit the town.

City Manager Pamela Reece noted that the fence is not a requirement, Love's is installing the fence voluntarily.

Councilmember Karyn Smith requested information on where the fence will be located and hours of operation for the Tire Centers. Town Planner Mercy Davison responded. Ms. Smith posed questions regarding height and lighting of the Love's sign.

Councilmember Scott Preston expressed how this will be a big addition to the Town.

Councilmember Kevin McCarthy emphasized that this is a significant development to the Town.

Councilmember Kathleen Lorenz mentioned that Love's has a great reputation as a Travel Center.

Councilmember Stan Nord moved to raise the fence height to 6 feet and add privacy screens on the North side of the parking lot to possibly deter head lights. Councilmember Scott Preston seconded.

Mayor Koos voiced his concern regarding Mr. Nord's proposed amendment. Mayor Koos believes we are asking something of the developer that we can't guarantee will make a difference.

Love's representative, Bill Gleason, stated that they would be willing to work with the neighboring house if any issues arise.

Councilmember Stan Nord withdrew his amendment.

10. RESOLUTION CONDITIONALLY APPROVING A PRELIMINARY SUBDIVISION PLAN FOR THE LOVE'S TRAVEL STOPS & COUNTRY STORES (NORTHWEST CORNER OF MAIN STREET AND I-55): Resolution No. 5921:
MOTION:

Councilmember McCarthy moved, seconded by Councilmember Cummings, the Council Approval of a Resolution Conditionally Approving a Preliminary Subdivision Plan for the Love's Travel Stops & Country Stores (Northwest Corner of Main Street and I-55)

AYES: Cummings, Preston, McCarthy, Lorenz, Nord, Smith, Koos.

NAYS: None.

Motion declared carried.

11. RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT OF THE TRAVEL CENTER SUBDIVISION (NORTHWEST CORNER OF MAIN STREET AND I-55): Resolution No. 5922:

MOTION:

Councilmember McCarthy moved, seconded by Councilmember Cummings, the Council Approval of a Resolution Conditionally Approving the Final Plat of the Travel Center Subdivision (Northwest Corner of Main Street and I-55).

AYES: Preston, McCarthy, Lorenz, Nord, Smith, Cummings, Koos.

NAYS: None.

Motion declared carried.

NEW BUSINESS:

There was no New Business.

PUBLIC COMMENT:

Claire Wagner, Normal Resident, urged to have fire extinguisher regulations in student housing.

CONCERNS:

Councilmember Chemberly Cummings provided some information about the Youth on a Mission Program for 9th-11th grade students.

Councilmember Scott Preston thanked Claire for speaking and requested to have public comments regarding the Town to be held at the beginning of the meeting.

Councilmember Stan Nord stated his beliefs in how the Town is misusing the local MFT fund.

Councilmember Kathleen Lorenz echoed Mr. Preston's comments about allowing Public Comment to happen at the beginning of the meeting.

Councilmember Kevin McCarthy requested Mr. Nord to provide proof of his accusations of misused funds. Mr. McCarthy mentioned Hazard Waste Collection Day is October 9th by appointment only.

Councilmember Karyn Smith asked for people to be patient and mindful in road construction areas and farmers harvesting.

City Manager Pamela Reece clarified how MFT funds are used. Ms. Reece noted that the Town is looking to lift the moratorium on utility late fees in October.

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

AYES: McCarthy, Lorenz, Nord, Smith, Cummings, Preston, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the Regular Meeting of the Normal Town Council at 9:41 p.m., Monday, September 20, 2021.