

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

Council Chambers, Peoria, Illinois, July 24, 2001, a Regular Meeting of the City Council was held this date at 6:15 P.M., at City Hall, 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, Turner, Mayor Ransburg - 10; Absent: Thetford - 1.

**INVOCATION & PLEDGE OF ALLEGIANCE**

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

**PROCLAMATIONS, COMMENDATIONS, ETC.**

PROCLAMATION: PACE: RIBFEST 2001 DAY – July 28, 2001

PROCLAMATION: FAMILY HOUSE: NATIONAL HOSPITALITY HOUSE WEEK –  
July 22 – 29, 2001

**MINUTES**

Council Member Nichting moved to approve the Minutes of the Regular City Council Meeting held on July 17, 2001, as printed; seconded by Council Member Morris.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor  
Ransburg – 10;

Nays: None.

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

- (01-507) Communication from Finance Director/Comptroller Regarding the SERIES 2001C GENERAL OBLIGATION BONDS and the SERIES 2001D GENERAL OBLIGATION BOND PRELIMINARY OFFICIAL STATEMENT.
- (01-508) Communication from Director of Public Works with ORDINANCE VACATING  
\* ALL OF THE ALLEYS in BLOCK 11 of the SECOND DIVISION of PULSIFER'S ADDITION to the City of Peoria.
- (01-509) APPLICATION for a CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE for the PLEASURE DRIVEWAY AND PARK DISTRICT of Peoria for SATURDAY, AUGUST 11, 2001.
- (01-510) APPLICATION for a CLASS "H" TEMPORARY OUTDOOR LIQUOR LICENSE for ST. PATRICK'S SOCIETY of Peoria for AUGUST 24, 25 AND 26, 2001.

(01-511) **APPLICATION for a CLASS “H” TEMPORARY OUTDOOR LIQUOR LICENSE for GERMAN AMERICAN CENTRAL SOCIETY for FRIDAY Through SUNDAY, SEPTEMBER 21 – 23, 2001.**

(01-512) **SITE APPROVAL for a CLASS “C” (PACKAGE GOODS) LIQUOR LICENSE for 6820 N. PEAR TREE LANE, with Recommendation of Liquor Commission to Approve.**

(01-513) **REPORTS:**

**A. CITY TREASURER’S REPORT – June, 2001.**

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

Council Member Nichting requested that Item No. 01-508 be removed from the Consent Agenda for further discussion.

Item Nos. 01-507 through 01-513 (excluding Item No. 01-508 which was 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, Turner, Mayor Ransburg – 10;

Nays: None.

(01-508) **Communication from Director of Public Works with ORDINANCE VACATING ALL OF THE ALLEYS in BLOCK 11 of the SECOND DIVISION of PULSIFER’S ADDITION to the City of Peoria.**  
\*

Council Member Teplitz moved to defer this item for three weeks until the August 14, 2001, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer this item until August 14, 2001, was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

### **REQUEST TO MOVE AGENDA ITEM**

Council Member Gulley moved to move Unfinished Business forward on the Agenda to discuss an item of Unfinished Business relating to Item No. 01-501 and a Third Amendment to the City of Peoria/ Downtown Stadium Redevelopment Agreement which would supercede the Third Amendment approved at the July 17, 2001, Council Meeting, and move Item #4 on the Council Agenda forward to be discussed following Item No. 01-501; seconded by Council Member Morris.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

UNFINISHED BUSINESS

**(01-501) Communication from Corporation Counsel Requesting Approval of a THIRD AMENDMENT to the CITY OF PEORIA/DOWNTOWN STADIUM REDEVELOPMENT AGREEMENT and Requesting Authorization for the City Manager to Execute the Document.**

Corporation Counsel Randy Ray distributed a copy of this communication to all members of the City Council.

Council Member Gulley explained a Third Amendment to the Downtown Stadium Redevelopment Agreement was approved at the July 17, 2001, Council Meeting but, if approved, this proposed Third Amendment would supercede the one approved on July 17<sup>th</sup>.

Council Member Gulley moved to approve the Third Amendment to the City of Peoria/Downtown Stadium Redevelopment Agreement, which would supercede the Third Amendment approved on July 17, 2001, and authorize the City Manager to execute the document; seconded by Council Member Turner.

Council Member Nichting stated he would be abstaining from the vote and discussion due to his ownership of property in the vicinity of the Downtown Stadium project site.

Council Member Sandberg expressed concern regarding the many modifications to the Downtown Stadium Redevelopment Agreement and he also expressed concern that the Council was not provided with the proposed document earlier for their review.

In discussion with Council Member Morris, Corporation Counsel Randy Ray explained the proposal had already been signed by the Team, and he said it was important to get this finalized before the Bonds were issued.

Motion to approve the Third Amendment to the City of Peoria/Downtown Stadium Redevelopment Agreement, which would supercede the Third Amendment approved on July 17, 2001, and authorize the City Manager to execute the document was approved by roll call vote.  
Yeas: Ardis, Grayeb, Gulley, Morris, Spears, Teplitz, Turner, Mayor Ransburg – 8;  
Nays: Sandberg – 1;  
Abstention: Nichting - 1.

**(01-514) Communication from Finance Director/Comptroller Recommending Adoption of the Following:**

**A. ORDINANCE Providing for the Issuance of \$4,170,000 GENERAL OBLIGATION BONDS, SERIES 2001C, of the City of Peoria, for the Purpose of Paying for Certain Corporate Capital Costs, and Providing for the Levy and Collection of a Direct Annual Tax for the Payment of the Principal of and Interest on Said Bonds;**

Finance Director/Comptroller Ellie Hogan distributed a revised Ordinance and a copy of the bids to all members of the City Council.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to Mr. Kevin McCanna.

Mr. Kevin McCanna, President of Speer Financial, Inc., reported that bids for interest rates were received from A. G. Edwards & Sons, Inc., St. Louis at 4.9295%; Banc One Capital Markets, Inc., Chicago at 5.0082%; Dain Rauscher, Inc., Chicago at 4.9499%; Harris Trust and Savings Bank, Chicago at 4.9605% and Morgan Stanley Dean Witter, Inc., Chicago at 4.9119%, and he recommended that the bid of Morgan Stanley Dean Witter, Inc., Chicago at 4.9119% be accepted by the Council.

Council Member Nichting moved to adopt the Ordinance providing for the issuance of \$4,170,000 General Obligation Bonds, Series 2001C, of the City of Peoria, for the purpose of paying for certain corporate capital costs, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and accept the low bid of Morgan Stanley Dean Witter, Inc., Chicago of 4.9119%; seconded by Council Member Morris.

ORDINANCE NO. 15,178 was adopted by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

**B. ORDINANCE Providing for the Issuance of \$3,280,000 GENERAL OBLIGATION BONDS, SERIES 2001D, of the City of Peoria, for the Purpose of Paying for Certain Corporate Capital Costs, and Providing for the Levy and Collection of a Direct Annual Tax for the Payment of the Principal of and Interest on Said Bonds.**

Finance Director/Comptroller Ellie Hogan distributed a revised Ordinance and a copy of the bids to all members of the City Council.

Council Member Nichting stated he would be abstaining from the vote and discussion due to his ownership of property in the vicinity of the Downtown Stadium project site.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to Mr. Kevin McCanna.

Mr. Kevin McCanna, President of Speer Financial, Inc., reported that bids for interest rates were received from A. G. Edwards & Sons, Inc., St. Louis at 4.7400%; Banc One Capital Markets, Inc., Chicago at 4.8475%; Dain Rauscher, Inc., Chicago at 4.7784%; Harris Trust and Savings Bank, Chicago at 4.7587% and Morgan Stanley Dean Witter, Inc., Chicago at 4.7376%, and he recommended that the bid of Morgan Stanley Dean Witter, Inc., Chicago at 4.7376% be accepted by the Council

Council Member Morris moved to adopt the Ordinance providing for the issuance of \$3,280,000 General Obligation Bonds, Series 2001D, of the City of Peoria, for the purpose of paying for certain corporate capital costs, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and accept the low bid of Morgan Stanley Dean Witter, Inc., Chicago of 4.7376%; seconded by Council Member Turner.

ORDINANCE NO. 15,179 was adopted by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Spears, Teplitz, Turner, Mayor Ransburg – 8;

Nays: Sandberg - 1;

Abstention: Nichting - 1.

City Manager Michael McKnight commended Mr. McCanna and Speer Financial, Inc. on their management of the City's debt. He said this had been a relationship that had many times paid for itself.

**(01-515) PRESENTATION by ILLINOIS DEPARTMENT OF TRANSPORTATION Regarding the I-74 REHABILITATION AND EXPANSION PROJECT STATUS REPORT.**

Director of Public Works Steve Van Winkle welcomed Mr. Joe Crowe and Mr. Roger Miller from Illinois Department of Transportation and Mr. Van Winkle stated Mr. Crowe would be reporting on the current status of the I-74 reconstruction project and a calendar of events of major construction.

Hearing no objections, Mayor Ransburg granted Privilege of the Floor to Mr. Joe Crowe.

Mr. Joe Crowe, District #4 Engineer for IDOT, 401 Main Street, discussed the \$388 million I-74 reconstruction project planned for Peoria and East Peoria. He said they were presently in Phase II Engineering and they were moving forward with a team of consultants. He said preliminary plans of Stage I had been reviewed, which included the first year of construction and they were working with City Staff in Peoria and East Peoria.

Mr. Crowe said one of the key elements for later in 2001 was to hold meetings with the City Council, neighborhood groups, the hospitals, the Chamber of Commerce, etc. to explain the project. He said a public relations consultant would be hired to assist them in this endeavor. He estimated the public relations consultant would be in place by October 1, 2001.

Mr. Crowe said this project was the largest ever planned for the State outside of the Chicago area.

Mr. Crowe said utility relocations were planned for later in 2001, and they were presently purchasing land to accommodate the utilities. He added that the first actual construction would begin in Spring of 2002. He said when plans were finalized, the Council would be welcome to visit the IDOT office to review the plans.

He further discussed the 2002 ground breaking and the schedule for the Forrest Hill Bridge replacement and the Sterling interchange. He added construction in the Peoria downtown area and the East Peoria industrial spur would begin in 2003. He said the work on the main line interstate would occur in 2004 and 2005.

City Manager Michael McKnight indicated the importance of a partnership with IDOT on this project.

Discussion was held regarding the scheduling of other IDOT projects in the Peoria area and how additional construction would impact the I-74 project. It was pointed out that outlying projects would be completed prior to the major construction on I-74 so when traffic flows changed, there would be roads to accommodate the increase of redirected traffic.

Mayor Ransburg thanked Mr. Crowe for his comments, and he said he looked forward to working with IDOT in the future.

**(01-516)      Communication from Corporation Counsel with RESOLUTION Regarding the SALE OF CILCO.**

Council Member Grayeb explained all residents in the City of Peoria had an economic interest in who owned and operated the utility company and the quality of service provided. He said CILCO had been a community partner by keeping the costs of electricity well below what was paid in the rest of the state, and by keeping the costs of natural gas at the state-wide average. He said CILCO had also been a leader in community activities and social agencies.

Council Member Grayeb said it had been stated that AES was required to sell CILCO because of their ownership of another company in Indiana. He said this proposed sell raised much concern regarding how this would impact the citizens of Peoria and the City. He said should CILCO be sold to an entity who was not concerned with a local presence and commitments, it could cause higher energy costs, a loss of jobs, and a loss of corporate leadership. He urged the Council to approve the proposed Resolution.

Council Member Grayeb moved to approve the Resolution regarding the sale of CILCO; seconded by Council Member Morris.

Council Member Grayeb moved to grant Privilege of the Floor to those who wished to address this issue; seconded by Council Member Morris.

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

Mr. Bill O'Brien, 3321 N. Chestnut Lane, suggested that the City study the feasibility of forming a public/private venture to benefit the taxpayers. He said he felt this should be done as soon as possible and this would be an opportunity to provide lower utility costs to taxpayers and provide an additional revenue stream for the City. He urged the Council to move forward with this initiative.

Mr. Dave Koehler, 1413 N. E. Madison, discussed the present energy problems and crisis in California regarding energy. He said he felt this would be unique opportunity for the City to try something different that had never been tested before. He agreed a public/private partnership might be a good idea or it may be an opportunity to work as a community to begin to solve some of these problems. He urged the Council to support the proposed Resolution.

Motion to approve RESOLUTION NO. 01-516 regarding the sale of CILCO was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

**(01-517) Communication from Corporation Counsel Requesting Guidance Regarding the COUNCIL RULES ORDINANCE, with a Draft Ordinance.**

Council Member Teplitz moved to defer this item for three weeks until the August 14, 2001, Regular City Council Meeting; seconded by Council Member Morris.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

**(01-518) CITY MANAGER REPORT to CITY COUNCIL.**

Council Member Turner moved to receive and file the City Manager Report to City Council; seconded by Council Member Morris.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Spears, Teplitz, Turner, Mayor Ransburg – 10;

Nays: None.

**UNFINISHED BUSINESS**

**(01-504) RECONSIDERATION of the Motion to have FREE PARKING on the RIVERFRONT DURING SPECIAL EVENTS to Coincide with Free Parking on the Riverfront on Evenings and Weekends.**

Council Member Sandberg moved to reconsider the motion to have free parking on the Riverfront during special events to coincide with free parking on the Riverfront on evenings and weekends; seconded by Council Member Spears.

Motion to reconsider the motion to have free parking on the Riverfront during special events to coincide with free parking on the Riverfront on evenings and weekends was approved by roll call vote.

Yeas: Ardis, Gulley, Nichting, Sandberg, Spears, Mayor Ransburg – 6;

Nays: Grayeb, Morris, Teplitz, Turner - 4.

Council Member Sandberg said the assumption that there was a developer guarantee on the parking revenues played heavily on his decision, but it had been clarified by Staff that parking revenues were not part of the developer guarantee. He said the developer guarantee referred only to property tax and sales tax in the amount of \$153,000, which reported by Staff was based on the construction of Hooter's and would probably be met. He added that Staff anticipated the sales and property taxes to be developed by the redevelopment agreement to be approximately \$225,000.

Finance Director/Comptroller Ellie Hogan said the \$225,000 estimate was based on the developer adding another restaurant.

Council Member Sandberg said the \$255,000 would be available for debt service, but debt service for the bonds was \$330,000, which was a short fall of \$105,000.

Council Member Sandberg pointed out, currently, Riverfront parking had generated \$16,000 in revenue at Riverfront Village, but during the same period, the City had spent \$25,000 in personnel services, utility costs, maintenance, etc. to collect the \$16,000 through the end of June. He said, additionally, for the Michel Parking Lot, the Liberty Parking Lot and the Edgewater Parking Lot, there was gross revenue for six months, in the amount of \$21,000, with expenses of \$20,000. He suggested that the City offer free parking all the time because it would save the City money.

Council Member Sandberg further suggested that the Council wait to make a decision until they totally understood the numbers and resolve the issue of the shortfall.

Following a brief discussion, Council Member Morris moved to remand the issue of free parking on the Riverfront back to the Staff for them to come back with a comprehensive parking plan and a revenue stream; allow free parking on the Riverfront on evenings and weekends, with no charge for special events, to stand until the Staff came back with a plan; seconded by Council Member Gulley.

Following further discussion, Council Member Gulley moved to call the question; seconded by Council Member Teplitz.

Motion to call the question was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Sandberg, Teplitz, Turner, Mayor Ransburg – 9;

Nays: Spears - 1.

Motion to remand the issue of free parking on the Riverfront back to the Staff for them to come back with a comprehensive parking plan and a revenue stream; allow free parking on the Riverfront on evenings and weekends, with no charge for special events, to stand until the Staff came back with a plan was approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Turner, Mayor Ransburg – 9;

Nays: Sandberg - 1.

**NEW BUSINESS****(01-519) CONSIDERATION of a MOTION to CANCEL the JULY 31, 2001, REGULAR CITY COUNCIL MEETING.**

Council Member Nichting moved to cancel the July 31, 2001, Regular City Council Meeting; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Ardis, Grayeb, Gulley, Morris, Nichting, Spears, Teplitz, Turner, Mayor Ransburg – 9;

Nays: Sandberg - 1.

**CITIZEN REQUESTS TO ADDRESS THE COUNCIL****(01-520) CITIZEN REQUESTS TO ADDRESS THE COUNCIL REGARDING VARIOUS ISSUES.**

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

Mr. Donald Patrick Sullivan, 926 Main Street, expressed concern regarding tax increases for senior citizens who are on restricted incomes. He suggested that when the Stadium was built, the City should run shuttle buses from vacant parking lots to the Stadium to contend with any parking problems. He also encouraged the Council to consider buying CILCO to reduce utility bills for citizens.

Mr. Randy Emert, 3027 W. Antoinette, expressed concern about speeding traffic in the area and he requested a turn-around be installed at the corner of South Manual Street and West Ann Street.

Council Member Gulley stated he had been working with Mr. Emert and the process had been initiated.

**EXECUTIVE SESSION**

No Executive Session was needed.

**ADJOURNMENT**

Council Member Turner moved to adjourn the Council Meeting; seconded by Council Member Morris.

Approved by viva voce vote.

The Council Meeting adjourned at 8:15 P.M.

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

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