

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Joint City Council and Town Board Meeting of Peoria, Illinois was held July 22, 2014, at 6:19 P.M., at Valeska Hinton Early Childhood Education Center, W. Romeo B. Garrett Ave, Peoria, Illinois, with Mayor Ardis presiding, and with proper notice having been posted.

APPRECIATION TO PEORIA SCHOOL DISTRICT 150

Mayor Ardis expressed his appreciation to Peoria School District 150 for arranging accommodations while the City Council Chambers were being renovated. He announced that the first Tuesday of each month the City Council would be holding meetings at the Peoria County Courthouse in the County Board Room, and the fourth Tuesday of each month the City Council would hold meetings within each of the Council Districts until renovations were completed.

RECOGNITION OF FORMER LOCAL DIGNITARIES

Mayor Ardis announced the passing of Richard Schwebel who gave so much of his time and talent to the community over the years. He recognized Schwebel family members who were present.

Council Member Grayeb remembered former Council Member Gary Sandberg who had passed away suddenly approximately one year ago.

ROLL CALL

It was noted by the Clerk that the following Council Members were physically present: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Weaver, Mayor Ardis – 11; Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

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

MINUTES

Council Member Spain moved to approve the minutes of the Regular City Council Meeting held on July 8, 2014, as printed; seconded by Council Member Turner.

Approved by roll call vote.

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

Nays: None.

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

- (14-295) **Communication from City Manager and Director of Public Works Requesting Approval of EMERGENCY PURCHASES for POLICE FLEET Replacement of Two (2) 2013 Chevrolet Impalas, in the Amount of \$21,998.00 Each, for a Total of \$43,996.00, From GREEN CHEVROLET AND DODGE in Springfield, Illinois, Utilizing the State of Illinois Contract Bid Process.**
- (14-296) **Communication from the City Manager and the Interim Chief of Police with a Request for Approval and Authorization to Execute an INTERGOVERNMENTAL AGREEMENT Between the City of Peoria and the County of Peoria under the EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) Program FY2014 Local Solicitation, in the Amount of \$87,590.00.**
- (14-297)
* **Communication from the City Manager and Interim Chief of Police with a Request for the Following:**
- A. ADOPT an ORDINANCE Amending the City of Peoria GENERAL FUND BUDGET for the Fiscal Year 2014 to PURCHASE Three (3) used FLHTP-I Motorcycles USING RESTRICTED LAW ENFORCEMENT FUNDS in the amount of \$34,450.00;**
- B. APPROVE the SOLE SOURCE PURCHASE of Three (3) Used 2013 FLHTP-I Motorcycles from Chi-Town Harley Davidson, Tinley Park, Illinois, in the Amount of \$34,449.31 Including the Trade-in of Two (2) 2008 Motorcycles.**
- (14-298) **Communication from the City Manager and Director of Public Works Requesting:**
- A. ADOPT ORDINANCE NO. 17,122 Amending the City Of Peoria CAPITAL FUND BUDGET for Fiscal Year 2014 for Certain WATER MAIN REPLACEMENT Relating to the ARTERIAL OVERLAY - FORREST HILL AVENUE PROJECT, in the Amount of \$581,755.00, and the Corresponding Reimbursement from Illinois American Water Company.**
- B. APPROVE an AGREEMENT with ILLINOIS AMERICAN WATER COMPANY for Reimbursement to the City of Peoria, in the Amount of \$581,755.01, for Certain WATER MAIN REPLACEMENT Work Being Performed by the City Through its Construction Contract with R.A. CULLINAN & SON, INC. for Improvements to the ARTERIAL OVERLAY - FORREST HILL AVENUE PROJECT (SHERIDAN ROAD TO KNOXVILLE AVENUE).**

- C. APPROVE the SUPPLEMENTAL MOTOR FUEL TAX RESOLUTION NO. 14-298, in the Amount of \$2,259,860.54, for Construction, Engineering Services, and City Staff Services for the ARTERIAL OVERLAY - FORREST HILL AVENUE PROJECT (SHERIDAN ROAD TO KNOXVILLE AVENUE) for a Total State Motor Fuel Tax Resolution, in the Amount of \$2,335,860.54.**
- D. APPROVE the LOW BID of R.A. CULLINAN & SON, INC. and Award of the CONSTRUCTION CONTRACT, in the Amount of \$2,431,477.76, with an Additional Authorization in Contingency of \$243,147.78, for a Total Award of \$2,674,625.54 for the ARTERIAL OVERLAY - FORREST HILL AVENUE PROJECT (SHERIDAN ROAD TO KNOXVILLE AVENUE). (District 2)**

(14-299)
****** Communication from the City Manager and Director of Community Development requesting the following:

- A. ADOPT an ORDINANCE Amending the City of Peoria CAPITAL FUND Budget for the Fiscal Year 2014 to PROVIDE A LOAN to the SOUTH SIDE OFFICE OF CONCERN for Project Gap Financing in Conjunction with the GLENDALE COMMONS PROJECT.**
- B. APPROVE a LOAN AGREEMENT with SOUTH SIDE OFFICE OF CONCERN (SSOC), in the Amount not to Exceed \$26,000.00, for Project Gap Financing in Conjunction with the GLENDALE COMMONS PROJECT.**

(14-300)
******* Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending Ordinance No. 16,166 for the Private Street, Private Street Name and Private Street Maintenance Agreement for TUSCANY RIDGE COURT of Trails Crossing Subdivision Phase 3, a Residential Development Located at the Northeast Corner of Radnor Road and Wilhelm Road.

(14-301) Communication from the City Manager and the Director of Community Development with a Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE 17,123 Approving a SPECIAL USE in a Class I-1 (Industrial/Business Park) District for an Expansion of a Non-Conforming Building for the Property Identified as Parcel Identification Nos. 14-05-151-003 and 14-05-151-002, with Addresses of 1804 and 1812 W. CHANUTE ROAD, Peoria, IL. (District 5)

(14-302)
******** Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Zoning Commission and Staff to ADOPT an ORDINANCE Amending an Existing SPECIAL USE, Ordinance No 14,483, as Amended, to Add Property at 1505 E. PARIS AVENUE to the Boundary of the Special Use and Expand Parking in a Class R-3 (Single-Family Residential District) for the Property at 1435, 1505, & 1509 E PARIS AVENUE (PIN 14-27-402-004, -010, -011, -012, & -013), Peoria, IL. Case No. PZ 14-16. (District 3).

- (14-303) **Communication from the City Manager and the Finance Director/Comptroller to ADOPT ORDINANCE NO. 17,124 Amending the City of Peoria BUDGET for Fiscal Year 2014 Relating to the STATE AND LOCAL AUTO THEFT ENFORCEMENT (S.L.A.T.E.) Program Funds, in the Amount of \$412,301.00.**
- (14-304) **Communication from the City Manager and Finance Director/Comptroller to ADOPT ORDINANCE NO. 17,125 Amending the City of Peoria Budget for Fiscal Year 2014 Relating to OUTSTANDING ENCUMBRANCES as December 31, 2013, in the Amount of \$12,695,514.00.**
- (14-305) **Communication from the City Manager and Corporation Counsel with a Request to Approve the SITE APPLICATION for a Class G (Beer & Wine Only Restaurant) Liquor License with On-Site Consumption and Retail Sale of Alcohol at CHILDERS EATERY, 3312 N. UNIVERSITY, with a Recommendation from the Liquor Commission to Approve. (District 2)**
- (14-306) **Communication from the City Manager and Corporation Counsel with a Request to Approve the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License with On-Site Consumption and Retail Sale of Alcohol at LOS CABOS CANTINA & GRILL, 7800 N. SOMMER, SUITE 106, with a Recommendation from the Liquor Commission to Approve. (District 5)**
- (14-307) **REAPPOINTMENT by Mayor Ardis to the PEORIA PUBLIC LIBRARY BOARD OF TRUSTEES with a Request to Concur:**
- Ms. Lucy Gulley (Voting) - Term Expiration June 30, 2017**
- (14-308) **REAPPOINTMENT by Mayor Ardis to the MAYOR'S ADVISORY COMMITTEE FOR THE DISABLED with a Request to Concur:**
- Mr. Greg Speck (Voting) - Term Expiration June 30, 2017**
- (14-309) **APPOINTMENT AND REAPPOINTMENTS by Mayor Ardis to the DOWNTOWN ADVISORY COMMISSION with a Request to Concur:**
- Mr. Adam Hamilton (Voting) - Term Expiration August 31, 2014**
Mr. John J. Gibson (Voting) - Term Expiration June 30, 2016
Mr. Jonathon Jenkins (Voting) - Term Expiration June 30, 2017
- (14-310) **REAPPOINTMENTS by Mayor Ardis to the SOLID WASTE DISPOSAL COMMITTEE with a Request to Concur:**
- Council Member Timothy Riggenschach (Voting) - Term Expiration June 30, 2015**
Council Member Ryan Spain (Voting) - Term Expiration June 30, 2015
- (14-311) **APPOINTMENTS by Mayor Ardis to the POLICE PENSION BOARD OF TRUSTEES with a Request to Concur:**
- Mr. Patrick Nichting (Voting) - Term Expiration June 30, 2016**
Mr. Richard Firebaugh (Voting) - Term Expiration June 30, 2016

- (14-312) **APPOINTMENT by Mayor Ardis to the FIRE AND POLICE COMMISSION with a Request to Concur:**

Ms. Janda Carter (Voting) - Term Expiration June 30, 2015

- (14-313) **Communication from the City Manager with a Request to RECEIVE and FILE the COMMUNITY LIVABILITY REPORT from the NATIONAL CITIZEN SURVEY.**

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

Council Member Moore requested Item No. 14-299 be removed from the Consent Agenda for further discussion.

Council Member Riggerbach requested Item No. 14-302 be removed from the Consent Agenda for further discussion.

Council Member Grayeb requested Item No. 14-297 be removed from the Consent Agenda for further discussion.

Council Member Weaver requested Item No. 14-300 be removed from the Consent Agenda for further discussion.

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

Item Nos. 14-295 through 14-313 (excluding Item Nos. 14-297, 14-299, 14-300 and 14-302, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

- (14-297) **Communication from the City Manager and Interim Chief of Police with a Request for the Following:**

- C. **ADOPT an ORDINANCE Amending the City of Peoria GENERAL FUND BUDGET for the Fiscal Year 2014 to PURCHASE Three (3) used FLHTP-I Motorcycles USING RESTRICTED LAW ENFORCEMENT FUNDS in the amount of \$34,450.00;**
- D. **APPROVE the SOLE SOURCE PURCHASE of Three (3) Used 2013 FLHTP-I Motorcycles from Chi-Town Harley Davidson, Tinley Park, Illinois, in the Amount of \$34,449.31 Including the Trade-in of Two (2) 2008 Motorcycles.**

In response to Council Member Grayeb, Interim Police Chief Jerry Mitchell said the approval of this item would replace an aging fleet of two motorcycles and add an additional motorcycle to the fleet. He said the City would still receive a warranty with the 2013 motorcycles, which had

no mileage on them. He said they were listed as used because they were not 2014 or 2015 models. He said Chi-Town Harley Davidson in Tinley Park was the only company that could provide these types of motorcycles at the cost stated.

Interim Police Chief Mitchell said, in response to Council Member Jensen, that the City chose to purchase these motorcycles out-of-town because Chi-Town was the only vendor who could provide these types of motorcycles. He said the local vendors were not able to obtain these types of motorcycles.

Council Member Grayeb moved to adopt an Ordinance amending the City of Peoria General Fund Budget for the Fiscal Year 2014 to purchase three (3) used FLHTP-I Motorcycles using Restricted Law Enforcement Funds, in the amount of \$34,450.00; seconded by Council Member Jensen.

ORDINANCE NO. 17,126 was adopted by roll call vote.

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

Nays: None.

Council Member Grayeb moved to approve the sole source purchase of three (3) used 2013 FLHTP-I motorcycles from Chi-Town Harley Davidson, Tinley Park, Illinois, in the amount of \$34,449.21 including the trade-in of two (2) 2008 motorcycles; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None.

(14-299) **Communication from the City Manager and Director of Community**
****** **Development requesting the following:**

- C. ADOPT an ORDINANCE Amending the City of Peoria CAPITAL FUND Budget for the Fiscal Year 2014 to PROVIDE A LOAN to the SOUTH SIDE OFFICE OF CONCERN for Project Gap Financing in Conjunction with the GLENDALE COMMONS PROJECT.**
- D. APPROVE a LOAN AGREEMENT with SOUTH SIDE OFFICE OF CONCERN (SSOC), in the Amount not to Exceed \$26,000.00, for Project Gap Financing in Conjunction with the GLENDALE COMMONS PROJECT.**

In response to Council Member Moore, Community Development Director Ross Black provided background on the Glendale Commons Project noting that this was a funding request relating to a proposed development. He said the proposed development would come back to the City Council for approval in September. He said this project was for supportive housing, which was estimated to cost SSOC approximately \$4.5 million. He said the vast majority of the funding would come from other grants, and that the request before the City Council was to close a \$26,000.00 funding gap.

Council Member Moore moved to adopt an Ordinance amending the City of Peoria Capital Fund Budget for the Fiscal Year 2014 to provide a loan to the South Side Office of Concern for project gap financing in conjunction with the Glendale Commons Project; seconded by Council Member Turner.

Director Black said, in response to Council Member Akeson, the gap in financing resulted in a discrepancy between the appraisal price and the actual purchase price of the property. He said these types of requests would be reviewed on a case-by-case basis, noting that this particular project was a good investment.

Ms. Christine Kahl, President and CEO of the SSOC, confirmed the reason for needing to bridge the funding gap, and she provided an overview as to what this property would provide for its consumers.

In response to Mayor Ardis, Director Black commented that funds previously invested in this location came from federal HUD HOME funds, and if the City could not provide affordable housing, then the City would have to pay HUD approximately \$600,000.00. He said investing \$26,000.00 in this project for the SSOC would prevent the City from repayment of those HUD funds.

In response to Council Member Grayeb, Ms. Kahl said this housing would service low income households. She noted that each of the consumers living in programs were assigned a specific caseworker and were provided appropriate services according to their needs. She noted these housing units were for independent living with 24/7 on-call services.

ORDINANCE NO. 17,127 amending the City of Peoria Capital Fund Budget for the Fiscal Year 2014 to provide a loan to the South Side Office of Concern for project gap financing in conjunction with the Glendale Commons Project was adopted by roll call vote.

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

Nays: None.

Council Member Moore moved to approve a loan agreement with South Side Office of Concern (SSOC), in the amount not to exceed \$26,000.00, for project gap financing in conjunction with the Glendale Commons Project; seconded by Council Member Riggerbach.

Approved by roll call vote.

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

Nays: None.

(14-300)

Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending Ordinance No. 16,166 for the Private Street, Private Street Name and Private Street Maintenance Agreement for TUSCANY RIDGE COURT of Trails Crossing Subdivision Phase 3, a Residential Development Located at the Northeast Corner of Radnor Road and Wilhelm Road.

Council Member Weaver said he would be abstaining from voting on this item due to a potential conflict of interest with having property adjacent to this project.

Council Member Spain moved to adopt an Ordinance amending Ordinance No. 16,166 for the private street, private street name and private street maintenance agreement for Tuscan Ridge Court of Trails Crossing Subdivision Phase 3, a residential development located at the northeast corner of Radnor Road and Wilhelm Road; seconded by Council Member Johnson.

ORDINANCE NO. 17,128 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Spain, Turner, Mayor Ardis – 10;

Nays: None;

Abstentions: Weaver – 1.

- (14-302)**

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Zoning Commission and Staff to ADOPT an ORDINANCE Amending an Existing SPECIAL USE, Ordinance No 14,483, as Amended, to Add Property at 1505 E. PARIS AVENUE to the Boundary of the Special Use and Expand Parking in a Class R-3 (Single-Family Residential District) for the Property at 1435, 1505, & 1509 E PARIS AVENUE (PIN 14-27-402-004, -010, -011, -012, & -013), Peoria, IL. Case No. PZ 14-16. (District 3).

Council Member Riggerbach moved to defer this item until the August 26, 2014, Regular City Council meeting; seconded by Council Member Turner.

Motion to defer to the August 26, 2014, Regular City Council meeting was approved by roll call vote.

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

Nays: None.

FIRST READINGS

- (14-314)**
Communication from the City Manager and the Interim Chief of Police with a Request for a FIRST READING of an ORDINANCE Amending Chapter 18 of the CODE of the City of Peoria Regarding the Regulation of RECYCLABLE METALS DEALERS.

Council Member Moore said she was supportive of this item, which she commented would go a long way to address these types of occurrences within the community. She remarked on the high rate of copper thefts along with air conditioner thefts. She said the Police Department worked diligently on this Ordinance and had included her in on the process. She said this item would help the Police Department track these thefts.

Council Member Weaver commended the Police Department on their efforts in this matter.

Mayor Ardis recognized Interim Police Chief Jerry Mitchell for his efforts on this item as well.

Council Member Moore moved to receive and file the First Reading of an Ordinance amending Chapter 18 of the Code of the City of Peoria regarding the regulation of recyclable metals dealers and to place on the August 12, 2014, City Council agenda; seconded by Council Member Weaver.

Motion to receive and file and place on the August 12, 2014, City Council agenda was approved by roll call vote.

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

Nays: None.

(14-315) Communication from the City Manager and the Director of Community Development with a Request for a FIRST READING Review of a Recommendation from the Planning & Zoning Commission and Staff to:

- A. ADOPT an ORDINANCE Amending APPENDIX B, the Zoning Ordinance Relating to CANNABIS CULTIVATION CENTERS, and**
- B. ADOPT an ORDINANCE Amending APPENDIX C, the Land Development Code Relating to CANNABIS CULTIVATION CENTERS.**

Discussions were held regarding the dispensaries and how they compared to pharmacies, noting that pharmacies were permitted in commercial parts of the City and Form Districts with special uses. Community Development Director Black said there had been several inquiries into cultivation centers and not much on dispensaries. He said there could only be one cultivation center within each State Police District.

Interim Police Chief Mitchell reported that the City of Delavan was being considered for the location for a cultivation center. He remarked that the boundaries within Peoria's State Police District reached as far south as Macomb and that only 22 cultivation centers would be allowed within the entire State of Illinois.

Council Member Spain expressed his appreciation for Staff's prudence in this matter, noting that the rules were just determined a week prior to this coming before Council. He said he was supportive of Staff's recommendation as it related to zoning. He said there needed to be another conversation regarding interest from different cultivation centers. He emphasized the importance of working with an appropriate business partner in this matter who would enhance the possibility of the State choosing them through the RFP process. He commented that the first community to submit their application would not necessarily be chosen, but rather the most compelling and successful community would be chosen.

Discussions were held regarding the selection of an appropriate business partner in order to better the City's chances to be chosen for the location of a cultivation center. It was discussed that a host fee may be appropriate in this matter, and Council Member Spain requested additional information from Staff back on this item in the next three weeks.

Council Member Akeson expressed a concern on the City's influence as it related to the selection process rather than it going through the natural process of the State. She commented that there should be a level of professional expectation.

Mayor Ardis said additional information was needed, and that there had been numerous inquiries into opening a cultivation site. He remarked that there was already a lot of competition from neighboring communities who had more opportunities for locations that were not as restrictive as the City of Peoria; however, he remarked that as long as the City had time to get more information, it would not be detrimental.

Additional discussions were held regarding the zoning classifications and potential location of dispensaries.

Council Member Moore moved to receive and file the First Reading Review of a recommendation from the Planning & Zoning Commission and Staff to: A) Adopt an Ordinance amending Appendix B, the Zoning Ordinance relating to cannabis cultivation centers, and B) Adopt an Ordinance amending Appendix C, the Land Development Code relating to cannabis cultivation centers and to place this item on the August 12, 2014, Regular City Council agenda; seconded by Council Member Spain.

Motion to receive and file and to place on the August 12, 2014, Regular City Council Meeting was approved by roll call vote.

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

Nays: None.

(14-316) Communication from the City Manager and the Community Development Director with a Recommendation from the Planning and Zoning Commission and Staff with a Request for a FIRST READING Review of an ORDINANCE Amending APPENDIX B, the Zoning Ordinance, and APPENDIX C, the Land Development Code, of the Code of the City of Peoria Relating to FUNERAL HOMES in Residentially Zoned Districts. CPZ Case No. 14-H.

Council Member Grayeb moved to receive and file the First Reading Review of an Ordinance Amending Appendix B, the Zoning Ordinance, and Appendix C, the Land Development Code, of the Code of the City of Peoria relating to funeral homes in residentially zoned districts and to place on the August 12, 2014, Regular City Council agenda; seconded by Council Member Turner.

In response to Council Member Turner, Community Development Director Ross Black said he would review past Ordinances to determine whether the City was changing an Ordinance back to its original state from several years ago, and he said he would Report Back to the City Council meeting in August. He said, in response to Council Member Jensen, that there had been a request from a specific funeral home who wanted to move into an existing structure, but it required a text amendment. He provided an overview of the process should a funeral home want to locate into a residential area.

Council Member Jensen said she would like to know the number of funeral homes and their addresses that were currently within the City of Peoria.

Council Member Grayeb said it was important not to make it difficult for existing funeral homes, who needed additional space, but who were already accepted in the neighborhoods they were in, to make changes to their facility in order to accommodate.

Discussions were held regarding the parking requirements, and it was noted there would be a specific requirement regardless of where the funeral home was located.

Motion to receive and file and place on the August 12, 2014, Regular City Council Agenda was approved by roll call vote.

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

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(14-317) Communication from the City Manager with a Request to Approve the Sale of 839 W. MOSS AVE to MONTESSORI CHILDREN'S HOUSE OF PEORIA and Authorize the City Manager to Draft and Execute the Purchase Contract. (District 2)

Council Member Grayeb expressed his appreciation for Peoria School District 150's assistance with the sale of the Old Washington School. He mentioned the efforts of Assistant City Manager Chris Setti, Council Member Jensen and Community Development Director Ross Black's in this matter. He also noted the efforts of the Moss-Bradley Residential Association along with the West Bluff Council who worked diligently on this project to determine what would be the best plan for the neighborhood and the Old Washington School. He noted Montessori Children's House of Peoria has been a part of the City of Peoria for 37 years. He said School District 150 showed they wanted to do whatever they could to provide more schooling options for the City of Peoria. He also noted that there was beginning to be movement back to the core neighborhoods of the City. He said the Montessori School was doing what it could to draw diverse students to Old Washington School. He acknowledged the efforts of Mr. John Meredith Cox, Principal of the Montessori School.

Mr. Cox expressed the enthusiasm the school had with the move to the Old Washington School and moving into the Moss-Bradley neighborhood.

Council Member Jensen said, as a resident of Moss Avenue and supporter of this project, she was very excited about this sale and that it was nice to see a use for an old historic building. She expressed her appreciation to School District 150 for their efforts in this matter, and she thanked Council Member Grayeb for his leadership as well as Mayor Ardis and City Staff.

Council Member Weaver commended Council Member Jensen and Council Member Grayeb for their efforts, and he commented on the progressive changes taking place on the Main Street Corridor.

Council Member Moore thanked School District 150 for working with the City Council to reuse the school building. She took a moment to remind the Council that there were other vacant schools within the First District that needed to be addressed. She commented that these schools were abandoned and were too big and expensive to be taken down by the City. She asked the City Council to look at these buildings to see what could be done in terms of forming partnerships for these other buildings as well.

Council Member Grayeb moved to approve the sale of 839 W. Moss Ave to Montessori Children's House of Peoria and authorize the City Manager to draft and execute the purchase contract; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None.

PRESENTATION

(14-318) A PRESENTATION from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the QUARTERLY FINANCIAL REPORT for the Quarter Ended June 30, 2014.

Finance Director/Comptroller Jim Scroggins distributed a presentation of the Quarterly Financial Report for the quarter ending June 30, 2014. He highlighted the funds' balances and reported the revenue received through June 30, 2014. He stated that through June 30, 2014, there was a budget deficit of approximately \$3 million. He reviewed the presentation in detail noting the total revenue and expenses for the various funds from 2006 projected through 2015. He said the deficit was a revenue issue, not an expenditure issue, noting that State sales tax fell short of what was projected.

City Manager Urich said revenues came in at 96.1% of what was anticipated with expenses came in at 98.2%. He said one of the challenges for the remainder of 2014 was cutting expenses from 98% to 96%. He noted that in the last couple of months revenue from sales taxes had increased. He stressed the importance of shopping in Peoria, which was stressed to City Employees as well.

It was requested that presentation materials be made available to the City Council in advance, and discussions continued as to where the City stood regarding the 2014 budget.

Council Member Spain remarked on the importance of collecting permits, fees and fines, specifically noting the parking fines. He commented on the City Staff vacancies that needed to be filled which would result with the generation of additional revenue. He inquired as to the status of these vacancies and when these would be filled.

In response to Council Member Jensen, Director Scroggins said some property owners had not made their first installment of property taxes by the original due date, which was reflected as a deficiency in the report.

City Manager Urich commented that fines and court costs were currently under budget noting this was due to more tickets going before a Hearing Officer versus going to Court. In response to Council Member Riggerbach, he said action steps would be provided in September that would address these shortfalls.

Discussions were held regarding the impact this deficit would have on the 2015 budget. City Manager Urich said, in response to Council Member Riggerbach, that there would need to be a series of budget amendments in order to address this situation.

In response to Council Member Grayeb, City Clerk Beth Ball provided an update on the website for the Township of the City of Peoria. She commented the website was cost effective and should be launched in the next three to four weeks.

Council Member Spain requested having revenue information available for the next Metro Peoria meeting, emphasizing the importance of sales tax and patronizing the City of Peoria. He said the City should partner together with Peoria County to make the push for shopping locally.

Mayor Ardis requested this presentation information be made available on the City's website.

Council Member Grayeb moved to receive and file the presentation from the City Manager and Finance Director/Comptroller of the Quarterly Financial Report for the quarter ended June 30, 2014; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None.

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

(14-211) Communication from the City Manager and the Community Development Director with a Request to Concur with Either the Recommendation from the Planning & Zoning Commission to APPROVE or the Recommendation from Staff to DENY the following: (DISTRICT 5)

- A. A RESOLUTION Amending the OFFICIAL COMPREHENSIVE PLAN for the City Of Peoria to Change the Future Land Use Designations of Property Currently Designated Commercial and Office to High Density Residential;**
- B. An ORDINANCE Rezoning Property from a Class C-1 (General Commercial) District and a Class O-1 (Arterial Office) District to a Class R-7 (Multi-Family Residential) District;**
- C. A RESOLUTION Approving the FRYE CROSSING APARTMENTS, a Multifamily Residential Development for the Property Identified as Parcel Identification Nos. 13-11-304-002, with a Temporary Address of 5400 W LANDENS WAY, and Part of 13-11-304-004, with an Address of 7013 N. STALWORTH DRIVE, Peoria, Illinois.**

Council Member Johnson expressed appreciation for the interested parties attending, but he explained that new information was received late in the afternoon just prior to this meeting and the item would be deferred one more time.

Council Member Akeson asked to grant Privilege of the Floor to the constituents interested in this matter.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those individuals who wished to speak on this Agenda item.

Ms. Angela Evans, Attorney on behalf of the residents of Liberty Village, encouraged the City Council to vote no on this matter and provided an explanation of the same and spoke in opposition to the development Frye Crossing Apartments. Ms. Evans distributed a memo to all Council Members.

Ms. Bobbette Pickell, resident of Liberty Village, commented that she would be one of the residents most impacted. She commented that the residents of Liberty Village have been giving back to the community for decades, and she requested the City Council give back to them. She asked that the City Council maintain the zoning as previously established and to decrease the number of buildings from five to four.

Council Member Johnson moved to defer this item to the August 12, 2014, Regular City Council meeting; seconded by Council Member Moore.

Council Member Weaver noted that this item had been deferred several times previously, and he asked whether three weeks would allow enough time.

Council Member Johnson said the developer indicated to him that a three week deferral would be sufficient time.

Motion to defer this item to the August 12, 2014, Regular City Council Meeting was approved by roll call vote.

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

Nays: None.

(14-213) Communication from the City Manager with a Request to Adopt the following ORDINANCES Regarding the LOUISVILLE SLUGGER SPORTS COMPLEX:

- A. **An ORDINANCE Establishing the PEORIA SPORTS CENTER PROPERTY TAX SPECIAL SERVICE AREA in the City of Peoria, Illinois;**
- B. **An ORDINANCE Establishing the PEORIA SPORTS CENTER HOTEL TAX SPECIAL SERVICE AREA in the City of Peoria, Illinois;**
- C. **An ORDINANCE Establishing the PEORIA SPORTS CENTER SALES TAX SPECIAL SERVICE AREA in the City of Peoria, Illinois;**
- D. **An ORDINANCE Establishing the HOLIDAY INN PROPERTY TAX SPECIAL SERVICE AREA in the City of Peoria, Illinois;**
- E. **An ORDINANCE Establishing the HOLIDAY INN HOTEL TAX SPECIAL SERVICE AREA In The City Of Peoria, Illinois;**
- F. **An ORDINANCE Establishing the HOLIDAY INN SALES TAX SPECIAL SERVICE AREA in the City of Peoria, Illinois.**

City Manager Urich said there have been discussions with the representatives of the Louisville Slugger Sports Complex, and he asked for this matter to be tabled. He provided a timeline of events, noting that the closing occurred July 8, 2014. He commented that the annexation amendment expired at the end of June 2014, and Staff needed to come back to the City Council with an amended extension. He said after having discussed this matter with Corporation Counsel and with the Director of Community Development, it was determined that the best approach was to take this matter back to the Planning Commission on August 7, 2014, and to come back to the City Council on August 12. He said tabling this matter would allow enough time until this matter was ready to come before the City Council.

Council Member Johnson moved to table the Ordinances regarding the Louisville Slugger Sports Complex establishing the A) Peoria Sports Center Property Tax Special Service Area, B) Peoria Sports Center Hotel Tax Special Service Area, C) Peoria Sports Center Sales Tax Special Service Area, D) Holiday Inn Property Tax Special Service Area, E) Holiday Inn Hotel Tax Special Service Area, and F) Holiday Inn Sales Tax Special Service Area; seconded by Council Member Turner.

Motion to table was approved by roll call vote.

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

Nays: None.

(14-214) Communication from the City Manager with a Request to Adopt the following ORDINANCES LEVYING Certain TAXES in Conjunction with the LOUISVILLE SLUGGER SPORTS COMPLEX SPECIAL SERVICE AREAS (Revised Ordinances):

- A. An ORDINANCE Levying a PROPERTY TAX for the Peoria Sports Center Property Tax Special Service Area;**
 - B. An ORDINANCE Levying a HOTEL TAX for the Peoria Sports Center Hotel Tax Special Service Area;**
 - C. An ORDINANCE Levying a SALES TAX for the Peoria Sports Center Sales Tax Special Service Area;**
 - D. An ORDINANCE Levying a PROPERTY TAX for the Holiday Inn Property Tax Special Service Area;**
 - E. An ORDINANCE Levying a HOTEL TAX for the Holiday Inn Hotel Tax Special Service Area;**
 - F. An ORDINANCE Levying a SALES TAX for the Holiday Inn Sales Tax Special Service Area.**
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Council Member Johnson moved to table the Ordinances levying certain taxes in conjunction with the Louisville Slugger Sports Complex A) Levying a property tax for the Peoria Sports Center Property Tax Special Service Area, B) Levying a hotel tax for the Peoria Sports Center Hotel Tax Special Service Area, C) Levying a sales tax for the Peoria Sports Center Sales Tax Special Service Area, D) Levying a property tax for the Holiday Inn Property Tax Special Service Area, E) Levying a hotel tax for the Holiday Inn Hotel Tax Special Service Area, and F) Levying a sales tax for the Holiday Inn Sales Tax Special Service Area; seconded by Council Member Turner.

Motion to table was approved by roll call vote.

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

Nays: None.

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

Council Member Moore moved to defer this matter to the November 25, 2014, Regular City Council Meeting in order to allow additional questions to be presented to the City Council and to explore more fully the scattered site approach. She said this would enable the PHA to buy a home anywhere within the City of Peoria without notification. She said the Greeley Program would be brought back in addition to scattered sites.

Motion to defer was seconded by Council Member Riggensch.

In response to Council Member Jensen, Council Member Moore said the PHA was withdrawing its application for local historic landmark status from the July round and would resubmit for the December round in hopes the half-way home issue would be resolved and a master plan provided.

Motion to defer this matter to the November 25, 2014, Regular City Council Meeting was approved by roll call vote.

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

Nays: None.

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

- (14-319) TOWN OF THE CITY OF PEORIA FINANCIAL REPORT Prepared by McGladrey for the PERIOD ENDING March 31, 2014, and TOWN OF THE CITY OF PEORIA REPORT TO THE TOWN TRUSTEES AND TOWN OFFICIALS Prepared by McGladrey dated July 9, 2014, with Request to Receive and File.**

Trustee Grayeb moved to receive and file the Town of the City of Peoria Financial Report prepared by McGladrey for the period ending March 31, 2014, and Town of the City of Peoria Report to the Town Trustees and Town Officials prepared by McGladrey dated July 9, 2014; seconded by Trustee Turner.

Approved by roll call vote.

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

Nays: None.

(14-320) TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for the PERIOD ENDING JUNE 30, 2014, with Request to Receive and File.

Trustee Grayeb moved to receive and file the Town of the City of Peoria Financial Report for the period ending June 30, 2014; seconded by Trustee Turner.

Approved by roll call vote.

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

Nays: None.

NEW BUSINESS

Neighborhood House Report Back

Council Member Moore thanked the Neighborhood House for the Report Back regarding the South Side relative to their needs and those individuals on the south side. She thanked them for their participation.

Recognition of Attendance

Council Member Moore recognized the various ministers that were in attendance representing various congregations on the South Side.

Council Member Moore expressed her appreciation for those who attended tonight's meeting from the First District.

Efforts of Code Enforcement Officer Glenda Williams

Council Member Moore recognized the efforts of Code Enforcement Officer Glenda Williams, for the cleanup of John Gwenn by groups of individuals who picked up trash and pulled weeds. She said this improved the looks of the South Side. She recognized Glenda Williams for her passion for her job and her efforts in the South Side.

PDC

Council Member Riggerbach commented that PDC had been missing garbage pickup lately. In the last five years he said this was the first time he had received multiple phone calls for residents who had not received the appropriate customer service from PDC regarding their garbage pickup. He asked the Public Works Department to follow-up to see how this issue could be resolved.

Westlake Sales Tax

Council Member Riggerbach asked to revisit the Westlake Sales Tax reinstated a few weeks ago. He said a number of other shopping centers would like to follow suit and he requested a policy addressing this issue.

Peoria Municipal Band Concert

Council Member Grayeb extended an invitation to attend the Peoria Municipal Band concert this Friday, July 25, 2014, at 7:00 P.M. at St. Philomena's Catholic Church.

Mayor Ardis announced that the Peoria Municipal Band would also be performing Wednesday, July 23, 2014, at 7:00 P.M. on Water Street. He commented that attendance at this location had been growing, and he noted the theme for Thursday's concert would be "Luck of the Irish."

Country Concert Festival

Council Member Montelongo provided an update on the country concert festival held last weekend, and he noted that there were no problems within the neighborhoods. He thanked the Peoria Police Department, Public Works Department, the City Manager and everyone else who helped organize the event. He said he drove around the neighborhood during the event and everything appeared peaceful. He said he would meet with residents and report back at the next Council meeting.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

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

Mr. Savino Sierra, a Peoria resident, remarked on the design of Taft Homes and their initial intended use. He said sidewalks were being installed on the South Side and he had hoped this would alleviate people walking in the streets. He said the South Side needed to be marketed more, and he commented that there needed to be a competitive grocery store relocated to that area.

Ms. Lavetta Ricca, a Peoria resident, said she had experienced one of the best 4th of July's in Peoria. She thanked everyone who participated in this family fun event. She commented that the fireworks were the most wonderful she had ever seen in Peoria.

RECOGNITION OF LOCAL DIGNITARY

Mayor Ardis recognized County Board Member Lynn Pearson, who attended the meeting, noting her strong presence within the community and her participation on the Police and Fire Commission and the PCAV.

EXECUTIVE SESSION

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

ADJOURNMENT

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

Approved by roll call vote.

The Joint City Council and Town Board Meeting adjourned at 8:43 P.M.


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

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