

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

A Regular Meeting of the Joint City Council and Town Board of Trustees of Peoria, Illinois, was held February 9, 2021, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were electronically present: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 9. Absent: Kelly, Moore - 2.

COVID-19 PUBLIC NOTICE

In accordance with Governor JB Pritzker's Executive Order 2020-69 as amended and extended, limiting meetings to the lesser of 25 persons or 25% of the overall room capacity; and Executive Order 2020-07, as amended and extended, requiring the provision of video, audio or telephonic access to meetings; as well as the CDC recommending social distancing of at least 6 feet between persons, City Hall is implementing changes and restrictions for the City Council Meeting on February 9, 2021, while complying with the spirit of the Open Meetings Act.

The Council Meeting will be held in person in City Council Chambers. There is a room capacity restriction in place of 25 persons at one time which would result in a wait to enter if met. Temperature screenings and face coverings are required for access inside City Hall.

Members of the public and media are invited to watch through the live stream on the City of Peoria's website, YouTube, Local Television Channel 22, or listen through WCBU Radio.

While Public Comment is available in-person, the option to submit comments through the City Clerk's Office due to room capacity restrictions was available as well. Any submissions will be read into the record. The agenda, minutes and video podcast of the meeting will be available online through the City website.

NOTICE OF TOWNSHIP ELECTORS

Mayor Ardis announced, pursuant to Public Act 095-0761, any citizen who wishes to have an item considered on the Agenda at the Annual Town Meeting to be held Tuesday, April 13, 2021, at 6:00 P.M., is required to bring a specific request signed by 15 or more electors to the Township Clerk no later than Monday, March 1, 2021. He continued by saying that any group of registered voters may request an advisory question of public policy for consideration by the electors at the annual meeting by giving written notice of the specific advisory question to the Township Clerk in the same manner as required for an agenda item under subsection (b) of Section 30-10 of the Township Code.

INVOCATION & PLEDGE OF ALLEGIANCE

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

MINUTES

Council Member Ruckriegel moved to approve the minutes of the Joint City Council and Town Board Meeting held on January 26, 2021, as printed; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

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

- (21-041) REQUEST from the Town Officials to APPROVE the JANUARY 2021 ACTUAL EXPENDITURES and to APPROVE the FEBRUARY 2021 ANTICIPATED EXPENDITURES for the Town of the City of Peoria.**

Trustee Grayeb moved to approve the January 2021 Actual Expenditures and to approve the February 2021 Anticipated Expenditures for the Town of the City of Peoria; seconded by Trustee Riggerbach.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Chairman Ardis - 9;

Nays: None.

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

- (21-042) Communication from the City Manager and the Assistant City Manager with a Request to APPROVE a SOLE SOURCE Renewal of the Maintenance AGREEMENT for the City's Graphical Information System (GIS) Mapping System with ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI), in an Amount Not to Exceed \$32,000.00 Per Year for Up to Three Years.**
- (21-043) Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,824 Partially Abating the Tax Hereto Levied to Pay Special Service Area Property Taxes on the PEORIA SPORTS CENTER SPECIAL SERVICE AREA, in the Amount of \$132,800.00.**
- (21-044) *** Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE Partially Abating the Tax Hereto Levied to Pay Special Service Area Property Taxes on the HOLIDAY INN PROPERTY TAX SPECIAL SERVICE AREA, in the Amount of \$46,700.00.
- (21-045) APPOINTMENT by Mayor Ardis to the DOWNTOWN DEVELOPMENT CORPORATION with a Request to Concur:**

Zachary Oyler (Voting) - Term Expiration 4/30/2024

(21-046) REAPPOINTMENT by Mayor Ardis to the PEORIA CIVIC CENTER AUTHORITY with a Request to Concur:

Christell Frausto (Voting) - Term Expiration 7/1/2021

(21-047) APPOINTMENT by Mayor Ardis to the LIQUOR COMMISSION with a Request to Concur:

Timothy Spears (Voting) - Term Expires 6/30/2023

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

Council Member Ruckriegel requested Item No. 21-044 be removed from the Consent Agenda for further discussion.

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

Item Nos. 21-042 through 21-047 (excluding Item No. 21-044, which was removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

(21-044) * Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE Partially Abating the Tax Hereto Levied to Pay Special Service Area Property Taxes on the HOLIDAY INN PROPERTY TAX SPECIAL SERVICE AREA, in the Amount of \$46,700.00.

An amended Ordinance was distributed to all Council Members changing the year in Section 1 from 2018 to 2021.

Council Member Ruckriegel moved to adopt an Ordinance partially abating the tax hereto levied to pay Special Service Area Property Taxes on the Holiday Inn Property Tax Special Service Area, in the amount of \$46,700.00; seconded by Council Member Cyr.

ORDINANCE NO. 17,825 was adopted by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(21-048) Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.

Council Member Riggerbach moved to approve the Declaration of Local State of Emergency; seconded by Council Member Oyler.

Motion to approve the Declaration of Local State of Emergency Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 8;

Nays: Montelongo 1.

(21-049) Communication from the City Manager and Community Development Director with a Request to APPROVE and Enter into a CONTRACT with TESKA ASSOCIATES, INC., in an Amount not to Exceed \$24,450.00, for Tax Increment Financing (TIF) Services for Properties Generally Bounded by NORTH UNIVERSITY STREET, WEST WAR MEMORIAL DRIVE, WEST FLORENCE AVENUE, and NORTH PARISH AVENUE. (Council District 2)

Community Development Director Ross Black reviewed the item stating it was a request from City Staff to enter into an agreement with Teska who have previously serviced TIF Districts for the City of Peoria and other communities in Illinois. He reviewed the areas outlined for a potential TIF, noting it had been undeveloped for a decade and exhibited many of the elements to qualify for a TIF. He said approval of this item was the first step for an independent third party review of the area to see if it qualified as a TIF. Should it qualify, he said Staff would then move forward with a redevelopment plan and bring that plan back to the City Council in May of 2021 to create a TIF.

Council Member Grayeb said this property had been vacant for quite some time, noting there were people interested in developing that location. He said should Council approve this item, it would only be a review of the property to see if it would qualify for a TIF. He said approving this item would not approve any Special Use nor preclude public input from the surrounding neighborhoods. He commented that approving this item would be prudent, noting there were issues associated with the property that he and Mayor Ardis had been working together to resolve, to include traffic issues that would need to be resolved before any development took place.

Council Member Jensen said approving this item was the first step toward establishing a potential TIF; however, she reiterated the need to have meaningful public input prior to presenting a redevelopment plan to the City Council.

Discussions were held regarding the possibility of the City entering into an Intergovernmental Agreement with various taxing districts to allow some of those districts to receive a benefit from the TIF.

Council Member Grayeb moved to approve and enter into a contract with Teska Associates, Inc., in an amount not to exceed \$24,450.00 for Tax Increment Financing (TIF) Services for properties generally bounded by North University Street, West War Memorial Drive, West Florence Avenue, and North Parish Avenue; seconded by Council Member Ali.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 9;

Nays: None.

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

- (20-244) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class CN (Neighborhood Commercial) District for an ASSISTED LIVING (Sober Living) FACILITY, for the Property Located at 2419 N. PROSPECT ROAD (Parcel Identification No. 14-34-327-009), Peoria IL (Council District 3).**

A revised Council Communication and Ordinance was distributed to all Council Members that provided for a sixth condition of the Special Use to include, "If the Special Use is not in place and in active use within 6 months from the date of granting, then, without further action by the Planning and Zoning Commission and the City Council, the Special Use, or authorization thereof, shall be null and void."

Council Member Riggerbach said he would be moving forward with the approval of the item with the sixth condition outlined in the revised communication and Ordinance. He said he had spoken with the Peoria Park District President Robert Johnson who agreed with the item and the insertion of the sixth condition. He said if the facility was not active within six months, then the petitioners would need to reapply for a Special Use. He commented great progress had been made in the past month, and he said he looked forward to its progress.

At the conclusion of his comments, Council Member Riggerbach moved to adopt an Ordinance approving a Special Use in a Class CN (Neighborhood Commercial) District for an Assisted Living (Sober Living) Facility, for the property located at 2419 N. Prospect Road (Parcel Identification No. 14-34-327-009), Peoria, Illinois; seconded by Council Member Grayeb.

ORDINANCE NO. 17,826 was adopted by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

- (21-039) Communication from the City Manager and Director of Public Works with a Request for the Following (All Council Districts):**
- A. ADOPT an ORDINANCE Establishing the PEORIA COMBINED SEWER OVERFLOW REMEDIATION DISTRICT; and**
 - B. APPROVE a RESOLUTION Setting Fees Effective on May 1, 2023, with Planned, Annual Increases through May 1, 2026, for the PEORIA COMBINED SEWER REMEDIATION DISTRICT and Amending Resolution 20-088-B and 19-379-B Setting Fees for the Peoria Sanitary Sewer Rehabilitation District Setting Fees Effective on May 1, 2023 with Planned, Annual Increases through May 1, 2026, for CITY SEWER REHABILITATION RATE.**

Council Member Oyler moved to defer this item to the May 11, 2021, Regular City Council Meeting; seconded by Council Member Riggerbach.

Motion to defer to the May 11, 2021, Regular City Council Meeting was approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

NEW BUSINESS

East Village Growth Cell Housing Rehabilitation Program

Council Member Riggerbach announced applications were now available to the residents in the EVGC. He said for more information, to call the Community Development Department at 309-494-8600. He said he was excited to see this program continuing, and he said he hoped the residents of the EVGC would take advantage of the opportunity.

Uber Driver Vehicle Requirements

Council Member Jensen inquired about a condition for Uber Drivers to purchase a new car after a number of years. She asked if a reprieve from such a requirement would be allowed due to the pandemic. Corporation Counsel Peterson said she would investigate the issue and provide a Report Back to the Council.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

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

EXECUTIVE SESSION

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

ADJOURNMENT

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

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 9;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 6:22 P.M.



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