

AGENDA

REGULAR SESSION COMMON COUNCIL

7:30 P.M. WEDNESDAY, MARCH 6, 1985

COUNCIL CHAMBERS

- I. ROLL CALL
- II. AGENDA SUMMATION
- III. APPROVAL OF MINUTES
- IV. REPORTS FROM:
  1. COUNCILMEMBERS
  2. THE MAYOR AND CITY OFFICES
  3. COUNCIL COMMITTEES
- V. LEGISLATION FOR SECOND READINGS AND VOTE/RESOLUTIONS
  1. Resolution 85-8 Inducement Resolution for the Woodbridge Apartments III Project  

Forwarded with the Following Recommendation: Ayes: 3, Nays: 2  
Abstain: 4
  2. Resolution 85-10 Resolution Authorizing the Execution of an Agreement with Respect to Deed-in-Lieu of Foreclosure for the Mayhill Homes Corporation Economic Development Project  

Committee Recommendation: None
- VI. FIRST READINGS
  1. Ordinance 85-10 To Amend the Bloomington Zoning Maps from RS to PUD and to Grant Outline Approval for the PUD  
RE: East Covenanter Drive South of the Present Eton Mews (Benchmark Atlantic)
  2. Ordinance 85-11 To Amend the Bloomington Zoning Maps from RS to BA. RE: 1205 West 2nd Street (Chuck Stephenson)
- VII. PRIVILEGE OF THE FLOOR (This Section of the Agenda limited to 45 minutes maximum, with each speaker limited to 5 minutes)
- VIII. ADJOURNMENT

In the Council Chambers of the Municipal Building held on Wednesday, March 6, 1985, at 7:30 P.M. with Council President Gross presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
MARCH 6, 1985

Roll Call; Service, Register, Porter, Olcott, Gross, Mayer, Murphy, Foley, Young,

ROLL CALL

Gross read the Agenda Summation.

AGENDA SUMMATION

The minutes of February 20 and 27 were approved.

APPROVAL OF MINUTES

Service apologized for her flare of temper at a recent PCB Procedural Committee meeting. Feelings of the public at the group were very intense and Service responded. Her comments were directed to attorneys in general involved in this dispute and not to Council Attorney Powell in any way. "At least I didn't throw a chair", Service noted.

REPORTS FROM  
COUNCILMEMBERS

Murphy announced the CUBS first game of the season and reassured himself that the Cable would be working.

Mayor Allison thanked the Council for their patience and indulgence at the long hearings just completed regarding the consent decree. She said that the comments from service club members are very favorable regarding the decree and the general feeling is "let's get on with it". The City of Bloomington does not have a choice. The EPA has ordered that Winston Thomas and Lemon Lane be cleaned up. We, as a City, charged our attorneys to negotiate and only if negotiations failed would we go to court. If we go to court there is always the chance of not winning anything at all and there is always the chance of winning a clean-up that is not satisfactory as far as our ability to monitor the incinerator. Originally, only the City and Westinghouse were involved, later the State and the EPA joined the suit. Incineration is the only type of destruction that will work on all the various types of materials that must be destroyed. Current criteria says that incineration is safe, there would be no cost to the tax payer and most importantly we would have local control or monitoring of the entire burn process. She urged the Council to discuss debate and then vote on the decree.

REPORTS FROM  
MAYOR

Bill Jones, Environmental Commission Chairman, said that the EC voted 8-0-1 to approve the consent decree, that they recognize that the decree will not solve all of the problems, but that with close scrutiny and care the incinerator will work. He urged the City and the County to vigorously pursue the clean-up of additional sites, asked that the USB work closely with the Environmental Commission during the implementation process and requested that an environmental impact statement be prepared. He also asked that the City continue to support the re-cycling program.

REPORTS FROM  
COMMITTEES

Service reported that the PCB Procedural Committee also passed a resolution supporting the consent decree with one abstention. She also commended Tim Fedderson for the excellent job he did chairing the PCB committee.

Tim Mayer reported that the USB met on Monday, March 4, and after a brief discussion, voted 5-0-1 in favor of the consent decree.

Gross thanked everyone involved in the long difficult process of organizing meetings, workshops, and formats to be used in determining the procedures involved in public hearings.

Olcott moved and Foley seconded a motion that Resolution 85-8 be introduced and read by title only. Clerk Williams read the resolution by title only.

SECOND READINGS:  
RES. 85-8  
(WOODBIDGE III  
EDC REQUEST)

Olcott moved and Foley seconded a motion that Resolution 85-8 be adopted. Register gave the committee report.

Service said that she discussed with Tim Mueller the zoning history as well as the traffic situation in the 10th St. area. Service said that she would not vote for the request because the road is just not capable of that type of heavy traffic flow. The usual trip formula process indicates that there are 1300 trips/day generated in this area and that it is inadvisable to encourage development in the area at this time.

David Schleibaum, a builder, disagreed with the use of EDC bonds for apartment use. Irvin Rumpel also spoke against the resolution. Rodney Young said that he also opposed the use of EDC monies for this purpose, asking that all they be allowed to do is to compete on a fair basis. (Apartment developers)

Joe O'Conner asked that the Council consider all of the materials that he presented them with this past week.

Olcott said that he did not buy the 10th St. traffic argument. "The State will never do anything to improve that road until we get the traffic up. Sure there is a tax roll advantage, but until we get the PCB issue straightened out we are not going to have people clamoring to locate in Bloomington".

The resolution received a roll call vote of Ayes:6, Nays: 2 (Service, Foley) and Abstains: 1 (Young).

Olcott moved and Foley seconded a motion that Resolution 85-10 be introduced and read by title only. Clerk Williams read the resolution by title only.

RES. 85-10  
(IN-LIEU OF  
FORECLOSURE  
FOR MAYHILL HOMES)

Olcott moved and Foley seconded a motion that Resolution 85-10 be adopted. There was no committee report.

Harriet Lipkin explained the resolution and emphasized that in no way would the City be liable for any penalties or payments.

The resolution received a roll call vote of Ayes:9, Nays: 0.

The following ordinances were introduced and read by title only for first reading by the Clerk.  
Ordinance 85-10 To Amend the Bloomington Zoning Maps from RS to PUD and to Grant Outline Approval for the PUD RE: East Covenantur Drive South of the Present Eton Mews (Benchmark Atlantic).  
Ordinance 85-11 To Amend the Bloomington Zoning Maps from RS to BA, RE: 1205 W. 2nd St. (Chuck Stephenson).

FIRST READINGS:  
ORD. 85-10  
ORD. 85-11

There were no comments from the public.

PUBLIC COMMENT

The meeting was adjourned at 8:15 P.M.

ADJOURNMENT

APPROVE:

Patricia A. Gross  
Patricia Gross, President  
Bloomington Common Council

ATTEST:

Patricia Williams  
Patricia Williams, Clerk  
City of Bloomington

APPROVED: 3/20/85