



: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regular Meeting of the City Council of Peoria, Illinois, was held on February 28, 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, Kelly, Oyler, Riggenschach, 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.

ANNOUNCEMENT REGARDING NOTICE TO TOWNSHIP ELECTORS

Mayor Ali announced, pursuant to Public Act 095-0761, any citizen that desired to have an item considered on the agenda at the Annual Town Meeting to be held Tuesday, April 11, 2023, at 6:00 P.M., were required to bring a specific request signed by fifteen (15) or more electors to the Township Clerk's Office no later than tomorrow, Wednesday, March 1, 2023. She said any group of registered voters may request an advisory question of public policy for consideration by the electors at the annual meeting by giving written notice of the specific advisory question to the Township Clerk in the same manner as required for an agenda item under subsection (b) of Section 30-10 of the Township Code.

PROCLAMATIONS, COMMENDATIONS, ETC.

World Day of Prayer – March 3, 2023
 Multiple Sclerosis (MS) Awareness Week – March 12-18, 2023
 American Heart Month – February 2023

MINUTES

Council Member Oyler moved to approve the minutes of the Joint City Council and Town Board Meeting held on February 14, 2023, as printed; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

PUBLIC HEARINGS**(23-054) PUBLIC HEARING Regarding the ANNEXATION of Parcel Identification Numbers (PINS) 09-16-400-001 and 09-16-300-004, Peoria County, Illinois.**

Council Member Jensen moved to open a Public Hearing regarding the annexation of Parcel Identification Numbers (PINS) 09-16-400-001 and 09-16-300-004, Peoria County, Illinois; seconded by Council Member Cyr.

Approved by roll call vote.

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

Nays: None.

Mayor Ali opened the Public Hearing at 6:22 P.M.

A letter was distributed to all Council Members from the Medina Township Trustees.

Allan Curry, a life-long resident of Mossville, expressed a concern for the proposed annexation. He provided a history of Peoria's annexation process toward Mossville, the purchase of land by the Peoria Park District around Mossville, and the impact these had on the residents over the years, which ultimately led to the building of the Medina Wall. He said the citizens of Mossville wanted to remain separate from the City of Peoria. He discussed the necessary infrastructure changes that would be needed following an annexation along with the costs of those changes. At the conclusion of his comments, he asked the Council to deny the annexation in concurrence with neighboring residents wishes.

Kurt Stepping, a citizen of Chillicothe, discussed terms of the Pre-annexation Agreement, which provided for single-family housing as opposed to multi-family housing. He said a portion of the property was on a floodplain and he remarked on the issues a floodplain brings. He also said the Pre-Annexation Agreement had a 20-year expiration but noted the agreement could be extended another 20 years by mutual agreement. He said this was a Pre-Annexation Agreement because the parcels were not contiguous to the City of Peoria. He said an annexation would not take place until the properties became contiguous.

Rick Schotthoter, a citizen of Chillicothe, said his family lived to the north of the property since 1956 and he discussed the history of the area, including flooding and topography. He said after he received a notice about the Pre-Annexation Agreement he organized neighbors and acquired over 300 signatures in opposition of the agreement. He said he did not object to the division of the parcel, but he did not want the property annexed into the City of Peoria, noting Medina Township Officials supported the objection. He asked the Council to vote no on the item.

Wes Jacobson, a concerned citizen, provided handouts to the Council with a Development Review Board Analysis, and a section of the Code of the City of Peoria regarding subdivisions. He questioned the benefits afforded by the Annexation Agreement, and he said the rules requiring the agreement should be changed. He said over 300 residents signed a petition against the annexation, noting it would raise taxes and safety concerns in the area. He asked the Council to vote no on the proposal or to consider alternative options.

Brian Elsasser, 14th District Peoria County Board Member, said he represented the area where the parcels were located. He expressed his appreciation conferring with Council Members on the application over the last few weeks. He said residents signed a petition against the

annexation, noting it was a City of Peoria Code requirement to obtain the Pre-Annexation Agreement, which was not provided for by State Law. He said this was a way for the City of Peoria to control the zoning, whether there is an agreement or not. He said the Petitioner did not ask for a Pre-Annexation Agreement. He asked the Council to consider the removal of the requirement for Pre-Annexation Agreements from the Code in order to allow the County Board to oversee the process outside the City's jurisdiction.

Chad Herman, one of the owners of the property and Petitioner of the Pre-Annexation Agreement, said the property was surrounded by 15 parcels varying in size. He and his partners sought to subdivide the property into rural lots comparable in size to others in the area, and they were advised this was the process they had to take. He said it was their intent to provide opportunity for young couples to purchase land and build a home. He described the current use of the land and rumors regarding future development of the land, noting he was asking for equal treatment in order to subdivide the land into 4 parcels for single-family home development.

Following Mr. Herman's remarks and a final call for comments regarding the annexation, Mayor Ali determined there were no additional citizens who wished to speak, and she requested the Public Hearing be closed.

Council Member Kelly moved to close a Public Hearing regarding the annexation of Parcel Identification Numbers (PINs) 09-16-400-001 and 09-16-300-004, Peoria County, Illinois; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

Mayor Ali closed the Public Hearing at 6:50 P.M.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

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

- (23-055) **Communication from the Mayor and Corporation Council with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.**
- (23-056)
* **Communication from the City Manager and Director of Public Works with a Request to APPROVE the LOW BID from C&G CONCRETE CONSTRUCTION CO, INC, in the Amount of \$1,357,370.00, for the SIDEWALK AND ADA RAMP PROGRAM, with an Additional Authorization of \$135,737.00 (10%) for Contingencies, for a Total Contract Award of \$1,493,107.00. (Council Districts 2, 3 & 5)**
- (23-057) **Communication from the City Manager and Director of Public Works with a Request for the Following: (All Council Districts)**
- A. **APPROVE a CONTRACT with JIMAX LANDSCAPE, LLC., for the Tree and Stump Removal by Size/Tree Trimming by Hourly Rates to December 31, 2023, in an Amount Not to Exceed \$70,000.00; and,**

B. APPROVE a CONTRACT with JIMAX LANDSCAPE, LLC., for the Emergency Tree and Stump Removal By Size/Tree Trimming by Hourly Rates to December 31, 2023, in an Amount Not to Exceed \$30,000.00.

(23-058) Communication from the City Manager and Fire Chief with a Request to APPROVE a Three-Year SOLE SOURCE CONTRACT with MUNICIPAL EMERGENCY SERVICES (MES) to Purchase Fire Turnout Gear as Needed. (Requires 2/3 Vote of Council Members Voting - No Less Than 6 Votes)

(23-046) Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 18,052 Amending CHAPTER 3, SUBSECTION 52 of the CODE of the City of Peoria to Create the CLASS NP LIQUOR LICENSE.

(23-059) Communication from the City Manager and Director of Community Development with a Request for the Following:

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A. APPROVE an Incumbency Certificate and RESOLUTION Accepting a Grant from the Illinois Housing Development Authority (IHDA) for the HOME REPAIR AND ACCESSIBILITY PROGRAM (HRAP), in the Amount of \$300,000.00; and,

B. ADOPT an ORDINANCE Amending the City of Peoria 2023 REVISED ANNUAL BUDGET Relating to The Capital Fund, to Recognize the Receipt of a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP) and the Corresponding Expenditures, in the Amount of \$300,000.00. (Requires 2/3 Vote of Corporate Authorities - 8 Votes)

Council Member Kelly asked for clarification on the voting requirements on Item No. 23-058. Corporation Counsel Hayes said because it was a Sole Source Contract, a two-thirds majority vote of those voting was required for approval, with no less than six (6) votes required regardless of the number of voting members in attendance.

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

Council Member Grayeb requested Item No. 23-059 be removed from the Consent Agenda for further discussion.

Council Member Kelly requested Item No. 23-056 be removed from the Consent Agenda for further discussion.

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

Item Nos. 23-046, and 23-055 through 23-059 (excluding Item Nos. 23-056 and 23-059, 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, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 11;

Nays: None.

(23-056) **Communication from the City Manager and Director of Public Works with a**
***** **Request to APPROVE the LOW BID from C&G CONCRETE CONSTRUCTION**
 CO, INC, in the Amount of \$1,357,370.00, for the SIDEWALK AND ADA
 RAMP PROGRAM, with an Additional Authorization of \$135,737.00 (10%) for
 Contingencies, for a Total Contract Award of \$1,493,107.00. (Council
 Districts 2, 3 & 5)

A handout was provided to all Council Members showing the location of the proposed sidewalk projects in Council Districts 2, 3 and 5.

Council Member Kelly asked for handouts to be sent to the Council as soon as possible to allow time for review prior to the meeting.

Council Member Kelly moved to approve the low Bid from C&G Concrete Construction Co, Inc, in the amount of \$1,357,370.00, for the Sidewalk and ADA Ramp Program, with an additional authorization of \$135,737.00 for contingencies, for a total Contract Award of \$1,493,107.00; seconded by Council Member Riggerbach.

Council Member Riggerbach said he appreciated the Public Works Department Staff focusing on the Council's request during Budget discussions to address sidewalks in need of repair around the City, and he said he was fully in favor of this item.

Council Member Jensen expressed a concern that the City was not considering issuing bonds for sidewalk improvements in older neighborhoods. Public Works Director Rick Powers described the 2023 projects in multiple Districts, budgeting and bidding challenges, and the selection process for sidewalk priorities based on condition and need. He said \$1.3 million per year was allocated to sidewalk improvements following the priority list, noting an additional \$2 million from the State of Illinois was pending for sidewalks in the First District. He explained how Special Service Area (SSA) Agreements replaced the Sidewalk Participation Program, as well as the scale of costs to property owners based on property values. Council Member Jensen said she supported the item, and she said the City should continue allocating more funding to address sidewalk concerns in the City.

Council Member Grayeb discussed the cost-effectiveness of addressing larger sections of sidewalks at a time, the benefits of the SSA Agreement approach to address sidewalk concerns, and the future of sidewalk improvements in Peoria.

Motion to approve the low Bid from C&G Concrete Construction Co, Inc, in the amount of \$1,357,370.00, for the Sidewalk and ADA Ramp Program, with an additional authorization of \$135,737.00 (10%) for contingencies, for a total Contract Award of \$1,493,107.00 was approved by roll call vote.

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

Nays: None.

(23-059) **Communication from the City Manager and Director of Community**
****** **Development with a Request for the Following:**

- A. APPROVE an Incumbency Certificate and RESOLUTION Accepting a Grant from the Illinois Housing Development Authority (IHDA) for the HOME REPAIR AND ACCESSIBILITY PROGRAM (HRAP), in the Amount of \$300,000.00; and,**
- B. ADOPT an ORDINANCE Amending the City of Peoria 2023 REVISED ANNUAL BUDGET Relating to The Capital Fund, to Recognize the Receipt of a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP) and the Corresponding Expenditures, in the Amount of \$300,000.00. (Requires 2/3 Vote of Corporate Authorities - 8 Votes)**

Council Member Grayeb said City Manager Urich and Staff had been working to recover and grow Peoria after the pandemic with unprecedented grants for the City, noting one focus was neighborhood improvements.

Community Development Director Joe Dulin said a competitive grant was awarded to the City of Peoria to address residential roofing concerns, noting there was a need for additional funding after 91 applications were received for the annual Housing and Urban Development (HUD) Roofing Program. He discussed the importance of a roof to the structure and integrity of a house. He said another organization in the community also received funding from the Illinois Housing Development Authority (IHDA) Home Repair and Accessibility Program Grant, bringing the total investment in Peoria to approximately \$1 million.

After he said the grant afforded a great opportunity to repair aging properties in the community and keep residents in their homes, Council Member Grayeb moved to approve an Incumbency Certificate and Resolution accepting a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP), in the amount of \$300,000.00; seconded by Council Member Riggerbach.

In response to Council Member Jensen regarding the number of Roofing Grant recipients the \$300,000.00 IHDA Grant would afford, Community Development Director Dulin said they would be able to provide approximately 15 additional roofs in 2023, bringing the total to 35.

Motion to approve an Incumbency Certificate and Resolution accepting a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP), in the amount of \$300,000.00 was approved by roll call vote.

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

Nays: None.

Council Member Grayeb moved to adopt an Ordinance amending the City of Peoria 2023 Revised Annual Budget relating to the Capital Fund, to recognize the receipt of a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP) and the corresponding expenditures, in the amount of \$300,000.00; seconded by Council Member Riggerbach.

ORDINANCE NO. 18,053 amending the City of Peoria 2023 Revised Annual Budget relating to the Capital Fund, to recognize the receipt of a Grant from the Illinois Housing Development Authority (IHDA) for the Home Repair and Accessibility Program (HRAP) and the corresponding expenditures, in the amount of \$300,000.00, was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali – 11;
Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(23-060) Communication from the City Manager with a Request for a DISCUSSION on Funding Additional Capital for the PEORIA CIVIC CENTER.

City Manager Urich said, in response to Council Member Cyr's request for a discussion on options to resolve the situation at the Peoria Civic Center concerning the Rivermen Hockey Team, Staff worked with the Peoria Civic Center Authority to determine how to address the funding gap for capital projects after the \$25 million grant awarded from the State of Illinois was allocated to prioritized improvements. He said six years remained on bonds issued for the Civic Center expansion project, and he explained the allocation of Hotel, Restaurant, and Amusement (HRA) taxes after the debt service was paid. He said funding levels had recovered after the pandemic, with an average of \$1.6 million annually allocated to the Peoria Civic Center. He explained the debt service payment plan for an additional \$20 million bond issuance to include interest payments through 2028, and principal plus interest debt service payments for the remaining 14 years at around \$1.9 million per year. He said \$1.2 million could be guaranteed to the Civic Center Authority for maintenance support for the next six years, and the HRA tax revenues could reimburse the City of Peoria as needed. He said this option provided an opportunity to close the funding gap to repair the ice plant at the Civic Center in 2024, and he asked the Council for direction on how to proceed, noting a few months would be needed to prepare a Bond Ordinance for execution.

Mayor Ali thanked City Manager Urich for efforts to help restore and protect the Peoria Civic Center that serviced the entire region as a catalyst for improving quality of life through diverse events. She discussed the capital project needs at the Civic Center, the State Grant awarded through the support of Illinois State Representative Jehan Gordon-Booth, and the responsibility of the City to protect assets like the Civic Center. She thanked all those involved for great discussions, including Peoria Civic Center Authority Board Chairman Yvonne Greer-Batton and Council Members Ruckriegel and Cyr.

Council Member Ruckriegel explained the complicated aspects of addressing the capital project needs at the Civic Center, including bond procurement authorization. He discussed the \$25 million State of Illinois Grant, the Rivermen Hockey lease negotiations and requirements, and the prioritization of capital improvement needs. He said the plan presented by City Manager Urich was financially feasible solution for the Rivermen, the Civic Center, and the community. He asked the Council to support the plan as presented, and he discussed the timeline to replace the ice plant and Rivermen lease negotiations.

Discussions were held concerning the value of the Peoria Civic Center, the need to address capital improvements at the facility, and the continually increasing momentum of attendance and events after the pandemic.

Council Member Oyler said he met with the Peoria Civic Center Authority Board and Rivermen Hockey owners regarding the good faith efforts of the Peoria City Council to promote good working relationships and in return the expectation was a focus on increasing attendance at games. He said he would vote in favor of the investment in the Civic Center as presented when it came back to the Council for consideration.

Council Member Kelly said he would vote in favor of the Bond issuance as presented, but he expressed concern that Civic Center management had not effectively reinvested funds to address capital needs. He said \$4 million was allocated by the Council during the pandemic due to a decrease in HRA tax revenues and impacted event revenues, and he said a successful business set aside funds to maintain the building and facility as needed. He expressed concern regarding the allocation of HRA taxes not providing enough funds to support the Civic Center as originally intended.

Continued discussions were held concerning the significance of the Peoria Civic Center, the amount of funding provided through HRA tax revenues allocated to the Civic Center Authority, and the proposed plan to issue a Bond to fund the capital project needs.

Council Members Riggerbach and Jensen said they supported the Bond issuance on behalf of the Civic Center to fund capital improvements and they recognized the need to address the HRA tax revenue allocation structure to ensure the Civic Center received what they needed going forward. City Manager Urich explained how the improvements would spur additional activities in downtown Peoria, boosting the HRA tax revenues, which would increase the funds reinvested in the Civic Center. He reviewed the City's current fiscal situation and the HRA tax revenue allocation structure, including the increase in 2015 allocated to road improvements.

Discussions were held regarding the increased debt service in 2029 and how those funds should be allocated, bond debt service payment obligations, and the responsibility of the Council to determine the best HRA tax revenue allocation structure going forward.

Continued discussions were held regarding capital project needs and funding shortfalls of the Civic Center and the importance of the Civic Center to the community.

Council Member Ruckriegel moved to direct staff to draft an Ordinance providing for the issuance of \$20 million in Bonds with the debt service to increase approximately \$910,000.00 during the period while the City still has expansion bond obligations, and then increase to \$1,935,000.00 as the principal on the bonds would be paid off; seconded by Council Member Cyr.

After he made the motion, Council Member Ruckriegel thanked Council Member Cyr, Mayor Ali, and the Council for their efforts to show the City's commitment to the Peoria Civic Center and the Rivermen Hockey Team, and he said he looked forward to approving the plan at a subsequent City Council Meeting.

Council Member Cyr thanked all those involved in the process, and he asked the Council to vote in favor of the motion. He said it was a team effort to provide the opportunity for a great future.

In response to Council Member Kelly regarding the current condition of the ice plant, Council Member Ruckriegel said the ice plant would remain in operation through the 2023-2024 season before it would be replaced in 2024.

After Council Member Kelly suggested a friendly amendment to the motion on the floor to reflect the interest-only payments until 2029 and principal plus interest payments occurring through the end of the debt service. City Manager Urich confirmed the numbers might change as the financial structure of the bond was determined.

Council Member Ruckriegel amended the motion on the floor to direct staff to bring back an Ordinance issuing \$20 million in Bonds to pay interest only on the debt service through 2029 and pay principal and interest on the debt service after 2029; seconded by Council Member Cyr.

Motion to direct staff to draft an Ordinance providing for the issuance of \$20 million in Bonds with the debt service to increase approximately \$910,000.00 during the period while the City still has expansion bond obligations, and then increase to \$1,935,000.00 as the principal on the bonds would be paid off was approved by roll call vote.

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

Nays: None.

(23-061) Communication from the City Manager and Director of Community Development with a Request to RECEIVE and FILE a REPORT BACK on the City's Efforts Related to HOUSING QUALITY and AFFORDABLE HOUSING.

Community Development Director Dulin began the presentation with the definition of affordable housing in Peoria as less than 30% of gross monthly income spent on housing costs, and he discussed the affordability calculation and fair market rent in Peoria. He said the focus areas were improving the quality of housing, addressing individuals and families experiencing homelessness, and affordable housing support. He discussed public safety considerations, the role of Code Enforcement Staff to ensure adherence to Codes inside and outside rental properties, and the role of the Legal Department Staff to enforce the regulations. He said although proactive rental inspections were not possible, focusing on working relationships and communications to landlords and tenants to address concerns was an effective and efficient method to mitigate violations. He discussed the role of the Land Bank to remove properties in the community unfit for habitation, and how the Community Development Department provided direct assistance through grant programs, such as repair programs, down payment assistance, and utility assistance. He reviewed the history and applicant qualifications of many of the grant programs, as well as the supportive role the City took regarding needs for the homeless community, including relationships with nonprofit organizations and landlords to provide opportunities for those experiencing homelessness. He discussed past, current, and future projects supported through outside funding allocated by the City of Peoria to support housing needs and provide the greatest return on investment. He said homeownership was vital, citing the support of down payment assistance and rehabilitation programs in addition to rental housing support. He concluded the presentation with an update on the Housing Commission working on comprehensive housing strategies, and he said he would keep the Council apprised on their progress.

Council Member Riggerbach recognized Grants and Budget Manager Kathryn Murphy and her Staff in the Community Development Department for their efforts making citizens aware of opportunities and grants. In response to Council Member Riggerbach regarding the incident in the East Bluff in December 2022, Director Dulin said many citizens and families in Peoria received notices to vacate their rented property by the end of the month, and he explained efforts of Staff working with the company to provide a thirty-day extension and with the residents to explore housing options.

Discussions were held regarding grant opportunities offered by the City, efforts to find housing solutions for those experiencing homelessness, the number of people experiencing homelessness in Peoria, and the status of shelters in the area. Director Dulin said even when shelters reported full capacity, they did not turn people away.

Council Member Ruckriegel requested a Report Back regarding the unmet housing need for rental properties and properties available for sale in the City.

Discussions were held regarding properties in default due to code violations, Land Bank efforts to acquire and demolish properties unfit for habitation from Peoria County Tax Sales, how Fair Market Rental Rates are determined, and the focus to improve the quality of affordable housing.

Mayor Ali thanked Director Dulin, Grants Manager Murphy, and the Community Development Staff for their efforts.

Council Member Allen moved to receive and file a Report Back on the City's efforts related to housing quality and affordable housing, seconded by Council Member Ruckriegel.

Approved by roll call vote.

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

Nays: None.

(23-062) Communication from the City Manager and Fire Chief with a Request to CREATE a PROGRAM Establishing and Implementing a System Working with Insurance Companies to Collect FIRE RECOVERY FEES Within Insurance Policies for Services Rendered by the Peoria Fire Department.

Fire Chief Shawn Sollberger said the concept of collecting Fire Recovery Fees was first introduced in 2019, and at that time it was determined more due diligence was needed before a program was implemented. He said he worked with Fire Captain Josh Martin for several months to finalize details on the proposed program and explore everything involved with the process. He said phase one was Council approving the concept presented that evening, with the next steps working with the Finance and Legal Departments to proceed with a Request for Bid, then bringing back information to the Council before the final step of presenting an Ordinance to the Council for final approval of the program.

Mayor Ali highlighted the fact that over 150 municipalities in Illinois utilized a similar program.

After Chief Sollberger said the funds received from the program would go to the General Fund, Council Member Kelly moved to create a program establishing and implementing a system working with insurance companies to collect Fire Recovery Fees within insurance policies for services rendered by the Peoria Fire Department; seconded by Council Member Jensen.

Council Member Jensen said she supported this concept for many years allowing municipalities to recover fees from insurance companies for fire department services, and she asked the Council to support the program.

In response to Council Member Allen regarding collection of the fees, Chief Sollberger said the City would not attempt to collect fees from anyone other than insurance companies. He explained the process for car accidents and mutual aid calls to recapture funds to quantify the loss of equipment over time, noting experts would help ensure the best outcome was achieved for the community.

Discussions were held regarding the due diligence exerted to build the best program possible in benefit of the community and the City of Peoria, the tentative start date for the program, and the applicability of the program for insurance companies only.

Motion to create a program establishing and implementing a system working with insurance companies to collect Fire Recovery Fees within insurance policies for services rendered by the Peoria Fire Department was approved by roll call vote.

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

Nays: None.

(23-063) Communication from the City Manager with a Request for the Following:

- A. APPROVE a REAL ESTATE TRANSFER for 3917 SW ADAMS STREET, Peoria, IL, 61605; and,**
- B. APPROVE an INTERGOVERNMENTAL AGREEMENT Between the City of Peoria, PLEASURE DRIVEWAY, and PEORIA PARK DISTRICT.**

City Manager Urich said item A was to acquire the property and item B was an Intergovernmental Agreement regarding maintenance of the site. Council Member Jackson said she was excited to introduce Bob Hoffer and his wife Evelyn that brought recognition and attention to this historic project that was a remarkable discovery in the City of Peoria.

Bob Hoffer, leader of a volunteer group that created the Peoria Freedom & Remembrance Memorial to establish a fitting tribute to forgotten Peoria citizens, said he was privileged to present this item to the Council that evening. He explained the donation of the property to be transferred to the City of Peoria for the Peoria Freedom & Remembrance Memorial. He said he worked for several years to discover the burial location of his wife's great-grandfather, resulting in the discovery of forgotten records regarding the Moffat Cemetery. He reviewed the history of the Moffat family and the cemetery they established on the Southside of Peoria, as well as records of those buried at the site, including veterans of several wars, and the first slave freed by Abraham Lincoln. He discussed the recognition and popularity of the story of Moffat Cemetery and the many donors and volunteers that worked to bring forward the Memorial project. He discussed the plans for the site and the multi-agency involvement in building and maintaining the site to provide a memorial the citizens of Peoria could be proud of.

Mayor Ali congratulated Mr. Hoffer for his tenacious determination and leadership to make the memorial a reality for Peoria's lost citizens. Mr. Hoffman added that it was a team effort and he said he hoped the Council was excited to participate in the establishment of the Peoria Freedom & Remembrance Memorial. He said remembering the history of Peoria was vital to the future.

After she thanked Mr. Hoffer for his efforts and due diligence, Council Member Jackson moved to approve a real estate transfer for 3917 SW Adams Street, Peoria, IL, 61605; seconded by Council Member Riggenbach.

Council Member Ruckriegel recalled discussing Moffat Cemetery with Mr. Hoffer at an event in the past, noting it was a progressively intriguing story and he thanked him for his efforts to remember the history of Peoria.

Motion to approve a real estate transfer for 3917 SW Adams Street, Peoria, IL, 61605 was approved by roll call vote.

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

Nays: None.

Council Member Jackson moved to approve an Intergovernmental Agreement between the City of Peoria, Pleasure Driveway, and Peoria Park District; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

(23-064) 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 APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT Including a Subdivision Plat for Property Generally Located East of N Knoxville Avenue, West of Old Galena Road, North of E Boy Scout Road, and South of Cedar Hills Drive, Identified as PARCEL IDENTIFICATION NOS. 09-16-400-001 and 09-16-300-004, Peoria County, IL. (Requires 2/3 Vote of Corporate Authorities - 8 Votes)

Community Development Director Dulin said the Code of the City of Peoria required an Annexation Agreement to subdivide the parcels without connecting to the sewer as the applicant requested because it was located within the 1.5-mile jurisdiction around the City. He reviewed concerns raised during the process regarding future development on the property, but he said the decision for the Council that evening was only regarding the Annexation Agreement subdividing the property without connecting to the sewer. He said Peoria County was responsible for future development decisions regarding the property, noting they had similar regulations to the City of Peoria. Director Dulin said the property was not contiguous to the City, and while it might never become contiguous and be annexed, he said the Annexation Agreement added a level of protection to Peoria residents.

In response to Council Member Cyr regarding the results at the Planning and Zoning Commission meeting, Director Dulin said the Board voted to forward a recommendation to the City Council to approve the Annexation Agreement with 4 yeas and 1 nay.

Discussions were held regarding the Code of the City of Peoria concerning jurisdiction and Annexation Agreement requirements, the probability of the property becoming contiguous with the City, and the rights afforded to the applicant through the Annexation Agreement.

City Manager Urich said Community Development Department Staff was working on a presentation about annexations to report to the Council at a subsequent meeting about the importance of protecting the right to decide how and when the City would grow. He described similar Annexation Agreements approved in Medina Township without any concerns raised.

Discussions were held regarding the 20-year expiration of the Annexation Agreement and the ability to extend the agreement by mutual arrangement.

Continued discussions were held concerning the importance of protecting the future development around the City of Peoria aligning with standards set by the Code, and the likelihood of the property becoming contiguous with the City. City Manager Urich explained when the "Medina Wall", property owned by Medina Township along the northeastern border of Peoria, was established, Township boundaries were impacted by municipal annexations. He said because Township boundaries were now fixed, the only impact of an annexation would be on Fire Protection Districts and Library Districts, while Townships would receive the same tax

revenues. He discussed examples of property value increases after properties were annexed into the City of Peoria, which increased the tax revenues for the Township.

Discussions were held regarding the options of the petitioner based on the Council's decision, the decision to allow subdivision of the property with single family residential development without connection to the sewer, considerations for rural developments, and information on properties in Peoria that were not connected to sewers.

Continued discussions were held regarding recent similar Annexation Agreements in the area.

After he said he didn't agree with what was going on but he had a duty to Peoria, Council Member Cyr moved to approve a Resolution approving an Annexation Agreement including a subdivision plat for property generally located east of N. Knoxville Avenue, west of Old Galena Road, north of E. Boy Scout Road, and south of Cedar Hills Drive, identified as parcel identification numbers 09-16-400-001 and 09-16-300-004, Peoria County, IL; seconded by Council Member Kelly.

RESOLUTION NO. 23-064 was approved by roll call vote.

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

Nays: Jackson – 1.

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

- (23-051) 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 an ORDINANCE Amending Existing SPECIAL USE Ordinance No. 15,194 for a Residential Cluster Development in a Class R-3 (Single Family Residential) District to Build a Duplex with Waivers for the Properties Located at 5723 and 5727 W. WOODBRIAR LANE (Parcel Identification Nos. 13-15-276-007 and 13-15-276-006), Peoria, IL. (Council District 4)**

Council Member Allen said the item was deferred at the February 14, 2023, City Council Meeting to allow for additional due diligence, and he thanked all those involved for their efforts.

At the conclusion of his comments, Council Member Allen moved to adopt an Ordinance amending existing Special Use Ordinance No. 15,194 for a Residential Cluster Development in a Class R-3 (Single Family Residential) District to build a duplex with waivers for the properties located at 5723 and 5727 W. Woodbriar Lane; seconded by Council Member Oyler.

ORDINANCE NO. 18,054 was adopted by roll call vote.

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

Nays: None.

(23-052) 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 an ORDINANCE Amending Existing SPECIAL USE Ordinance No. 15,194 for a Residential Cluster Development in a Class R-3 (Single-Family Residential) District to Build a Duplex with Waivers for the Properties Located at 5731 and 5735 W. WOODBRIAR LANE (Parcel Identification Nos. 13-15-276-005 and 13-15-276-004), Peoria, IL. (Council District 4)

Council Member Allen moved to adopt an Ordinance amending existing Special Use Ordinance No. 15,194 for a Residential Cluster Development in a Class R-3 (Single-Family Residential) District to build a duplex with waivers for the properties located at 5731 and 5735 W. Woodbriar Lane; seconded by Council Member Ruckriegel.

ORDINANCE NO. 18,055 was adopted by roll call vote.

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

Nays: None.

NEW BUSINESS

Bradley Braves

Council Member Oyler recognized the Bradley Braves win at the Mississippi Valley Conference Tournament, and he said the Murray Baker Bridge would be lit up in red and white that weekend to celebrate the Bradley Men's Basketball Team victory.

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/Town Board as follows:

Bill Jones, a citizen of Peoria, discussed the Police Chief and his efforts to mitigate crime, a recent incident regarding a child taken away from parents that were in attendance of the meeting that evening, and police response to a recent shooting incident near a relative's house.

Emily Hagaman, a citizen of Washington, Illinois, said she was at the forefront of the Save the Rivermen operation on Facebook, and she shared why Rivermen Hockey was important to Peoria. She described efforts to ensure the likelihood of a renewed Lease with the Civic Center and she thanked the Council for fighting to keep Rivermen Hockey in Peoria.

Brian Burnside, a citizen of Peoria, said his son was taken on Friday and he was unable to get answers to where he was. He said the warrant was for a female but his son was taken instead, and he said he and his wife Nicole were qualified parents and just wanted their son back.

Susie Cranford, a citizen of Peoria, said she was a long-time supporter of the Rivermen. She discussed their history in Peoria, the benefits they brought to the community, and how recent and upcoming decisions would impact the region.

Julie Bonar, CEO of Peoria's Neighborhood House, announced the participation in March for Meals, a national event helping seniors stay healthy at home through access to meals. She said vital information about the program was shared on social media highlighting the impact of Meals

on Wheels and Community Champions Week. She discussed the history and mission of Meals on Wheels, volunteer opportunities, and demand for the program in the community.

Brad Salisbury, a citizen of Metamora, thanked the Council for supporting the Civic Center. He said the Civic Center Authority Board should have addressed the ice plant as a priority. He asked the Council to make the ice plant replacement a requirement of receiving funds from the City so the Rivermen could negotiate the lease in good faith.

Celeste Restrepo, a citizen of Peoria, said there were a lot of supporters of the Save the Rivermen movement. She discussed her son's discovery of hockey at a Rivermen game and how it sparked a passion for something he might not have been exposed to if there was no hockey in Peoria. She said it was important for leaders to work together in benefits of citizens in the community and permit children the opportunity to discover new things.

Joyce Blumenshine, a citizen of Peoria, said high-pressure liquified carbon dioxide pipelines were proposed to be constructed running through the Southside of Peoria. She said the high-density area already faced with discrimination and lack of investment would face increased dangers and public health concerns. She asked the Council to perform due diligence before making a decision on the matter.

Tracy Fox, a citizen of Chillicothe, said she spoke on behalf of the Central Illinois Healthy Community Alliance, noting they worked on environmental issues in the area. She discussed how pipelines impacted the environment, potential rupture concerns and consequences, as well as pipeline safety regulations and proposed amendments that accelerated timelines for construction before they took effect. She discussed the recent BioUrja explosion incident and the effect on the community, the Environmental Protection Agency (EPA) regulations, and results from studies regarding chemical exposure on people and the environment. She asked the Council to approve a moratorium to allow environmental justice to win the day.

EXECUTIVE SESSION

Consideration of a Motion for the City Council to enter into EXECUTIVE SESSION pursuant to 5 ILCS 120/2(c)(1), the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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 as mandated by Section 2.06.

Council Member Ruckriegel moved for the City Council to enter into Executive Session pursuant to 5 ILCS 120/2(c)(1), the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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 as mandated by Section 2.06; seconded by Council Member Velpula.

Approved by roll call vote.

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

Nays: None.

ADJOURNMENT

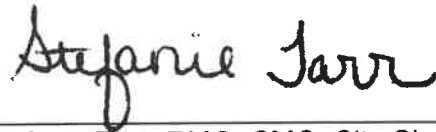
Council Member Ruckriegel moved to adjourn the February 28, 2023, City Council Meeting; seconded by Council Member Velpula.

Approved by roll call vote.

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

Nays: None.

The City Council Meeting was adjourned at 10:14 P.M.



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

cc