



: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regular Meeting of the Joint City Council and Town Board of Peoria, Illinois, was held on December 14, 2021, 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, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11. Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

After Mayor Ali requested a moment of silent prayer or reflection, she asked everyone to keep Public Works Director Rick Powers in their prayers after the loss of his mother. She then led the pledge of allegiance.

MINUTES

Council Member Oyler moved to approve the minutes of the Special City Council Meeting held on November 16, 2021, and the minutes of the Joint City Council and Town Board Meeting held on November 23, 2021, as printed; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

PUBLIC HEARING

(21-361) PUBLIC HEARING Regarding the DISCONNECTION of a Property Having the Parcel ID 13-23-326-005.

Council Member Jackson moved to open the Public Hearing regarding the disconnection of a property having the Parcel ID 13-23-326-005; seconded by Council Member Velpula.

Approved by roll call vote.

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

Nays: None.

Mayor Ali opened the Public Hearing at 6:05 P.M.

Michael Flemming, an attorney representing the property owners Lynnette and Steven Demanes, described the usability, location, and sales history of the parcel. He said the petitioner owned larger adjoining parcels located in Peoria County known as Ravina on the Lakes, and he summarized the 1993 Annexation Agreement with the City's investment in the Huntington Point Subdivision Project. Since the land was not developed and there was no direct access to it, he said the property owners filed the petition to disconnect the property to allow their land to fall under the authority of Peoria County.

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

Council Member Ruckriegel moved to close the Public Hearing regarding the disconnection of a property having the Parcel ID 13-23-326-005; seconded by Council Member Allen.

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 6:11 P.M.

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

(21-362) REQUEST from the Town Officials to APPROVE the NOVEMBER 2021 ACTUAL EXPENDITURES and to APPROVE the DECEMBER 2021 ANTICIPATED EXPENDITURES for the Town of the City of Peoria.

Trustee Grayeb moved to approve the November 2021 Actual Expenditures and to approve the December 2021 Anticipated Expenditures for the Town of the City of Peoria; seconded by Trustee Kelly.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Chairwoman Ali - 11

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

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

(21-363) Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.

(21-364) Communication from the City Manager with a Request to APPROVE the CANCELLATION of the Regular City Council Meeting on December 28, 2021.

(21-365) Communication from the City Manager and Director of Public Works with a Request to ACCEPT a DEDICATION DEED from LISA M HINDS, to Add 473 Square Feet to a Public Walkway on WEST WILLOW WOOD DRIVE, to Include an Existing Sidewalk Partially Constructed Outside the Dedicated Right-of-Way Between Lot 10 (1734 WEST WILLOW WOOD DRIVE) and Lot 11 (1802 WEST WILLOW WOOD DRIVE). (Council District 5)

- (21-366)** **Communication from the City Manager and Director of Public Works with a Request to APPROVE a Sole Source PURCHASE from WESCO DISTRIBUTION INC., in the Amount of \$27,846.00, for the MURRAY BAKER BRIDGE Lighting and Emergency Repairs.**
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- (21-367)** **Communication from the City Manager and Director of Public Works with a Request for the Following:**
- A. APPROVE the LOW BID of KNAPP CONCRETE CONTRACTORS, INC., in the Amount of \$710,319.00, for the 2021 SIDEWALK PARTICIPATION PROGRAM. (All Council Districts)**
 - B. APPROVE a CHANGE ORDER to Deduct \$130,319.00 for the 2021 SIDEWALK PARTICIPATION PROGRAM Bid, Due to Value Engineering.**
 - C. AWARD a CONTRACT for \$580,000.00 for the 2021 SIDEWALK PARTICIPATION PROGRAM, with an Additional Authorization of \$32,631.67 (5.63%) for Contingencies, for a Total Contract Award of \$612,631.67. (All Council Districts)**
- (21-368)** **Communication from the City Manager and Human Resources Director with a Request to APPROVE and AUTHORIZE the City Manager to Extend the COLLECTIVE BARGAINING AGREEMENT, Between the City of Peoria and INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL UNION 51, for the Period of December 1, 2021, through November 30, 2023.**
**
- (21-369)** **Communication from the City Manager and Human Resources Director with a Request to APPROVE and AUTHORIZE the City Manager to Execute the COLLECTIVE BARGAINING AGREEMENT Between the City of Peoria and the Four (4) LABOR UNIONS (TEAMSTERS LOCAL 627, LABORERS LOCAL 165, CARPENTERS LOCAL 237 and PAINTERS LOCAL 157) that Comprise the Multi-Union Agreement to Cover the Period from December 1, 2021, through November 30, 2023.**

- (21-370)** **Communication from the City Manager and Public Works Director with a Request to APPROVE the LOW BID of KNAPP CONCRETE CONTRACTORS, INC., in the Amount of \$461,006.00, and Award a CONTRACT for the SPRING LANE and ORCHARD LANE PROJECT, with an Additional Authorization of \$46,100.00 (10%) for Contingencies, for a Total Contract Authorization of \$507,106.00. (Council District 5)**
- (21-371)** **Communication from the City Manager and Public Works Director with a Request for the Following:**

- A. APPROVE a HIGHWAY AUTHORITY AGREEMENT Between the City of Peoria and ILLICO, INC. (ILLICO), for the Property Known as 3712 NORTH UNIVERSITY STREET, Peoria, Illinois.**
 - B. ADOPT an ORDINANCE for a Limited Area for GROUNDWATER, for Properties Known as Parcel Identification Numbers 14-29-178-011, 14- 29-178-017, 14-29-254-003, 14-29-254-031, 14-29-255-003, 14-29-255- 032, as well as Portions of NORTH UNIVERSITY STREET, WEST WAR MEMORIAL DRIVE, and WEST STRATFORD DRIVE, Peoria, Illinois.**

- (21-372) Communication from the City Manager and Human Resources Director with a Request to APPROVE RESOLUTION NO. 21-372 Approving a 401(a) MONEY PURCHASE PLAN Document.
- (21-373) Communication from the City Manager and Public Works Director with a Request to APPROVE a STATE MOTOR FUEL TAX RESOLUTION NO. 21-373, in the Amount of \$96,200.00, for Supplement No. 1 to a Preliminary Engineering Services Agreement with CRAWFORD MURPHY AND TILLY, Under Master Services Agreement #18-369-D, for the WEST GLEN AVENUE PROJECT (NORTH SHERIDAN ROAD to NORTH KNOXVILLE AVENUE). (Council District 3)
- (21-374) Communication from the City Manager, Finance Director and Community Development Director with a Request to ADOPT ORDINANCE NO. 17,909 to RESCIND a Portion of Ordinance No. 17,891, Amending CHAPTER 18 of the CODE of the City of Peoria, Requiring Children's Hospitals to be Licensed.
- (21-375) ***** Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Historic Preservation Commission to ADOPT an ORDINANCE Approving the Designation of 1212 WEST MOSS AVENUE (Parcel Identification No. 18-08-204-005), as a LOCAL HISTORIC LANDMARK (Case No. HPC 540-2021).
- (21-376) Communication from the City Manager and Economic Development Department with a Request to ADOPT ORDINANCE NO. 17,910 to Hold a PUBLIC HEARING on the Creation of a TAX INCREMENT FINANCING DISTRICT (TIF), to be Known as the UNIVERSITY/WAR TIF, to be Held at the JANUARY 25, 2022, City Council Meeting.
- (21-377) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,911 Approving a SPECIAL USE in a Class R-1 (Single-Family Residential) District and a Class R-3 (Single-Family Residential) District, for a SHORT TERM RENTAL for the Property Located at 3207 NORTH KNOXVILLE AVENUE (Parcel Identification Nos. 14-28-377-070 and 14-28-377-048), Peoria, IL (Council District 2).
- (21-378) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,912 Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District, for a SHORT TERM RENTAL for the Property Located at 502 WEST MAYWOOD AVENUE (Parcel Identification No. 14-33-108-009), Peoria, IL (Council District 2).
- (21-379) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,913 Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District, for a SHORT TERM RENTAL for the Property Located at 424 WEST DOUBET COURT (Parcel Identification No. 14-33-357-005), Peoria, IL (Council District 2).

- (21-380) Communication from the City Manager and Director of Public Works with a Request to ADOPT ORDINANCE NO. 17,914 Granting a VARIANCE from Certain Provisions of the Flood Damage Prevention and Control Ordinance, for the Greater Peoria Sanitary District (GPSD), at 2322 SOUTH DARST STREET. (Council District 1)**
- (21-347) Communication from the City Manager and Director of Community Development with a Request to ADOPT ORDINANCE NO. 17,915 Amending RESTAURANT LICENSE REQUIREMENTS in CHAPTER 27 of the CODE of the City of Peoria.**
- (21-381) Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 17,916 Amending CHAPTER 4 of the CODE of the City of Peoria, Regarding ANIMAL REDEMPTION and ADOPTION FEES.**
- (21-382) *****
* Communication from the City Manager with a Request to ADOPT an ORDINANCE to Approve a Home Rule Volume Cap Allocation for PRIVATE ACTIVITY BONDS to the ILLINOIS ASSIST MCC PROGRAM.**
- (21-383) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION to CHANGE from a Class C-1 (Packaged Goods) Liquor License to a Class A (Tavern) Liquor License with On-Site Consumption and Retail Sale of Alcohol for J.K. WILLIAMS DISTILLING, LLC, D/B/A J.K. WILLIAMS DISTILLING, 8635 NORTH INDUSTRIAL ROAD, with a Recommendation from the Liquor Commission to Approve. (Council District 5)**
- (21-384) APPOINTMENT by Mayor Ali to the PEORIA PUBLIC LIBRARY BOARD OF TRUSTEES with a Request to Concur:**
- Ruth Bittner (Voting) – Term Expires 6/30/2022**
- (21-385) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the Assignment of General Fund Fund Balance, in the Amount of \$4,038,664.00 for Funding of PENSION OBLIGATIONS, Assignment of General Fund Fund Balance in the Amount of \$8,151,000.00 as a Transfer to the Capital Fund, and Assignment of \$500,000.00 in General Fund Fund Balance in 2022 and 2023 for Potential DUE DILIGENCE on the Purchase of the Water System.**
- (21-386) GREATER PEORIA MASS TRANSIT DISTRICT'S FY 2021 AUDITED FINANCIAL STATEMENTS with a Request to RECEIVE and FILE.**

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

Council Member Cyr requested Item No. 21-366 be removed from the Consent Agenda for further discussion.

Council Member Oyler requested Item Nos. 21-368, 21-369, and 21-375 be removed from the Consent Agenda for further discussion.

Council Member Jensen request Item Nos. 21-371 and 21-382 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 Allen.

Item Nos. 21-347, and 21-363 through 21-386 (except Item Nos. 21-366, 21-368, 21-369, 21-371, 21-375 and 21-382, 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.

(21-366) **Communication from the City Manager and Director of Public Works with a Request to APPROVE a Sole Source PURCHASE from WESCO DISTRIBUTION INC., in the Amount of \$27,846.00, for the MURRAY BAKER BRIDGE Lighting and Emergency Repairs.**

Council Member Cyr asked for details regarding the Murray Baker Bridge Lighting Project. City Manager Patrick Urich said the City was responsible for the design work of the improvements, and the Illinois Department of Transportation (IDOT) was responsible for the construction. He said the City of Peoria and the City of East Peoria were responsible for maintaining the lights since the warranty was expired. He said an Intergovernmental Agreement with Peoria County and Tazewell County to share maintenance responsibility was being pursued. He said fees from organizations applying to change the color of the lights on the bridge would offset maintenance costs.

When Council Member Cyr asked if a deferral was needed to first secure the Intergovernmental Agreement, City Manager Urich said he encouraged approving the purchase that evening since the City would bear the responsibility even after the Agreement was negotiated.

Council Member Cyr moved to approve a sole source purchase from Wesco Distribution Inc., in the amount of \$27,846.00, for the Murray Baker Bridge lighting and emergency repairs; seconded by Council Member Ruckriegel.

Approved by roll call vote.

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

Nays: None.

(21-368) **Communication from the City Manager and Human Resources Director with a Request to APPROVE and AUTHORIZE the City Manager to Extend the COLLECTIVE BARGAINING AGREEMENT, Between the City of Peoria and INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL UNION 51, for the Period of December 1, 2021, through November 30, 2023.**

CLERK'S NOTE: It was noted the expiration date was a typographical error and should reflect November 30, 2024, not November 30, 2023.

In response to Council Member Oyler's request for details, Interim Corporation Counsel Chrissie Kapustka explained the residency requirements and cash bonuses included in the Collective

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Bargaining Agreement. She clarified it was a three-year Agreement and would expire on November 30, 2024, not in 2023 as printed on the Council Communication. Discussions were held regarding the ability to assign members of the Union to certain job roles.

Council Member Oyler said he would not support the item because of the residency requirement to live within 20 miles of the City of Peoria.

Council Member Riggenbach moved to approve and authorize the City Manager to extend the Collective Bargaining Agreement, between the City of Peoria and International Brotherhood of Electrical Workers Local Union 51, for the period of December 1, 2021, through November 30, 2024; seconded by Council Member Velpula.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: Oyler - 1.

**(21-369) Communication from the City Manager and Human Resources Director with
*** a Request to APPROVE and AUTHORIZE the City Manager to Execute the COLLECTIVE BARGAINING AGREEMENT Between the City of Peoria and the Four (4) LABOR UNIONS (TEAMSTERS LOCAL 627, LABORERS LOCAL 165, CARPENTERS LOCAL 237 and PAINTERS LOCAL 157) that Comprise the Multi-Union Agreement to Cover the Period from December 1, 2021, through November 30, 2023.**

CLERK'S NOTE: It was noted the expiration date was a typographical error and should reflect November 30, 2024, not November 30, 2023. See discussions held under Item No. 21-368.

Council Member Oyler said questions he had for this item were addressed in Item No. 21-368.

Council Member Grayeb moved to approve and authorize the City Manager to execute the Collective Bargaining Agreement between the City of Peoria and the four (4) Labor Unions (Teamsters Local 627, Laborers Local 165, Carpenters Local 237, and Painters Local 157) that comprise the Multi-Union Agreement to cover the period from December 1, 2021, through November 30, 2024; seconded by Council Member Riggenbach.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: Oyler - 1.

(21-371) **Communication from the City Manager and Public Works Director with a Request for the Following:**

- A. APPROVE a HIGHWAY AUTHORITY AGREEMENT Between the City of Peoria and ILLICO, INC. (ILLICO), for the Property Known as 3712 NORTH UNIVERSITY STREET, Peoria, Illinois.**
- B. ADOPT an ORDINANCE for a Limited Area for GROUNDWATER, for Properties Known as Parcel Identification Numbers 14-29-178-011, 14- 29-178-017, 14-29-254-003, 14-29-254-031, 14-29-255-003, 14-29-255- 032, as well as Portions of NORTH UNIVERSITY STREET, WEST WAR MEMORIAL DRIVE, and WEST STRATFORD DRIVE, Peoria, Illinois.**

In response to Council Member Jensen's request for information, City Manager Urich said the Ordinance established an area where groundwater could not be used as a potable water source, and he noted it was a Federal Leaking Underground Storage Tank regulations requirement. Council Member Jensen said the process allowed property owners to begin remediations.

Council Member Jensen moved to approve a Highway Authority Agreement between the City of Peoria and Illico, Inc. (Illico), for the property known as 3712 North University Street, Peoria, Illinois; seconded by Council Member Allen.

Motion to approve a Highway Authority Agreement between the City of Peoria and Illico, Inc. (Illico), for the property known as 3712 North University Street, Peoria, Illinois, was approved by roll call vote.

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

Nays: None.

Council Member Jensen moved to adopt an Ordinance for a limited area for groundwater, for properties known as Parcel Identification Numbers 14-29-178-011, 14- 29-178-017, 14-29-254-003, 14-29-254-031, 14-29-255-003, 14-29-255- 032, as well as portions of North University Street, West War Memorial Drive, and West Stratford Drive, Peoria, Illinois; seconded by Council Member Kelly.

ORDINANCE NO. 17,917 was adopted by roll call vote.

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

Nays: None.

(21-375) **Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Historic Preservation Commission to ADOPT an ORDINANCE Approving the Designation of 1212 WEST MOSS AVENUE (Parcel Identification No. 18-08-204-005), as a LOCAL HISTORIC LANDMARK (Case No. HPC 540-2021).**

Council Member Oyler said he would abstain from voting due to his role as President on the Historic Preservation Commission. He said he was glad the Commission brought the request for approval, and he said the site would be a great asset to the City as a Historic Landmark.

Council Member Ruckriegel moved to adopt an Ordinance approving the designation of 1212 West Moss Avenue as a Local Historic Landmark; seconded by Council Member Jensen.

ORDINANCE NO. 17,918 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: None;

Abstention: Oyler - 1.

**(21-382) Communication from the City Manager with a Request to ADOPT an
***** ORDINANCE to Approve a Home Rule Volume Cap Allocation for PRIVATE
* ACTIVITY BONDS to the ILLINOIS ASSIST MCC PROGRAM.**

Council Member Jensen asked for more details regarding the Illinois Assist MCC Program. City Manager Urich said it was a state-wide homebuyer program and he reviewed how the federal allocation of tax credits had been utilized in the past. He estimated how many Peoria citizens benefitted from the program each year.

After a brief comment, Council Member Jensen moved to adopt an Ordinance to approve a Home Rule Volume Cap allocation for Private Activity Bonds to the Illinois Assist MCC Program; seconded by Council Member Allen.

ORDINANCE NO. 17,919 was adopted by roll call vote.

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

Nays: None.

FIRST READINGS:

(21-387) Communication from the City Manager and Corporation Counsel with a Request to RECEIVE and FILE a FIRST READING of an ORDINANCE Amending CHAPTER 28 of the CODE of the City of Peoria, Regarding AUTOMATED TRAFFIC VIOLATIONS.

Interim Corporation Counsel Chrissie Kapustka said motorists unlawfully passing stopped school buses was a growing problem. She said a new law allowed to ticket violators with the use of photos from stop-arm cameras mounted to buses. In order to implement such a system, she said the City would have to enter into an Agreement with the school district first. She said an Intergovernmental Agreement with Peoria Public Schools would be presented to the Council at a subsequent Meeting. Mayor Ali asked if the Dunlap School District would be participating, and Interim Corporation Counsel Kapustka said she would confer with them as well.

Council Member Grayeb discussed Chicago's traffic camera violation program and expressed an interest in modeling a similar system in the City of Peoria.

At the conclusion of his comments, Council Member Grayeb moved to receive and file a first reading of an Ordinance amending Chapter 28 of the Code of the City of Peoria, regarding automated traffic violations; seconded by Council Member Jackson.

Discussions were held regarding the proposed administration and hearing processes outlined in the proposed Ordinance. Council Member Jensen said she was concerned about the increased

workload on City Staff. Interim Corporation Counsel Kapustka said a Report would be provided to the Council to determine if Staff changes were necessary.

Discussions were held regarding implementation and administrative cost responsibilities as well as inviting other area school districts to participate in the program.

Motion to receive and file an Ordinance amending Chapter 28 of the Code of the City of Peoria, regarding automated traffic violations, was approved by roll call vote.

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

Nays: None.

CLERK'S NOTE: Item No. 21-387 will be placed on the January 11, 2022, City Council Agenda

PRESENTATION:

(21-388) Communication from the City Manager and Corporation Counsel with a Request to RECEIVE and FILE a PRESENTATION on REDISTRICTING CRITERIA.

Interim Corporation Counsel Chrissie Kapustka reviewed redistricting information from the October 12, 2021, Policy Session ([21-312](#)), and the 2020 Census Presentation at the September 28, 2021, City Council Meeting ([21-290](#)). She said, based on Attorney Phillip B. Lenzini's suggestion to consider adjustments to the City's Council District structure separately from redistricting deliberations, City Staff moved forward with preparations of maps and suggested amendments with the current five-district structure. She reviewed the changes required for each district and how variances would be monitored and reviewed. She said a few map variations would be presented at the first Committee of the Whole Meeting regarding Redistricting, and she noted subsequent meetings would be scheduled to continue discussions as follows:

- January 18, 2022
- February 1, 2022
- February 15, 2022
- March 1, 2022
- March 15, 2022
- March 29, 2022

Discussions were held concerning the deadline to submit the redistricting maps. Interim Corporation Counsel Kapustka said they were due 12 months from receipt of the census data, but there were other factors to consider like election filing deadlines. The duration of the redistricting process in 2000 and 2010 as well as available Staff resources were also discussed.

City Manager Ulrich said after the initial maps were presented, the Council would decide the appropriate deliberation process for amendments between the scheduled meetings.

Council Member Riggenbach expressed the importance of redistricting to the community.,

Council Member Oyler moved to receive and file a presentation on redistricting criteria; seconded by Council Member Allen.

Council Member Grayeb requested documents related to previous redistricting efforts. City Clerk Stefanie Tarr said she would provide the information to the Council.

Motion to receive and file a presentation on redistricting criteria was approved by roll call vote.

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

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(21-389) Communication from the City Manager and Finance Director with a Request to APPROVE an INTRA-CITY LOAN, from the City's Other Post Employment Benefit Fund, to Pay the Remaining Illinois Municipal Retirement Fund (IMRF) EARLY RETIREMENT INCENTIVE, to be Repaid to the City's Other Post Employment Benefit Fund Over Ten (10) Years, at an Interest Rate of Three Percent (3.00%), with the Final Payment to be Made January 1, 2032.

City Manager Patrick Ulrich summarized the Early Retirement Incentive (ERI) approved at the June 23, 2020, City Council Meeting (Item No. [20-188](#)), stating it affected 43 City and 3 Library Staff. He said in order to save almost 50% on interest payments he recommended borrowing from the City's other Post Employment Benefit Fund to pay Illinois Municipal Retirement Fund (IMRF).

Council Member Kelly moved to approve an Intra-City Loan, from the City's other Post-Employment Benefit Fund, to pay the remaining Illinois Municipal Retirement Fund (IMRF) Early Retirement Incentive, to be repaid to the City's other Post-Employment Benefit Fund over ten (10) years, at an interest rate of three percent (3.00%), with the final payment to be made January 1, 2032; seconded by Council Member Jensen.

City Manager Ulrich explained how the cost of interest was determined and how the ERI did not result in cost-savings to the City due to the rehiring of Staff resulting from an expedient pandemic recovery rebound. He said there were many unknown variables during the pandemic, but in the future if the City did not refill the positions it would result in the intended cost-savings.

Discussions were held concerning the loss of institutional knowledge as a result of the ERI and what could be done differently in the future.

Approved by roll call vote.

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

Nays: None.

(21-390) Communication from the City Manager and Economic Development Department with a Request to ADOPT an ORDINANCE Approving the FMB HOLDING, INC. REDEVELOPMENT AGREEMENT. (Council District 1)

City Manager Ulrich said the Redevelopment Agreement was for 330 SW Water Street, formerly the Crooked Waters Restaurant location. He said the Central Business District TIF would reimburse the owner for improvements, such as addressing flooding concerns since it was on the Riverfront. He said utilizing the almost-expired TIF funds was prudent because once expired the funds would return to the taxing bodies.

After noting the improvements were necessary to attract a potential tenant, Council Member Jackson moved to adopt an Ordinance approving the FMB Holding, Inc. Redevelopment Agreement; seconded by Council Member Kelly.

ORDINANCE NO. 17,920 was adopted by roll call vote.

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

Nays: None.

(21-391) Communication from the City Manager and Director of Community Development with a Request to DENY an ORDINANCE to DISCONNECT Certain Real Estate, Commonly Known as Parcel Identification Number 13-23-326-005, Vacant Land within Peoria Owned by Lynnette & Steven Demanes, from the City of Peoria.

City Manager Urich said Staff recommended the Council deny the request to disconnect the property from the City. Discussions were held regarding the \$580,000.00 the City invested on the annexed properties and other conditions of the Annexation Agreement related to the 1993 Huntington Pointe Subdivision Development Project. Assistant Director of Community Development Leah Allison said the parcel was part of the submitted subdivision plat and the City's investment was applied to the entire subdivision. City Manager Urich said the parcel was included in the Annexation Agreement, which was later subdivided by the developer.

Council Member Kelly said the parcel should not be disconnected from the City if it was part of the development, and he asked if there was a deadline for the Council to decide. Interim Corporation Counsel Kapustka said it was not time-sensitive and she explained the legal standard to overcome Annexation Agreements.

Council Member Kelly moved to deny an Ordinance to disconnect certain real estate, commonly known as parcel identification number 13-23-326-005; seconded by Council Member Allen.

Council Member Jensen asked to grant privilege of the floor to Michael Flemming, an attorney representing property owners Lynnette and Steven Demanes. Hearing no objection, Mayor Ali granted privilege of the floor to Attorney Michael Flemming.

Attorney Flemming said Mr. and Mrs. Demanes purchased the property from Jerry Weaver when the land was subdivided, and he noted the original plat showed the parcel as an outlot. He said no streets or City services were on the property, so it did not directly benefit from City investment funds.

Council Member Riggerbach said the parcel was intentionally included by the developer in the Huntington Pointe Subdivision Plan. After he cited the higher standard to overcome Annexation Agreements, he said it could set a precedent if the disconnection was approved. Interim Corporation Counsel Kapustka said the Court did not generally favor disconnection requests for voluntarily annexed properties because it violated the Annexation Agreement. Council Member Riggerbach said he supported the motion on the floor to deny disconnecting the parcel.

In response to Council Member Ruckriegel's inquiry regarding parcel location information, Interim Corporation Counsel Kapustka said both the Annexation Agreement filed with Peoria County and the tax bill would have indicated the parcel was in the City of Peoria and would have been included in the purchase. Council Member Ruckriegel noted conditions of the property had not changed, and because it was included in the Annexation Agreement and proposed

development plan, the City's investment affected all included parcels. He said it had been many years since the parcel was purchased, and with future development potential being unknown, he said he supported the motion to deny disconnecting the parcel.

Discussions were held regarding adjacent parcels owned by the petitioners and their motivation for requesting to disconnect the property from the City.

Council Member Jensen asked for privilege of the floor to be given to the petitioner Lynette Demanes. Hearing no objection, Mayor Ali granted privilege of the floor to Lynette Demanes.

Mrs. Demanes said the Huntington Pointe Subdivision developer offered to sell the property to her and her husband after he determined it could not be developed as part of the subdivision. She said they were not aware at the time it was part of the City of Peoria, and she noted the only access to the parcel was through their adjacent property.

Council Member Jensen said this was a different situation because the parcel was not developed, noting it was connected to the petitioner's larger parcels in Peoria County. She said she would not support the motion to deny disconnecting the parcel.

After stating the Council and the requestors needed more time to research and prepare, Council Member Grayeb moved for a substitute motion to defer this item to the January 11, 2022, City Council Meeting; seconded by Council Member Jensen.

Council Member Kelly said he did not support the substitute motion to defer. He said the petitioner owned the property for many years and he did not understand why it was requested now. He said it would set a bad precedent to disconnect parcels around the City's edges and he said he would vote against the deferral.

Council Members Oyler and Ruckriegel said they supported the motion to defer the item to allow time for Council to review information and deliberate.

Substitute motion to defer this item to the January 11, 2022, City Council Meeting was approved by roll call vote.

Yeas: Allen, Grayeb, Jackson, Jensen, Oyler, Riggerbach, Ruckriegel, Velpula,
Mayor Ali - 9;

Nays: Cyr, Kelly - 2.

(21-392) Communication from the City Manager and Corporation Counsel with a Request to ADOPT an ORDINANCE Amending CHAPTER 3, SUBSECTION 59, of the CODE of the City of Peoria, to Revise SUBCLASS (1) SUPPLEMENTAL LICENSE AREA.

Interim Corporation Counsel Chrissie Kapustka said the Ordinance would amend the Code of the City of Peoria to remove the ability of obtaining a 4:00 A.M. liquor license in the Warehouse District. She said there was one existing establishment with the 4:00 A.M. liquor license subclass in the area and it would remain valid as long as the license-holder was compliant with laws and regulations.

After indicating the Warehouse District was focusing on more residential development projects, Council Member Oyler moved to adopt an Ordinance amending Chapter 3, Subsection 59, of the Code of the City of Peoria, to revise Subclass (1) Supplemental License area; seconded by Council Member Ruckriegel.

Continued discussions were held on the increasing residential projects in the Warehouse District, and the one existing 4:00 A.M. liquor license holder.

Council Member Grayeb left Council Chambers.

Council Member Jackson discussed the issues of litter and public safety concerns raised by citizens regarding Status Nightclub. Interim Corporation Counsel Kapustka explained multiple departments in the City of Peoria responded to complaints and concerns for all liquor license holders in the City.

Council Member Grayeb returned to Council Chambers.

Interim Corporation Counsel Kapustka explained potential consequences in response to violations, including amending a plan of operation to limit the hours of operation. She said she would provide additional information to the Council.

Council Member Jackson said she was displeased with the affect Status Nightclub had on the area as it related to redevelopment efforts, and she asked why it could not be included in the conditions the Ordinance would implement. Interim Corporation Counsel Kapustka explained licenses could only be amended, suspended, or revoked with proper due process after a rule or regulation violation. She said she would provide more information to the Council regarding liquor license regulations.

Discussions were held regarding the boundaries of the Warehouse District. City Manager Urich said he would send a detailed map to the Council.

Council Member Allen said despite issues raised regarding the 4:00 A.M. liquor license, he believed the long-term vision of the Warehouse District would benefit from keeping them intact. He said growth in the area would attract young professionals who frequent late-night establishments and entertainment, and with proper supervision, would provide a desirable feature for a vibrant community.

Council Member Jackson said she was not fundamentally opposed to 4:00 A.M. liquor licenses, but she said it was the business owner's responsibility to address concerns at their establishments. She said she did not believe young professionals would be attracted to establishments with a history of public safety concerns.

Council Member Allen noted his previous comments were related to the entire Warehouse District and were not specific to any establishment.

Council Member Kelly said he agreed with Council Member Jackson's concerns that it was important to eliminate community safety concerns, and he said he would support the item.

ORDINANCE NO. 17,921 amending Chapter 3, Subsection 59, of the Code of the City of Peoria, to revise Subclass (1) Supplemental License area was adopted by roll call vote.
Yeas: Cyr, Grayeb, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula,
Mayor Ali - 9;
Nays: Allen, Jackson - 2.

(21-393) Communication from the City Manager and Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a CLASS N-1 (Institutional) District for Multi-Family Residential Housing for the Homeless, for the Property Located at 415 ST. MARKS COURT, 509 ST. MARKS COURT, 122 NE GREENLEAF STREET, and 113 FOWLER STREET (Parcel Identification Nos.18-04-406-005, 18-04-406-006, 18-04-406-009, 18-04-406-011, 18-04-406-013, 18-04-406-022, 18-04-406-026), Peoria, IL.

Council Member Grayeb asked if the recent UnityPoint Health announcement would affect the project. City Manager Urich said he was not aware of any concerns.

Community Development Director Joe Dulin said Phoenix Community Development Services, a non-profit community services provider in Peoria, proposed housing to address family homelessness concerns in the community. He introduced Christine Kahl, President and Chief Executive Officer of Phoenix Community Development Services, to provide additional details. President Kahl said the building owner, UnityPoint Health, petitioned the Special Use, and she said an agreement was in place to protect the project through the possible transition. She said the housing project would end family homelessness in Peoria, and she said Phoenix offered optional supportive services to the tenants.

Council Member Jensen said she enthusiastically supported the project and she reviewed other Phoenix projects in the community. She requested an update from President Kahl for the Council at a later date to review other Phoenix endeavors.

Council Member Jensen moved to adopt an Ordinance approving a Special Use in a Class N-1 (Institutional) District for multi-family residential housing for the homeless, for the property located at 415 St. Marks Court, 509 St. Marks Court, 122 NE. Greenleaf Street, and 113 Fowler Street, Peoria, Illinois; seconded by Council Member Velpula.

Council Member Jackson said there was a great need in the community for resources to address homelessness and she asked for consideration and compassion to ensure basic needs were met, such as food and shelter. She said she readily supported the project.

Council Member Allen asked President Kahl to elaborate on demographics and qualifications for tenants. President Kahl explained the U.S. Department of Housing and Urban Development (HUD) definition of homelessness determined demographics and the local Continuum of Care (COC) Program, currently housed under the United Way, managed a centralized waitlist for housing. She discussed factors the COC used to determine placement on the list and how factors such as a sex-offender conviction would disqualify an applicant.

Council Member Allen said he would abstain from voting due to being an employee at Methodist College of UnityPoint Health.

Council Member Kelly said while he supported this item, he said he was concerned how homelessness and public housing were being addressed. He said it was well-intended as a temporary solution but encouraged people to stay within the system instead of rising above it. He gave examples of causes for homelessness and he said he did not believe warehousing people in the downtown area was the best solution.

Mayor Ali said she believed transitional housing programs were successful and were a great asset to citizens in need.

Council Member Ruckriegel said positive changes in the City were sometimes unseen and he highlighted the importance of projects like those undertaken by Phoenix for the community. He said he concurred with Council Member Jensen's request to schedule an update on projects and programs from Phoenix for the Council.

Council Member Oyler said he has long supported Phoenix's work in Peoria, but he said he had reservations about the location for this proposed project. He said a lot of development was happening downtown but resources like restaurants and shopping centers were not nearby. He said he would support the project because he believed Phoenix would be effective in managing it and other proposed locations had been met with opposition. He discussed challenges with homelessness in the City and the importance of addressing them.

Council Member Riggerbach agreed that continued discussions were needed to address affordable housing in Peoria, including public housing, homeless housing options, and projects like the 30 homes in the East Bluff to relocate citizens from TAFT homes. He said concerns would not be alleviated overnight, but this project was a big step in the process, and he said he would support this item.

ORDINANCE NO. 17,922 approving a Special Use in a Class N-1 (Institutional) District for multi-family residential housing for the homeless, for the property located at 415 St. Marks Court, 509 St. Marks Court, 122 NE. Greenleaf Street, and 113 Fowler Street, Peoria, Illinois was adopted by roll call vote.

Yeas: Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: None;

Abstention: Allen - 1.

(21-394) Communication from the City Manager with a Request to ADOPT an ORDINANCE Approving the 101 LIBERTY STREET, LLC. REDEVELOPMENT AGREEMENT. (Council District 1)

City Manager Ulrich reviewed the redevelopment plans and previous improvements that were made on the property. He said it was a great investment of Warehouse District TIF funds. He noted this redevelopment was located across from the Peoria Riverfront Museum.

After a brief comment, Council Member Jensen moved to adopt an Ordinance approving the 101 Liberty Street, LLC. Redevelopment Agreement; seconded by Council Member Jackson.

Council Member Jensen said Ardor was a very successful business and she looked forward to the next step with the improvements. She asked the Council to approve the item and said it brought lots of people downtown to the Warehouse District.

ORDINANCE NO. 17,923 approving the 101 Liberty Street, LLC. Redevelopment Agreement was adopted by roll call vote.

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

Nays: None.

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

It was determined there was no Unfinished Business at this time.

Council Member Cyr left Council Chambers.

NEW BUSINESS

309 Toys for the Neighborhood – Toys Giveaway Event

Council Member Allen announced the 309 Toys for the Neighborhood event was scheduled for Saturday December 18, 2021, from 1:00 P.M. to 5:00 P.M. He listed sponsors of the event and he said there would be two locations, Tri-County Urban League (317 S. MacArthur Highway) and the East Bluff Community Center (512 E. Kansas). He said toys would be given to children ages 3 to 14 and there would be other services available such as food pantry items, barber shop certificates and haircuts and hairstyling on-site. He said over 200 families were already registered. He said more information was available on their Facebook page or send an email to andreallen@peoriagov.org.

Council Member Cyr returned to Council Chambers.

Public Safety Pension Initiative

Council Member Riggerbach provided an update regarding the interest in forming a committee to discuss Pension Fund changes with Springfield Legislators. He said he and Council Member Ruckriegel spoke with Representative Jehan Gordon-Booth and Representative Ryan Spain and they recommended collaborating with peer-cities to unite as downstate communities requesting modifications to the current pension structure. He said labor groups would also be involved and he thanked Mayor Ali for her leadership.

Public Works Praise

Council Member Riggerbach thanked Public Works Staff for their work resolving pothole concerns in the City with professionalism and expediency. He described some of the methods used for repairing potholes.

Journal Star Article – Rivermen Tribute

Council Member Riggerbach mentioned an article in the Monday, December 13, 2021, Journal Star newspaper with the 1984-1985 Rivermen Team, featuring Council Member Denis Cyr. The team was featured and celebrated as IHL Turner Cup champions at the Saturday, December 11, 2021 Rivermen game at the Peoria Civic Center Carver Arena.

Merry Christmas

Council Member Kelly said he wished Staff, Council Members, and citizens a Merry Christmas.

Neighborhoods Aglow Event

Council Member Grayeb invited citizens to view 1,300 candlelight luminaries from High Street, down Moss Avenue to Western Avenue, on Sunday, December 19, 2021, from 5:00 P.M to 8:00 P.M. He said the event was part of Illuminate Moss-Bradley and to tune to 103.1 FM for details. He said the event began during the pandemic. He wished for everyone to have a great holiday season.

Lincoln Branch Library Celebration

Council Member Jackson said there was an event at Lincoln Branch Library on Saturday, December 18, 2021 from 11:30 A.M. to 1:00 P.M. She said it had been 10 years since the expansion and she praised the staff for their hard work and joyful demeanor. She concluded by wishing everyone a Merry Christmas.

Mayor's Thanks

Mayor Ali thanked the Council Members for their service to the community and she said she enjoyed working with them. She thanked City Staff, City Manager Urich, Interim Corporation Counsel Kapustka, City Clerk Tarr and Deputy Clerk Coe for their service as well.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

It was determined that there were no citizens wishing to address the City Council/Town Board at this time.

EXECUTIVE SESSION

It was determined there was no need for an Executive session at this time.

ADJOURNMENT

Council Member Ruckriegel moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Allen.

Approved by roll call vote.

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

Nays: None.

The Regular Joint City Council and Town Board Meeting was adjourned at 8:37 P.M.



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

cc