



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

A Regular Meeting of the City Council of Peoria, Illinois, was held on January 24, 2023, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were present: Allen, Cyr, Grayeb, Jackson, Jensen (6:05 P.M.), Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11.
Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Ali requested a moment of silent prayer or reflection and then she led the pledge of allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.

Junior League Little Black Dress Initiative – February 13th–17th
Global Fest – February 11th at Five Points Washington

MINUTES

Council Member Oyler moved to approve the minutes of the Joint City Council and Town Board Meeting held on January 10, 2023, as printed; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel,
Velpula, Mayor Ali – 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

- (23-013) Communication from the City Manager and Corporation Counsel with a Request to APPROVE an INTERGOVERNMENTAL AGREEMENT between the City of Peoria and the DUNLAP COMMUNITY UNIFIED SCHOOL DISTRICT Regarding the MEDINA PLAINS-ALLEN ROAD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT.**

After he recognized efforts of collaborators during negotiations over the last few weeks, Council Member Cyr acknowledged Dr. Abby Humbles, Dunlap School Board President, who was in attendance.

At the conclusion of his comments, Council Member Cyr moved to approve an Intergovernmental Agreement between the City of Peoria and the Dunlap Community Unified School District regarding the Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District; seconded by Council Member Ruckriegel.

City Manager Patrick Urich explained the revenue sharing terms of the proposed Intergovernmental Agreement, as well as other terms negotiated on behalf of the City of Peoria and Dunlap Community Unified School District.

Mayor Ali and other Council Members commended Council Member Cyr for his leadership during negotiations. Council Member Jensen said she supported the progression of the creation of the Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District because considerations were made to the school district. Council Member Oyler said establishing a TIF District was an important step for economic growth, noting the proposed agreement was a tool to facilitate such growth. Council Member Allen recognized the different entities working together to find solutions that benefit the region, including spurring economic growth opportunities.

Motion to approve an Intergovernmental Agreement between the City of Peoria and the Dunlap Community Unified School District regarding the Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District was approved by roll call vote.
Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;
Nays: None.

PUBLIC HEARINGS

(23-002) RECONVENED PUBLIC HEARING Regarding the Proposed MEDINA PLAINS-ALLEN ROAD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT.

A copy of a Revised Summary of Redevelopment Project Area, Plan & Projects for Proposed Medina Plains-Allen Road Business Park Tax Increment Financing District was distributed to Council Members.

Mayor Ali said this Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing District was being held pursuant to Chapter 65 of the Illinois Compiled Statutes, Section 5/11-74.4-5 and Public Notice.

City Manager Urich said an Intergovernmental Agreement with Peoria County and Greater Peoria Sanitary District (GPSD) to facilitate growth and development in certain areas through the cost coverage for sewer construction was successful with residential development, but not with industrial development. He said the proposed Medina Plains-Allen Road Business Park TIF area was in Growth Cell 2, an area designed for commercial development and mostly zoned Industrial. He summarized the history of attempts to spur development in the area and the higher rate of decreased Estimated Assessed Value (EAV) compared to other parts of the City.

After he said Jacob & Klein was hired to work on the establishment of the TIF, City Manager Ulrich introduced Herb Klein and Steve Kline to discuss the proposed TIF.

Attorney Herb Klein, President of Jacob & Klein, described the efforts to establish the TIF, the evolution of the proposed Medina Plains-Allen Road Business Park TIF boundaries to remove unannexed and noncontiguous parcels, and the goal of addressing adverse conditions in the area through incentives to developers to support growth.

Steve Kline, President/CEO of the Economic Development Group, referred to the Revised Summary of Redevelopment Project Area, Plan & Projects for Proposed Medina Plains-Allen Road Business Park Tax Increment Financing District and discussed the qualification factors of the outlined parcels for TIF criteria, noting almost eighty percent of the parcels met or exceeded qualifications outlined in statute. He continued by noting sixty-two percent of structures in the area had an age and condition that met the qualifications of a conservation area. He discussed the importance of improving properties to attract development opportunities, the lack of storm water facilities in the area that would require significant investment, and the unemployment rate in Peoria of over six percent within six months of the establishment of the TIF also designates it as a conservation area. He discussed the EAV in that area, the potential for growth in the region, and the properties that were removed from the original proposed TIF boundary area.

Mayor Ali thanked Attorney Klein and Mr. Kline for the presentation.

Council Member Cyr moved to open the reconvened Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District; seconded by Council Member Jensen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali opened the reconvened Public Hearing at 6:36 P.M.

Following a third call for comments, Mayor Ali determined no one wished to speak, and she requested the Public Hearing be closed.

Council Member Cyr moved to close the reconvened Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District; seconded by Council Member Allen.

Council Member Grayeb said former Mayor Jim Maloof encountered skepticism when he proposed growth cell strategies, and he said this was a proud moment to see the accomplishments in sparking economic growth in the City from past and present Council action.

Motion to close the Public Hearing regarding the proposed Medina Plains-Allen Road Business Park Tax Increment Financing District was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Mayor Ali closed the reconvened Public Hearing at 6:39 P.M.

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined:

- (23-014) * Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.
- (23-015) Communication from the City Manager and Director of Public Works with a Request to APPROVE the SOLE SOURCE EMERGENCY PURCHASE from LASER ELECTRIC, INC., in the Amount of \$54,514.40, for the STERLING and NEBRASKA SIGNAL MAST ARM.
- (23-016) ** Communication from the City Manager and Fire Chief with a Request to APPROVE a 2-Year CONTRACT from PSTrax for INVENTORY SOFTWARE, in the Amount of \$47,450.00 for the First Year, \$24,950.00 for the Second Year, for a Total Amount of \$72,400.00.
- (23-017) *** Communication from the City Manager and Information Systems Director with a Request to APPROVE an AGREEMENT with CROWDSTRIKE to Provide Cyber Security Technology, in the Amount of \$59,106.02.
- (23-018) Communication from the City Manager and Director of Public Works with a Request to APPROVE an INTERGOVERNMENTAL AGREEMENT between the City of Peoria and GREATER PEORIA SANITARY DISTRICT, to Line Selected City Sanitary Sewer Pipes, in the Low BID Amount of \$123,720.00, with an Additional Authorization of \$12,372.00 (10%) for Contingencies, for a Total Amount of \$136,092.00 (Council Districts 1 & 3).
- (23-019) **** Communication from the City Manager and Corporation Counsel with a Request to APPROVE and AUTHORIZE the City Manager to Extend the COLLECTIVE BARGAINING AGREEMENT Between the City of Peoria and the AFSCME, LOCAL 3464 for January 1, 2023 through December 31, 2025.
- (23-020) Communication from the City Manager and Director of Public Works with a Request to APPROVE an INCREASE to the INTERGOVERNMENTAL AGREEMENT Budget between the City of Peoria and GREATER PEORIA SANITARY DISTRICT to Clean and Televisize the City's Combined Sewer Overflow Outfall Lines, in the Amount of \$53,000.00. (Council Districts 1 & 2)
- (23-021) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 18,033 Approving a SPECIAL USE in a Class R-3 (Single-Family Residential) District, for a SHORT-TERM RENTAL, for the Property Located at 5006 N. EDGEBROOK DRIVE (Parcel Identification No. 14-21-152-002), Peoria, IL. (Council District 3)
- (23-022) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 18,034 Approving a SPECIAL USE in a Class R4 (Single-Family Residential) District for a SHORT-TERM RENTAL at 1805 N PROSPECT ROAD (Parcel Identification No. 18-03-126-008), Peoria, IL. (Council District 3)

- (23-023) *****
Communication from the City Manager with a Request to ADOPT an ORDINANCE Amending the PEORIA URBAN ENTERPRISE ZONE to Include the Boundaries of PEORIA STADIUM and Parcels in MACARTHUR CORRIDOR, KNOXVILLE CORRIDOR, WISCONSIN BUSINESS CORRIDOR, and MEDINA PLAINS-ALLEN ROAD BUSINESS PARK.
- (23-024) *****
*
Communication from the City Manager and Corporation Counsel with a Request to DENY the SITE APPLICATION for a Class C (Grocery) Liquor License with the Retail Sale of Alcohol for PARWAN MINI MART, INC., D/B/A SAVE MORE SUPERMARKET, 200 N. MACARTHUR HIGHWAY, SUITE 4, 5 & 6, with a Recommendation from the Liquor Commission to Deny. (Council District 1)
- (23-025) **Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION to Move a Class A (Tavern) Liquor License, with On-Site Consumption and Retail Sale of Alcohol, for 8 BIT, INC., D/B/A 8 BIT ARCADE BAR, from 100 STATE ST., SUITE A. to 619 SW WATER ST, SUITE 1A, Contingent Upon the Issuance of all Appropriate Permits and a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 1)**

Mayor Ali questioned if the Council wished to have any of the Consent Agenda Items removed for further discussion.

Council Member Oyler requested Item No. 23-019 be removed from the Consent Agenda for further discussion.

Council Member Velpula requested Item Nos. 23-017 and 23-023 be removed from the Consent Agenda for further discussion.

Council Member Kelly requested Item Nos. 23-014 and 23-016 be removed from the Consent Agenda for further discussion.

Council Member Jackson requested Item No. 23-024 be removed from the Consent Agenda for further discussion.

Council Member Allen moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Grayeb.

Item Nos. 23-014 through 23-025 (except Item Nos. 23-014, 23-016, 23-017, 23-019, 23-023, and 23-024, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riegenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

- (23-014) *
Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.

Council Member Kelly asked if the Council could permit board members and commissioners to attend meetings remotely without approval of the Declaration of Local State of Emergency.

Corporation Counsel Patrick Hayes said Illinois Law limited the ability of a municipality to allow remote attendance without an emergency declaration in effect, other than for personal illness, employment purposes, or a family emergency. He added that members of the boards and commissions had expressed health concerns and asked the City to continue to allow the remote attendance option afforded through the Declaration of Local State of Emergency in conjunction with the State of Illinois Emergency Declaration. He said legislation was proposed at the Illinois General Assembly that would liberalize those rules into the jurisdiction of municipalities.

Council Member Riggenbach moved to approve the Declaration of Local State of Emergency; seconded by Council Member Jackson.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 10;

Nays: Kelly – 1.

(23-016) **Communication from the City Manager and Fire Chief with a Request to**
**** APPROVE a 2-Year CONTRACT from PSTrax for INVENTORY SOFTWARE,**
in the Amount of \$47,450.00 for the First Year, \$24,950.00 for the Second
Year, for a Total Amount of \$72,400.00.

In response to Council Member Kelly regarding an RFP for this item, Fire Chief Shawn Sollberger said the Request for Proposal was disseminated in the fall of 2022 for purchase as a part of the 2023 Budget.

Council Member Kelly moved to approve a 2-year contract from PSTrax for Inventory Software, in the amount of \$47,450.00 for the first year, \$24,950.00 for the second year, for a total amount of \$72,400.00; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-017) **Communication from the City Manager and Information Systems Director**
***** with a Request to APPROVE an AGREEMENT with CROWDSTRIKE to**
Provide Cyber Security Technology, in the Amount of \$59,106.02.

Council Member Velpula asked for additional information regarding the obligations and equipment mentioned in the contract. Assistant City Manager Kimberly Richardson said an assessment was completed 18 months ago regarding digital security vulnerabilities, with an evaluation of infrastructure that concluded internal capacity was not sufficient. She said CrowdStrike was selected to provide security technology solutions for onsite servers and off-premises data storage. City Manager Urich added obligations under Section 20 required the vendors to maintain certain levels of insurance.

Council Member Velpula moved to approve an agreement with CrowdStrike to provide cyber security technology, in the amount of \$59,106.02; seconded by Council Member Kelly.

In response to Council Member Jensen regarding the expiration date of the agreement as October 2023, City Manager Urich said the expiration date would be clarified and communicated to the Council, and an amendment would be presented as necessary.

Corporation Counsel Patrick Hayes said terms of the contract would be consistent with terms outlined in the Council Communication, noting the contract attached was not the final version.

After she said she wanted to see the final version of the contract before approving the item, Council Member Jensen moved for a substitute motion to defer the item to the February 14, 2023, City Council Meeting; seconded by Council Member Kelly.

Discussions were held regarding the expiration date of the contract and potential complications with security vulnerabilities if the item was deferred.

Motion to defer the item to the February 14, 2023, City Council Meeting was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-019) **Communication from the City Manager and Corporation Counsel with a Request to APPROVE and AUTHORIZE the City Manager to Extend the COLLECTIVE BARGAINING AGREEMENT Between the City of Peoria and the AFSCME, LOCAL 3464 for January 1, 2023 through December 31, 2025.**

Council Member Oyler said he previously pulled Union Agreements from the Consent Agenda in because he wanted to vote no, but he noted in this case he wanted to vote yes due to the residency requirements for new hires included in the terms. He thanked Anthony Walraven, American Federation of State, County, & Municipal Employee (AFSCME) Union Vice President, AFSCME Union Representatives, and City Staff for their negotiation efforts.

At the conclusion of his comments, Council Member Oyler moved to approve and authorize the City Manager to extend the Collective Bargaining Agreement between the City of Peoria and the AFSCME Local 3464 for January 1, 2023, through December 31, 2025; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-023) **Communication from the City Manager with a Request to ADOPT an ORDINANCE Amending the PEORIA URBAN ENTERPRISE ZONE to Include the Boundaries of PEORIA STADIUM and Parcels in MACARTHUR CORRIDOR, KNOXVILLE CORRIDOR, WISCONSIN BUSINESS CORRIDOR, and MEDINA PLAINS-ALLEN ROAD BUSINESS PARK.**

In response to Council Member Velpula regarding the inclusion of the Illinois Cancer Center Institute and other properties in the Peoria Urban Enterprise Zone (PUEZ), Assistant City Manager Richardson said the parcels on Main Street going up the hill were already included in the Enterprise Zone. She said the proposed expansion included parcels on Knoxville Avenue, including where OSF Hospital had ongoing projects.

Council Member Velpula moved to adopt an Ordinance amending the Peoria Urban Enterprise Zone to include the boundaries of Peoria Stadium and parcels in MacArthur Corridor, Knoxville Corridor, Wisconsin Business Corridor, and Medina Plains-Allen Road Business Park; seconded by Council Member Allen.

Council Member Kelly asked about tax abatement and sales tax on construction materials for parcels located in the PUEZ that were also in a Tax Increment Financing (TIF) District. City Manager Urich said for properties in a TIF District that overlapped with an Enterprise Zone, property tax abatement was not permitted, however, other TIF incentives, such as sales tax exemption on building materials purchased in Illinois, were permitted. He discussed other allowances and restrictions for parcels in Enterprise Zones overlapping with TIF Districts.

In response to Council Member Jensen regarding continuity of parcels and the limit for Enterprise Zone areas in a municipality, City Manager Urich said the parcels included in the PUEZ were contiguous, and the proposed expansion would bring the total to 6.5 square miles out of the 10 square mile limit for Enterprise Zones permitted by statute.

ORDINANCE NO. 18,035 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-024) **Communication from the City Manager and Corporation Counsel with a**
********* **Request to DENY the SITE APPLICATION for a Class C (Grocery) Liquor**
***** **License with the Retail Sale of Alcohol for PARWAN MINI MART, INC.,**
 D/B/A SAVE MORE SUPERMARKET, 200 N. MACARTHUR HIGHWAY, SUITE
 4, 5 & 6, with a Recommendation from the Liquor Commission to Deny.
 (Council District 1)

After she said the applicant sent an email requesting the Site Application to be withdrawn, Council Member Jackson moved to withdraw the Site Application; seconded by Council Member Jensen.

Discussions were held regarding the permissibility of the applicant to reapply for the Site Application if the item was withdrawn instead of the Council voting to deny the application, which would require the applicant to wait twelve months to reapply.

Council Member Jackson said she had conversations with the Petitioner and expressed concerns about the specific location had issues in the past, noting the City was working to correct issues with the landlord.

Council Member Riggerbach said the motion to withdraw was appropriate due to the petitioner's request. Council Member Oyler questioned the ability of the Council to deny the item after the petitioner requested the withdrawal, noting he supported the motion on the floor to withdraw the item.

Motion to WITHDRAW the Site Application was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

REGULAR BUSINESS

(23-026) Communication from the City Manager and Director of Public Works with a Request for the Following:

- A. APPROVE the LOW BID of ILLINOIS CIVIL CONTRACTORS, INC., in the Amount of \$7,854,858.55, for the COMBINED SEWER OVERFLOW CONTROL PROJECT - YEAR 2 (Council District 1); and,**
- B. APPROVE and EXECUTE the NOTICE OF INTENT TO AWARD, in the Amount of \$7,854,858.55, Contingent upon Award of the IEPA Loan, for the COMBINED SEWER OVERFLOW CONTROL PROJECT - YEAR 2; and,**
- C. APPROVE and AUTHORIZE the City Manager to Execute a CONTRACT for the COMBINED SEWER OVERFLOW CONTROL PROJECT - YEAR 2.**

Public Works Director Rick Powers said a presentation was prepared to demonstrate the progress of the Combined Sewer Overflow Project and upcoming plans in partnership with the Greater Peoria Sanitary District (GPSD).

City Engineer Andrea Klopfenstein began the Combined Sewer Overflow (CSO) presentation with a recap of the infrastructure improvements from the first year and project plans for the upcoming year.

Brian Johnson, Executive Director at Greater Peoria Sanitary District, provided a GPSD project progress update and he reviewed scheduled infrastructure projects over the next ten years. He discussed the collaborative approach to CSO, stormwater, and sewer infrastructure improvements with the City of Peoria, and he said regular project updates were available at www.gpsdnext.com.

Council Member Allen asked about the differences between CSO projects and stormwater utility projects around the City. Engineer Klopfenstein said there were three systems for sewage removal in Peoria: sanitary sewer pipes that went to GPSD facilities, the stormwater system that went into the river, and the combined sewer system with stormwater runoff and sewer pipes that went to GPSD facilities. She said when precipitation fell at a high rate, the combined sewer system experienced overflow, which led to the Combined Sewer Overflow (CSO) remediation mandate.

Council Members Allen and Jensen said they were excited to see projects progressing and that they appreciated the updates. Council Member Jensen discussed the history of remediation deliberations the Council undertook in response to the EPA mandate and the evolution from a high-cost 100% grey solution to a sustainable, environmentally friendly green solution.

In response to Council Member Jackson concerning the termination of the Stormwater Utility Fee, City Manager Urich said the CSO project was an unfunded EPA mandate that would require maintenance and infrastructure improvements even after the initial improvement projects were completed. He said he did not see the fee ever ending.

In response to Council Member Jackson's request, Engineer Klopfenstein said the City was not doing projects on State roads, and she said she would provide a detailed map of the projects that would occur.

In response to Council Member Cyr regarding capital improvement commitment for the projects, City Manager Ulrich said of the \$150 million commitment, \$126 million was the City of Peoria's obligation and the remaining amount was the GPSD's obligation with maintenance as an ongoing obligation.

Council Member Cyr asked how the GPSD funding obligations would affect citizens in the community. Executive Director Johnson said GPSD was able to secure a low-interest loan to address their obligations, allowing them to pay it back over time and fee increases would be scheduled overtime to reduce the impact on citizens as much as possible. After Council Member Cyr asked about the GPSD Emergency Reserve Funds, Executive Director Johnson said those funds would not be needed because the projects were fully funded, and he explained the reserve policy GPSD had instituted for the ability to address emergencies.

After Council Member Ruckriegel reviewed the history of the City's response to the CSO mandate, he asked how the financing solution was determined. City Manager Ulrich explained why obtaining a long-term, low-interest, revolving loan through the IEPA was the best solution, stating it was nearly half the interest rate of a bond. He said the City received preliminary approval for year two, which would be coming to the Council for approval. In response to Council Member Ruckriegel regarding maintenance of the improved infrastructure, Director Powers explained requirements for permeable pavers and other green infrastructure installed.

Council Member Ruckriegel moved to approve the low bid of Illinois Civil Contractors, Inc., in the amount of \$7,854,858.55, for the Combined Sewer Overflow Control Project – Year 2; seconded by Council Member Cyr.

Mayor Ali noted the length of time it took to get to this point, and she thanked Director Powers, Engineer Klopfenstein, and Executive Director Johnson for their efforts.

Motion to approve the low bid of Illinois Civil Contractors, Inc., in the amount of \$7,854,858.55, for the Combined Sewer Overflow Control Project – Year 2 was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riegenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Council Member Ruckriegel moved to approve and execute the Notice of Intent to Award, in the amount of \$7,854,858.55, contingent upon award of the IEPA loan, for the Combined Sewer Overflow Control Project – Year 2; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riegenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

Council Member Ruckriegel moved to approve and authorize the City Manager to execute a Contract for the Combined Sewer Overflow Control Project – Year 2; seconded by Council Member Cyr.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-027) Communication from the City Manager and Director of Community Development with a Request to APPROVE a CONTRACT with GREEN DEMOLITION CONTRACTORS, INC. for the HARRISON SCHOOL DEMOLITION PROJECT.

After Community Development Director Joe Dulin explained the approved bidder did not meet the City and Federal standards or requirements, he asked the Council to approve the contract with Green Demolition Contractors, the same company awarded the McKinley School demolition contract, noting the timeline should not be affected.

Council Member Jackson moved to approve a Contract with Green Demolition Contractors, Inc. for the Harrison School Demolition Project; seconded by Council Member Velpula.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-028) Communication from the City Manager and Corporation Counsel with a Request to ADOPT an ORDINANCE to Acknowledge and Accept Changes to the Proposed Redevelopment Plan, Projects, and Area, for the Proposed MEDINA PLAINS-ALLEN ROAD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT.

Council Member Cyr moved to adopt an Ordinance to acknowledge and accept changes to the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District; seconded by Council Member Allen.

Discussions were held regarding the revised boundaries for the proposed TIF, including the Rock Island Trail parcel at the eastern boundary, and the City-owned railroad and railyard parcels on the western boundary. Parcels recently annexed for inclusion in the TIF boundary and parcels that were removed from the TIF boundary were also discussed.

City Manager Urich said an item would be placed on the February 14, 2023, City Council Agenda to approve the boundaries as outlined and updated in this item.

In response to Council Member Riggerbach regarding the highlighted excluded parcels within the TIF boundary, City Manager Urich explained the existing commercial businesses and outlots that were excluded from the Medina Plains-Allen Road Business Park TIF.

ORDINANCE NO. 18,036 to acknowledge and accept changes to the proposed Medina Plains-Allen Road Business Park Tax Increment Financing (TIF) District was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-029) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff for the Following:

- A. ADOPT an ORDINANCE REZONING Property from Class R-4 (Single Family Residential) District to a Class R-8 (Multi-Family Residential) District for the property located at 939, 943, 951 and 957 S SHELLEY STREET (Parcel Identification Nos. 18-17-132-025; 18-17-132-026; 18-17-132-027; 18-17-132-028), Peoria, IL. (Council District 1)**
- B. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District for TOWNHOMES for the property located at 920, 926, 934 and 938 S SHELLEY STREET (Parcel Identification Nos. 18-17-133-007; 18-17-133-008; 18-17-133-009; 18-17-133-010), Peoria IL. (Council District 1)**
- C. ADOPT an ORDINANCE REZONING Property from Class R-4 (Single Family Residential) District to a Class R-8 (Multi-Family Residential) District for the property located at 948, 952 and 956 S SHELLEY STREET and 1503 and 1507 W ANTOINETTE STREET (Parcel Identification Nos. 18-17-133-012; 18-17-133-013; 18-17-133-016; 18-17-133-017; 18-17-133-034), Peoria, IL. (Council District 1)**
- D. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District for TOWNHOMES for the property located at 921, 925, 927, 929 and 933 S SUMNER AVENUE (Parcel Identification Nos. 18-17-133-027; 18-17-133-028; 18-17-133-029; 18-17-133-030; 18-17-133-031), Peoria IL. (Council District 1)**
- E. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District for TOWNHOMES for the property located at 1508 and 1512 W ANTOINETTE STREET (Parcel Identification Nos. 18-17-176-001 and 18-17-176-002), Peoria IL. (Council District 1)**

Community Development Director Joe Dulin provided historical context for the proposed projects and explained how they came to fruition through an effort to spur development in the 61605 zip code area in Peoria. He reviewed previous and ongoing revitalization and infrastructure improvements efforts in the area, the total Estimated Assessed Value (EAV) decline over the years, the over 400 residential demolitions without any new construction over the last ten years, and the housing burden of residents paying more than 35% of their income on housing rates in the area. He discussed the age of existing housing structures, noting over

50% were built before 1950, which was twice the rate as the rest of Peoria. He said there were negative connotations and associations with the term 'affordable housing,' stating 'workforce housing' might be more appropriate to reference the projects. He discussed the competitive State of Illinois grant applications for the project, noting it scored well on the criteria.

Jane Genzel, Executive Director of Peoria Opportunities Foundation, discussed the partnership with Pivotal on the proposed project.

Wyllys Mann, Senior Vice President of Development for the Upper Midwest for Pivotal Housing Partners, began the presentation with a description of the two-story homes and townhomes project called Churchview Gardens on the Southside of Peoria that met the goals of the Revitalization Plan. He explained how the location was chosen, a 2.5-acre area near St. Ann's Garden of Hope, and he discussed the benefits the project would bring to Peoria including increased EAV, construction jobs, and environmentally friendly energy efficient structures.

Discussions were held concerning the long-term commitment Pivotal would afford Churchview Gardens, past and future investments in the region, as well as safety and lighting solutions that would be an integral part of the project.

Council Member Jackson said she was not initially supportive of the project, but she understood the need for more home ownership to be part of the community and to increase the population base in 61605. She said she supported approval of the item as part of the long-term solution to revitalize 61605.

Mayor Ali recalled her history growing up on the Southside of Peoria, noting her family still lived in the area, and she commented on the continued exodus of people moving north, which resulted in a food desert, school consolidation, and departure of businesses. She said citizens wanted to stay or move back to the Southside but could not find enough quality housing.

In response to Mayor Ali regarding the interest of Pivotal in this project in 61605, Mr. Mann said it was their mission to be a pivotal part of change in communities to start a wave of transformation that encouraged additional investments and opportunities in the area. He explained how Pivotal secured funding and delivered projects in a unique and heavily regulated environment, their experience in several communities around Illinois and Iowa, with a focus on revitalization and building relationships to benefit residents and drive change.

Mayor Ali said she had confidence in the project, especially considering Jane Genzel was involved, and she said it would be a lifechanging transformative opportunity for a part of the City in need of affordable housing solutions.

Council Member Jackson moved to adopt an Ordinance rezoning property from Class R-4 District to a Class R-8 District for the property located at 939, 943, 951, and 957 S. Shelley Street; seconded by Council Member Riggensbach.

Council Member Kelly said he was not in favor of this project, citing opposition of existing residents for subsidized housing, resident retention concerns, and the need to invest in existing residents with down payment assistance and rehabilitation programs. He said, historically, affordable housing solution projects were detrimental to the community and the focus should be promoting homeownership.

Mayor Ali said she had experience serving on the Illinois Housing Authority observing the benefits of affordable housing developments in communities across the State of Illinois, noting down payment assistance programs and rehabilitation resources were already in place for the Southside and other areas of the City. She said this opportunity was an easy decision to benefit the 61605 area.

Council Member Riggerbach said he supported the project enthusiastically, noting the opportunities Jane Genzel afforded Peoria over the years and how this latest project partnering with Pivotal would provide affordable housing for citizens. He cited East Bluff eviction incidents in December as an example of citizens in need of housing solutions, noting this was a critical step to providing stable housing for residents in Peoria.

Council Member Ruckriegel said he appreciated Mayor Ali's historical context growing up on the Southside of Peoria, and he said it was important to invest resources in that area. He discussed negative connotations with the term 'affordable housing', the vetted and planned approach to the Churchview Gardens project, and the aspects of the project that would help make it successful, including integrated lighting and security solutions. He noted it was important to build homeownership programs and investments around new construction projects as a comprehensive plan to revitalize the Southside of Peoria.

Council Member Jensen said she was very supportive of this item. She said, as a member of the Land Bank, the primary goal was to put together vacant parcels acquired by the City to spur business development and provide affordable housing solutions. She said this was the first of many projects by the Land Bank to address the need for affordable housing through the partnership with Pivotal on this project and more.

Council Member Allen said he supported this project to address basic needs like affordable housing on the Southside. He said he appreciated the energy-efficiency focus, noting homeownership was challenging with energy costs, renovations, and maintenance requirements, as well as providing quality housing ensured a better future for new generations.

In response to Council Member Grayeb regarding the number of votes required to adopt the Ordinances related to this item, Corporation Counsel Patrick Hayes said a 2/3 majority vote was required for Rezoning Ordinances, and the Special Use Ordinances required a simple majority.

After Council Member Grayeb thanked Mayor Ali for providing her perspective as a former Southside resident and experience with the Illinois Housing Authority, he said for many of the reasons discussed that evening he was supportive of the proposed project.

Council Member Velpula said it was important to take a progressive approach with a workforce housing project, and he said he supported the approval of this item.

Council Member Jackson said this project was part of a cumulative effort of infrastructure revitalization on the Southside. She said many of the homes were demolished on the Southside because they were beyond the ability for rehabilitation and new housing solutions were needed to replace them, noting this project was a step in the right direction.

Council Member Kelly thanked the Council for their comments, noting he was supportive of revitalization solutions in the area, but projects like the one presented ended up being harmful for the community. He said redirecting funds to rehabilitation of existing properties empowered citizens to improve the overall community.

ORDINANCE NO. 18,037 rezoning property from Class R-4 District to a Class R-8 District for the property located at 939, 943, 951, and 957 S. Shelley Street was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Kelly – 1.

Council Member Jackson moved to adopt an Ordinance approving a Special Use in a Class R-4 District for townhomes for the property located at 920, 926, 934, and 938 S. Shelley Street; seconded by Council Member Ruckriegel.

ORDINANCE NO. 18,038 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Kelly – 1.

Council Member Jackson moved to adopt an Ordinance rezoning property from Class R-4 District to a Class R-8 District for the property located at 948, 952, and 956 S. Shelley Street and 1503 1507 W. Antoinette Street; seconded by Council Member Ruckriegel.

ORDINANCE NO. 18,039 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Kelly – 1.

Council Member Jackson moved to adopt an Ordinance approving a Special Use in a Class R-4 District for townhomes for the property located at 921, 925, 927, 929, and 933 S. Sumner Avenue; seconded by Council Member Ruckriegel.

ORDINANCE NO. 18,040 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Kelly – 1.

Council Member Jackson moved to adopt an Ordinance approving a Special Use in a Class R-4 District for townhomes for the property located at 1508 and 1512 W. Antoinette Street; seconded by Council Member Ruckriegel.

ORDINANCE NO. 18,041 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Kelly – 1.

- (23-030) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District, for the Property Located at 901, 903, 905, 909, and 911 W. McBEAN STREET, and 900, 904, 906, 908, 910, 912, 914, 916, 918, and 920 W. JOHNSON STREET (Parcel Identification Nos. 18-08-419-002, 18-08-419-003, 18-08-419-004, 18-08-419-005, 18-08-419-006, 18-08-419-007, 18-08-419-008, 18-08-419-009, 18-08-419-010, 18-08-419-011, 18-08-419-018, 18-08-419-019, 18-08-419-020, 18-08-419-021, 18-08-419-022), Peoria IL. (Council District 1)**

Community Development Director Joe Dulin said this was the second project proposed by Pivotal, referenced in the previous item 23-029. He said it was a mixed-use development with commercial space included, and he asked the Council to approve the item.

Director Dulin discussed programs provided by the Community Development Department for down payment assistance grants and rehabilitation, including leverage of Federal Funds and partnering with organizations like PCCEO to bring additional funds into Peoria. He said he appreciated Council Member Kelly's discussion during item 23-029 regarding citizens moving into higher quality residences, which he perceived as an advantage because it would hold other landlords to a higher standard of quality for their rental properties to stay competitive with the newer development.

Wyllys Mann, Senior Vice President of Development for the Upper Midwest for Pivotal Housing Partners, presented the site plan to the Council Members as a unique project with included commercial space along the MacArthur Corridor. He said it would help the entire area progress and improve, and he reviewed the timeline for the project, with a planned issuance of Certificate of Occupancy by June 2025.

After she said it was a great location for the project, Council Member Jackson moved to adopt an Ordinance approving a Special Use in a Class CN District, for the property located at 901, 903, 905, 909, and 911 W. McBean Street, and 900, 904, 906, 908, 910, 912, 914, 916, 918, and 920 W. Johnson Street; seconded by Council Member Riggerbach.

ORDINANCE NO. 18,042 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 10;

Nays: Kelly – 1.

- (23-031) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R4 (Single-Family Residential) District for a SHORT-TERM RENTAL at 813 N DOUGLAS STREET (Parcel Identification No. 18-05-483-012), Peoria, IL. (Council District 2)**

Assistant Community Development Director Leah Allison explained the location was a one-bedroom house without off-street parking available, noting it was the first application in the Cottage District and the second application in the Moss-Bradley Residents Association area.

Council Member Grayeb said the property-owners were present in Council Chambers, and he said he believed the Special Use application for a Short-Term Rental property would be the favorable option for the property because it allowed the Council to impose stipulations when a long-term lease option would not permit such stipulations.

At the conclusion of his comments, Council Member Grayeb moved to adopt an Ordinance approving a Special Use in a Class R4 District for a Short-Term Rental at 813 N. Douglas Street, as amended to allow not more than two adult occupants, with no more than two cars parked on the street; seconded by Council Member Oyler.

Council Member Jensen said neighbors expressed concerns regarding the Short-Term Rental Special Use application at the location. Council Member Grayeb said the objections were outlined in the Council Communication and the restrictions added to the Special Use application responded and addressed those concerns.

ORDINANCE NO. 18,043 approving a Special Use in a Class R4 District for a Short-Term Rental at 813 N. Douglas Street, as amended to permit no more than two adult occupants, with no more than two cars parked on the street was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula,
Mayor Ali – 10;

Nays: Jensen – 1.

UNFINISHED BUSINESS (Including but not limited to motions to reconsider items, if any, from the previous Regular Meeting)

It was determined there was no Unfinished Business to discuss at that time.

NEW BUSINESS

Community Development Department Staff Kudos

Council Member Riggerbach highlighted a comment made by Wyllys Mann, Senior Vice President of Development for the Upper Midwest for Pivotal Housing Partners, earlier in the meeting regarding the positive initial experience working with City Staff, noting it was the most productive first meeting with municipality representatives he ever had. He commended the Community Development Department Staff and Director Joe Dulin, as well as all others involved in the meeting.

Global Fest

Council Member Velpula invited citizens to attend Global Fest at Five Points Washington on Saturday, February 11, 2023, to support a great cause and enjoy great food.

Peoria Rivermen

Council Member Cyr requested an item be added to the February 14, 2023, City Council Agenda to discuss the possibility of retention efforts for the Peoria Rivermen Hockey Team.

Richwoods High School Basketball

Council Member Riggerbach announced Richwoods High School Knights triumphed over the Peoria High School Lions, after five overtime periods.

Roof Lottery 2023

Council Member Grayeb said the Community Development Department was accepting 2023

Roof Program applications for assistance to income-eligible homeowners for roof repairs, noting the eligibility and application information were available on the City of Peoria website, www.peoriagov.org, in person at the Community Development Department at City Hall, or by dialing 309-494-8600. He said the deadline for application submissions was February 10, 2023, with the lottery to determine awardees to be held on February 14, 2023.

Strategic Planning Session

Mayor Ali said it was time to begin the strategic planning process that would engage the City Council, key community stakeholders, and citizens in order to be completed before budget discussions began in the fall. She said a Request for Proposal (RFP) would be issued to hire a consultant firm, noting funding had been set aside in the budget for this endeavor. She said Council Members Cyr and Riggerbach were members of the preselection committee and a recommendation would be presented to the Council in April for consideration. Assistant City Manager Kimberly Richardson provided an overview of the RFP process and said feedback would be collected from many sources for strategic planning. Mayor Ali said the strategic plan would take inventory of all the plans in the City of Peoria and bring them together to provide a big picture of the future of Peoria.

Assistant City Manager Richardson said, during the last budget process, Council Member Cyr mentioned how prioritization within the Strategic Plan would give clear direction to Staff when building the budget for next fiscal year. She remarked on the importance of finalizing the strategic plan before the budget process began.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ali granted privilege of the floor to those citizens wishing to address the City Council.

Rebecca Lines, a citizen of Peoria, said she was served a Notice to Vacate from Darwin Homes, and she was required to move before January 31, 2023. She said she had nowhere to go and did not have the resources to move, noting the situation residents were placed in regarding vacating the rental properties was not right.

Daurice Coaster, a citizen of Peoria, said the Southside of Peoria was facing gentrification. She said citizens and organizations were working to improve conditions, and prioritization should be awarded to those with a history in the community. She said she opposed the affordable housing plans approved by the Council earlier that evening, noting many residents were unaware of the proposal and many that did know about it believed it would be detrimental to the neighborhood.

EXECUTIVE SESSION

Consideration of a Motion for the City Council to enter into EXECUTIVE SESSION pursuant to 5 ILCS 120/2(c)(11), litigation, when an action against, affecting or on behalf of the particular public body has been riled and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting; and 2(c)(21), discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes, or semi-annual review of the minutes.

Council Member Cyr moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11), litigation, when an action against, affecting or on behalf of the particular public body has been riled and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting; and 2(c)(21), discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes, or semi-annual review of the minutes; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

ADJOURNMENT

Council Member Cyr moved to adjourn the City Council Meeting; seconded by Council Member Oyler.

Motion to adjourn the City Council Meeting was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

The Regular City Council Meeting was adjourned at 9:26 P.M.



Stefanie Tarr, RMC, CMC, City Clerk
City of Peoria, Illinois