

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

A Joint City Council and Town Board Meeting of Peoria, Illinois was held November 25, 2014, at 6:16 P.M., at the North Branch Public Library, 3001 W. Grand Parkway, Peoria, Illinois, with Mayor Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll call showed the following Council Members were physically present: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain (Arrived at 6:24 P.M.), Turner, Weaver, Mayor Ardis – 11; Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

Jim Ardis requested a moment of silent prayer or silent reflection, and then he led the Pledge of Allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.**BOB LARSON RECOGNITION****PRAIRIE FIBER ARTS GUILD – CAMPAIGN FOR WOOL****LIVE AND SHOP PEORIA INITIATIVE****RECOGNITION OF BREWERS DISTRIBUTING COMPANY**

Mayor Ardis commented that since the City Council had been on the road conducting meetings in various districts throughout the City, small businesses within the Districts visited were recognized for their contribution to the community. He said as of January 2015, when the City Council returned to City Hall for Council meetings, small businesses throughout the City of Peoria would continue to be recognized. He announced the current Small Business Recognition Award would be presented to Brewers Distributing Company.

Mayor Ardis recognized Mr. Paul Jacobs, President and second generation owner of Brewers Distributing Company. He remarked that Brewers Distributing was established in 1933, shortly after the prohibition. He said Paul Jacobs' father, Walter Jacobs, worked for the company over 20 years when he became a partner in 1974 and then an owner in 1978. He said Brewers Distributing employed over 80 people and provided products to wholesalers in five counties in Central Illinois. He said Brewers supported many local initiatives such as the United Way, Easter Seals, St. Jude, Red Cross Relief, Boys and Girls Club, the Peoria Police and Peoria Firefighters, and many others. He expressed his appreciation to the company for investing into and contributing to the community.

Council Member Johnson expressed his gratitude to Mr. Jacobs and his company for their contributions to the community. He said Brewers was a pleasure to work with, noting he had worked with the company on a number of occasions.

Mr. Jacobs expressed his appreciation for the recognition. He introduced his administrative team, and he commented that he would not be successful without their strong leadership along with the strong leadership of local government.

Council Member Spain arrived at 6:24 P.M.

MINUTES

Council Member Spain moved to approve the minutes of the Regular City Council Meeting held on November 11, 2014, and the Special City Council Meeting held on November 18, 2014, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – TOWN OF THE CITY OF PEORIA

- (14-453) Communication from the Town Officials Budget Committee with a Request to Adopt an ORDINANCE LEVYING and ASSESSING TAXES for the Fiscal Year Beginning April 1, 2014, and Ending March 31, 2015, for the GENERAL ASSISTANCE FUND of the Town of the City of Peoria, Peoria County, and State of Illinois, in the Amount of \$1,513,632.00.**

Trustee Grayeb remarked that the Town adopted levies assessing taxes on an annual basis. He requested that Township Auditor Tom Farrell provide background information.

Hearing no objection, Mayor Ardis granted privilege of the floor to Mr. Tom Farrell.

Mr. Tom Farrell, Township Auditor, provided an overview of the tax levies presented for approval. He remarked that the Township Budget was previously approved by the Trustees, and that the levies presented were in accordance with the Budget; however, he remarked that these levies would not fully fund the expenditures. He said the Trustees had done a good job budgeting and controlling costs within the Township, but he reported the fund balance would decrease by 11% and the levies would not cover all the expenditures.

In response to Council Member Grayeb, Town Clerk Beth Ball provided an overview regarding the Township's transparency process, noting that Staff was able to post information on the Township website in a cost effective manner. She remarked that the website had been running for several months, which provided access to the minutes, agendas, budgets, financial statements, and other documents for the public to review.

Trustee Grayeb moved to adopt an Ordinance levying and assessing taxes for the Fiscal Year beginning April 1, 2014, and ending March 31, 2015, for the General Assistance Fund of the Town of the City of Peoria, Peoria County, and State of Illinois, in the amount of \$1,513,632.00; seconded by Trustee Turner.

ORDINANCE NO. TO-14-02 was adopted by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Chairman Ardis – 11;

Nays: None.

- (14-454) Communication from the Town Officials Budget Committee with a Request to Adopt an ORDINANCE LEVYING and ASSESSING TAXES for the Fiscal Year Beginning April 1, 2014, and Ending March 31, 2015, of the Town of the City of Peoria, Peoria County, and State of Illinois for the TOWN GENERAL FUND and ILLINOIS MUNICIPAL RETIREMENT FUND, in the Amount of \$717,300.00.**

Trustee Grayeb moved to adopt an Ordinance levying and assessing taxes for the Fiscal Year beginning April 1, 2014, and ending March 31, 2015, of the Town of the City of Peoria, Peoria County, and State of Illinois for the Town General Fund and Illinois Municipal Retirement Fund, in the amount of \$717,300.00; seconded by Trustee Riggerbach.

ORDINANCE NO. TO-14-03 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Chairman Ardis – 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

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

- (14-455) Communication from the City Manager and the Community Development Director with a Request to Approve a FAÇADE IMPROVEMENT PROGRAM Grant for 3705 SW Adams St, in an Amount Not to Exceed \$2,535.00. (District 1)**
- (14-456) Communication from the City Manager and Community Development Director with a Request to APPROVE the PURCHASE of Property at 3550 SW ADAMS STREET, in the Amount of \$25,000.00 Plus Closing Costs, Not to Exceed \$3,000.00, and to Authorize the City Manager to Execute the Necessary Documents.**
- (14-457) Communication from the City Manager and Director of Public Works Requesting Approval of a SOLE SOURCE PURCHASE from TRAFFIC CONTROL CORPORATION in the Amount of \$26,280.00 for Four Bluetooth Travel-Time Origination And Destination Cellular Based Traffic Analysis Units. [All Council Districts]**
- (14-458) Communication from the City Manager and Director of Public Works with a Request to APPROVE Final Payment to ILLINOIS CIVIL CONTRACTORS, INC., in the Amount of \$100,983.20, for the MAIN AND UNIVERSITY INTERSECTION IMPROVEMENT PROJECT. [District 2]**
- (14-459) Communication from the City Manager and Director of Public Works with a Request for Approval to Enter into an AGREEMENT with the ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) for a State Highway Bridge Replacement Program Funding in the Amount of \$800,000.00 with the City's Share of \$160,000.00 for the NEBRASKA AVENUE BRIDGE REPLACEMENT PROJECT. [District 2]**
- (14-460) Communication From The City Manager With A Request to Approve the TENTH ADDENDUM to the Amended and Restated RIVERFRONT VILLAGE DEVELOPMENT AGREEMENT and Authorize the City Manager to Execute the Document. (1st District)**
- (14-461) Communication from the City Manager and Director of Public Works with a Request to Approve RESOLUTION NO. 14-461 Authorizing the CITY MANAGER to EXECUTE MOTOR FUEL TAX FUNDING AGREEMENTS, as Necessary, for Various Projects With the Illinois Department of Transportation. [All Council Districts]**

- (14-462)**
* **Communication from the City Manager and the Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending an Existing Special Use for a Retirement and Nursing Home, Ordinance NO. 13,392, as Amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to Allow for Building Expansions to Existing Townhouses, Nursing Center, Dining Area, and Independent Living Area, and Parking Lot Modifications, for the Property Located at 3415 N. SHERIDAN ROAD (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois. PZ 14-42. (District 2).**
- (14-463)**
** **Communication from the City Manager and the Corporation Counsel With a Request to ADOPT an ORDINANCE Levying a SPECIAL SERVICE AREA Real Estate Tax, in the Amount of \$80,000.00, for the Fiscal Year 2014 for the WESTLAKE SPECIAL SERVICE AREA.**
- (14-464)**
REAPPOINTMENTS by Mayor Ardis to the PEORIA HOUSING AUTHORITY with a Request to Concur:
- Mr. Ken Zika (Voting) - Term Expiration June 30, 2017**
Mr. John W. Williams (Voting) - Term Expiration June 30, 2017
- (14-465)**
*** **Communication from the President of the Firemen's Pension Fund Board of Trustees Regarding the PEORIA FIREFIGHTERS' PENSION FUND ACTUARIAL REPORT as of JANUARY 1, 2014, with Request to Receive and File.**

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

Council Member Grayeb requested Item No. 14-462 be removed from the Consent Agenda for further discussion.

Council Member Spain requested Item No. 14-463 and 14-465 be removed from the Consent Agenda for further discussion.

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

Item Nos. 14-455 through 14-465 (excluding Item Nos. 14-462, 14-463 and 14-465, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

- (14-462)**
* **Communication from the City Manager and the Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending an Existing Special Use for a Retirement and Nursing Home, Ordinance NO. 13,392, as Amended, in a Class R-7 (Multi-Family Residential) District and a Class R-3 (Single-Family Residential) District, to Allow for Building Expansions to Existing Townhouses, Nursing Center, Dining Area, and Independent Living Area, and Parking Lot Modifications, for the Property Located at 3415 N. SHERIDAN ROAD (Parcel Identification Nos. 14-29-428-002 & 14-29-428-004), Peoria, Illinois. PZ 14-42. (District 2).**

Community Development Director Ross Black distributed a handout to all City Council.

Council Member Grayeb remarked that he and Community Development Director Black met with the operators of Buehler Home approximately a year ago. He said they had plans to add additional assisted living facilities to their current location on North Sheridan Road.

Community Development Director Black said this item was a request to amend an existing special use in order for Buehler Homes to make some modifications and expansions to their current facility. He provided an overview and noted that the expansion would include an addition to the dining area, independent living facility and a future nursing center expansion. He said, overall, this was a minor addition, but he said it showed progress and the facility was an anchor to the surrounding neighborhood.

Council Member Grayeb expressed his appreciation to Director Black and Staff for their efforts in this matter. He said Buehler Home was warmly regarded and respected in the community.

Council Member Grayeb moved to adopt an Ordinance amending an existing Special Use for a retirement and nursing home, Ordinance No. 13,392, as amended, in a Class R-7 (multi-family residential) District and a Class R-3 (single-family residential) District, to allow for building expansions to existing townhouses, nursing center, dining area, and independent living area, and parking lot modifications, for the property located at 3415 N. Sheridan Road, Peoria, Illinois; seconded by Council Member Jensen.

Mayor Ardis expressed his appreciation to Council Member Grayeb in his efforts in this project. He said Buehler Homes was well respected and had assisted many prominent individuals who retired. He said it was an asset to that area along with St. Philomena's Church and School, Thomas Jefferson School, and surrounded by strong neighborhood associations. He remarked that this area was one of the strongest sections in the core of the City.

ORDINANCE NO. 17,163 amending an existing Special Use for a retirement and nursing home, Ordinance No. 13,392, as amended, in a Class R-7 (multi-family residential) District and a Class R-3 (single-family residential) District, to allow for building expansions to existing townhouses, nursing center, dining area, and independent living area, and parking lot modifications, for the property located at 3415 N. Sheridan Road, Peoria, Illinois, was adopted by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

14-463 **Communication from the City Manager and the Corporation Counsel With a**
****** **Request to ADOPT an ORDINANCE Levying a SPECIAL SERVICE AREA Real**
 Estate Tax, in the Amount of \$80,000.00, for the Fiscal Year 2014 for the
 WESTLAKE SPECIAL SERVICE AREA.

Council Member Montelongo moved to adopt an Ordinance levying a Special Service Area Real Estate Tax, in the amount of \$80,000.00, for the Fiscal Year 2014 for the Westlake Special Service Area; seconded by Council Member Turner.

Mayor Ardis commented that he was not in support of this SSA, though it was previously approved by Council; however, he remarked that he would support the motion on the floor to levy this SSA tax.

Council Member Montelongo said there have been improvements made to the area, which helped stabilize the area. He commented that the people who shopped there were very happy with the improvements and did not mind the additional tax. He said it was a great improvement to the area and greatly supported in the Fourth District.

ORDINANCE NO. 17,164 levying a Special Service Area Real Estate Tax, in the amount of \$80,000.00, for the Fiscal Year 2014 for the Westlake Special Service Area was adopted by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Turner, Weaver, Mayor Ardis – 10;

Nays: Spain - 1.

(14-465) **Communication Regarding the Peoria Firefighters' Pension Fund and**
******* **Police Pension Fund ACTUARIAL REPORTS as of January 1, 2014, and**
 COMPLIANCE REPORTS for Both Funds for the Year Ended December 31,
 2013, with Request to Receive and File.

City Clerk Beth Ball distributed a handout to the City Council the included the Police Pension Actuarial Report and Compliance Reports for both the Police Pension Fund and Firemen's Pension Fund.

Council Member Riggerbach moved to receive and file the Peoria Firefighters' Pension Fund and Police Pension Fund actuarial reports as of January 1, 2014, and Compliance Reports for both funds for the year ended December 31, 2013; seconded by Council Member Akesson.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

FIRST READINGS

(14-466) **Communication from the City Manager and the Director of Public Works with a**
 REQUEST for a FIRST READING of an ORDINANCE Authorizing the City
 Manager to ACQUIRE REAL ESTATE for RIGHT-OF-WAY or PERMANENT
 EASEMENT Purposes Not to Exceed \$15,000.00 Per Parcel for 2014; with
 Subsequent Year Totals Not to Exceed the Annual Budgeted Amount. (Also
 Refer to Ord. No. 16,979) [City Wide]

City Manager Urich said this Ordinance was similar to one previously passed regarding real estate that delegated the authority to the City Manager to purchase property up to \$15,000.00. However, he commented that this particular Ordinance was for the purchase of real estate for right-of-way or

permanent easement acquisitions. He said this delegation would allow projects to move forward in a timely manner, especially for those projects that were time-sensitive, requiring completion of a right-of-way acquisition.

Council Member Spain moved to receive and file the First Reading of an Ordinance authorizing the City Manager to acquire real estate for right-of-way or permanent easement purposes not to exceed \$15,000.00 per parcel for 2014; with subsequent year totals not to exceed the annual budgeted amount; seconded by Council Member Riggenbach.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

CLERK'S NOTE: This item will be placed on the December 9, 2014, Regular City Council Agenda.

(14-467) Communication from the City Manager and the Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff for a FIRST READING Review of Ordinances Amending Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code Related to CANNABIS DISPENSARIES AND CANNABIS CULTIVATION CENTERS.

Community Development Director Black provided an overview of the Ordinances. He commented that this item was in response to the City Council requesting to revisit the text amendment of cannabis dispensaries and the regulation of the same as it related to zoning and land development. He said Staff included cultivation centers in with the dispensaries for review as it would affect both.

Discussions were held regarding the dispensaries that were previously approved. Corporation Counsel Leist said this Ordinance could not take affect retroactively since there had be reliance on the part of the parties involved.

Council Member Akeson expressed her appreciation for bringing this matter forward for additional review. She requested inserting the word "medical" in front of the word "cannabis." She asked whether two to three years from now if inserting that word would prevent recreational marijuana from entering into the market, or would there be additional discussion regarding dispensaries at that time.

Director Black said, from a zoning standpoint, the sale of marijuana for recreational use was a very different use. He commented that adding the word "medical" could be implemented.

Corporation Counsel Leist said it was difficult to determine what would happen three years from now. He said there was no way to determine whether marijuana would be legalized at that time nor what legislation would look like that would authorize such a use. He said the Council could review this matter in the future and make any necessary changes at that time they deemed fit.

Council Member Jensen expressed her appreciation for the additional information Staff presented to Council. She remarked on the importance of providing residents notice and an opportunity to provide input on dispensaries going up in their neighborhoods.

Council Member Akeson said she would support inserting the word "medical" before the word "cannabis" throughout the Ordinance. She inquired further as to why these changes would not apply to dispensaries previously approved.

Corporation Counsel Leist said the dispensaries previously approved would fall under the Ordinances that were active at that time. He said applications were affirmed by the State. He said it was his opinion that the Council would be subject to legal suits should they try to change the previous approvals.

Council Member Grayeb said he appreciated the Corporation Counsel's analysis. He questioned the location of a potential dispensary at University Street and Forrest Hill, and he said he had prepared a written objection regarding the same.

Director Black said approval was provided by the City for both the dispensary and cultivation locations. He said zoning certificates were issued, which would remain valid for one year. He said there was documentation indicating use was legal for specific locations.

Council Member Weaver requested Corporation Counsel Leist to Report Back with how the City Council could process applications in order to ensure only medical marijuana was allowed and not recreational marijuana. He said records should be reviewed in order to determine whether these dispensaries planned on having recreational marijuana.

Council Member Spain said he was supportive of adding the word "medical" to the proposed Ordinances in order to limit this to medical marijuana. He said there needed to be a conversation about where the State would head next. He said this was an important message about home rule powers. He said Council should strongly encourage within the legislative agenda in January that the City make a strong presentation for the preservation of home rule powers. He remarked that the legislature often imposed rules on the City with no regard to home rule powers. He said the Council should be able to make important decisions about the City. He said that was important to emphasis with the legislature.

Director Black provided the process Staff utilized to determine the eligibility of a dispensary or cultivation center. He remarked that he had not signed off on the part of the State law that the State allowed for a buffer within schools.

Council Member Jensen suggested adding the word "medical" to the language of the Ordinance and to verify it was consistent with State Law.

Director Black said the Ordinance reflected "dispensaries" pursuant to the State of Illinois. He said "medical" could be added to dispensaries and cultivation centers as defined by State law.

Council Member Grayeb expressed the importance of educating the public on medical marijuana and its use. He said he disliked the process on how the item was handled.

Council Member Moore moved to receive and file the first reading review of Ordinances amending Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code related to cannabis dispensaries and cannabis cultivation centers, and the amendment of adding the word "medical" throughout the Ordinance in order to define cannabis; seconded by Council Member Jensen.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

CLERK'S NOTE: This item will be placed on the December 9, 2014, Regular City Council Agenda.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

- (14-468) 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 the Following:**
- A. ADOPT an ORDINANCE Amending a SPECIAL USE Ordinance No. 16,222 in a Class CG (General Commercial) District, Previously Zoned Class O-2 (Exclusive Office Park) District, for a HEALTH CENTER (LONG TERM ACUTE CARE HOSPITAL), for the Property Located at 500 W ROMEO B GARRETT AVE, Peoria, IL (Parcel Identification No. 18-09-110-027) (District 1); and**
 - B. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CG (General Commercial) District for an ASSISTED LIVING FACILITY, for the Property Identified as 518 W ROMEO B GARRETT (part of Parcel Identification No. 18-09-110-027 plus 18-09-109-025) Peoria, IL (District 1).**

Council Member Moore said this item was a \$20 million development that would bring 30 full-time jobs with benefits to the community.

Mr. Ed Patton of Horve Construction and Mr. Rick Banas of BMA Management spoke on the River City Living Facility. Copies of the presentation were distributed to the City Council. It was noted that this item requested an amendment to the boundaries in order for the facility to obtain special use for that property. A presentation on what the supportive living community offered to individuals was provided. It was noted that BMA currently managed other supportive living facilities, and the units were designed so residents of any income could live in the community. Ultimately, it was noted that the purpose of this project focused on helping residents appreciate life beyond disability.

Council Member Moore commented that there was a high need for this type of development in the community. She said this development was not seeking City financing, and it would offer jobs and would pay union prevailing wages for the jobs it provided. She expressed her appreciation to Leslie McKnight in her efforts on this matter.

Council Member Moore moved to adopt an Ordinance amending a Special Use Ordinance No. 16,222 in a Class CG (General Commercial) District, previously zoned Class O-2 (exclusive office park) District, for a health center (long-term acute care hospital), for the property located at 500 W. Romeo B Garrett Avenue, Peoria, Illinois; seconded by Council Member Turner.

ORDINANCE NO. 17,165 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

Council Member Moore moved to adopt an Ordinance approving a Special Use in a Class CG (General Commercial) District for an assisted living facility, for the property identified as 518 W. Romeo B Garret, Peoria, Illinois; seconded by Council Member Jensen.

ORDINANCE NO. 17,166 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

Council Member Weaver commended Council Member Moore's efforts and achievements within the First District.

(14-469) Communication from the City Manager and Corporation Counsel with a Request to Authorize the City Manager to Enter into an EARLY WORK LOAN AGREEMENT, in an Amount Not to Exceed \$3,000,000.00, for the Construction of the LOUISVILLE SLUGGER SPORTS COMPLEX SPECIAL SERVICE AREAS.

City Manager Urich provided an overview of the Louisville Slugger Sports Complex SSA along with the developer's request for an Early Work Loan Agreement. He reported that Twenty Four Corporation was actively seeking construction and permanent financing, but as of to date the financing has not been secured. He said the developer was confident he would be able to secure financing within the next 90 to 120 days. He said the City and the developer discussed an Early Work Agreement, which would allow them to continue the work on the project. He provided the logistics of the proposed loan agreement noting the City loan would be secured by a first position. He distributed supplement information to the Council. In conclusion, he said Staff felt it had the adequate collateral and recommended moving the project forward and provide the developer with a loan.

Council Member Johnson moved to authorize the City Manager to enter into an Early Work Agreement, in an amount not to exceed \$3,000,000.00, for the construction of the Louisville Slugger Sports Complex Special Service Areas; seconded by Council Member Turner.

Council Member Weaver commented that the community was excited about the project, but not about the cost. He said if the City was going to continuously lend money, it needed guidelines similar to banks. He said the best way to know what a parcel of land was worth was to look at the sale price. He remarked on the importance of having collateral, and he expressed a concern in not seeing the developer's financial statements. He said he had a difficult time supporting this loan agreement.

Council Member Akeson expressed a concern regarding granting this loan agreement, and she provided a history of the project as it was presented to the City Council. She also noted that the developer was not personally present at the Council Meeting to answer questions.

In light of the Annexation Agreement, City Manager Urich said this agreement would tighten up rules and responsibilities, and he noted there would be collateral for repayment of that loan.

Mayor Ardis noted that there were representatives present on behalf of the developer. He said he was comfortable with the agreement that was brought forward. He commented that the Civic Center was in a similar situation when being built. He said the Louisville Slugger Project would attract visitors, which would increase visitors to the Riverfront Museum, Cat Visitor Center and Dozer Park.

Council Member Grayeb also expressed a concern for the non-attendance of the developer.

City Manager Urich said the City and the developer did not want the project to be delayed another year. He said it was their goal to open by spring or summer of 2015. He said the City was doing all it could to assist the Developer. In response to Council Member Grayeb as to what would happen if the agreement was not passed, he said the project would be delayed by a year. He said the developer felt the first position on the property was sufficient collateral coupled with his personal guarantee and commitment by investing within the City of Peoria. He said the developer's home office was in Peoria, which he saw as a statement of commitment to the City. He said the developer was not going to provide any additional collateral. Should this project move forward, City manager Urich said it would open up a number of construction jobs, and upon its completion, would offer jobs in the fields such as concessions and umpires. He remarked that some of the local labor would be paid prevailing wages.

In response to Council Member Akeson on what would happen should this item passed, City Manager Urich said assuming that the financing was secured by the developer in the next 120 days, then the City would establish the SSA and the City Council would issue bonds. He said the City had been clear to the developer that the City's commitment would be the \$9.6million in bonds, and that would be the extent of the City's participation.

City Manager Urich said it was Staff's recommendation to go forward with this loan at this time because of jobs and revenues it would bring to the City.

Motion to authorize the City Manager to enter into an Early Work Agreement, in an amount not to exceed \$3,000,000.00, for the construction of the Louisville Slugger Sports Complex Special Service Areas was approved by roll call vote.

Yeas: Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Mayor Ardis – 9;

Nays: Akeson, Weaver – 2.

(14-449) Communication from the City Manager and Community Development Director with a Request to Approve the Following:

A. An ORDINANCE Designating an Area within the City of Peoria and County of Peoria as the URBAN PEORIA ENTERPRISE ZONE and;

B. An INTERGOVERNMENTAL AGREEMENT with PEORIA COUNTY, the CITY OF WEST PEORIA, and the VILLAGE OF PEORIA HEIGHTS Related to the URBAN PEORIA ENTERPRISE ZONE.

Council Member Grayeb moved to adopt an Ordinance designating an area within the City of Peoria and County of Peoria as the Urban Peoria Enterprise Zone; seconded by Council Member Jensen.

ORDINANCE NO. 17,167 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

Council Member Grayeb moved to approve an Intergovernmental Agreement with Peoria County, the City of West Peoria, and the Village of Peoria Heights related to the Urban Peoria Enterprise Zone; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

(14-470) Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT a RESOLUTION ADOPTING the 2015 REVISED ANNUAL BUDGET for the City of Peoria.

City Manager Urich reported that the overall spending plan for the City of Peoria with the Library was approximately \$181 million. He said this was a maintenance budget with a limited number of position additions in this budget. He said the City felt an impact from its sales tax numbers and had tried to balance its capital spending accordingly with this.

Council Member Spain expressed his appreciation to City Manager Urich, Finance Director/Comptroller Jim Scroggins, and his team of dedicated Staff. He said the work was outstanding, and he noted the difficult budget years the Council had been through. He said great improvements were added to the budgeting process, which were greatly appreciated.

Council Member Grayeb said it needed to be realized that there were some projects that could put a lot of people to work in this community. He said he saw Peoria was progressing and moving forward and he said he saw a lot of jobs being created within the next five years that would move Peoria out of its current situation.

Council Member Spain moved to adopt a Resolution adopting the 2015 Revised Annual Budget for the City of Peoria; seconded by Council Member Turner.

RESOLUTION NO. 14-470 was approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

(14-471) Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE LEVYING the TAXES for FISCAL YEAR 2015 for MUNICIPAL PURPOSES for the City of Peoria, Illinois.

Council Member Riggenschach moved to adopt an Ordinance levying the taxes for Fiscal Year 2015 for municipal purposes for the City of Peoria, Illinois; seconded by Council Member Moore.

ORDINANCE NO. 17,168 was adopted by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

(14-472) Communication from the City Manager and Corporation Counsel with a Request to Approve the SITE APPLICATION for a Class G-B (Beer & Wine Only Restaurant) Liquor License with On-Site Consumption and Retail Sale of Alcohol at the SAUCED, 315 MAIN ST, contingent upon the approval of the Plan of Operation and the issuance of a C of O (Certificate of Occupancy) from the Community Development Department. (DISTRICT 1)

Council Member Moore expressed her appreciation on the contingency for the Certificate of Occupancy.

Council Member Moore moved to approve the Site Application for a Class G-B (Beer & Wine only restaurant) liquor license with on-site consumption and retail sale of alcohol at Sauced, 315 Main Street, contingent upon the approval of the plan of operation and the issuance of a Certificate of Occupancy from the Community Development Department; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenschach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

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

- (14-273) **Communication from the City Manager and the Community Development Director with a Request to Table the Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to Adopt an ORDINANCE Rezoning Property from the Present R-6 (Multifamily Residential) District to CN (Neighborhood Commercial) District and P-1 (Parking) District; and Approve a SPECIAL USE in a Class CN (Neighborhood Commercial) District for a School for the Property Identified as 919 NE JEFFERSON(18-03-310-015 and -014), Located within Peoria, IL. (District 1)**

Council Member Moore said this project was also known as the Greely School Project. She said the reason for the request to table this item was there was a lot of work occurring, and rather to have it deferred multiple times, it was determined it would be better to table the item until it was closer to a final product with the majority of the questions answered.

Council Member Moore moved to approve the request to Table the request to concur with the recommendation from the Planning and Zoning Commission and Staff to adopt an Ordinance rezoning property from the present R-6 (multifamily residential) district to CN (Neighborhood Commercial) District and P-1 (Parking) District; and approve a Special Use in a Class CN (Neighborhood Commercial) District for a school for the property identified as 919 NE Jefferson (18-03-310-015 and -014), located within Peoria, Illinois; seconded by Council Member Turner.

Council Member Jensen commented that at the PHA meeting on November 24, 2014, the Board held a discussion on this project and they planned coming back with a plan at the next PHA meeting wherein they would be seeking approval. She commented on the importance of citizens and neighbors, especially around Greely, having input on what the plan would be and they would be provided an opportunity to provide input.

Motion to TABLE was approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11;

Nays: None.

Hoops for Charity

Council Member Turner expressed his appreciation to St. Bernard's Catholic Church, Mayor Ardis, Mr. Savino Sierra, and Council Member Jensen for showing their support in the Hoops for Charity. He remarked on the success of the event and everyone's efforts in making it a success.

NEW BUSINESS

Underwriting Consultants

Council Member Weaver asked that City Manager Urich to informally price what it would cost to hire a consultant for underwriting purposes. He said a consultant would be valuable at meetings wherein the City Council could get their input on loans \$50,000 or more being processed. He remarked that with growth occurring in the downtown area, there could be more businesses coming to the City asking for more gap funding, and he said it was the responsibility of the City Council to make sure the citizens were protected.

Greenwood Estates

Council Member Denise Moore expressed her appreciation to the new management and owner of Greenwood Estates, formerly Village Green. She reported that the property had turned around significantly in the First District. She said the new owners invested a lot of money to bring that property to a newer standard.

Town Meeting Regarding Ferguson, Missouri

Council Member Moore said there was a town meeting this evening at 5:30 P.M. at the Peoria Civic Center. She said the meeting was brought together by the Advisory Committee on Policy Community Relations, the NAACP and the Black Chamber, and she said it was a conversation on how to ensure that the Ferguson situations would not happen in Peoria. She said it was a conversation for the whole community to come out and express concerns. She said she was certain the City was moving in the right direction in Peoria. She said there were a lot of good things happening in Peoria, and she said they needed to be recognized.

Wisconsin Avenue Business Corridor Plan

Council Member Riggerbach said the City Council approved the Wisconsin Avenue Business Corridor Plan. He expressed his enthusiasm about the redevelopment of that part of town. He said an important part of the East Village Growth Cell included Knoxville Avenue. He remarked that Council Member Akeson compiled a report for that corridor, which demonstrated a lot of work that needed to be done. He asked Staff to begin preliminary work in compiling information from business owners and property owners so that in the early part of January 2015 the City could engage those people and let them know of some of the tools available to them that the TIF offered. He asked Community Development Director Black to instruct Staff to compile information in order to begin dialogue in January.

Snow Removal from Sidewalks

Council Member Akeson said it was in September that Public Works Director Rogers brought forward a policy discussion about snow removal, and he included some discussion about what to do with sidewalks. She said she did not believe the Council came to a firm conclusion to give Director Rogers specific direction. She recommended reviewing sections of the City where there were pedestrians impacted by snow accumulations.

Parking in Emergency Snow Routes

Council Member Grayeb suggested bringing forth an item addressing different fine amounts for cars violating the emergency snow routes during a snow emergency. He recommended bringing this matter forward for discussion along with the snow removal from sidewalks.

Yard Waste Pick-Up

Council Member Turner remarked that this would be the last week for yard waste pick-up. He reminded everyone that yard waste would not be picked up again until April 2015.

Grand Opening of PO Boys Restaurant

Council Member Montelongo announced that PO Boys on Frostwood had their grand opening last weekend. He said it was excellent food and he would highly recommend it.

Appreciation to the Peoria Public Library and the Peoria Public Works Department

Mayor Ardis expressed his appreciation to the Peoria Public Library for hosting the City Council meeting. He commented that the Library also hosted the City Council at their downtown location for a call-in for a program last week. He said the Council would like to thank the library directors and the library board for allowing the use of the library facilities. He also expressed appreciation to the City's Public Works Department for the set-up at the Council Meeting while on the road.

Work on Townline Road

Mayor Ardis expressed his appreciation to Public Works Director Mike Rogers and his Staff for the outstanding work completed on Townline Road.

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.

Mr. Savino Sierra, a Peoria resident, expressed his concern for the conditions of the streets on the South Side as well as the poor lighting on the way to the library.

Mr. Melvin McCaw, a Peoria resident, complimented the Peoria Fire Department and Peoria Police Department on their response to a call to a family member's home.

Ms. Karrie Alms, a Peoria resident, expressed a concern regarding neighborhood redevelopment. She requested that neighborhood residents be informed early in the process about development in their neighborhoods. She said the North Valley area had not been included in discussions. She presented several letters from HUD and asked that they be made part of the permanent file.

Ms. Lynnette Hacker, a Peoria resident, expressed a concern for a potential location of a medical marijuana dispensary. She said the neighborhood had not been informed and she felt this project would have a negative impact on her neighborhood, plus there were safety concerns.

Ms. Dana Olson, a Peoria resident, expressed a concern regarding the location of a medical marijuana dispensary at Willow Knolls Road and Radnor Road. She said there were public health concerns and would attract people with criminal backgrounds to the area. She said there were children in the area and this was not a good location.

Ms. Cheryl Budzinki, a Peoria resident, spoke on the Township budget and website. She noted the Township was doing a better job becoming more transparent, but she requested additional information to be placed on the website. She provided an example from the Springfield website.

Ms. Marla Brady, a Peoria resident, expressed her concern on the Louisville Slugger project. She said she was an advocate for the project, but she opposed the City loaning \$3 million to the developer. She said she was concerned about the City making decisions without more information.

EXECUTIVE SESSION

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

ADJOURNMENT

Council Member Turner moved to adjourn the Regular City Council Meeting; seconded by Council Member Riggerbach.

Approved by roll call vote.

The Joint City Council and Town Board Meeting adjourned at 9:19 P.M.



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