

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, JUNE 2, 2008.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:05 p.m., Monday, June 2, 2008.

Mayor Koos announced he had received a request from Councilmember Reece to join the meeting via telephone, and a Council vote was required to allow this request.

ROLL CALL VOTE OF MEMBERS PHYSICALLY PRESENT TO ALLOW ELECTRONIC PARTICIPATION:

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Fritzen, the Council Allow Councilmember Reece to Participate in the Meeting Electrically – Via Telephone.

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

NAYS: None.

ABSENT: Reece.

Motion declared carried.

Assistant City Manager Pamela Reece placed a telephone call to Councilmember Reece, and Councilmember Reece joined the meeting via telephone.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Adam Nielsen, Jeff Fritzen, Chuck Scott, Jason Chambers, and Cheryl Gaines. Also present were City Manager Mark Peterson, Assistant City Manager Pamela Reece, Corporation Counsel Steve Mahrt, and Clerk Wendy Briggs.

ABSENT: Councilmember Sonja Reece (Present Via Telephone).

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 may have incurred while performing his Mayoral duties.

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

Items E and F were removed from the Omnibus Vote Agenda.

MOTION:

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

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

NAYS: None.

Motion declared carried.

- A. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF MAY 19, 2008: Omnibus Vote.
  - B. APPROVAL OF THE TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF MAY 28, 2008: Omnibus Vote.
  - C. MOTION TO WAIVE THE FORMAL BIDDING PROCEDURE TO ALLOW THE PURCHASE OF WASTE COLLECTION CONTAINERS FROM TOTER, INC., AT A TOTAL COST OF \$20,263.51: Omnibus Vote.
  - D. MOTION TO ACCEPT THE LOW BID FROM ROWE CONSTRUCTION COMPANY IN THE AMOUNT OF \$377,199.97 FOR THE ASPHALT PAVING OF THE NORTH BRIDGE TRAIL PROJECT: Omnibus Vote.
  - G. CONDITIONAL RESOLUTION PARTIALLY APPROVING A FINAL PLAT FOR THE SECOND ADDITION TO CONSTITUTION TRAIL CENTRE, NORMAL, ILLINOIS: Resolution No. 4207: Omnibus Vote.
  - H. CONDITIONAL RESOLUTION PARTIALLY APPROVING A FINAL PLAT FOR THE THIRD ADDITION TO CONSTITUTION TRAIL CENTRE, NORMAL, ILLINOIS: Resolution No. 4208: Omnibus Vote.
  - I. RESOLUTION PARTIALLY AND CONDITIONALLY APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR THE CONSTITUTION TRAIL CENTRE PUD – DISCOUNT TIRE, INC.: Resolution No. 4209: Omnibus Vote.
5. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:
- E. MOTION TO APPROVE A NEW POSITION IN THE CHILDREN’S DISCOVERY MUSEUM TO BE JOINTLY FUNDED WITH THE CHILDREN’S DISCOVERY MUSEUM FOUNDATION:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Scott, the Council Approve a New Position in the Children’s Discovery Museum to be Jointly Funded with the Children’s Discovery Museum Foundation.

Councilmember Fritzen posed questions concerning the timing of this request, as well as concerns with the operating expenses for the Museum being funded with Foundation funds. Assistant City Manager responded to the concerns raised by Councilmember Fritzen.

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

NAYS: None.

Motion declared carried.

F. RESOLUTION TO APPROPRIATE \$765,000.00 OF MOTOR FUEL TAX FUNDS FOR THE REHABILITATION OF THE VERNON AVENUE BRIDGE OVER SUGAR CREEK: Resolution No. 4210:

MOTION:

Councilmember Gaines moved, seconded by Councilmember Nielsen, the Council Adopt a Resolution to Appropriate \$765,000.00 of Motor Fuel Tax Funds for the Rehabilitation of the Vernon Avenue Bridge over Sugar Creek.

Councilmember Gaines posed questions concerning the timing of this project. City Engineer Gene Brown responded the work on this bridge would not begin until July 2010.

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

NAYS: None.

Motion declared carried.

GENERAL ORDERS

6. RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT WITH NORMAL MASONIC LODGE NUMBER 673 PERTAINING TO THE PROPERTY LOCATED AT 614 LINCOLN AVENUE AND APPROVAL OF THE ASSOCIATED BUDGET ADJUSTMENT: Resolution No. 4211:

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Scott, the Council Adopt a Resolution Authorizing Execution of a Redevelopment Agreement with Normal Masonic Lodge Number 673 Pertaining to the Property Located at 614 Lincoln Avenue and Approval of the Associated Budget Adjustment.

At the request of Councilmember Scott, City Manager Mark Peterson provided a detailed background of this matter, including the details of the proposed Redevelopment Agreement. City Manager Mark Peterson responded to further questions from Councilmember Scott. Councilmember Scott expressed concern with the portion of the agreement which required the Town to be responsible for any environmental remediation on the current property, as well as the Town paying over the appraised value for the property. Councilmember Scott further indicated he did not think it was the Town's responsibility to "fill the gap" towards the new building the Normal Masonic Lodge was considering building.

Councilmember Gaines posed questions concerning the appearance of the building to be built at One Normal Plaza Planned Unit Development, expressing her desire that this building be constructed in such a manner to fit-in with the other buildings in the Planned Unit Development. City Manager Mark Peterson indicated the plans for the property would have to be approved by the Normal Planning Commission and the Normal Town Council as part of the Planned Unit Development. Considerable Council discussion ensued.

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

NAYS: Scott.

Motion declared carried.

7. RESOLUTON APPROVING A BINDING MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF NORMAL, HEARTLAND COMMUNITY COLLEGE, AND THE NORMAL PROFESSIONAL BASEBALL, LLC: Resolution No. 4212:

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Fritzen, the Council Adopt a Resolution Approving a Binding Memorandum of Understanding Between the Town of Normal, Heartland Community College, and the Normal Professional Baseball, LLC.

Mayor Koos announced a new draft of the proposed Memorandum of Understanding was before the Council and requested Corporation Counsel Steve Mahrt to detail the changes included in this draft of the Memorandum of Understanding.

Mayor Koos announced several key members of this development team were present in the audience, including Heartland Community College Board Chair Harry Dunham, Heartland Community College President Jon Astroth, and Heartland Community College Vice Presidents Bob Widmer and Mary Beth Trakinat. Mayor Koos further indicated Mr. Michael Veeck, Mr. Bill Lee, Mr. Steve Malliet, and Mr. Tom Whaley from the Normal Professional Baseball, LLC, group were also present. Mayor Koos further acknowledged the work performed by the ad-hoc committee from the Town.

Mr. Michael Veeck addressed the Council, expressing his desire to become part of the community in developing a baseball stadium facility which would accommodate athletic programs of Heartland Community College as well as developing a minor league baseball team to be affiliated with the Frontier League. Mr. Veeck responded to questions from Council.

Councilmember Fritzen thanked Alan Sender for his limitless devotion to carrying out the mission of the Town's ad-hoc committee. Councilmember Fritzen gave a brief background into the development of this project.

Councilmember Nielsen also thanked Alan Sender, as well as Heartland Community College, and also commented about the process and development of the idea of a minor league baseball team in Normal. Councilmember Nielsen encouraged the Heartland Community College Board to approve the Memorandum of Understanding at their meeting on June 3, 2008.

Councilmember Gaines commented on the benefits of bringing such a stadium and league to the Community, especially with the relatively small amount of contribution needed from the Town. Councilmember Gaines indicated this project seemed like a golden opportunity for the Town, almost like a "perfect storm" project coming together for the better of the community.

Councilmember Reece indicated she thought this venture was a great opportunity for summer activities which are not currently being offered in the community.

Councilmember Scott indicated his approval of this opportunity, indicating this venture will provide employment opportunities, as well as sporting opportunities.

Councilmember Chambers expressed concern with the Town being responsible for the parking lot, further indicating he supported contributions to the infrastructure in the area, but did not know if a parking lot was considered infrastructure.

Mayor Koos also indicated he was originally skeptical for a project such as this; however, he now feels that this project is coming together and would be a valuable asset to the community. Mayor Koos also thanked everyone involved, including Assistant to the City Manager Geoff Fruin, the staff representative to the ad-hoc committee.

City Manager Mark Peterson offered comments on the requirement of the ownership group to deposit \$250,000.00 into an escrow account to be controlled by the Town and the College to ensure the performance of the ownership group, indicating these funds would be released back to the ownership group at the point of time a construction contract for the baseball stadium has been executed and a performance bond is filed to ensure completion of the project.

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

NAYS: None.

Motion declared carried.

8. MOTION TO ACCEPT A PROPOSAL FROM THE MADISON GROUP, LTD., FOR CONSULTING SERVICES ASSOCIATED WITH THE MINOR LEAGUE BASEBALL PROJECT AND TO AUTHORIZE A RELATED BUDGET ADJUSTMENT IN AN AMOUNT NOT TO EXCEED \$25,000:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Nielsen, the Council Accept a Proposal from the Madison Group, LTD., for Consulting Services Associated with the Minor League Baseball Project and to Authorize a Related Budget Adjustment in an Amount Not to Exceed \$25,000.

Councilmember Fritzen offered comments concerning the consultants' knowledge and experience and the tremendous assistance they provided the ad-hoc committee during the process of attracting a minor league baseball franchise to the community.

City Manager Mark Peterson acknowledged Mr. Mike Theissen was present in the audience and was available for questions.

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

NAYS: None.

Motion declared carried.

9. PRESENTATION TO THE COUNCIL BY THE BLOOMINGTON-NORMAL ASAHIKAWA SISTER CITIES COMMITTEE:

Mr. Rich Strle, Chairman of the Bloomington-Normal Asahikawa Sister Cities Committee, briefed the Council on the exchange program with Asahikawa and responded to questions from Council. Mr. Strle introduced Yosuke Satake, the current exchange student from Asahikawa.

10. MOTION TO APPROVE AN APPOINTMENT TO THE BLOOMINGTON-NORMAL ASAHIKAWA SISTER CITIES COMMITTEE:

MOTION:

Councilmember Nielsen moved, seconded by Councilmember Fritzen, the Council Approve an Appointment to the Bloomington-Normal Asahikawa Sister Cities Committee.

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

NAYS: None.

Motion declared carried.

Mayor pro tem Reece announced Mrs. Akiko Wilson, 20 Linda Lane, Normal, Illinois, was appointed to fill a vacancy on the Bloomington Normal Asahikawa Sister Cities Committee, her term to expire in March of 2011.

11. MAYOR'S MOMENT:

There was none.

12. CONCERNS:

1. CONSTRUCTION AREAS:

Councilmember Nielsen requested additional signage on College Avenue directing traffic as to where to park for Anderson Park.

13. ADJOURN TO EXECUTIVE SESSION:

There being no further business to come before the Council, Mayor Koos called for a Motion to Adjourn to Executive Session to Approve the Minutes of the October 15, 2007, Executive Session and to Discuss Matters Pertaining to Personnel.

MOTION:

Councilmember Gaines moved, seconded by Councilmember Fritzen, the Council Adjourn to Executive Session to Approve the Minutes of the October 15, 2007, Executive Session and to Discuss Matters Pertaining to Personnel.

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

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the Regular Meeting of the Normal Town Council to Executive Session to Approve the Minutes of the October 15, 2007, Executive Session and to Discuss Matters Pertaining to Personnel at 8:52 p.m., Monday, June 2, 2008.