

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, DECEMBER 5, 2016.

1. CALL TO ORDER:

Mayor Chris Koos called the regular meeting of the Normal Town Council to order at 7:00 p.m., Monday, December 5, 2016.

2. ROLL CALL:

The Clerk called the roll with the following persons physically

PRESENT: Mayor Chris Koos and Councilmembers Jeff Fritzen, Scott Preston, R.C. McBride, and Kevin McCarthy. Also present were City Manager Mark Peterson, Deputy City Manager Pamela Reece, Corporation Counsel Brian Day and Town Clerk Wendy Briggs.

ABSENT: Councilmembers Kathleen Lorenz and Cheryl Gaines (both arrived at 7:02 p.m.)

3. PLEDGE OF ALLEGIANCE:

Mayor Koos led the Pledge of Allegiance to the Flag.

Councilmembers Lorenz and Gaines arrived. (7:02 p.m.)

PUBLIC COMMENT:

Mayor Koos announced he had received a request to address the Council concerning the proposed Redevelopment Agreement between the Town of Normal and Bloomington Landmark Development, Inc. – Item 6 on the Agenda.

Mr. Doug Fansler, 307 Carriage Hills Road, Normal, Illinois, explained he had two issues to bring forth at the meeting. The first area of concern to Mr. Fansler is the rule approved by Council in which citizens may only address the Council once every forty-five days. Mr. Fansler suggested this rule be changed as this does not allow for active participation by the public. Mr. Fansler also expressed his concern with the incentive package offered to the development of a Portillo's in Normal and posed questions concerning the timing of the request for development incentives.

4. 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 NOVEMBER 21, 2016:

B. APPROVAL OF TOWN OF NORMAL EXPENDITURES FOR PAYMENT AS OF NOVEMBER 30, 2016:

C. MOTION TO APPROVE THE YEAR 2017 TOWN MEETING CALENDAR:

D. RESOLUTION OF INTENT FOR THE USE OF MOTOR FUEL TAX (MFT) FUNDS TO FINANCE REFUNDED GENERAL OBLIGATION BONDS: Resolution No. 5351:

Mayor Koos excused himself from voting on any bills he may have incurred while performing his Mayoral duties.

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

No items were removed from the Omnibus Vote Agenda.

MOTION:

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

AYES: Fritzen, Preston, McBride, Lorenz, McCarthy, Gaines, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos announced Items A, B, C, and D were approved by the Omnibus Vote Agenda.

5. ITEMS REMOVED FROM OMNIBUS VOTE AGENDA:

No items were removed from the Omnibus Vote Agenda.

GENERAL ORDERS:

6. RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE TOWN OF NORMAL AND BLOOMINGTON LANDMARK DEVELOPMENT, INC., PERTAINING TO THE CONSTRUCTION OF PORTILLO'S RESTAURANT ON NORTH VETERAN'S PARKWAY: Resolution No. 5352:

MOTION:

Councilmember Preston moved, seconded by Councilmember McCarthy, the Council Adopt the Resolution Authorizing Execution of a Redevelopment Agreement Between the Town of Normal and Bloomington Landmark Development, Inc., Pertaining to the Construction of Portillo's Restaurant on North Veteran's Parkway.

Councilmember Lorenz stated the proposed project is a good project to consider for economic development/redevelopment along Veteran's Parkway and posed questions concerning the developer's target rate of return of 8%. City Manager Mark Peterson responded to Councilmember's questions concerning the proposed development agreement and the proposed incentives offered by the Town. Mr. Peterson further explained the developer's need for a significant amount of land, as the development would include a large footprint building, room for two drive-thru lanes, as well as considerable parking.

Councilmember Gaines commented on the development and the proposed revenue for the Town. Councilmember Preston commented on the revenue currently being produced by the business occupying the proposed site, and the projections for revenue to be produced

by Portillo's, indicating the potential for a considerable increase to the Town's revenue in the future with this development.

Mayor Koos reminded the Council the proposed location had recently undergone vast renovations, thus increasing the seller's sale price for the property. Councilmember McBride indicated land along Veteran's Parkway is very desirable and the costs for the properties along Veteran's Parkway are high. Councilmember McCarthy commented the Town is in a very competitive development market and explained the incentive for this project is coming from the revenue from the project, not from property tax or other Town revenue sources.

Councilmember Fritzen indicated a restaurant of this nature will attract people from outside the community. Councilmember Fritzen further commented that sales tax rebates are not new to the community, not an unusual tool to use for economic incentives.

Mayor Koos indicated the Town had to take a long-term view of projects and what they will do for the community.

AYES: Preston, McBride, Lorenz, McCarthy, Gaines, Fritzen, Koos.

NAYS: None.

Motion declared carried.

NEW BUSINESS:

7. MOTION TO APPROVE THE FY 2016-17 TO FY 2021-22 COMMUNITY INVESTMENT PLAN:

MOTION:

Councilmember Fritzen moved, seconded by Councilmember Preston, the Council Approve the Motion to Approve the FY 2016-17 to FY 2021-22 Community Investment Plan.

Finance Director Andrew Huhn briefly outlined the Community Investment Plan for FY 2017-2022, as well as the current year. Mr. Huhn indicated 177 capital projects are scheduled to be completed during this six-year time frame, at a cost of approximately \$98.8 million. Mr. Huhn further indicated the report identified numerous additional projects that were not being recommended for funding over the next six-year period.

Councilmember McCarthy requested a page be created that included all the road improvement funds. Councilmember Gaines clarified that MFT Funds were used for roads and bridge construction.

AYES: McBride, Lorenz, McCarthy, Gaines, Fritzen, Preston, Koos.

NAYS: None.

Motion declared carried.

8. CONCERNS:

There were no concerns.

9. ADJOURNMENT:

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

MOTION:

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

AYES: Lorenz, McCarthy, Gaines, Fritzen, Preston, McBride, Koos.

NAYS: None.

Motion declared carried.

Mayor Koos adjourned the regular meeting of the Normal Town Council at 8:06 p.m., Monday, December 5, 2016.