

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

A Regular Meeting of the City Council of Peoria, Illinois, was held April 23, 2019, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were physically present: Akeson, Cyr, Jensen, Montelongo (Electronic Attendance), Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 10. Absent: Grayeb -1.

ELECTRONIC ATTENDANCE

After having established a quorum, Mayor Ardis said a notice was received from Council Member Montelongo in accordance with the rules established by Ordinance No. 16,142. He said Council Member Montelongo would be authorized to attend the meeting electronically unless a motion objecting to his electronic attendance was made, seconded, and approved by two-thirds of the members of the City Council physically present at the meeting. He said if no such motion was made and seconded, then the request by Council Member Montelongo to attend electronically shall be deemed approved by the City Council and Council Member Montelongo would be declared as present.

Hearing no objection to the request for an electronic attendance, Council Member Montelongo was declared present by Mayor Ardis.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS, COMMENDATIONS, ETC.

**German Society 2019 National Saengerfest
Skip the Straw Week
Rotary Club
Bradley Men's Basketball
Motorcycle Awareness Month
2019 Golden Shovel Award**

MINUTES

Council Member Cyr moved to approve the minutes of the Joint City Council and Town Board Meeting held on April 9, 2019, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel,
Turner, Mayor Ardis - 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIACONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined:

- (19-113) Communication from the City Manager and the Corporation Counsel with a Request to APPROVE and AUTHORIZE a Settlement of MARY PETRUCHIUS's Claim, in the Amount of \$50,000.00.
- (19-114) Communication from the City Manager and Interim Director of Public Works with a Request for the Following:
- A. APPROVE the PURCHASE of Pavement Marking Material (Modified Urethane Paint), in the Amount of \$191,050.00, from ENNIS PAINT COMPANY, Utilizing the State of Minnesota's Department of Transportation Joint Purchasing Contract;
 - B. APPROVE the PURCHASE of Type B Highway Pavement Marking Glass Beads from POTTERS INDUSTRIES LLC, in the Amount of \$30,536.00, Utilizing the State of Illinois' Joint Purchasing Contract;
 - C. APPROVE the SOLE SOURCE PURCHASE of Type 4 Pavement Marking Glass Beads from POTTERS INDUSTRIES LLC, in the Total Amount of \$56,320.00.
- (19-115)
* Communication from the City Manager and the Fire Chief with a Request to APPROVE a PURCHASE of Two (2) Unimac UW 45 Gear Extractors, One (1) Unimac UW65 Gear Extractor and Two (2) Unimac PPE Drying Cabinets from WASHBURN MACHINERY INCORPORATED through the Assistance to Firefighters Grant Award.
- (19-116)
** Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE the CONTRACT for LANDSCAPE STEWARDSHIP AND MAINTENANCE PROJECT with JIMAX LANDSCAPE, LLC., in the Total Amount not to Exceed \$150,000.00, which Includes Up to \$120,000.00 for Labor/Equipment and up to \$30,000.00 for Materials. (All Council Districts)
- (19-117) Communication from the City Manager and Assistant City Manager with a Request to APPROVE a New LEASE AGREEMENT with the TRI-COUNTY REGIONAL PLANNING COMMISSION for the Period of Five Years beginning August 1, 2019, for a Portion of the Property Located at 456 FULTON STREET SUITE 401 and a Portion of SUITE 405 and Authorize the City Manager to Negotiate Final Terms and Execute the Document. (Council District 1)
- (19-100) Communication from the City Manager and Director of Community Development with a Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,676 Amending APPENDIX A, the Unified Development Code, Relating to HANDICAP ACCESSIBLE PARKING.

- (19-118) Communication from the City Manager and the Assistant City Manager with a Request to ADOPT ORDINANCE NO. 17,677 Reserving 2019 PRIVATE ACTIVITY BOND VOLUME CAP, in the Amount of \$11,852,715.00.
- (19-119) Communication from the City Manager with a Request to ADOPT ORDINANCE NO. 17,678 Amending the PEORIA URBAN ENTERPRISE ZONE to Include GALENA ROAD INDUSTRIAL PARK (6423, 6513, and 6522 N. GALENA RD.), VILLA BOURDEAUX APARTMENT COMPLEX (5250 N. KNOXVILLE AVE.), Former IDOT Site (6305-5831 N. KNOXVILLE AVE.), and BIG SHOTS (10000 N. ORANGE PRAIRIE RD.), and HUNT'S DRIVE-IN at 2027 W. FARMINGTON RD.
- (19-120) Communication from the City Manager and Interim Director of Public Works with a Request to ADOPT ORDINANCE NO. 17,679 to Vacate the 20 Foot-Wide Alley Between Lots 17-24 and 25-32 in Smith & Miller's Woods Subdivision and Between Lots 80-82 and 83-85 in Grandview Addition in Section 26 - Township 9 North - Range 8 East, Generally Addressed Properties at 2210 E. GRANDVIEW AVE. and 2211 E. RESERVIOR BLVD. (Council District 3)
- (19-121) Communication from the City Manager, Community Development Director and Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,680 Amending the CITY OF PEORIA 2019 REVISED BUDGET Relating to the Use of SOUTH VILLAGE TIF FUND BALANCE, in the Amount of \$35,000.00, and the Use of the EAGLE VIEW TIF FUND BALANCE, in the Amount of \$15,000.00, to Provide Funding for Studies, Surveys, Plans, and Professional Services. (Council District 1)
- (19-122) Communication from the City Manager and the Corporation Counsel with a Request to ADOPT an ORDINANCE Amending CHAPTER 17 of the CODE of the City of Peoria.

- (19-123) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License with On-Site Consumption and Retail Sale of Alcohol at CITY SCAPE CATERING CORPORATION, D/B/A DAC'S SMOKEHOUSE, 1200 W. MAIN, STORE 11, Contingent Upon Compliance with all Building Code Requirements, with a Recommendation from the Liquor Commission to Approve. (Council District 2)
- (19-124) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class C (Packaged Goods) Liquor License with the Retail Sale of Alcohol on the Premises at BINNY'S BEVERAGE DEPOT, 2601 W. LAKE, SUITE A1-B, Contingent Upon the Issuance of a Certificate of Occupancy (C of O), with a Recommendation from the Liquor Commission to Approve. (Council District 4)
- (19-125) APPOINTMENT by Mayor Ardis to the CONSTRUCTION COMMISSION with a Request to Concur:

Jason Snyder (Voting) - Term Expires 06/30/2019

- (19-126) **APPOINTMENT by Mayor Ardis to the PEORIA AREA CONVENTION AND VISITOR'S BUREAU with a Request to Concur:**
- Susan Grebner (Voting) - Term Expiration 12/31/2022**
- (19-127) **APPOINTMENT by Mayor Ardis to the GREATER PEORIA MASS TRANSIT DISTRICT BOARD OF TRUSTEES with a Request to Concur:**
- Councilwoman Beth Jensen (Non-Voting)**
- (19-128) **Communication from the City Manager, City Treasurer and Finance Director/Comptroller with a Request to RECEIVE and FILE the Month Ended MARCH 31, 2019, UNAUDITED FINANCIAL REPORT.**

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

Council Member Moore requested Item No. 19-022 be removed from the Consent Agenda for a First Reading review to be discussed under First Readings.

Council Member Moore requested Item Nos. 19-115 and 19-116 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 Ruckriegel.

Item Nos. 19-100, 19-113 through 19-128 (excluding Item Nos. 19-115, 19-116 and 19-122, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

- (19-115) **Communication from the City Manager and the Fire Chief with a Request to APPROVE a PURCHASE of Two (2) Unimac UW 45 Gear Extractors, One (1) Unimac UW65 Gear Extractor and Two (2) Unimac PPE Drying Cabinets from WASHBURN MACHINERY INCORPORATED through the Assistance to Firefighters Grant Award.**
- *

A replacement communication containing the EEO number was distributed to all Council Members.

Council Member Cyr moved to approve the purchase of two (2) Unimac UW 45 gear extractors, one (1) Unimac UW65 gear extractor and two (2) Unimac PPE drying cabinets from Washburn Machinery Incorporated through the Assistance to Firefighters Grant Award; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

- (19-116)** **Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE the CONTRACT for LANDSCAPE STEWARDSHIP AND MAINTENANCE PROJECT with JIMAX LANDSCAPE, LLC., in the Total Amount not to Exceed \$150,000.00, which Includes Up to \$120,000.00 for Labor/Equipment and up to \$30,000.00 for Materials. (All Council Districts)**
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Council Member Moore said she would abstain from voting on this matter noting that the company had an involvement with her non-profit organization.

Council Member Ruckriegel moved to approve the contract for Landscape Stewardship and Maintenance Project with Jimax Landscape, LLC., in the total amount not to exceed \$150,000.00, which includes up to \$120,000.00 for labor/equipment and up to \$30,000.00 for materials; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 9;

Nays: None;

Abstention: Moore – 1.

PRESENTATION

- (19-129)** **Communication from the City Manager with a Request to RECEIVE and FILE a PRESENTATION by the ARTSPARTNERS.**

Jennifer Gordon, Executive Director of ArtsPartners, provided a presentation on Peoria Arts: A Sound Investment. She said the purpose of the organization was to build awareness and strengthen the arts in Central Illinois for both economic and cultural enrichment. She said ArtsPartners was a not-for-profit tax exempt organization. She commented on the Board's efforts and what the organization provided to the community. She said the arts was a \$4 billion industry statewide with \$20.4 million coming from the Greater Peoria Area. She provided a breakdown for every dollar spent for an art-related event noting that for every ticket purchased approximately \$16.00 went back into the local economy. She reviewed the City's investment in the arts and she provided a financial break out of income to expenses. She reviewed the organization's impact and how many people were reached weekly, monthly and annually. She commented on events sponsored by ArtsPartners noting Art P.O.P. Street Gallery, Sculpture Walk, the Business of Art, and Ignite Peoria. On behalf of the Board of Directors, she expressed her appreciation for the City's continued support, recognition and value of the arts in Central Illinois.

Council Member Jensen moved to receive and file a presentation by the ArtsPartners; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

FIRST READINGS

**(19-122) Communication from the City Manager and the Corporation Counsel with a
*** Request to ADOPT an ORDINANCE Amending CHAPTER 17 of the CODE of
 the City of Peoria.**

Council Member Moore said she requested this item as a First Reading. She provided an overview of the current Fair Employment and Housing Commission (FEHC) noting that some people viewed the current Commission as ineffective or non-existent. She said she had been selected by the National League of Cities to represent the State of Illinois on an Affordable Housing Task Force, which was looking at the housing crisis that permeated the country. She said Peoria had an issue with affordable, decent housing. She said it was her goal to split the FEHC into two commissions: Fair Employment Commission and Fair Housing Commission. She said there would be no change made to the Ordinance until each of the Commissions were established. She said once the Commissions were established, then they would review the Ordinance and propose changes for an amendment. She said by creating two Commissions, it would provide more emphasis to fair housing and more emphasis to fair employment and would allow each Commission to focus on their respective areas. She said everyone she spoke with on the FEHC was in full agreement with the split. She said once the Commissions were established, it would then be their job to review the current Ordinance and bring back to the City Council for review and adoption.

Council Member Jensen said she welcomed the idea of splitting the FEHC into two Commissions, each addressing either housing or employment. She said there had not been a Housing Commission to oversee all the housing issues since she had been on the City Council. She said it would be helpful to reinstitute that Commission. She said the current Ordinance was limited to only fair housing issues and did not address broader issues.

Council Member Moore said the proposed Commission on housing was going to review the total scope of housing in all Council Districts in the City. She said the current FEHC was more reactive and she said she was working to create two commissions that would be proactive. She said once the two commissions were constituted, then they would review the current Ordinance and add the necessary elements. She said the current Ordinance did not empower the Commission to address the wide range of issues; however, she said the goal of this item was to empower each of the Commissions to address various types of issues.

Council Member Jensen expressed the importance of having a Housing Commission. She said the current Ordinance did not address all the issues discussed. She said when the item came back for a Second Reading, the wide range of issues the Housing Commission should address should be included. She requested that the previous Ordinance be reviewed in order to amend or create a new Ordinance. She asked that this item come back for a Second Reading with a broader scope and to call the commission "Housing Commission" versus "Fair Housing Commission" noting there were more issues than just discrimination as it related to affordable housing, but included issues related to housing and code enforcement.

Council Member Moore said the proposed Commissions would do everything Council Member Jensen recommended. She said it was her intent to have those sitting on the Commissions to provide input on the Ordinance; however, she said she would be amenable to the City drafting the Ordinance without citizen input upon agreement of the other Council Members.

Council Member Moore moved to receive and file a First Reading review of an Ordinance amending Chapter 17 of the Code of the City of Peoria; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-122 will be placed on the May 14, 2019, Regular City Council Meeting agenda.

(19-130) 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 a FIRST READING Review of an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to OFF-STREET PARKING SCHEDULE AND OVER-PARKED IMPACT FEE.

Community Development Director Black provided an overview of the proposed Ordinance stating it would modify the zoning requirements related to parking. He commented on the changes that were made in 2014 by the City Council, noting that the change was an attempt to reduce the amount of impervious surface in the community. He said the Stormwater Fee had been adopted, which would encourage property owners to reduce the amount of impervious surface on their properties. He said it was the intent in 2014 that once the Stormwater Fee was adopted, the maximum parking requirement would be eliminated.

Council Member Cyr moved to receive and file the First Reading Review of an Ordinance amending Appendix A, the Unified Development Code, relating to off-street parking schedule and over-parked impact fee; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-130 will be placed on the May 14, 2019, Regular City Council Meeting agenda.

(19-131) 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 a FIRST READING Review of an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to BUILDABLE AREA IN THE CLASS CN (NEIGHBORHOOD COMMERCIAL) DISTRICT.

Community Development Director Black provided an overview of the this item, noting it related only to the CN Neighborhood Commercial Districts, which were the smallest scale of all the commercial areas in the City. He said the proposed amendment would allow buildings greater than 15,000 square feet to be approved through the Special Use process. He said the City would be able to condition the approval in such a way as to protect the smaller scale design of the CN District.

Council Member Moore moved to receive and file the First Reading review of an Ordinance amending Appendix A, the Unified Development Code, relating to Buildable Area in the Class CN (Neighborhood Commercial) District; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-131 will be placed on the May 14, 2019, Regular City Council Meeting agenda.

(19-132) 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 a FIRST READING Review of an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to SOLAR UTILITY FACILITIES.

Community Development Director Black said this item was related to solar powered devices and generators. He reviewed the challenge within the existing Ordinance, stating that the amendment would allow for solar utility facilities to be permitted uses within a large commercial/industrial district or Special Uses in residential districts. He said it would also allow for smaller backyard solar devices in residential districts and smaller districts.

Discussions were held regarding residential properties currently having solar facilities and whether they were in compliance, and Director Black said this item was for ground mounted solar facilities. He said the solar panels on roofs were fine and had always been permitted. He provided an overview of how to apply for a Special Use. He said there had been an increase in solar devices in commercial areas and he said he anticipated it would continue as long as the State of Illinois continued to provide incentives on developing solar power.

Council Member Akeson requested a minimum acreage be included in the amendment and she suggested bringing images the next time this item came before the City Council. She expressed a concern that solar energy may become obsolete with the country going green or nuclear.

Director Black said it was a valid point as far as setting a minimum acreage for residential properties. He said other communities recommended approximately 5 acres as the minimum acreage. He said he would review the issue and include a minimum acreage for development.

Council Member Riggerbach expressed an appreciation for the discussion. He said there was a good balance with using the Special Use process. He said that process allowed for more public input on a case-by-case basis and addressed concerns for a specific situation. He said it could be customized to ensure the concerns of nearby constituents are addressed. He said a Special Use was a valuable tool, especially for situations such as for what was proposed.

Council Member Moore moved to receive and file the First Reading review of an Ordinance amending Appendix A, the Unified Development Code, relating to Solar Utility Facilities; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Akesson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-132 will be placed on the May 14, 2019, Regular City Council Meeting agenda.

(19-133) 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 for a FIRST READING Review of an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to ADMINISTRATIVE DEVIATIONS FOR WALL SIGNS.

Community Development Director Black said the proposed amendment would remove the word "one-story" from the Code.

Council Member Ruckriegel said this small amendment would make the process easier for sign companies, and he asked that this item be scheduled for a Second Reading at the May 28, 2019, Council Meeting.

Council Member Ruckriegel moved to receive and file a First Reading review of an Ordinance amending Appendix A, the Unified Development Code, relating to Administrative Deviations for Wall Signs; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akesson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-133 will be placed on the May 28, 2019, Regular City Council Meeting agenda.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(19-134) Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE a Budget Amendment #1 to the ALLEN ROAD and WILLOW KNOLLS ROAD RECONSTRUCTION PROJECT, in the Amount of \$128,321.51, for a Total Budget Amount of \$3,728,321.51 for this Construction Project, Pending Peoria County Board Concurrence (Ref. #18-063). (Council District 5)

Council Member Cyr moved to approve a Budget Amendment #1 to the Allen Road and Willow Knolls Road Reconstruction Project, in the amount of \$128,321.51, for a total budget amount of \$3,728,321.51 for this construction project, pending Peoria County Board concurrence; seconded by Council Member Ruckriegel.

Motion to approve a Budget Amendment #1 to the Allen Road and Willow Knolls Road Reconstruction Project, in the amount of \$128,321.51, for a total budget amount of \$3,728,321.51 for this construction project, pending Peoria County Board concurrence was approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

(19-135) Communication from the City Manager with a Request to APPROVE a REDEVELOPMENT AGREEMENT and PARKING DECK LEASE with OSF HEALTHCARE SYSTEM and 124 SW ADAMS PROPERTY HOLDING, LLC.

A replacement Redevelopment Agreement was distributed to all Council Members.

Illinois State Representative Ryan Spain, also Vice-President of Development for OSF, provided a presentation on the OSF Headquarters Redevelopment Project in the downtown area. He provided background of the OSF Healthcare System noting it continued to grow and was one of the largest integrated systems that employed approximately 122,000 employees. He reviewed the progress of the Downtown Peoria Headquarters reporting that the project was announced in January 2018. He reviewed the project details noting it was an \$89 million project with the anticipation of hiring 600-800 new employees that would come to the downtown area. He said the Historic Rehabilitation Program made the redevelopment possible, noting the headquarters would be located in the Downtown Historic District. He said plans had been submitted to the Illinois State Historic Preservation Office and to the National Parks Service (NPS). He reviewed the timeline of the project since October 2018 noting it had been submitted to the NPS at that time. He said as of February 2019 the NPS provided conditional approval of the redevelopment. As of today, he said they anticipated 700 employees and the costs had increased to \$127 million. He said OSF was recently afforded an opportunity to purchase the LD Building in order to move their administrative offices. At the conclusions of the redevelopment, he said he anticipated an additional 1,200 people in the downtown area.

At the conclusion of the presentation, Council Member Ruckriegel moved to approve a redevelopment agreement and parking deck lease with OSF Healthcare System and 124 SW Adams Property Holding, LLC; seconded by Council Member Turner.

City Manager Urich said he had been working with Representative Spain and negotiated the terms of the redevelopment agreement. He said the City would need to try to accommodate 1,200 parking spaces and work with the redevelopment of the building at 124 SW Adams Street, also known as the Chase Bank Building. He said parking was incorporated in the agreement. He said the agreement provided for how the parking and the redevelopment of the block would occur, which would leave open development for the rest of the block. He said upon the opening of the headquarters, the City would triple net lease the One Technology Deck to OSF Healthcare for 20 years. He said the parties agreed that the taxes and insurance for the One Technology Deck would be paid by the City and 100% reimbursed by OSF Healthcare. He said OSF would also have the right to purchase the One Technology Deck from the City.

Mayor Ardis expressed his appreciation to City Staff, State Representative Spain and the OSF Team who had worked hard and had done a great job communicating the project with the City Council. He said it was important for the community to realize that this project was real and was happening and was an exciting opportunity for the City. He said the Sisters of OSF saw the

value in continuing their investment in the downtown. He said too often the City did not take the time to acknowledge good news and he said this was positive for the community. He expressed his appreciation to everyone involved, the Sisters of OSF and Representative Spain. He acknowledged Caterpillar for their part in the agreement as well.

Council Member Riggerbach thanked State Representative Spain and the Sisters of OSF for their commitment to the downtown area. He commented on an additional 1,200 people anticipated to be walking the streets of Peoria at lunchtime. He said it would offer opportunities to entrepreneurs. He said the Council had discussed for years the excess parking in the downtown area and were trying to find ways to remedy that issue. He said this project was an example of doing due diligence and he said he would enthusiastically support this item.

Council Member Turner said State Representative Spain had been an asset in making this project work and he said he would wholeheartedly support this item.

At the request of Council Member Ruckriegel, State Representative Spain said the symbolism was exactly what the Sisters was hoping to achieve through this redevelopment. He commented on what the economic activity of 1,200 people would do for the community. He said he would continue discussions with the NPS to make sure the block could be refurbished or redeveloped at a later date and provide additional amenities.

Council Member Ruckriegel requested that the appreciation of the City Council be taken back to the Sisters of OSF for their time and energy in the project.

Motion to approve a redevelopment agreement and parking deck lease with OSF Healthcare System and 124 SW Adams Property Holding, LLC was approved by roll call vote.

Approved by roll call vote.

Yeas: Akesson, Cyr, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 9;

Nays: None;

Abstention: Moore - 1.

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

(18-231) Communication from the City Manager with a Request to DEFER the PURCHASE of the SIMANTEL PROPERTY Located at the Foot of SPRING STREET until MAY 14, 2019. (Council District 1)

Council Member Moore moved to defer this item to the May 14, 2019, Regular City Council meeting; seconded by Council Member Turner.

Motion to defer this item to the May 14, 2019, Regular City Council meeting was approved by roll call vote.

Yeas: Akesson, Cyr, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

ADDITIONAL UNFINISHED BUSINESS

- (19-104) Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE CONTRACTS for the 2019 City of Peoria and Peoria County Trustee VACANT LOT MOWING PROGRAM (Bid #07-19a) (All Council Districts) and Award the Contracts, in the Total Amount not to Exceed \$334,729.00, as follows:**
- A. WALTON SERVICE, INC., in the Amount of \$119,275.00;**
 - B. P-TOWN CAR CLUB, in the Amount of \$93,258.00;**
 - C. HULSE LAWNCARE, in the Amount of \$21,830.00;**
 - D. LAW N' ORDER ACADEMY, in the Amount of \$88,605.00; and**
 - E. HEARN'S LANDSCAPING, in the Amount of \$11,761.00**

Council Member Moore requested to reconsider Item No. 19-104 in order for her to abstain from voting on the matter, noting a conflict in interest in that her non-profit agency received a donation from one of the companies.

Council Member Turner moved to reconsider Item No. 19-104 and to place on the next Regular City Council Agenda on May 14, 2019; seconded by Council Member Riggerbach.

Motion to reconsider Item No. 19-104 and placed on the next Regular City Council Agenda on May 14, 2019, was approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 9;

Nays: None;

Abstention: Moore - 1.

- (19-105) Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE CONTRACTS for the 2019 FACILITIES, BOULEVARDS & RIGHTS-OF-WAY MOWING PROGRAM (Bid #07-19b) (All Council Districts) and Award the Contracts, in the Total Amount not to Exceed \$73,993.00, as follows:**
- A. ALL IN ONE RESTORATION, in the Amount of \$9,365.00;**
 - B. JIMAX, in the Amount of \$23,344.00;**
 - C. WALTON SERVICE, INC., in the Amount of \$38,610.00; and**
 - D. HEARN'S LANDSCAPING, in the Amount of \$2,673.00.**

Council Member Moore requested to reconsider Item No. 19-105 in order for her to abstain from voting on the matter, noting a conflict in interest in that her non-profit agency received a donation from one of the companies.

Council Member Riggerbach moved to reconsider Item No. 19-105 and to place on the next Regular City Council Agenda on May 14, 2019; seconded by Council Member Turner. Council Member Akeson expressed a concern stating that it was previously determined that donations were not considered a conflict of interest.

Corporation Council Leist said the decision to abstain was a personal decision of the Council Member. He said he was advised by Council Member Moore that she believed she had a common law conflict and would be required to abstain. He said this vote was relative to the reconsideration. He said when the item came back to the City Council then Council Member Moore would be required to define the nature of her conflict.

Motion to reconsider Item No. 19-105 and placed on the next Regular City Council Agenda on May 14, 2019, was approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 9;

Nays: None;

Abstention: Moore – 1.

(19-107) Communication from the City Manager and Interim Director of Public Works with a Request for the Following:

- A. APPROVE a CONTRACT with JIMAX for Tree/Stump Removal by Size and Tree and Brush Trimming by Hourly Rates, in an Amount not to Exceed \$170,000.00 (Bid #08-19) (All Council Districts), and**
- B. APPROVE a CONTRACT with JIMAX for Emergency Tree and Brush Trimming by Hourly Rates, in an Amount not to Exceed \$30,000.00. (Bid #08-19) (All Council Districts)**

Council Member Moore requested to reconsider Item No. 19-107 in order for her to abstain from voting on the matter, noting a conflict in interest in that her non-profit agency received a donation from one of the companies.

Council Member Riggerbach moved to reconsider Item No. 19-107 and to place on the next Regular City Council Agenda on May 14, 2019; seconded by Council Member Turner.

Motion to reconsider Item No. 19-107 and placed on the next Regular City Council Agenda on May 14, 2019, was approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 9;

Nays: None;

Abstention: Moore – 1.

Video Doorbells

Council Member Jensen requested a status on her request regarding a registry of video doorbells similar to an Ordinance that was considered in Springfield, Illinois. City Manager Urich said Staff was still working on the matter.

Fitch Report

Council Member Akeson requested a copy of the Fitch Report, stating that the report was supposed to be made available to the City Council by now. City Manager Urich said he would call the company and request the report.

Stormwater Utility Fees Collected in 2018

Council Member Montelongo requested a status on the Report Back on the stormwater utility fees collected in 2018 he previously requested. He said in 2017 the Public Works Director at that time said there would be 400 projects that would need to be completed with a value of over \$50 million. He said providing such a report would help the public to understand how the money being collected was being utilized. He said the question was repeatedly brought up at neighborhood meetings.

Council Member Akeson left the meeting at 8:20 P.M.

NEW BUSINESS**Appreciation to OSF for the Downtown Project**

Council Member Moore said she was enthusiastic about what OSF would bring to the downtown area, stating that they would now be the anchor tenant to the downtown area. She expressed her appreciation to the Sisters of OSF that they saw an opportunity in the downtown area that would serve their needs as well as service those in the area. She remarked on the importance for City Staff to implement wayfinding signs. She also remarked on the need for additional businesses in the downtown area. She thanked the Sisters of OSF and State Representative Ryan Spain for their efforts and commitment to the community.

Grocery Store Expansion in the East Bluff

Council Member Riggerbach commented on the positive things that were happening within the City, and he remarked on an expanding grocery store in the East Bluff called Tienda Mexicana. He said Tienda Mexicana would be opening a new and bigger store in the East Bluff.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens wishing to address the City Council/Town Board.

Josh "Ski" Witkowski, State Legislative Coordinator for A.B.A.T.E. of Illinois, expressed his appreciation for the proclamation given to A.B.A.T.E. at the beginning of the meeting. He commented on the autonomous vehicles that were being tested throughout the United States, noting that the Tri-County Regional Planning Commission agreed for the region to be a tester of the autonomous vehicles. He expressed a concern noting that these vehicles did not recognize small objects such as pedestrians, cyclists and motorcycles. Even with shadow drivers, he said the reaction time of these vehicles to an obstacle would drastically increase. He asked the City Council to draft a letter to the Tri-County Regional Planning Commission to withdraw their support and participation in the project.

Molly Cadagin, a citizen of Peoria, commented on the need to clean up the City of Peoria of litter on the streets. She said the 61606 zip code was heavily populated and was wrecked with litter. She expressed a concern about trash on the roadways and she proposed that the City Council hire a collection agency to collect the unpaid littering tickets that had been issued. She also remarked on the need to educate the citizens on litter. She said it was against the law to litter.

Raechael O'Reilly, a concerned citizen, remarked on the previous discussion regarding solar energy and the need for more of it. She said nuclear energy was not a viable source and she encouraged everyone to use solar or wind energy. She remarked on the Alexas Scott campaign and the need for additional help to conduct searches. She commented on the need for additional support from the community.

EXECUTIVE SESSION

It was determined that an Executive Session was not needed at this time.

ADJOURNMENT

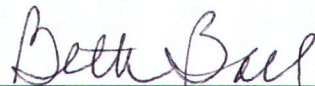
Council Member Cyr moved to adjourn the Regular City Council Meeting; seconded by Council Member Riggenbach.

Approved by roll call vote.

Yeas: Cyr, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner,
Mayor Ardis - 9;

Nays: None.

Meeting adjourned at 8:34 P.M.



Beth Ball, MMC, City Clerk
City of Peoria, Illinois

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