

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

Council Chambers, Peoria, Illinois, January 7, 2003, a Regular Meeting of the City Council was held this date at 6:18 P.M., at City Hall, Council Chambers, 419 Fulton Street, Mayor David P. Ransburg presiding.

**ROLL CALL**

Roll call showed the following Council Members present: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg – 11; Absent – None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

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

**MINUTES**

Council Member Nichting moved to approve Minutes of the Regular City Council Meeting held on December 17, 2002, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**PETITIONS, REMONSTRANCES & COMMUNICATIONS****CONSIDERATION OF CONSENT AGENDA ITEMS BY OMNIBUS VOTE.**

- (03-001) **Communication from Superintendent of Police Requesting Approval of the PURCHASE of FACTORY AMMUNITION from SHORE GALLERIES, INC., in the Amount of \$14,618.30.**
- (03-002) **REQUEST to APPROVE REPROGRAMMING of CDBG FUNDS for N. E. PERRY AVENUE IMPROVEMENT PROJECT: (Abington Street to Springdale Cemetery) (Removing existing curb, sidewalk, and other areas shown in the plans and constructing p.c.c. base course widening, combination curb and gutter, combination curb and sidewalk, sidewalk and driveway pavement, aggregate shoulder, a 1.5" bituminous overlay over existing and widened pavement, city standard inlets, manholes & storm sewer.) R. A. CULLINAN & SON, INC. – PAY ESTIMATE #5 & FINAL: \$13,760.25; with a Request that the Council Reprogram an Amount not to Exceed \$28,470.00 of Additional CDBG Funds.**
- (03-003) **PAYMENT ESTIMATES for PUBLIC IMPROVEMENT PROJECTS: PHASE I CONSTRUCTION for CHARTER OAK ROAD EXTENSION (Roadway embankment construction along Charter Oak Road and along Big Hollow Road - North, construction of a dual box culvert to carry the proposed Charter Oak Road roadway extension over a Big Hollow Creek tributary, staged construction of a two-span railroad bridge/roadway underpass carrying the existing UPRR dual mainline trackage over the proposed Charter Oak Road roadway extension.) – FREESSEN, INC. – PAY ESTIMATE #2: \$265,756.61; KNOXVILLE AVENUE – MT. HAWLEY CONNECTOR ROAD (Construction of a new street between Knoxville**

Ave. and Mt. Hawley Rd. opposite the relocation of Country Meadows Lane and a church entrance. Included is the widening of the N.B. right turn lane at Northgate and construction of a directional median, the removal of a median north of Teton Dr., p.c.c. widening, bituminous base course, storm sewers, earthwork, traffic signals, bituminous resurfacing & other misc. work.) R. A. CULLINAN & SON, INC. – PAY ESTIMATE #2: \$60,551.33; TOTAL AUTHORIZATION APPROVED: \$326,307.94 (For Information Only)

- (03-004) PAYMENT ESTIMATE FOR PUBLIC IMPROVEMENT PROJECT: US ROUTE 150 & ILLINOIS ROUTE 91 (Widening overlay and reconstruction of US Route 150 from Trigger/Koerner Road to Frostwood Parkway, and Illinois Route 91 from US Route 150 to the north.) R.A. CULLINAN & SON, INC. – PAY ESTIMATE #10: \$2,577,908.74; TOTAL AUTHORIZATION APPROVED: \$2,577,908.74. (For Information Only)
- (03-005) PAYMENT ESTIMATE FOR PUBLIC IMPROVEMENT PROJECT: ALLEN ROAD IMPROVEMENT (from Park 74 Drive to just north of Illinois Route 6) (PCC widening, bituminous base course and base course widening, bituminous resurfacing, storm sewers, earthwork, traffic signals and other miscellaneous work.) P.J. HOERR, INC. – PAY ESTIMATE #9: \$491,517.33; TOTAL AUTHORIZATION APPROVED: \$491,517.33. (For Information Only)
- (03-006) Communication from Director of Public Works Requesting Approval of an EXTENSION of the WMBD-RADIO PARKING AGREEMENT in JEFFERSON PARKING DECK, Effective March 1, 2003 through February 3, 2004. (Refer to Item No. 00-091)
- (03-007) \* Communication from Director of Planning and Growth Management with ORDINANCE Reducing the 100-FOOT SETBACK from Centerline Along SHERIDAN ROAD for Property Addressed at 2503 N. SHERIDAN.
- (03-008) \*\* Communication from Corporation Counsel and Director of Economic Development with ORDINANCE Amending Ordinance No. 11,346 Authorizing CLAIMS for CREDIT or REFUND of CERTAIN TAXES in ENTERPRISE ZONES.
- (03-009) SITE APPROVAL for CLASS B (Restaurant) with Subclass 1A (2:00 A.M. Hours), Subclass 2 (Live Entertainment) LIQUOR LICENSE for 318-320 S. W. WASHINGTON (InPlay Building – A Portion of the First Floor, A Portion of the Second Floor and the Entire Mezzanine Area), with Recommendation of Liquor Commission to Approve.
- (03-010) REPORTS:
- A. CITY TREASURER'S REPORT – November, 2002.
  - B. PEORIA PUBLIC LIBRARY FINANCIAL REPORT – November 30, 2002.
  - C. PEORIA PUBLIC LIBRARY STATISTICAL REPORT – November 30, 2002.

Council Member Nichting moved to approve the Consent Agenda items as outlined in the communications; seconded by Council Member Morris.

Council Member Teplitz requested Item No. 03-007 be removed from the Consent Agenda for further discussion.

Council Member Thetford requested Item No. 03-008 be removed from the Consent Agenda for further discussion.

Item Nos. 03-001 through 03-010 (excluding Item Nos. 03-007 and 03-008 which were removed from the Consent Agenda for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-007)      Communication from Director of Planning and Growth Management with  
\*              ORDINANCE Reducing the 100-FOOT SETBACK from Centerline Along  
                 SHERIDAN ROAD for Property Addressed at 2503 N. SHERIDAN.**

Council Member Teplitz moved to deny the Ordinance reducing the 100-foot setback from centerline along Sheridan Road for property addressed at 2503 N. Sheridan; seconded by Council Member Grayeb.

Council Member Teplitz moved to grant Privilege of the Floor to Mr. Norman Schwabacher; seconded by Council Member Grayeb.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to Mr. Norman Schwabacher.

Mr. Norman Schwabacher, 1815 W. Broughton Court and owner of 2503 N. Sheridan, distributed a copy of his prepared statement to the City Council. He spoke in support of the 100-foot setback along Sheridan Road and urged the Council to vote in favor of the proposed Ordinance. He said his building on the property was presently empty and the current setback restrictions made it difficult, if not impossible, to sell due to concerns that the building may someday be partially demolished. He indicated he felt the setback was an unjust encumbrance and he urged the Council to repeal the setback agreement.

In discussion with Council Member Sandberg, Council Member Teplitz indicated it would be in the best interest of the City not to waive the 100-foot setback. She also pointed out it was unlikely Sheridan Road, north of McClure, would ever be widened due to the fact that most of those businesses were built next to the sidewalk. She added she did not feel the 100-foot setback negatively impacted the use of the existing building.

Council Member Sandberg spoke in support of reducing the 100-foot setback. He discussed the history of the property and pointed out that Mr. Schwabacher had rebuilt his building during the economic slow down of 1983 and reinvested in his own property without City assistance to provide higher traffic visibility to reduce traffic accidents and to provide a more attractive building for the area.

Council Member Sandberg moved for a substitute motion to adopt the Ordinance reducing the 100-foot setback from centerline along Sheridan Road for property addressed at 2503 N. Sheridan; seconded by Council Member Turner.

Substitute motion to adopt the Ordinance reducing the 100-foot setback from centerline along Sheridan Road for property addressed at 2503 N. Sheridan was DEFEATED by roll call vote.

Yeas: Ardis, Nichting, Sandberg, Spears, Turner - 5;

Nays: Grayeb, Gulley, Morris, Teplitz, Thetford, Mayor Ransburg - 6.

Motion to DENY the Ordinance reducing the 100-foot setback from centerline along Sheridan Road for property addressed at 2503 N. Sheridan was approved by roll call vote.

Yeas: Grayeb, Gulley, Morris, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg -9;

Nays: Ardis, Nichting - 2.

**(03-008)      Communication from Corporation Counsel and Director of Economic Development  
\*\*              with ORDINANCE Amending Ordinance No. 11,346 Authorizing CLAIMS for  
                 CREDIT or REFUND of CERTAIN TAXES in ENTERPRISE ZONES.**

In discussion with Council Member Thetford, Corporation Counsel Randy Ray explained the Enterprise Zone was a creation of the State and was not created by the City's Home Rule authority. He said he did not believe the City had Home Rule authority to alter the Enterprise Zone Statute.

Council Member Thetford expressed concern that the State had taken away the local authority.

Following further discussion, Council Member Thetford moved to adopt the Ordinance amending Ordinance No. 11,346 authorizing claims for credit or refund of certain taxes in Enterprise Zones; seconded by Council Member Sandberg.

In further discussion, Council Member Grayeb requested that the Mayor express concern to the State's lawmakers representing Central Illinois about the latest act on the part of the legislators in Springfield.

Mayor Ransburg pointed out that the City needed to come into compliance with the State Statute and if the Council had a concern about the State Statute, then the legislators should be lobbied for a change.

Motion to adopt ORDINANCE NO. 15,420 amending Ordinance No. 11,346 authorizing claims for credit or refund of certain taxes in Enterprise Zones was approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner,  
Mayor Ransburg - 10;

Nays: Grayeb - 1.

**(03-011)      Communication from Director of Planning and Growth Management and Director  
                 of Human Resources Requesting Authorization to FILL GRANTS  
                 COORDINATOR POSITION(S) with EXTERNAL CANDIDATE(S), if Necessary.**

Director of Planning and Growth Management Wayne Anthony explained that 88% of the salaries for the two Grant Coordinator Positions was federally funded. He said filling the positions was critical and it was imperative that his Department have the ability to replace the two individuals who recently vacated the positions.

Council Member Turner pointed out there were plans to evaluate all City departments in the month of February and he questioned if filling these two positions would be a mistake at this time.

Council Member Teplitz moved to authorize filling the Grants Coordinator Positions(s) with external candidate(s), if necessary; seconded by Council Member Grayeb.

Council Member Teplitz explained the Grant Coordinator Positions were specialized in that administering HUD funding was a complicated and technical procedure. She said the two positions did not seek grant money but administered federal grant money that had already been obtained. She also pointed out that the 2001 City of Peoria Audit indicated there was a lack of internal controls relating to grant funds. She said if the City could not appropriately administer what the City received from the Federal Government, a possibility existed whereby no more funding would be provided and the City would possibly have to pay back funding that had already been spent. She urged the Council to approve the filling of the positions.

Council Member Sandberg expressed concern there was a possibility these positions did not support one of the core businesses of the City and it may be determined that the positions were not needed. He said he was concerned that as programs developed with a need for more coordination, a bureaucracy had been built around the programs without a clear understanding whether or not the programs were truly core businesses of the City.

City Manager Michael McKnight urged the Council to support the request to fill the positions. He pointed out the two positions administered \$3.4 million in federal grants and the hiring process needed to be started because the positions were specialized.

Council Member Spears suggested that Legislators be lobbied to make changes to grant regulations so procedures were not so cumbersome and technical.

Motion to authorize filling the Grants Coordinator Positions(s) with external candidate(s), if necessary was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Thetford, Turner, Mayor  
Ransburg - 10;

Nays: Sandberg -1.

Council Member Grayeb left the Council Chambers.

**(03-012) Communication from Director of Public Works Requesting Approval of the LEASE AGREEMENT of Property Located at PEORIA CITY/COUNTY LANDFILL to WASTE MANAGEMENT.**

Council Member Nichting moved to approve the lease agreement for property located at Peoria City/County Landfill to Waste Management; seconded by Council Member Ardis.

Approved by roll call vote.

Yeas: Ardis, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor  
Ransburg - 10;

Nays: None.

Council Member Grayeb returned to the Council Chambers.

**(03-013) Communication from Director of Planning and Growth Management with Recommendation of the Historic Preservation Commission to Adopt the ORDINANCE Approving the DESIGNATION of PROPERTY Known as 4500, 4530, 4600, 4700, 4716, 4810, 4820 N. KNOXVILLE as a Local Historic District Pursuant to CHAPTER 16 of the Peoria City Code.**

City Clerk Mary Haynes distributed a copy of a letter from Dr. Thomas E. Halperin, resident of 4810 N. Knoxville, indicating his desire not to designate his property as a Local Historic District to all members of the City Council.

Council Member Thetford moved to grant Privilege of the Floor to Mr. Tom Bower and those who wished to address this issue; seconded by Council Member Morris.

Hearing no objections, Mayor Ransburg granted privilege of the Floor to Mr. Tom Bower and those who wished to address this issue.

Mr. Tom Bower, 4700 N. Knoxville, spoke in support of the designation of his property, as well as those proposed, as a Local Historic District. He explained this was an area which displayed unique older homes that were well maintained and should be preserved.

Mr. Rich Lavin, 4716 N. Knoxville, said these properties were a part of the history of the City of Peoria. He said the proposal was not about intended use for any parcel and he said felt the area was worth preserving.

Mr. Brian Mooty, 301 S. W. Adams Street, Attorney representing Dr. Floyd Rashid, spoke in support of Dr. Rashid's proposed development.

Dr. John Rashid, 7515 N. Edgewild Drive, spoke in support of the proposed development for property located on the corner of Knoxville and Glen, and he discussed the past investments of Dr. Floyd Rashid in the City of Peoria. He said after Dr. Floyd Rashid purchased the property on the corner, the area homeowners decided to proceed with Local Historic District designation. He expressed concern that the historic district designation would block the development as proposed. He pointed out that not all homeowners were in favor of the designation, and he questioned why 4502 N. Knoxville was not included in the proposed designation at the Commission level. He urged the Council to vote against the historic designation of the proposed properties.

Dr. Floyd Rashid, 7404 N. Edgewild Drive, expressed concern that this entire issue had not been deferred so he could gather more information and support. He distributed a copy of a map and related information to all members of the City Council. He said he did not plan to demolish the house that was presently located on the property. He further discussed the current zoning of the property and his work in preparing a development for the site on the corner of Glen and Knoxville. He urged to Council to vote against the historic designation of the proposed properties.

Mr. Mooty discussed the development and he said he felt the Council would set a precedent if they approved the proposed Ordinance, in that historic districts would not be limited to very old neighborhoods and obvious historic buildings. He said any number of other neighborhoods could be considered historic in nature if this area was approved. He urged the Council to deny the historic designation.

Mr. James Bateman, former member of the Historic Preservation Commission, agreed that the proposed properties made their neighborhood unique and distinctive. He said he did not feel the proposed development for the corner of Glen and Knoxville would add distinction to the neighborhood.

Council Member Sandberg questioned the legal description for 4820 N. Knoxville that was part of the application. He said he was unable to obtain a portion of the document.

Ms. Jennifer Connelly, Attorney with Vonachen Lawless Trager & Slevin at 456 Fulton Street, representing Mr. Bower, explained in the original application presented to the Commission, the legal description for 4820 contained a scrivener's error. Although, she said, the Commission believed they were voting on the entire piece, there was an area that was not included in the legal description although all other aspects of the application designated the entire property - the addresses, the maps, etc. She added that the legal description needed to be corrected and an addendum was filed. She also stated she obtained the legal description from the Peoria County Recorder of Deeds.

Following some brief comments, Council Member Thetford moved to adopt the Ordinance approving the designation of property known as 4500, 4530, 4600, 4700, 4716, 4810, 4820 N. Knoxville as a Local Historic District pursuant to Chapter 16 of the Peoria City Code; seconded by Council Member Morris.

Following comments of support by several Council Members, Council Member Thetford clarified her motion incorporated the recommendation of approval for these properties being designated as a Local Historic District pursuant to the criteria outlined in the Council communication. She added that the Commission reviewed all the proposed properties, not just those having legal descriptions, and that all legal descriptions included in the Council communication and proposed Ordinance were correct.

Motion to adopt ORDINANCE NO. 15,421 approving the designation of property known as 4500, 4530, 4600, 4700, 4716, 4810, 4820 N. Knoxville as a Local Historic District pursuant to Chapter 16 of the Peoria City Code, and pursuant to criteria outlined in the Council communication was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(03-014) Communication from Finance Director/Comptroller with ORDINANCE Amending the BUDGET for FISCAL YEAR 2003 Relating to MID-TOWN PLAZA PROJECT OVERRUN.**

Council Member Thetford moved to adopt the Ordinance amending the Budget for Fiscal Year 2003 relating to Mid-Town Plaza Project Overrun; seconded by Council Member Teplitz.

ORDINANCE NO. 15,422 was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 10;

Nays: Sandberg - 1.

**(03-015) Communication from Finance Director/Comptroller Recommending Approval of the Following FINANCIAL POLICIES:**

**A. CAPITAL ASSET CAPITALIZATION POLICY;**

Finance Director/Comptroller Ellie Hogan provided a brief explanation and urged the Council to approve the proposed policy.

Following some questions regarding clarification by several Council Members, Council Member Nichting moved to approve the Capital Asset Capitalization Policy as outlined; seconded by Council Member Teplitz.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**B. DEDICATED REVENUE POLICY;**

Finance Director/Comptroller Ellie Hogan explained dedication of all the Utility Tax over the next five years to capital projects was included in the 2002 Budget. She said there had been dedicated revenues for a number of years. She discussed the proposed policy and she said a stipulation was incorporated in the policy that if developments came forward and were using an operating revenue, that revenue would only be used as a measure, and the dedicated revenue would be used to actually fund the approved project.

Council Member Nichting expressed concern that the proposed policy did not address economic downturn.

City Manager Michael McKnight said he recognized in economic hard times, some of these allocations would have to change, but that decision would need to be made by the City Council.

Director Hogan referred to the General Fund Balance Policy, which was the next topic of discussion, and she pointed out clearer language explained that an adequate fund balance should be established to pay for expenses caused by unforeseen emergencies, or for shortfalls caused by revenue declines.

Council Member Nichting moved to approve the Dedicated Revenue Policy; seconded by Council Member Teplitz.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

### **C. GENERAL FUND BALANCE POLICY.**

Finance Director/Comptroller Ellie Hogan explained the importance of establishing a fund balance reserve policy, which was viewed by rating agencies as one the most important factors. She said it was being proposed that to reach the three-months of operating expenditures, the City should begin to dedicate \$500,000 per year to fund balance before allocating any monies toward expenditures. She said, in the future when the economy turned around, the City could dedicate more money for the fund. She added any surplus at year end would also be placed in the fund balance until the desired amount was achieved.

Council Member Teplitz moved to approve the General Fund Balance Policy; seconded by Council Member Turner.

In discussion, Council Member Grayeb said he agreed that reserves were needed but he hoped it would not cause any increase in property taxes. He indicated there would be consequences to these proposals that would go far beyond what had so far been discussed. He expressed further concern that this policy was being discussed during times when the economy was plunging. He added all governments in the Country were having problems. He said he felt it was good to have a policy but no one should be too disappointed if it was necessary to depart from the policy unless more revenues were brought into the City.

City Manager Michael McKnight said the policy would put the City on the path to establishing a fund balance reserve policy, as meager as it may be now. He agreed these were difficult times, but he added this policy would always be open for discussion and change if the economy worsened.

Motion to approve the General Fund Balance Policy was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

### **UNFINISHED BUSINESS**

**(02-783) SITE APPROVAL for an EXPANSION of a CLASS "A" (Tavern) LIQUOR LICENSE for 3000 STERLING, with Recommendation of Liquor Commission to Approve, with Petitions Bearing 32 Signatures in Opposition.**

Council Member Spears moved to approve the site for an expansion of a Class "A" (Tavern) Liquor License for 3000 Sterling, but would only be granted after the two curb cuts, entrances and exits, onto Renwood would be closed off permanently; seconded by Council Member Thetford.

Council Member Sandberg said he would be abstaining from the vote due to his professional relationship with the owner regarding this expansion project.



Motion to approve the site for an expansion of a Class "A" (Tavern) Liquor License for 3000 Sterling but would only be granted after the two curb cuts, entrances and exits, onto Renwood would be closed off permanently was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Thetford, Mayor Ransburg - 9;

Nays: Turner - 1;

Abstention: Sandberg - 1.

**(02-836) Communication from Director of Planning and Growth Management with Zoning Commission Recommendation to Adopt the ORDINANCE Amending APPENDIX B of the Code of the City of Peoria Relating to Zoning for Various Text Adjustments Deleting Zoning Certificate Requirements. (New Communication and Ordinance)**

Council Member Thetford moved to defer this item for two weeks until the January 21, 2003, Regular City Council Meeting; seconded by Council Member Morris.

Council Member Nichting requested that during the deferral period, that the Planning and Growth Management Department report back and quantify time, money, etc. regarding efficiencies, not only in the Planning and Growth Department, but also in other departments in City Hall that may be involved.

Motion to defer this item for two weeks until the January 21, 2003, Regular City Council Meeting was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(02-845) Communication from Director of Planning and Growth Management Requesting Adoption of the Following:**

**A. ORDINANCE Granting a SPECIAL USE in a Class C-1 (General Commercial) District for a SERVICE STATION to Include a NEW CANOPY STRUCTURE for Property Located at 3124 N. PROSPECT ROAD, with a Revised Site Plan.**

Following a brief comment, Council Member Thetford moved to adopt the Ordinance granting a Special Use in a Class C-1 (General Commercial) District for a Service Station to include a new canopy structure for property located at 3124 N. Prospect Road, with a revised Site Plan; seconded by Council Member Sandberg.

Council Member Sandberg expressed concern regarding redevelopment and the constraints of the present Zoning Ordinance. He suggested that more flexibility be written into the current Zoning Ordinance.

Council Member Thetford also said the property owner had agreed there would be an upgrade of sidewalks and landscaping on the property.

Motion to adopt ORDINANCE NO. 15,423 granting a Special Use in a Class C-1 (General Commercial) District for a Service Station to include a new canopy structure for property located at 3124 N. Prospect Road, with a revised Site Plan was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**B. ORDINANCE Reducing the 100-FOOT SETBACK from Centerline Along PROSPECT AVENUE for Property Addressed as 3124 N. PROSPECT AVENUE to 58 FEET.**

Council Member Thetford moved to adopt the Ordinance reducing the 100-foot setback from centerline along Prospect Avenue for property addressed as 3124 N. Prospect Avenue to 58 feet; seconded by Council Member Morris.

ORDINANCE NO. 15,424 was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

**(02-838) DISCUSSION Regarding the 2003 RESTRUCTURING INITIATIVE and a PROPOSAL to Form an APOLITICAL TASK FORCE Made Up of Private Sector Business People to Examine City Services and the Budget Process, with a Request to Place This Item on the January 14, 2003, City Council Agenda for Further Discussion.**

Council Member Ardis discussed a recommendation that would have some impact on the scheduled meetings in February to discuss the 2003 Restructuring Initiative. He said in his work in the private sector and working as a small business person, he felt the City could do a better job in dealing with finances. He added that while government could not operate as a business, some business principles could be applied to make it more accountable and improve performance.

Council Member Ardis referred to a report commissioned by former Mayor Carver in 1979 in which he created a task force to review areas of City government and make recommendations for streamlining. He said the 1979 report was compiled by local business leaders.

Council Member Ardis proposed that Staff review the 1979 report and provide information with recommendations, if any, that were incorporated or maybe still could be incorporated. He also proposed that a small apolitical group of private sector business people be created to examine city services and the Budget process for further efficiencies. He said he felt the time was right for a fresh look at City government with no vested interest other than the welfare of the community and the taxpayers. He said the commission would conduct its review and make recommendations to the Council for their consideration. He added he did not envision this group and their report would side-step or take any precedence away from the Vision 2020 Initiatives or any other initiatives that were being considered by others. He said he hoped for an independent, objective, apolitical business perspective of some of the difficulties presently being faced by the City. He said he felt a professional observation of the City's organization was needed by trained business professionals. He urged the Council to also review the 1979 report and to assist in identifying local business people who could actually sign up to take on this endeavor.

Council Member Ardis suggested, subject to Council input, that the commission's mission would be to review all of the City's services and prioritize them according to whether they were core City functions, services that could be performed by alternative arrangements, or eliminated; look for ways to provide core City services more efficiently, whether through intergovernmental agreements, public/private partnerships, consolidations, or ways to offer the same service but improve efficiencies and eliminate duplication and save tax dollars; and to examine the Budget process and provide recommendations on how to improve the Budget process. He said the volunteers on this commission would have a heavy responsibility that would require a significant amount of personal time, but he felt there would be numerous people in the City of Peoria who would willingly offer their time and services for the betterment of the community. He added that he did not have all the answers as to how this endeavor would take shape, but he felt the need to begin to work toward a workable solution. He said he would

volunteer to assist in the effort and he felt if the Mayor would request volunteers from the business community, there would be a generous pool of professionals from which to choose. He requested the Council's support.

Mayor Ransburg stated he was in the process of designing the next phase of Vision 2020 and to build on what the Council had spent several months working on. He said he would be glad to combine these suggestions and obtain resources from the community.

Council Member Ardis said he would prefer, with the approval of the Council, to move forward on this aspect as quickly as possible and he did not want this to be something that was contingent on the Vision 2020 process. He said he felt business people from the community could be solicited almost immediately to begin the process.

Council Member Teplitz agreed and she said she felt she would be prepared to discuss this issue at the January 14<sup>th</sup> Council Meeting.

Council Member Morris agreed that members of the community should be involved, and he said he embraced the idea. He said he would suggest, if a commission was established, the Council should have the authority to approve who would be on the commission. He agreed this initiative needed to move forward rapidly. He said all the commissions and other structures should also be reviewed.

Council Member Turner spoke in support of depending on the business community to assist with decisions the Council needed to make. He cautioned the Council that the City would be facing a serious Budget situation in the Fall, and the Council must not allow this endeavor to fall through the cracks. He said the Council could not afford to do nothing.

Council Member Sandberg said he supported Council Member Ardis' concept. He explained he was a member of the City's Administration in 1979 when the report was provided, and he said the report took about 18 months to be conducted, which was not a short and quick process. He suggested this process should have started two years ago.

Council Member Spears also agreed with Council Member Ardis' concept and he suggested that representatives of union leadership should have a part in this endeavor. He said sometimes these individuals could give a better perspective on how services could be delivered at a better price.

Council Member Thetford spoke in support of the concept of a task force. She said the Mayor and other Council Members had been thinking alike and she said she hoped members of a task force could be chosen quickly.

Council Member Grayeb said he could not support a task force that would not embrace all the elements of the community. He said business leaders were important but City employees intimately understood the organization. He said members of the City's unions could assist in making a good plan work and needed to be involved. He also stated that members of the City's professional staff and citizens should be involved to provide input.

Council Member Ardis said he couldn't emphasize enough the importance of this task force not being another large commission comprised of every possible entity. He said business people knew how to set up a business to make money and run efficiently otherwise they would not be in business. He said this initiative would be used in conjunction with Vision 2020 and others that were being considered. He said he would totally support a labor perspective being included, but the commission should be lean and aggressive in order to succeed.

Council Member Ardis requested that this item be placed on the January 14, 2003, Regular Council Agenda for further discussion. The Council concurred.

**(02-848) REQUEST for an ADDITIONAL REPORT BACK to Include the Possibility of a PRE-NOTICE to COMMISSION MEMBERS Whose Terms were Ready to Expire, and Include a Review of the Number of PHA Residents that Could be Appointed to the PHA Board. (Refer to Item No. 03-016)**

Council Member Gulley referred to his request for a report back regarding the expiration of terms on commissions and what the City's policy was on these issues. He expressed concern regarding action taken regarding the Peoria Housing Authority and recent events relating to the expiration of the term for former PHA Commissioner Marshall Dunnigan. He requested that the report back include feedback regarding the suggestion that a notice be sent to commissioners providing the date their terms expired. He said a volunteer should not attend a meeting to find that his term had expired and someone else had been appointed in his place. He also requested a review of the number of PHA residents that could be appointed to the Commission. He said in the future, when there were changes, the volunteers should be properly notified so there would not be a reoccurrence of this situation.

Council Member Thetford said she felt the City had not done a very good job, in the past, with respect to any of the commissions and notification of the volunteers about term expirations or renewals. She said, as a courtesy, she felt it was imperative commission volunteers be notified when their terms would not be renewed. She added that new appointees sometimes were not advised of their appointment and the date they should begin attending meetings. She said she felt this situation needed to be rectified for all commissions.

In discussion with Council Member Sandberg regarding the expiration of Mr. Dunnigan's term on the PHA Commission, Mayor Ransburg explained Mr. Dunnigan's term on the PHA Board expired on November 17, 2002.

**CITIZEN REQUESTS TO ADDRESS THE COUNCIL**

**(03-016) REQUEST from CITIZENS to Address the CITY COUNCIL Regarding Various Issues.**

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to those who wished to address the Council.

Ms. June Moore, 1409 W. Millman, President of Olde Towne South Neighborhood Association, expressed concern about a store on the corner of Western and Lincoln having a severe odor. She requested that Council Member Gulley obtain the Health Department score for this establishment. She said a grocery store was needed in the neighborhood but one that was clean.

Ms. Mary Chapai, 241 Hancock, Apartment #301, expressed concern that Mr. Marshall Dunnigan was not reappointed to the PHA Board. She requested information regarding how appointments to commissions were made and urged the Council to reappoint Mr. Dunnigan to the PHA Board. She presented Petitions bearing 263 signatures supporting the reappointment of Mr. Dunnigan to the PHA Board when a vacancy came open.

Council Member Teplitz suggested that Ms. Chapai contact the City's Legal Department or the Attorney for the PHA Board because some of her questions were very technical. She said there was a long history involved and there had been some changes over time.

Mr. Marshall Dunnigan, 531 W. Northgate Road, expressed concern that when he arrived at the December PHA Board Meeting, he learned that someone else had been appointed in his place and his appointment to the PHA would not be renewed. He said it was his understanding that his appointment would not expire until later in December, 2002. He discussed his many years of public service and requested that he be reappointed to the PHA Board when there was a vacancy.

Rev. A. J. Guyton, 1203 W. Third Street, expressed concern that Mr. Dunnigan was not reappointed to the PHA Board. He said he planned to meet with the Mayor on January 17, 2003, to further discuss this issue and other matters of mutual concern. He indicated his disappointment with the manner in which Mr. Dunnigan was removed from the PHA Board. He said he looked forward to discussing these matters with the Mayor on January 17<sup>th</sup>, and said he hoped there would be better communication in the future.

Mr. Percy Baker, Jr., 1229 N. Douglas, expressed concern that Mr. Dunnigan had not been properly notified and that he was not reappointed to the PHA Board. He discussed his working relationship with Mr. Dunnigan and requested that Mr. Dunnigan be reappointed to the PHA Board as soon as there was a vacancy.

### **EXECUTIVE SESSION**

**(03-017) Consideration of a Motion for the City Council to go into EXECUTIVE SESSION to Discuss 2(c)(6) The setting of a price for sale or lease of property owned by the public body.**

Council Member Sandberg moved that the City Council go into Executive Session to Discuss 2(c)(6) The setting of a price for sale or lease of property owned by the public body; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Thetford, Turner, Mayor Ransburg - 11;

Nays: None.

### **ADJOURNMENT**

Council Member Sandberg moved to adjourn the Council Meeting; seconded by Council Member Grayeb.

Approved by viva voce vote.

The Council Meeting adjourned at 10:15 P.M.

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Mary L. Haynes, MMC  
City Clerk of Peoria, Illinois

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