

**: OFFICIAL PROCEEDINGS :**

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

A Joint Regular Meeting of the City Council and Town Board of Trustees of Peoria, Illinois, was held March 13, 2018, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

**ROLL CALL**

Roll Call showed the following Council Members were physically present: Akeson, Cyr, Grayeb, Jensen, Moore, Montelongo, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11.  
Absent: None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Ardis requested a moment of silent prayer or reflection and he asked everyone to keep the family of former Mayor Bob Lehnhausen in prayer in light of his recent passing. He then led the pledge of allegiance.

**PROCLAMATIONS, COMMENDATIONS, ETC.**

**Parkinson's Awareness Month  
National Small Business Development Center Day  
Richwoods High School Lady Knights  
75th Anniversary of the Letter of Protest against the Holocaust**

**MINUTES**

Council Member Grayeb moved to approve the minutes of the Joint City Council and Town Board Meeting held on February 27, 2018, and the Special City Council Meeting held on March 10, 2018, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach,  
Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

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

**(18-056) Communication from the Town Clerk with a Request to APPROVE the AGENDAS for the ANNUAL TOWN MEETING.**

Trustee Grayeb moved to approve the agendas for the Annual Town Meeting; seconded by Trustee Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach,  
Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

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

- (18-057)  
\* Communication from the City Manager and Director of Public Works with a Request to Concur with Staff's Recommendation to Set a PUBLIC HEARING Before the City Council on TUESDAY, MARCH 27, 2018 at 6:00 P.M. Regarding CITY-WIDE SEWER RATE ADJUSTMENTS.
- (18-058) Communication from the City Manager and the Interim Chief of Police with a Request for a SOLE SOURCE PURCHASE of a 4U Rackmount IP Server, Camera Licenses and Necessary Peripherals, from MIDCO, INC., in the Amount of \$37,189.59.
- (18-059) Communication from the City Manager and Director of Public Works with a Request to APPROVE a CONTRACT with KREILING ROOFING COMPANY, for the Roof Replacement at the Bannon Resident Officer House, in the Amount of \$28,261.00.
- (18-060)  
\*\* Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of STARK EXCAVATING, INC. and AWARD the Construction CONTRACT in the Amount of \$5,341,982.77, plus 10% Contingency for a TOTAL CONTRACT of \$ 5,876,181.05 for the MACARTHUR HIGHWAY BRIDGE RECONSTRUCTION PROJECT. (Council Districts 1 & 2)
- (18-061)  
\*\*\* Communication from City Manager and Director of Public Works with a Request to APPROVE the CONTRACT Renewals for the 2018 City of Peoria and Peoria County Trustee VACANT LOT MOWING PROGRAM and Enter into Contracts, in the Total Amount of \$310,395.00, as follows:
- A. WINEINGER AND SONS, in the Amount of \$61,605.00, plus an Additional 10% for Contingencies;
  - B. STEVE WALTON CONSTRUCTION, in the Amount of \$52,866.00, plus an Additional 10% for Contingencies;
  - C. P-TOWN CAR CLUB, in the Amount of \$68,400.00, plus an Additional 10% for Contingencies;
  - D. EAST BLUFF NHS, in the Amount of \$68,400.00, plus an Additional 10% for Contingencies;
  - E. HULSE LANDSCAPING, in the Amount of \$21,330.00, plus an Additional 10% for Contingencies; and
  - F. HEARN'S LANDSCAPING, in the Amount of \$9,576.00, plus an Additional 10% for Contingencies.



- (18-062)  
\*\*\*\*  
Communication from the City Manager and Director of Public Works with a Request to APPROVE the following CONTRACT Renewals for the 2018 FACILITIES, BOULEVARDS & RIGHTS-OF-WAY MOWING PROGRAM and the Award of Contracts, in the Total Amount of \$72,290.00, as Follows:
- A. CLASSY GRASS, in the Amount of \$44,658.00, Plus an Additional 10% for Contingencies;
  - B. STEVE WALTON, in the Amount of \$21,060.00, Plus an Additional 10% for Contingencies.
- (18-063)  
\*\*\*\*\*  
Communication from City Manager and Director of Public Works with a Request to Approve an INTERGOVERNMENTAL AGREEMENT between the City of Peoria and County of Peoria for the RECONSTRUCTION and JURISDICTIONAL TRANSFER of WILLOW KNOLLS ROAD and ALLEN ROAD INTERSECTION, from the County Highway System to the Municipal Street System. (Council District 5)
- (18-064)  
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\*  
Communications from the City Manager with a Request to Adopt an ORDINANCE reserving 2018 PRIVATE ACTIVITY BOND VOLUME CAP, in the Amount of \$12,075,735.
- (18-049)  
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Communication from the City Manager and Director of Community Development with a Request to Concur with Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending Appendix A, the Unified Development Code, of the City of Peoria Relating to MULTI-STORY MINI-STORAGE USES.
- (18-065)  
\*\*\*\*\*  
\*\*\*  
Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C1 (General Commercial) District for a Multi-Story Mini-Storage & Truck Rental Facility for the Property Located at 4400 N BRANDYWINE DRIVE (Parcel Identification Nos. 14-19-477-007 & -019) Peoria, IL.
- (18-052)  
Communication from the City Manager and Corporation Counsel with a Request for a FIRST READING review to ADOPT an ORDINANCE Amending Chapter 5 of the CODE of the City of Peoria Pertaining to the REGISTRATION OF LOTS.
- (18-066)  
Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the REQUEST to Change From a Class G-B (Beer & Wine Only Restaurant) to a Class B (Restaurant, 50% Food) and the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License with the Retail Sale of Alcohol at RUMBERGERS BAR & GRILL, 500 MAIN ST, Contingent Upon the Issuance of the Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 1)



- (18-067) **Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License with the Retail Sale of Alcohol at DOUBLE A'S, 7716 N. US ROUTE 91, Contingent Upon the Compliance with all Building Permit Requirements, with a Recommendation from the Liquor Commission to Approve. (Council District 5)**
- (18-068) **Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License with the Retail Sale of Alcohol at CYD'S GOURMET KITCHEN, 5805 N. KNOXVILLE, Contingent Upon the Issuance of the Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 3)**
- (18-069) **APPROVE the COMMITTEE REPORT (POLICY SESSION) Regarding WASTE COLLECTION SERVICES.**

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

Council Member Cyr requested Item Nos. 18-063 and 18-060 be removed from the Consent Agenda for further discussion.

Council Member Jensen requested Item Nos. 18-057 and 18-049 be removed from the Consent Agenda for further discussion.

Council Member Moore requested Item Nos. 18-061 and 18-062 be removed from the Consent Agenda for further discussion.

Council Member Akeson requested Item No. 18-064 be removed from the Consent Agenda for further discussion.

Council Member Montelongo requested Item No. 18-065 be removed from the Consent Agenda for further discussion.

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

Item Nos. 18-049, 18-052, 18-057 through 18-069 (excluding Item Nos. 18-049, 18-057, 18-060 through 18-065) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

- (18-057) **Communication from the City Manager and Director of Public Works with a Request to Concur with Staff's Recommendation to Set a PUBLIC HEARING Before the City Council on TUESDAY, MARCH 27, 2018 at 6:00 P.M. Regarding CITY-WIDE SEWER RATE ADJUSTMENTS.**
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Council Member Jensen inquired about the timing of the proposed Public Hearing and Public Works Director Scott Reeise responded by reviewing the guidelines that the City had to follow prior to implementing the tax. He said Staff was working to incorporate these adjustments with GPSD's increases.

Council Member Jensen expressed a concern that the City was holding a Public Hearing six months after the City Council had approved the proposed adjustments. She said there needed to be more public input prior to these types of adjustments being approved by the City Council.

City Manager Urich stated that, for further reference, Staff would hold a Public Hearing prior to the vote being taken for budget purposes.

Council Member Jensen moved to concur with Staff's recommendation to set a Public Hearing before the City Council on Tuesday, March 27, 2018, at 6:00 P.M. regarding City-wide sewer rate adjustments; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-060)**      **Communication from the City Manager and Director of Public Works with a**  
**\*\***              **Request to ACCEPT the LOW BID of STARK EXCAVATING, INC. and**  
**AWARD the Construction CONTRACT in the Amount of \$5,341,982.77, plus**  
**10% Contingency for a TOTAL CONTRACT of \$ 5,876,181.05 for the**  
**MACARTHUR HIGHWAY BRIDGE RECONSTRUCTION PROJECT. (Council**  
**Districts 1 & 2)**

An updated Council Communication was distributed to all Council Members

Council Member Riggerbach moved to accept the low bid of Stark Excavating, Inc. and award the construction contract, in the amount of \$5,341,982.77, plus 10% contingency for a total contract of \$5,876,181.05, for the MacArthur Highway Bridge Reconstruction Project; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-061)**      **Communication from City Manager and Director of Public Works with a**  
**\*\*\***              **Request to APPROVE the CONTRACT Renewals for the 2018 City of Peoria**  
**and Peoria County Trustee VACANT LOT MOWING PROGRAM and Enter**  
**into Contracts, in the Total Amount of \$310,395.00, as follows:**

- A. WINEINGER AND SONS, in the Amount of \$61,605.00, plus an Additional 10% for Contingencies;**
- B. STEVE WALTON CONSTRUCTION, in the Amount of \$52,866.00, plus an Additional 10% for Contingencies;**



- C. P-TOWN CAR CLUB, in the Amount of \$68,400.00, plus an Additional 10% for Contingencies;
- D. EAST BLUFF NHS, in the Amount of \$68,400.00, plus an Additional 10% for Contingencies;
- E. HULSE LANDSCAPING, in the Amount of \$21,330.00, plus an Additional 10% for Contingencies; and
- F. HEARN'S LANDSCAPING, in the Amount of \$9,576.00, plus an Additional 10% for Contingencies.

At Council Member Moore's request, Public Works Director Reeise provided a brief overview of the vendors for the Vacant Lot Mowing Program. He said this item would extend the contracts for these vendors from last year. He said all amounts stayed the same except for P-Town Car Club, which lowered its price to match the East Bluff NHS.

Discussions were held on the importance of vetting these vendors through a process in order to incorporate a fair mix of minority, women or veteran operated companies.

Council Member Moore moved to approve the contract renewals for the 2018 City of Peoria and Peoria County Trustee Vacant Lot Mowing Program and to enter into contracts, in the total amount of \$310,395.00, as follows: Wineinger and Sons, in the amount of \$61,605.00, plus an additional 10% for contingencies; Steve Walton Construction, in the amount of \$52,866.00, plus an additional 10% for contingencies; P-Town Car Club, in the amount of \$68,400.00, plus an additional 10% for contingencies; East Bluff NHS, in the amount of \$68,400.00, plus an additional 10% for contingencies; Hulse Landscaping, in the amount of \$21,330.00, plus an additional 10% for contingencies; and Hearn's Landscaping, in the amount of \$9,576.00, plus an additional 10% for contingencies; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-062)**      **Communication from the City Manager and Director of Public Works with a**  
**\*\*\*\***            **Request to APPROVE the following CONTRACT Renewals for the 2018**  
                  **FACILITIES, BOULEVARDS & RIGHTS-OF-WAY MOWING PROGRAM and**  
                  **the Award of Contracts, in the Total Amount of \$72,290.00, as Follows:**

- A. CLASSY GRASS, in the Amount of \$44,658.00, Plus an Additional 10% for Contingencies;
- B. STEVE WALTON, in the Amount of \$21,060.00, Plus an Additional 10% for Contingencies.

Council Member Moore inquired about these contracts and whether an effort was put forth to include women, minorities and veterans and if there were significant contract changes from last year.



Director Reese said these contractors were similar to last year's contracts that involved the mowing of right-of-ways and boulevards in the City. He said he did not have the information on the number of women, minorities and veteran vendors who responded to the RFP process; however, he said he would review the process and provide a Report Back to Council Member Moore.

Council Member Moore moved to approve the following contract renewals for the 2018 facilities, boulevards and rights-of-way mowing program and the award of contracts, in the total amount of \$72,290.00 for the following: Classy Grass, in the amount of \$44,658.00, plus an additional 10% for contingencies and Steve Walton, in the amount of \$21,060.00, plus an additional 10% for contingencies; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-063)**  
**\*\*\*\*\***  
**Communication from City Manager and Director of Public Works with a Request to Approve an INTERGOVERNMENTAL AGREEMENT between the City of Peoria and County of Peoria for the RECONSTRUCTION and JURISDICTIONAL TRANSFER of WILLOW KNOLLS ROAD and ALLEN ROAD INTERSECTION, from the County Highway System to the Municipal Street System. (Council District 5)**

Council Member Cyr provided an overview of the item, noting that the City was not going to have the funds to work on the intersection of Willow Knolls Road and Allen Road until 2022. He said he reached out to Peoria County Chair Andrew Rand and County Board Member Steve Rieker to coordinate efforts. He said he met with the City's Finance Director/Comptroller Jim Scroggins who assisted with finding a way to finance the project. He said the City would not have to raise taxes for the project and it would provide for jobs in the area. He said the Fifth District generated a lot of revenue for the City's General Fund and were deserving to have this intersection addressed. He said this was a collaboration of the City of Peoria and County of Peoria along with its constituents working together to address a needed road repair.

At the conclusion of his comments, Council Member Cyr moved to approve an Intergovernmental Agreement between the City of Peoria and County of Peoria for the reconstruction and jurisdictional transfer of Willow Knolls Road and Allen Road intersection, from the County Highway System to the Municipal Street System; seconded by Council Member Ruckriegel.

Council Member Cyr recognized Carol Hornickle, President of the Fairway Villas Homeowners Association, who assisted with coordination among the City, the County and the homeowners that were affected by the intersection.

City Manager Urich said the details of the project were quite lengthy. He said there was currently an agreement with the County that, if there was a road to be transferred, both entities would split the cost of rebuilding the road to standard and the road would be turned over to the City. He said this would allow the City to meet time constraints to have the intersection constructed by the end of the year. He said the City would select the vendors with the County participating in the process. He said the City would hold the contracts while the County would bear the costs. He said the County would provide the funds and pay for vendors and the City would then be obligated to reimburse the County 50% of costs. He said it would take the City



ten years to pay off the project with the first payment due in 2019 with no penalty should City pay the amount off early.

In response to Council Member Jensen, City Manager Urich confirmed that the City would be holding public meetings in order to gather public input regarding options such as a possible roundabout.

Public Works Director Reiese provided an overview of the process and who would be part of the designing and engineering. He said a team would be gathered to help construct an affordable design. He said there was a temporary plan to fix the intersection until the project went underway, which may be seen as early as April. He said the temporary fix would be utilized in the final plan of the project.

Council Member Riggenbach expressed his appreciation to Council Member Cyr for his efforts and leadership on this issue. He said this intersection had been a problem for quite some time. He recognized County Board Chair Andrew Rand for his willingness to sit at the table and think outside the box in order to address this intersection. He said this showed that two governmental bodies were willing to work together for the common good of the community.

Peoria County Board Chair Andrew Rand said this project was made possible due to the Metro Peoria. He recognized Carol and Dick Hornickle who engaged the community and the neighbors in the area in order to keep this issue in the forefront. He said the Fifth District had been suffering with this issue for quite some time and he expressed his confidence in Public Works Director Scott Reiese and his ability to complete such a project at a low cost. He said Director Reiese was in tune with the neighborhood and sought their input. He expressed his appreciation for the opportunity to work with the City and others on this project.

Mayor Ardis expressed his appreciation to Council Member Cyr for his time and effort and to finally get this issue resolved and he said the residents and businesses in the area were very appreciative of his efforts as well.

Motion to approve an Intergovernmental Agreement between the City of Peoria and County of Peoria for the reconstruction and jurisdictional transfer of Willow Knolls Road and Allen Road intersection, from the County Highway System to the Municipal Street System was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(18-064)**      **Communications from the City Manager with a Request to Adopt an**  
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\*                **ORDINANCE Reserving 2018 PRIVATE ACTIVITY BOND VOLUME CAP, in**  
                  **the Amount of \$12,075,735.**

Council Member Akeson requested additional information on what this item represented, what the money could be applied toward and what revenue streams would be used to pay the bond.

Dr. Leslie McKnight, Senior Economic Development Administrator for the City of Peoria, said this item was a State allocation used for development for manufacturing in order to finance a specific cost to a project. She said it could be used for multi-family rental housing with some criteria. She said the interest was tax exempt for the bond holders and it provided for long-term financing at a low interest rate that was generally below prime. She said it could provide financing up to 100% cost. She said it was a tool for economic development. She said it has



been nearly 15 years since private activity bonds had been used for a manufacturing project or a multifamily project. She said once it was allocated to the City, the City would have until November to reserve the funds for a project. If not, she said the City would have the option to send the bonds to the City of Aurora for the Illinois Assist Down Payment Program. She said in this past year 193 families were assisted with a down payment as a first time homebuyer. She reviewed the process a developer would have to take in order to secure these bonds, noting that the developers had to facilitate and finance the entire bond transaction. She said it was up to the developer to meet the financial criteria for a bond and had to secure a Letter of Credit and then secure a bond council. She said there was an administrative fee from the City in order to issue to a commercial lender.

City Manager Urich said the IRS Code provided every municipality \$105.00 per person as part of the private activity bond cap. He said the City could issue this debt on behalf of a private entity in order to spur industrial development.

Discussions were held on whether the developer would be held to a certain design standard, and it was noted that a developer would have to go through a process in the Community Development Department in order to get their project approved.

Council Member Akeson said, since the City had no design standard and relied on the good will of the developers, she recommended amending this item to reflect that the developer had to comply with any design standard that the City should implement when projects come forward.

City Manager Urich said any development that would come forward would have to go through the review process in the Community Development Department. He said this specific item would reserve the bond volume cap. He said an item could be brought back before the Council in the next week or two if the Council determined it wanted to hold a developer to a certain design standard.

Discussions were held on whether to defer this item for two weeks, and Dr. McKnight stated the bond had to be reserved by the end of the month.

Council Member Akeson moved to adopt an Ordinance reserving the 2018 Private Activity Bond Volume Cap, in the amount of \$12,075,735.00; seconded by Council Member Moore.

At the request of Council Member Montelongo, Dr. McKnight reviewed the process once the item was approved and how quickly the funds would become available to a developer after being passed by the City Council. City Manager Urich said it would take several months before the funds would become available after its adoption by the Council.

In response to Council Members Akeson and Montelongo regarding design standards, Community Development Director Ross Black said design standards could come back to the City Council for a Policy Session in approximately six weeks. He said there were two ways to adopt design standards: as part of the Unified Development Code or as a completely different section of the City Code. He said it would be close to late summer before there would be an adoption of any type of design standards.

ORDINANCE NO. 17,558 reserving the 2018 Private Activity Bond Volume Cap, in the amount of \$12,075,735.00, was adopted by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.



- (18-049)**      **Communication from the City Manager and Director of Community Development with a Request to Concur with Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Amending Appendix A, the Unified Development Code, of the City of Peoria Relating to MULTI-STORY MINI-STORAGE USES.**  
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In response to Council Member Jensen regarding the definition of multi storage mini storage units, Community Development Director Black said the proposal was a Special Use, not a Permitted Use. He said there were certain standards associated with a Special use. At her request, he reviewed the standards. He said since this would be a Special Use, the City Council could regulate the development as it deemed necessary.

Council Member Montelongo said he was supportive of the project, but moved to defer this item to the March 20, 2018, Special City Council Meeting in order to ask the developer a few questions; seconded by Council Member Turner.

Motion to defer to the March 20, 2018, Special City Council meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

- (18-065)**      **Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class C1 (General Commercial) District for a Multi-Story Mini-Storage & Truck Rental Facility for the Property Located at 4400 N BRANDYWINE DRIVE (Parcel Identification Nos. 14-19-477-007 & -019) Peoria, IL.**  
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Council Member Montelongo said this item was associated with Item No. 18-049, and he moved to defer to the March 20, 2018, Special City Council Meeting; seconded by Council Member Turner.

Motion to defer to the March 20, 2018, Special City Council meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**REGULAR BUSINESS ITEMS, with Recommendations as Outlined:**

- (18-070)**      **Communication from the City Manager and Director of Public Works with a Request to RECEIVE and FILE a PRESENTATION by Peoria Public Works Department for the STORMWATER UTILITY.**

Public Works Director Reese provided an overview of the stormwater utility stating that it began in 2015 with the creation of the One Water Committee. He said training materials and training sessions were offered in 2016 with City Staff educating the public on the City's stormwater issues. He said the City held a CityFest event to help with the education process. He said the training and informational sessions had been ongoing since 2015 meeting with businesses and organizations. He said the City had posted information through its social media in a grassroots



effort to reach out to the public. He said the educational part took place between 2015 and 2017 and going into 2017, the City met with businesses, updated materials and in December the Stormwater Utility passed as part of the 2018-2019 City Budget. He provided an overview of all the outreach efforts that took place. He explained how the rates would be assessed for properties. He said the goal was to encourage behavioral changes as it related to stormwater. He said the bill would be easy to understand and its formulation was upheld in Illinois legal challenges. He said going forward into 2018, Staff would bring a credit manual to the March 27, 2018, City Council Meeting as a presentation. He said public mailers would go out the first week of July and that a website would be launched with the anticipation of people to pay their bill online.

Discussions were held regarding the backlog of stormwater projects, noting a total cost of \$17.5 million. Council Member Cyr inquired as to how much these costs would increase due to inflation, and Director Reese stated there could be a 3.0% increase per year. He explained the order in which the Public Works Department addressed projects and how they were rated from life safety issues to nuisances. He said life safety issues grew each year, which pushed back the nuisance issues.

Council Member Cyr said the stormwater fee would continue to increase over the next three years and that the public needed to know how the extra money would be allocated. He said the fee would increase by 66% over the next four years. He expressed a concern that there have not been enough effort in reaching the public and business owners. He said the same effort in stormwater utility needed to be applied as was applied for the budget challenge in 2017. He said he had received a number of calls from businesses and individuals who felt blindsided by this fee. He said these constituents would like to have input on the credit manual and he asked Director Reese to reach out for more public input on the credit manual.

In response to Council Member Cyr's concern regarding the outreach effort and the credit manual, Director Reese said a draft manual was available to the public online and anyone with comments could send them to him so he could discuss it with Staff. He encouraged the City Council to provide input as well. He said it was Staff's goal to have the manual done by May.

Mayor Ardis said this item would not be finalized by the next City Council meeting. He expressed the importance of getting plenty of public input from Council Members, business owners and constituents.

Discussions were held on how the money would be allocated, and it was noted that some of the funds would be applied toward the backlog of stormwater projects and some toward current road and sewer projects. Discussions were held regarding the proposed rates and how other communities imposed rates. It was noted that this fee would not cover the CSO issue, wherein another form of funding would need to be found; however, it was noted that the stormwater laid the groundwork for how some of the CSO projects would be paid. It was noted that several different resources would be needed in order to pay for the CSO Solution. Discussions continued, noting that the City would be able to set aside funds for addressing those issues and it was mentioned that the City would likely issue bonds to do the work, which would have to be paid back with higher sewer rates in order to pay for the sheer volume of work.



Council Member Montelongo said he had a meeting with Public Works Director Reeise, various car dealerships and hospitality businesses and he said the biggest concern for these businesses was the fact that they had water retention systems implemented and they were discouraged because they would have to pay again. He remarked on the need to establish solid credits and perhaps offering a 100% credit if the business owner made an investment to their property. He expressed a concern moving money from the stormwater fee to address road issues. He requested the City to meet with these businesses in order to help them get their amounts calculated for their fee.

Council Member Cyr moved to receive and file the presentation by Peoria Public works Department for the Stormwater Utility; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

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

**(18-038) Communication from the City Manager and Director of Community Development with a Request to APPROVE \$400,000.00 in HUD HOME FUNDS to HABITAT FOR HUMANITY GREATER PEORIA AREA for the Construction of Four (4) New, Affordable, Single-Family, Owner-Occupied Homes Located in the 1000 and 1100 Blocks of NORTHEAST MADISON and MONROE. (Council District 1)**

Council Member Moore moved to approve \$400,000.00 in HUD Home Funds to Habitat for Humanity Greater Peoria Area for the construction of four (4) new, affordable, single-family, owner-occupied homes located in the 1000 and 1100 blocks of Northeast Madison and Monroe; seconded by Council Member Turner.

Council Member Moore said this was a project by Habitat for Humanity, noting that they came into the First District and changed the look for vacant and derelict properties and beautified them. She said it was her understanding that there may be administrative processes that needed to be done before the funds are distributed. She asked for the City Council's support in approving these funds, which would not be released until the administrative process was complete as an indication that the City was willing to assist Habitat of Humanity.

Council Member Akeson requested to defer this matter for two weeks in order to obtain more information so the community knew that Habitat for Humanity was requesting 80% of the City's HOME funds. She said the City would provide the Code Enforcement support, but the process must be reviewed in the future. She remarked on the importance of ensuring that these types of investments in the City would yield the results the City Council was anticipating.

At the close of her comments, Council Member Akeson requested to make a friendly amendment to defer the approval of the funds until the administrative details were finalized and to have Habitat continue and proceed with Section 106 of the Historic Review process in order not to be delayed. She said Director Black could bring back a plan that would address code



enforcement issues and that there needed to be a resolution to a property that had no basement and no garage. She said these families had to be set up for success. She said she would not approve the funding, but asked for a friendly amendment that Habitat go ahead with the process.

Council Member Moore said she rejected the friendly amendment. She commented that there were other developments that did not have garages or basements, but compensated with the use of sheds. She said this was an award winning developer that people deferred to on the correct way of building these types of properties.

Council Member Akeson expressed her concern for the proposed development noting there was no shed proposed on the plan and she said she wanted to be certain that if there was a shed proposed, there would be space on this location. She said she understood Council Member Moore's points, but she said in this case it was not final that it was not going to delay the project. She remarked that the City Council should not accept something that was not complete. She said the Council could approve the funding, but solidify the plans. She said Habitat for Humanity had been incredibly responsive, but she said it was incumbent on the Council that some of the issues be addressed.

Council Member Moore said the developer reached out to her and said there would be a basement and a garage included at the development.

The Director of Habitat addressed the City Council regarding the concerns stating that all the homes would have a basement. She said a garage would be built that would exit onto Morton Street.

At the request of Council Member Akeson, Director Black responded to the issue stating that regarding whether there would be room for a garage, Staff would have to look at the site to see if it would fit and if there would be set back issues with that parcel. He said the diagram in the Council Communication did not indicate a garage at the property. He said if there was a change, the City could accommodate for that change. He said the documents provided were not construction documents, but rather examples of what could be constructed. He said there was still a Section 106 review process that had to occur, which would probably result in some changes to the way the homes looked and how they were placed on the parcels.

Motion to approve \$400,000.00 in HUD Home Funds to Habitat for Humanity Greater Peoria Area for the construction of four (4) new, affordable, single-family, owner-occupied homes located in the 1000 and 1100 blocks of Northeast Madison and Monroe was approved by roll call vote.

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

Nays: Akeson, Grayeb - 2.

**(18-050) Communication from the City Manager and Director of Public Works with a Request for the Following:**

- A. ADOPT an ORDINANCE Amending the CITY OF PEORIA 2018-2019 BIENNIAL BUDGET Relating to the Capital Fund to Recognize the Receipt of a Private Donation through the DOWNTOWN DEVELOPMENT CORPORATION and Corresponding Expenditures for the RIVERFRONT VILLAGE DEMOLITION PROJECT, in the Amount of \$1,584,000.00.**



**B. ACCEPT the LOW BID from N.E. FINCH CO. and Award a Construction CONTRACT, in the Amount of \$1,584,000.00, for the Base Bid of \$1,440,000.00 plus 10% for Contingency, for the RIVERFRONT VILLAGE DEMOLITION PROJECT. (Council District 1)**

Council Member Moore moved to adopt an Ordinance amending the City of Peoria 2018-2019 Biennial Budget relating to the capital fund to recognize the receipt of a private donation through the Downtown Development Corporation and corresponding expenditures for the Riverfront Village Demolition Project, in the amount of \$1,584,000.00; seconded by Council Member Turner.

In response to Council Member Moore regarding clarification of the Council Communication and its attachments, Public Works Director Reese said the City held a number of meetings with the Riverfront Association. He said it was the City's understanding that the parking would remain that was facing the water between the clock tower and the River Station and that the trees would remain in place. He said when the demolition took place, there would still be two lanes of traffic with the understanding that during the planning process for the next year, an issue might come up that would eliminate the parking until completion of the project. He said if the demolition undermined that road structure, then there would be additional discussions on the process.

Council Member Moore remarked that there had been a number of meetings held regarding this project. She said the Spirit of Peoria and the Riverfront Organization brought activities to the riverfront such as the Riverfront Market. She expressed her appreciation to Director Reese and his Staff for their efforts on this project and to ensure that the Riverfront Association could have the best use of this space that was available to this point.

ORDINANCE NO. 17,559 amending the City of Peoria 2018-2019 Biennial Budget relating to the capital fund to recognize the receipt of a private donation through the Downtown Development Corporation and corresponding expenditures for the Riverfront Village Demolition Project, in the amount of \$1,584,000.00

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

Council Member Moore moved to accept the low bid from N.E. Finch Co. and award a construction contract, in the amount of \$1,584,000.00, for the base bid of \$1,440,000.00 plus 10% for Contingency, for the Riverfront Village Demolition Project with the understanding that the parking facing Water Street will remain in place with two driving lanes connecting the clock tower with the River Station parking lot temporarily until a final design is agreed upon by the City Council and funded, unless unforeseen conditions prevent the two driving lanes from remaining and then Staff will notify the City Council; seconded by Council Member Ruckriegel.

Approved, as amended, by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.



**(18-018) Communication from the City Manager and Corporation Counsel with a Request to ADOPT an ORDINANCE Amending Chapter 18 of the CODE of the City of Peoria Pertaining to MASSAGE ESTABLISHMENT.**

Corporation Counsel Leist said the City was working to find a balance among the massage therapist organizations and how to manage the least reputable massage establishments. He said the City met with a variety of organizations, such as the Center for Prevention of Abuse, noting that everyone had an interest to obtain the same goal, and he requested a four week deferral.

Council Member Grayeb said this would take regulation of a massage establishment into a home rule regulation. He expressed his reluctance of deferring the matter past April 10, 2018; however, he said it should provide an opportunity for the stakeholders involved to provide input on the matter.

Council Member Grayeb moved to defer this item to the April 10, 2018, Regular City Council meeting; seconded by Council Member Cyr.

Motion to defer to the April 10, 2018, Regular City Council meeting was approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**(17-396) APPOINTMENTS by Mayor Ardis to the TOURISM RESERVE FUND with a Request to Concur:**

**Dr. Marwin Spiller (Voting) - Term Expires 3/13/2020**

**Council Member Denise Moore (Voting) - Term Expires 3/13/2019**

**Council Member Denis Cyr (Voting) - Term Expires 3/13/2019**

An updated Council Communication was distributed to all Council Members providing the terms.

Council Member Riggerbach moved to approve the appointment by Mayor Ardis to the Tourism Reserve Fund of Dr. Marwin Spiller (term expires 3/13/2020); Council Member Denise Moore (term expires 3/13/2019) and Council Member Denis Cyr (term expires 3/13/2019); seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

**NEW BUSINESS**

**Temporary Closure of MacArthur Bridge**

Council Member Grayeb inquired about the current status of the MacArthur Bridge, noting it was currently closed. Public Works Director Reeise commented that this was a temporary closure for pre-work to be done by Illinois American Water to relocate a water main in the area. He said



he anticipated the work to be completed in two weeks. He said he would bring back to the City Council a more definitive timeline of the work to be done on the reconstruction of the bridge.

Council Member Moore commented that she and Director Reese had been reaching out to the community to notify them of upcoming closures.

#### **Rumbargers in the First District**

Council Member Moore welcomed and congratulated Rumbargers for opening a restaurant in the First District at 500 Main Street, across from the Pere Marquette. She invited everyone to come downtown to dine at Rumbargers. She said this was an example of the First District and the downtown area attracting new businesses.

#### **Road Conditions in the Fourth District and Reservoir Road**

Council Member Montelongo said there were a number of roads in the Fourth District that were in need of repair from the winter damage. He inquired as to where the funds to repair potholes came from, and Public Works Director Reese said those funds were calculated into the operational costs of the City.

Council Member Montelongo commented on the poor condition of Reservoir Road, and he inquired as to the road report that was generated from the scan that was done in 2017. Director Reese said a project report plan would come before the City Council at the March 27, 2018, City Council meeting, which would demonstrate the City's road plan from 2014 to current.

#### **CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD**

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens who wished to address the City Council.

Mary Hayes, an interested citizen, said she represented the people in her district, who rode CityLink, and various ethnic groups. She said she attended a City Link Board meeting wherein they had received a bill for \$1,500.00 from the City for beautifications. She inquired who had sent the bill and how the amount was determined. She said the City needed to invest in beautification, but she was concerned that there was a bill for beautification during a time when it could not be done. She asked the City Council or Staff to review the issue.

Amr Elsamny, a concerned citizen, remarked on the City's sales tax and how it compared to nearby communities. He said it was important to be able to compete with East Peoria. He expressed his concern for spending money on the Riverfront in building the platform and then demolishing the platform. He asked what Peoria could do to attract more tourism. He said Central Illinois had the most beautiful city in the State. He said there needed to be a plan in order to bring more tourists and people to the area.

#### **EXECUTIVE SESSION**

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



ADJOURNMENT

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

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 9:50 P.M.



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

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