

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

Council Chambers, Peoria, Illinois, April 25, 1989, a meeting of the City Council was held this date at 6:04 P.M., Mayor James A. Maloof presiding.

ROLL CALL

Roll call showed the following members present: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes, Mayor Maloof - 8; Absent - Gura - 1.

INVOCATION

Mayor Maloof requested a moment of silent prayer and then led the Pledge of Allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.

PROCLAMATIONS:

ORGAN AND TISSUE DONOR AWARENESS WEEK
April 23 - 29, 1989

ARTS IN EDUCATION SPRING CELEBRATION WEEKS
April 27 - May 17, 1989

SENIOR HEALTH FAIR DAY - May 4, 1989

WORKER'S MEMORIAL DAY - April 28, 1989

DEDICATION OF CONSTITUTION GARDENS

Councilman Sinclair requested Privilege of the Floor for Mrs. Maggie Nelson, a representative from the Commission on the U.S. Constitution Bicentennial.

Seeing no objections to this request, Privilege of the Floor was granted to Mrs. Nelson.

Mrs. Maggie Nelson invited everyone to the dedication of Constitution Gardens which is to be held on Sunday, April 30, 1989 at 1:30 P.M. at Riverfront Park in Peoria. She stated this endeavor has been very successful and thanked everyone involved for their support. She said the plans for Constitution Gardens have been expanded because of its success and, therefore, contributions are still being received. She announced that Constitution Gardens had been awarded the Living Legacy Award from the National Bicentennial Commission in Washington, D.C.

MINUTES

Councilman Bergsten moved that the minutes of the April 18, 1989 meeting be approved as printed; seconded by Councilman Polk.

Approved by viva voce vote.

PETITIONS, REMONSTRANCES & COMMUNICATIONS~~(89-175)~~ NEIGHBORHOOD TASK FORCE REPORT

Councilman Polk commended the Task Force members for the hard work which they have done in such a short time. She also thanked Michael McKnight, Heady Veach, Roz Martin and the other staff members who had provided their support to the Task Force. He stated the whole community needs to work together to improve neighborhoods.

Councilman Polk introduced Mr. Ron Crowell, Co-Chairman of the Task Force.

Mr. Ron Crowell, Co-Chairman of the Neighborhood Task Force, introduced the other members of the Task Force and thanked them for their hard work on this project. The Task Force members include Councilman James Polk, Mr. Warren Harris, Sister Norma Reiplinger, Councilman Camille Gibson, Mrs. Barbara Campbell, Mrs. Vada Robinson, Mr. Paul Heisig, Mrs. Nancy Rakoff, Ms. Minnie Tyler, Councilman Dries, Mr. Tyre Campbell, Mr. Don Paton. He issued a special thank you to Police Chief, Allen Andrews; Michael McKnight, Assistant City Manager/Director of Housing and Inspection Services; Heady Veach, Special Assistant/Housing and Inspection Services; Roz Martin and Keitra Hill in the Housing and Inspection Services Department; plus Nina Wight in Chief Andrew's office.

Mr. Crowell presented a slide show which reviewed the Neighborhood Task Force Report which had been prepared and distributed. He stated it is the feeling of the Task Force that residential desirability is the PRIMARY element in determining Peoria's continued success. He summarized Current Conditions and Problems, the Task Force's Policy Statement, the Significant Action Steps Needed to Implement the Policy, areas which need further study by the Task Force, and Policy Principles, in addition to other issues addressed in the Report. He requested the Council adopt the Policy Statement which says, "Residential desirability is the primary element in determining Peoria's continued success. Therefore the City of Peoria will provide the continuing leadership to initiate and sustain mechanisms that effectively maintain, preserve and enhance the community's diverse residential neighborhoods,"; plus adopt the basic concepts which are contained within the Report, specifically, the structure which is outlined for the neighborhood preservation commission and the neighborhood advocate staffing; and thirdly, for the Council to take appropriate actions to develop these concepts into final policy and more detailed action plans. He stated the Task Force is willing to continue in their endeavors to help achieve these goals.

Mayor Maloof thanked Mr. Crowell and the other members of the Task Force for a super job, as well as those staff members who offered their support.

Councilman Sinclair stated she would like to see the Policy Statement amended so it reads, "Residential desirability is 'a' primary element" as she does not feel it is the single most important element for determining Peoria's continued success. She said she feels there are

many elements which blend together to determine Peoria's continued success, including downtown growth and economic development. She thanked the Task Force for their work and the information which they have provided.

Mayor Maloof stated he feels it is the City Council's responsibility to provide the vision and leadership to enhance the neighborhoods.

Councilman Polk stated this was a Neighborhood Task Force and their responsibility was to address neighborhood problems and what needs to be done to assist neighborhoods. He stated he feels the Policy Statement is very good as it reflects on the importance of the leadership role which needs to be assumed by the City Council and the Administration.

Councilman Dries stated he feels the policy statement is a sound one and should stand as the desirability of neighborhoods is the one element which will keep people in Peoria.

Councilman Ulmer stated he agrees with the Policy Statement and would like to see the City Council adopt this statement. He also suggested the Administration prepare a Report Back on the concepts outlined in the Task Force Report for discussion at the upcoming City Council Retreat scheduled for later this year.

Councilman Gibson stated the City needs to assume leadership and responsibility for neighborhoods. She requested Council support of both the Policy Statement and the concepts outlined in the Task Force Report. She said this issue has been addressed several times over the past years and the results have been a lack of involvement on the City's part. She stated neighborhood problems do not cure themselves, but worsen; and this should be a major concern to everyone.

Councilman Bergsten voiced concern about trying to take on too much at one time. He questioned how the Certificate of Occupancy Issuance and the Two-Way Landlord Tenant Registry programs would work.

Mr. Crowell responded the details of these programs are yet to be worked out.

Councilman Gibson stated the idea is to phase these programs into the first three districts, particularly where it pertains to older housing.

Mr. Tom Mikulecky, City Manager, requested a clarification of what the Task Force was requesting on the Council's behalf.

Discussion determined the Task Force is requesting the City Council adopt the Policy Statement, the Concepts outlined in the report, the Basic Fundamental Principles outlined as well as the Action Steps, plus completion of the steps yet to be taken.

Councilman Ulmer stated endorsement of the concepts requires additional analysis and that is why he has requested a Report Back for discussion at the upcoming City Council retreat.

Mr. Mikulecky stated there are a number of specifics contained within the report which require additional interpretation and this must be done in conjunction with the Task Force.

Councilman Polk moved to adopt the Policy Statement and the general concepts of the Task Force Report; seconded by Councilman Ulmer.

Councilman Sinclair asked for a clarification of what is meant by endorsement of the general concepts. She requested a division of the question.

Councilman Dries suggested this motion is not asking for any funds to be committed at this time, but is requesting the Task Force be able to proceed with any future work, and needs a general sense of the City Council.

Councilman Polk stated his motion is to endorse the concept in the broad sense, without any dollar amounts being approved or any specific details being endorsed.

The motion, as clarified, for endorsement of the Policy Statement and the General Concepts contained within the Task Force Report was approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

Mayor Maloof thanked Mr. Ron Crowell and the committee on behalf of the entire community and requested the Task Force Committee remain intact and available for continuing on this project.

Councilman Polk thanked the Task Force for the tremendous job which they have done and urged them to remain intact for future dialogue with the City.

Mr. Ron Crowell voiced an immeasurable amount of respect for Councilman Camille Gibson and urged the City to keep her involved in any way possible.

Mayor Maloof thanked Councilman Gibson and Councilman Polk for their tremendous endeavors on behalf of the Task Force. He also thanked those staff members who had given their support to this project.

CONSIDERATION OF CONSENT AGENDA MATTERS BY OMNIBUS VOTE:

- (89-176) ** Communication from Assistant City Manager/Development regarding REPROGRAMMING UNEXPENDED FY88 CRC-ALLOCATED CDBG FUNDS.
- (89-177) * APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE at 3225 N. DRIES LANE - EASTER SEAL REHABILITATION CENTER.
- (89-178) APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE for PEORIA PARK DISTRICT - KELLOGG GOLF COURSE
- (89-179) APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE from TAKE PRIDE IN PEORIA COMMISSION for VARIOUS EVENTS. (Mayor's Rib Bib Cook-Off and Taste of Peoria.)

- (89-180) Communication from Mayor Maloof regarding CLARIFICATION of PREVIOUS APPOINTMENT to ZONING BOARD of APPEALS.
- (89-181) REPORTS:
- a. (FOR INFORMATION ONLY) Communication from Assistant City Manager/Development regarding OVERALL ECONOMIC DEVELOPMENT PLAN UPDATE, 1990.
 - b. (FOR INFORMATION ONLY) Communication from Assistant City Manager/Development regarding CIVIC CENTER PLAZA/SOUTHTOWN REQUEST FOR PROPOSALS.
 - c. Schedule of Checks Paid from Township Fund - February, 1989.
 - d. Schedule of Checks Paid from Township Fund - March, 1989.

Corporation Counsel, Mr. David Thomas, stated Item No. 89-177, APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE at 3225 N. DRIES LANE - EASTER SEAL REHABILITATION CENTER, had been withdrawn by the Easter Seal Rehabilitation Center. Therefore, he requested, this item be withdrawn from the Consent Agenda and a motion be made to receive and file the application.

Councilman Bergsten moved for approval of the Consent Agenda as presented, with the exception of Item No. 89-177, APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE at 3225 N. DRIES LANE - EASTER SEAL REHABILITATION CENTER, which was withdrawn for further discussion; seconded by Councilman Gibson.

Councilman Polk requested Item No. 89-176, Communication from Assistant City Manager/Development regarding REPROGRAMMING UNEXPENDED FY88 CRC-ALLOCATED CDBG FUNDS, be withdrawn for further discussion.

Seeing no objections to this request, Item No. 89-176 was also withdrawn from the Consent Agenda for further discussion.

Item Nos. 89-178 - Item Nos. 89-181 (Item No. 89-176 and Item No. 19-177 were withdrawn for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

- (89-177) * APPLICATION for CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE at 3225 N. DRIES LANE - EASTER SEAL REHABILITATION CENTER.

Councilman Bergsten moved to Receive and File this application as it had been withdrawn by the Easter Seals Rehabilitation Center; seconded by Councilman Gibson.

Approved by viva voce vote.

- (89-176) ** **Communication from Assistant City Manager/Development regarding REPROGRAMMING UNEXPENDED FY88 CRC-ALLOCATED CDBG FUNDS.**

Councilman Polk asked for a clarification of what these funds were.

Mr. Quentin Davis, Assistant City Manager/Development, stated that during the budget sessions last year, the Council had requested that if additional funds became available for CDBG use they should be allocated to the program as outlined, and this request is a follow-through on that request.

Councilman Bergsten moved for approval; seconded by Councilman Gibson.

Approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

- (89-182) **Communication from Assistant City Manager/Development regarding REQUEST for APPROVAL of \$75,000 LOAN to RANDOLPH & ASSOCIATES, INC. for LOCAL EXPANSION EFFORT.**

Councilman Bergsten stated this project could result in the addition of 90 professional jobs in Peoria.

Councilman Bergsten moved for approval; seconded by Councilman Dries.

The motion was approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

Mayor Maloof thanked Mr. Robert Randolph for his commitment to Peoria and wished him well in his future endeavors.

- (89-183) **Communication from Assistant City Manager/Development with REDEVELOPMENT AGREEMENT for KEPPLER INSURANCE PROJECT, SOUTHTOWN.**

Mr. Quentin Davis, Assistant City Manager/Development, introduced Mr. Al Roush and Mr. Tom Seymour from Phillips Swager and Associates, the architects for this project.

Mr. Tom Seymour, a representative from Phillips Swager and Associates, showed sketches depicting the proposed project. He stated the first phase will be a 21,000 square foot, single story, office building, with the possibility of a second phase expansion taking place in the future, bringing the total size of the building to 65,000 or 66,000 square feet. He stated all aspects of this project have been designed with the new Zoning Ordinance in mind.

In discussion with Mr. Seymour, Mayor Maloof determined the second phase expansion would be of a two story nature with a basement.

Discussion followed on the setback and landscaping plans for the building.

Mr. Davis stated the proposed Redevelopment Agreement embodies the sense of the Council from when this project was first brought before the Council earlier this year. He explained this is a \$100,000 loan for 12 years, with the City financing the purchase price of the property over a 12 year period.

Councilman Polk moved for approval of the Redevelopment Agreement; seconded by Councilman Bergsten.

The motion was approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

Mr. Tom Mikulecky, City Manager, stated there were no design standards established for this part of Southtown. He said a recommended set of design standards had been adopted for the industrial tract of Southtown, but not for this area. He suggested the next step that needs to be taken is to develop and adopt design standards to be applied to any future developments in this part of Southtown.

(89-184) Communication from Assistant City Manager/Development regarding LIBERTY PARK AGREEMENT MODIFICATION.

Councilman Polk moved for approval; seconded by Councilman Bergsten.

Approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

(89-185) Communication from Director of Public Works with REPORT BACK on SOLID WASTE COLLECTION CONTRACT/TOTERS. (Reference Item No. 89-135.)

Councilman Ulmer moved to Receive and File this communication; seconded by Councilman Bergsten.

Councilman Bergsten stated this issue is something which should be kept in mind when it is time to renegotiate the contract.

Councilman Dries stated the City needs to work on finding other companies to bid on this contract as he has reservations about the level of service which is presently being received by the City.

Councilman Bergsten suggested the City consider the possibility of splitting the contract so removal of large items such as water heaters, sofas, large pieces of carpeting, etc., are handled under a separate contract. This, he said, would give smaller contractors the opportunity to bid on that portion of the contract.

The motion to Receive and File the communication was approved by viva voce vote.

(89-186) Communication from Director of Public Works regarding EPA GRANT for COMBINED SEWER OUTFALL PROJECT.

Councilman Bergsten moved for approval; seconded by Councilman Sinclair.

Councilman Bergsten commended the Staff for their work on this project. He stated at one time the City's portion of the cost for this project was projected to be \$20 million or more, and now it will be less than \$2 million. He said the City should continue to move along with the project as soon the funding is in place.

Mayor Maloof said alot of the credit for this reduction in the City's portion of the cost is due to Mr. Steve Van Winkle, Director of Public Works, and his staff. He stated they have saved the taxpayers alot of money and commended them for their efforts in this regard.

The motion was approved by roll call vote.

Yeas: Bergsten, Dries, Gibson, Polk, Sinclair, Ulmer, Unes,
Mayor Maloof - 8;

Nays: None.

(89-187) Communication from Director of Public Works regarding COMPUTERIZATION of the ENGINEERING DESIGN SECTION STATUS REPORT.

Mr. Mikulecky stated the Administration is not prepared to any statements regarding the cost ramifications on this project.

Councilman Ulmer moved to defer consideration of this expenditure until after the City Council retreat this summer when this can be further discussed; seconded by Councilman Polk.

Councilman Bergsten stated he feels this should not be deferred but should be approved so the Engineering staff can proceed with the first phase.

Councilman Dries stated prices for computer equipment vary widely and he would prefer consideration of this item be deferred pending additional information.

Mr. Gene Hewitt, City Engineer, stated he has no doubt this system will do what the Design Section needs. He said they have been in contact with several other companies who handle work similar to that done by the design staff, and have taken their comments into consideration when making a decision on the type of computer system needed. He explained the purpose of the three phase system is to be able to find the point at which the computer system is handling the needs of the design staff. Once this level of performance has been achieved, he continued, the other phases will not be implemented.

Councilman Unes stated he feels the Engineering Design staff needs this equipment and urged the Council not to defer this matter.

Mr. Hewitt stated the bids for the equipment will have to come back to the City Council for approval before he can proceed with the purchase of the equipment.

The motion to defer approval of this expenditure until after the City Council Retreat to be held this summer was approved by roll call vote.
Yeas: Dries, Gibson, Polk, Sinclair, Ulmer, Mayor Maloof - 6;
Nays: Bergsten, Unes - 2.

Councilman Dries moved that the staff prepare the investigations and obtain the bids for consideration at the same time as the capital expenditure is being considered; seconded by Councilman Bergsten.

Approved by viva voce vote.

UNFINISHED BUSINESS

REVEREND JOE DOBLE

Councilman Sinclair moved for Privilege of the Floor for Reverend Joe Doble; seconded by Councilman Bergsten.

Seeing no objections to this request, Privilege of the Floor was granted to Reverend Joe Doble.

Reverend Joe Doble addressed the Council and requested they consider establishing a Commission on Neighbor Relations in conjunction with the Housing Task Force.

Mayor Maloof thanked Reverend Doble for his comments.

NEW BUSINESS

DATE FOR CITY COUNCIL RETREAT

Mr. Mikulecky stated a date for the City Council Retreat has not yet been established due to scheduling conflicts. He requested the Council bring their calendars with them next Tuesday, May 2, in order that a date might be scheduled for the Retreat sometime during the end of May or in July, as it has already been determined that June is inconvenient for the Council.

INSTALLATION OF NEW CITY COUNCIL MEMBERS


Mr. Mikulecky reminded the Council that installation of the newly elected Council members and Township Officials will be held next Tuesday, May 2, 1989, with a Community Reception scheduled for after the meeting, to be held across the street in the Twin Towers Community Room.

ADJOURNMENT

Councilman Bergsten moved that the meeting be adjourned; seconded by Councilman Polk.

Approved by viva voce vote.

The meeting was adjourned at 8:25 P.M.


Mary L. Haynes, CMC, City Clerk
Peoria, Illinois