

: 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 August 27, 2019, 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: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 11.
Absent: None.

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 August 13, 2019, and of the Special City Council Meeting held on August 24, 2019, as printed; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis - 10;

Nays: None.

UNFINISHED BUSINESS (Including but not limited to motions to reconsider items, if any, from the previous Regular Meeting) - TOWN OF THE CITY OF PEORIA**(19-220) ANNUAL TOWN FINANCIAL REPORT (April 1, 2018 to March 31, 2019) for the Town of the City of Peoria, with Recommendation to RECEIVE and FILE.**

Trustee Grayeb moved to receive and file the Annual Town Financial Report (April 1, 2018, to March 31, 2019) for the Town of the City of Peoria; seconded by Trustee Kelly.

Discussions were held regarding the delay of the report, and Town Supervisor Frank Abdour remarked that the delay of the report was due to some editorial changes in the report.

Auditor Ryan Caldwell of RSM, US, LLP, reviewed the report noting a Town surplus in the amount of \$2.9 million that had accumulated over the years, noting the current year's surplus, in the amount of \$653,000.00. He commented that some of the funds were restricted for Illinois Municipal Retirement Fund, Social Security and public welfare. Regarding best practice, he said Government Finance Officers Association recommended an entity having a minimum of between three and six months of operating expenses, noting the Town currently had approximately eight months' worth of operating expenses saved.

Township Supervisor Abdnour said the surplus was reduced last year and he intended to reduce it again this year. He said the surplus accrued prior to him taking office.

Discussions were held regarding the rent for the Township offices, noting that payment of rent had not been reported. Mr. Caldwell said it could be due to the reporting period and the fact that the analysis was done on a cash basis versus an accrual basis and the collection of rent did not occur during that time. It was noted that the City's Finance Department invoiced the Township for rent.

Discussions were held regarding Governmental Accounting Standards Board (GASB) and other post-employment benefits (OPEB). In response to Trustee Cyr's question regarding GASB and OPEB liabilities, Mr. Caldwell said GASB 75 projected future OPEB liabilities; however, he said because the Township was on a cash basis, there was no liability on the statements. He commented that the \$145,000.00 reported was the Township portion of the total OPEB liabilities, noting that the Township participated in the City's plan. He said the Township did not owe that amount to the City, but was a liability expected to be paid to future retirees.

In response to Trustee Oyler regarding lease payments of \$2,726.00 annually and when it was last evaluated, City Manager Urich said the lease had not been reviewed in a number of years. Discussions were held regarding the going rate for an office space in downtown Peoria, and City Manager Urich said it ranged between \$11.00 and \$14.00 per square foot, depending on the nature of the space. He said Staff would calculate the space on a square footage of the market rate.

In response to Trustee Kelly, City Manager Urich said it had been the City's practice to provide a favorable rate to the Township, noting they were also a part of the City's health plan which would save them money. He said it was best practice to cooperate with another governmental entity inside the City and to favor them as a fellow governmental entity.

Chairman Ardis remarked on a letter received from the Township Supervisor regarding a potential overpayment in funds to the City, and Supervisor Abdnour said the amount previously reported to the Town Board was inaccurate; however, he inquired about the \$145,000.00 not needed toward GASB payments and whether the \$429,000.00 was necessary.

Chairman Ardis said the City historically worked with the Township noting there should be an appreciation and an agreement about the issues, and he asked City Manager Urich to have the Finance Department, Treasurer's Office and Township Office collaborate to reconcile and provide a full report to the Town Board.

Discussions were held regarding the auditing service provided and the last time the Town issued an RFP for services. Chairman Ardis asked City Manager Urich to come back to the Town Board with a recommendation on whether to consider issuing an RFP for auditor services.

City Treasurer Patrick Nichting provided some comments regarding GASB 45 and 75 and reviewed past practice, noting there were a number of Township retirees who received City healthcare benefits. He said IMRF participants had to provide health insurance, which became an obligation that was budgeted every year for healthcare.

Trustee Kelly requested to include in the Report Back an opinion about a rental rate to the Township in the amount of \$1.00 per year or at no cost at all.

Trustee Grayeb said if the Town Board decided it was time to issue a Request for Proposal for auditors, then that was under the Board's purview.

Motion to receive and file the Annual Town Financial Report (April 1, 2018 to March 31, 2019) for the Town of the City of Peoria was approved by roll call vote.

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

Nays: None.

Town Clerk Beth Ball said the Township went out for bid for auditor services approximately seven years ago wherein RSM responded and had cut their fees substantially. She said the Board chose RSM not only for their reduction in fees, but it was a local company as well.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined

- (19-266)** * Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE the Creation of a MEMORIAL for DOROTHY SINCLAIR on the PEORIA RIVERFRONT at the Foot of MORTON STREET to be called SINCLAIR GROVE. [Council District 1]

- (19-267)** ** Communication from the City Manager, Manager of the Emergency Communications Center and Interim CIO of Information Systems with a Request to APPROVE a SOLE SOURCE PURCHASE from ERSI for ArcGIS GeoEvent Server Software, in the Amount of \$31,500.00.

- (19-268)** Communication from the City Manager and Emergency Communications Center Manager with a Request to APPROVE a 5-Year AGREEMENT with the CITY OF CHILLICOTHE for DISPATCH SERVICES.

- (19-269)** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to APPROVE a RESOLUTION Amending the First Amendment to Consolidated Initial and Amended/Restated ANNEXATION AGREEMENT for the Extension of the Acquisition Contingency for the Property having an Address of 9505 N IL ROUTE 91 (Parcel Identification No. 08-35-300-030), and N ORANGE PRAIRIE ROAD (Parcel Identification No. 08-35-300-030), Peoria, Illinois.

- (19-211)** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,705 Amending APPENDIX A, the Unified Development Code, Relating to MANUFACTURED BUILDING SALES.

- (19-270) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,706 REZONING Property from a Present Class R-3 (Single Family Residential) District to a Class P-1 (Parking) District for the Properties Located at 1311 E PARIS AVE and 1315 E PARIS AVE, (Parcel Identification Nos. 14-27-401-016 and 14-27-401-017), Peoria, Illinois.**
- (19-271) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a CLASS H (Temporary Outdoor) Liquor License from the PEORIA FIREFIGHTERS LOCAL 50 for an Event to be Held in the sidewalk area of the 100 Block of STATE STREET (even side) and the 600 Block of SW COMMERCIAL STREET, on Friday, August 30, 2019. (Council District 1)**
- (19-272) APPOINTMENTS by Mayor Ardis to the ADVISORY COMMITTEE ON POLICE AND COMMUNITY RELATIONS with a Request to Concur:**
- Reverend Tyson T. Parks, III (Voting) - Term Expires 06/30/2020**
- (19-273) APPOINTMENT by Mayor Ardis to the PEORIA AREA CONVENTION AND VISITORS BUREAU BOARD OF DIRECTORS with a Request to Concur:**
- Eugene Daniel (Voting) - Term Expiration 12/31/2019**
- (19-274) APPOINTMENT by Mayor Ardis to the PEORIA HOUSING AUTHORITY with a Request to Concur:**
- Kim Furness (Voting) - Term Expiration 6/30/2020**
William J. Purham (Voting) - Term Expiration 6/30/2022
- (19-275) Communication from the City Manager, Treasurer and Finance Director/Comptroller with a Request to RECEIVE and FILE the Month Ended July 31, 2019, UNAUDITED FINANCIAL REPORT.**

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

Council Member Moore requested Item Nos. 19-266 and 19-267 be removed from the Consent Agenda for further discussion.

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

Item Nos. 19-211, 19-266, through 19-275 (excluding Item Nos. 19-266 and 19-267, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

(19-266) * Communication from the City Manager and Interim Director of Public Works with a Request to APPROVE the Creation of a MEMORIAL for DOROTHY SINCLAIR on the PEORIA RIVERFRONT at the Foot of MORTON STREET to be called SINCLAIR GROVE. [Council District 1]

Council Member Moore commented that Dorothy Sinclair had served on the Peoria City Council for five terms, and she moved to approve the creation of a memorial for Dorothy Sinclair on the Peoria Riverfront at the foot of Morton Street to be called Sinclair Grove; seconded by Council Member Jensen.

Council Member Jensen noted that Dorothy Sinclair had paved the way for future women Council Members. She said she was an advocate for the Riverfront Park and she said she would support this item. She moved to grant Privilege of the Floor to Fran Kepler.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Fran Kepler.

Fran Kepler, friend of former Council Member Dorothy Sinclair, provided an overview of the memorial noting there was already a grove of trees established in that location. She said they were seeking to add a boulder and to name the grove of trees Sinclair Grove, noting that the trees were planted in 1991. She said it would be a simple memorial and she asked the City Council to support the item.

Council Member Ali said she would enthusiastically support the memorial, commenting on her memories of Council Member Sinclair as a volunteer and a leader. She commended Ms. Kepler in her effort to establish the memorial.

Motion to approve the creation of a memorial for Dorothy Sinclair on the Peoria Riverfront at the foot of Morton Street to be called Sinclair Grove was approved by roll call vote.

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

Nays: None.

(19-267) ** Communication from the City Manager, Manager of the Emergency Communications Center and Interim CIO of Information Systems with a Request to APPROVE a SOLE SOURCE PURCHASE from ERSI for ArcGIS GeoEvent Server Software, in the Amount of \$31,500.00.

After a brief discussion on the meaning of a sole source purchase and why this item qualified for a sole source purchase, Council Member Moore moved to approve a sole source purchase from ERSI for ArcGIS GeoEvent Server Software, in the amount of \$31,500.00; seconded by Council Member Riggerbach.

At the request of Council Member Montelongo, Emergency Communications Center Manager David Tuttle explained how the software would benefit the City's Fire and Police Departments, AMT services, Peoria County Sheriff's Office and the City of Chillicothe. He said once the software was installed, there would be no additional requests.

Motion to approve a sole source purchase from ERSI for ArcGIS GeoEvent Server Software, in the amount of \$31,500.00 was approved by roll call vote.

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

Nays: None.

PRESENTATION

(19-276) Communication from the City Manager and Community Development Department Director with a Request to RECEIVE and FILE a PRESENTATION by IDG ARCHITECTS Related to the MacArthur Corridor Plan, the South Village Implementation Plan, Future Plan for the Western Avenue Corridor and Development Scenario for the Southern Gateway.

Council Member Moore said several months ago she brought forward a Request for Proposal for an architect to review the MacArthur Street Corridor and Wisconsin Street area, both of which were embodied in the South Village TIF. She said she had asked the architects to focus on the MacArthur Street Corridor with a housing plan connected to the corridor. She said it was her intent to leverage the bridge work that had been completed in that area along with an organization on the verge of announcing a \$2 million groundbreaking addition. She said the primary purpose of the presentation was to present the MacArthur Corridor Plan.

Aaron Gunn of IDG Architects provided a brief synopsis of the South Village Revitalization of the MacArthur Corridor Comprehensive Plan and the South Village TIF Implementation Plan. He reviewed IDG's approach noting the importance of understanding the community's needs, to interpret information from previous plans, to research the implementation of development strategies in other cities and to create a sense of connection between the South Village and Greater Peoria. He reviewed a vacant lot ownership map noting there were over 57 vacant City-owned lots in the identified area that were ripe for development. He reviewed the objectives for the revitalization noting safety, environment, increased quality of housing, economic opportunity, and arts and cultural neighborhood enhancement.

DeQuales Thompson of IDG Architects reviewed a concentrated scope of creating district growth cells commenting that the strategy was created in order to develop a border of commercial in close proximity to residential.

Mr. Gunn remarked on the importance of keeping the community engaged and forming partnerships with OSF and the Peoria Civic Center and to ensure those partnerships remain intact. He remarked on the need to recruit developers and the phasing of construction. He reviewed a phasing strategy timeline noting Phase 1, housing development, between 2020 and 2022; Phase II, commercial development, between 2021 and 2023; and Phase 3, City park renovations within the District, between 2022 and 2025.

A video presentation of the plan was presented to the Council.

At the conclusion of the presentation Council Member Moore noted that a lot of what was presented were items that could easily be managed in a short period of time, noting the proposed mural on the MacArthur Street Bridge and the repurposing of vacant lots for art gardens. She remarked on the proposed housing that would attract and retain residents in the South Village, noting the need to bring better housing back to the District. She said with the \$12 million Complete Streets Renovation on Western Avenue to occur in 2020, this proposal could fit within that timeframe, which was why an implementation strategy was provided. She

remarked on the need for an Urgent Care facility in the South Village in order to try and keep residents from going to emergency rooms. She provided recognition of those individuals and organizations who were working together on the plan. She said the Council would also receive information on the Southern Gateway, noting that the contract with IDG was not over until October of 2019. She recognized the efforts of Peoria City Planner Kim Smith and Robin Berry of PCCEO who helped guide IDG to organizations on the Southside. She said the Southside now had a plan and developers were interested. She said it was her intent to incorporate some of the items in the plan into the City's budget.

Council Member Moore moved to receive and file the presentation by IDG Architects related to the MacArthur Corridor Plan, the South Village Implementation Plan, future plan for the Western Avenue Corridor and development scenario for the Southern Gateway; seconded by Council Member Ali.

Council Member Ali commended Council Member Moore on her efforts along with City Planner Kim Smith, PCCEO serving as a sponsor and IDG for the work they had done along with their interns. She said this was the second presentation she had seen, noting that people were very excited about the proposal on the South Side. She said this gave hope to an area that needed hope, opportunity and promise. She commented that MacArthur Highway was the most promising streets or thoroughfares that was ready for transformation and would attract investors. She commented that private investors would be needed. She said this proposal was presented with input from key stakeholders, leaders and residents. She said she would support Council Member Moore's efforts and ensure this plan came to fruition.

Council Member Ruckriegel congratulated IDG on the proposal, noting the unique design, which was so important to the plan. He said he liked the phasing process; noting that if one project was missed, then another could be substituted in its place.

Mr. Gunn said they engaged the community with platforms hosted by PCCEO and City Planner Smith. He said the sessions were arranged to be interactive and to provide feedback and contributions. He said they reached out to organizational leaders, business owners and visited local businesses to gather their vision for their business and the area. He said they reached out to representatives of the Peoria Civic Center, OSF, and Peoria Public Schools for input. He said they recently met with the NAACP who was very interested in the project. He said it was not a matter of if and how, but when this development would happen.

Council Member Jensen commended Council Member Moore for her leadership and she expressed her appreciation to City Planner Kim Smith and IDG for their efforts. She said she was fully supportive and would help in any way to continue moving this plan forward.

Mayor Ardis expressed his appreciation to Council Member Moore for her efforts and to IDG for their efforts as well. He said he anticipated seeing Council Member Moore at budget time requesting support for some of the projects provided.

Motion to receive and file the presentation by IDG Architects related to the MacArthur Corridor Plan, the South Village Implementation Plan, future plan for the Western Avenue Corridor and development scenario for the Southern Gateway was approved by roll call vote.

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

Nays: None.

Council Member Moore left the meeting at 7:15 P.M.

FIRST READINGS

- (19-277) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to RECEIVE and FILE a FIRST READING of an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to OUTDOOR STORAGE AND DISPLAY.**

Community Development Director Ross Black provided an overview of the proposed amendment noting it was a minor text amendment relating to the Ordinance the City Council previously adopted as it related to the sale of modular buildings. If approved, he said the outdoor sale, lease or rent of manufactured/modular buildings would not require to be in an enclosed building or screened. He said this would only be allowed in industrial districts.

Council Member Cyr moved to receive and file a First Reading of an Ordinance amending Appendix A, the Unified Development Code, relating to Outdoor Storage and Display; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-277 will be placed on the September 10, 2019, Regular City Council Meeting agenda.

Council Member Moore returned at 7:20 P.M.

- (19-278) Communication from the City Manager and Corporation Counsel Requesting to RECEIVE and FILE a FIRST READING of an ORDINANCE Pertaining to CHAPTER 3 of the CODE of the City of Peoria to Allow MOVIE THEATERS to SELL ALCOHOL.**

A replacement communication was distributed to all Council Members changing Class "O" to Class "MT."

Corporation Counsel Don Leist provided an overview of the proposed Ordinance as it related to movie theaters selling alcohol. He reported that Landmark was granted a license to sell alcohol in its Innovation Center in 2008. He said in 2012 the Riverfront Museum was granted a license for attendees to take alcoholic drinks into its theatre. He said this Ordinance was tailored toward movie theaters in general. He said the City was approached by representatives from Willow Knolls and AMC Grand Prairie seeking the creation of a new liquor license category which would allow consumption of alcohol in movie theaters. He commented that upon approval of this Ordinance, then the Riverfront Museum would need to seek an MT (Movie Theater) Liquor License.

Council Member Cyr moved to defer this item to the September 24, 2019, Regular City Council meeting; seconded by Council Member Montelongo.

Council Member Cyr recommended deferring this item in order to conduct further research into the issue.

Council Member Grayeb concurred with the deferral noting additional information was needed from Staff. He expressed a concern with allowing movie theaters to serve alcohol.

Council Member Riggenbach said he would not support a deferral stating he would like an opportunity to ask his questions in order for Staff to gather the necessary information. He said a deferral was not business friendly and proceeding to receive and file of the First Reading would ensure that questions and concerns were addressed in the Second Reading.

Council Member Jensen said she was not in favor of the deferral, noting this matter was a First Reading only. She said this was the opportunity for the Council to ask questions, voice their concern and to provide direction to Staff for the Second Reading. She said if there continued to be issues at the Second Reading, then the item could be deferred at that time.

Council Member Kelly said he would not support the deferral, noting it was before the Council for a First Reading only.

Corporation Counsel Leist commented that the only change on the amended Communication was changing the classification from an "O" to an "MT" (Movie Theater).

Council Member Ruckriegel said the yellow handout did not substantially change the communication. He said there were representatives present from the industry to provide input, and he said he would like to proceed with the First Reading.

Council Member Grayeb expressed a concern with the presentation of the First Reading, noting that changes were made prior to the meeting. He said this item needed additional historical information as it related to Landmark. He said there was room for additional discussions and fact finding. He said he supported the deferral, noting one of the movie theaters resided in the Second District. He said the majority of the Council Members did not have theaters in their Council Districts and had not heard the concerns of the constituents.

Council Member Cyr expressed a concern with receiving a revised Communication prior to the Council Meeting without the opportunity to review it. He said there were two movie theaters in the Fifth District, and he said more research was needed to be done prior to a First Reading.

Motion to defer to the September 24, 2019, Regular City Council meeting was DEFEATED by roll call vote.

Yeas: Cyr, Grayeb, Montelongo – 3;

Nays: Ali, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Mayor Ardis – 7.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those wishing to speak on the item.

Attorney Rob Anderson, on behalf of AMC Theaters, said this item would create a new liquor license classification. He said the Council would have control over theaters requiring them to meet all the qualifications. He said AMC took the matter very seriously, noting it was a privilege and not a right. He said it was seen as an added amenity and not a bar. He said AMC had strong controls in place to ensure it was done responsibly and to ensure people were not over served. He reviewed AMC's policies and procedures at other locations he said AMC had not had any issues at any of its Illinois locations.

Council Member Ali expressed a concern for a need of a family friendly atmosphere and the potential issues of exposing children to this atmosphere. She requested demographic information as it related to adults, children and race. She expressed a concern for the potential of drink-sharing and inquired as to the consequences of youth being caught drinking.

Attorney Anderson addressed Council Member Ali's concerns and provided an explanation of how potential under aged drinking was handled. He said they had strict policies and controls in place to address concerns and to prevent issues.

In response to Council Member Oyler, Attorney Anderson said not creating a classification for movie theaters would negatively impact ticket sales. He said AMC did not want to close its doors for lack of sales, but would rather reinvigorate the theatres and keep them moving forward. He said granting such a license to theaters would increase ticket sales and in turn would provide more revenue to the City.

Discussions were held about having a trial period, and Attorney Anderson said it would not be feasible for their theaters due to the amount of investment involved in the bar location.

Discussions were held regarding the trend in the industry, and Attorney Anderson responded that movie theaters were moving towards serving alcohol throughout the State of Illinois and the Unites States. He said the trend was to add this amenity to retain customers.

Council Member Cyr left the meeting at 7:59 P.M.

Discussions were held regarding the hours of operation and Attorney Anderson said they would comply with local Ordinances, which was 2:00 A.M.; however, he said AMC's policy was to end sales by 12:30 A.M., if not sooner.

Council Member Ruckriegel said going to the movies had now become an event and he explained the need to keep the industry alive and the fact that the movie industry made most of its money on concessions versus movie ticket sales.

Attorney Anderson said allowing this additional amenity would determine whether someone went to the theater or other establishment. He said being able to sell alcohol would be an additional piece that would add to the movie-going experience.

Council Member Grayeb expressed a concern that this matter had not gone before the Liquor Commission or through the Peoria Police Department prior to coming to the City Council.

Heath Thomas, Manager of Willow Knolls – Goodrich Quality Theatres, said they had approached the City for a classification to obtain a liquor license. He said all the questions from the City Council had been asked by other Councils in other cities. He addressed the question regarding the approximate age of attendees and he said about 14% were minors. He said Goodrich had 5,800 active theaters in the United States and approximately 1,083 held a liquor license. He provided an overview of their policies and procedures.

Mayor Ardis asked that this item go before the Liquor Commission for review prior to coming back to the City Council for a second reading.

Discussions were held regarding the City's process for creating a new classification of liquor license and the process followed to obtain a liquor license. It was discussed that establishments wanting a liquor license had to go to the Liquor Commission for approval and must be reviewed by the Peoria Police Department.

Council Member Riggerbach said he would like to know how other municipalities handled the licensing of movie theaters to sell alcohol. He said he was intrigued by the one drink per identification concept and he asked how often that concept was used in other communities. He reminded the City Council that other "family friendly" venues such as the Peoria Civic Center, Dozer Park and Chucky Cheese also sold alcohol. He asked for an explanation of how those establishments regulated the sale and distribution of alcohol.

Council Member Jensen requested information on the potential tax revenue that would be generated.

Council Member Jensen moved to receive and file a First Reading of an Ordinance pertaining to Chapter 3 of the Code of the City of Peoria to allow movie theaters to sell alcohol; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: None.

CLERK'S NOTE: Item No. 19-278 will be placed on a Regular City Council Meeting agenda following discussion by the Liquor Commission.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(19-279) Communication from the City Manager with a Request to APPROVE a REVISED REDEVELOPMENT AGREEMENT and PARKING DECK LEASE with OSF HEALTHCARE SYSTEM and 124 SW ADAMS PROPERTY HOLDING, LLC.

City Manager Urich said this was a revised Redevelopment Agreement with OSF that clarified language in the project description, changed the name of the LD Building to Administration Building and clarified that OSF cannot sub-lease parking spaces in the Niagara and Jefferson Decks. He said the draft presented to the City Council would be the version OSF would sign.

Council Member Moore moved to approve a revised Redevelopment Agreement and parking deck lease with OSF Healthcare System and 124 SW Adams Property Holding, LLC; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: None.

(19-280) Communication from the City Manager with a Request to APPROVE a PURCHASE AGREEMENT for Parking Space at ONE TECHNOLOGY PLAZA Located at 222 SW ADAMS STREET, Peoria, Illinois.

City Manager Urich provided an overview of the purchase agreement, commenting that as a part of the Redevelopment Agreement with OSF the purchase of One Technology Parking Deck from Caterpillar needed to be finalized. He said Caterpillar agreed to sell this parking deck to the City for \$2 million payable in five installments beginning in 2020. In doing so, he said the City would own the One Technology Deck and would be able to address OSF's parking needs.

Council Member Moore moved to approve a purchase agreement for parking space at One Technology Plaza located at 222 SW Adams Street, Peoria, Illinois; seconded by Council Member Grayeb.

Council Member Grayeb moved to grant Privilege of the Floor to Illinois State House Representative and Vice President for Development at OSF Ryan Spain.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Illinois State House Representative and Vice President for Development at OSF Ryan Spain.

Vice President for Development at OSF Ryan Spain expressed his appreciation to the City Council for their efforts on working with OSF on the downtown area. He reviewed the plan for the main headquarters and the number of employees it would employ. He said this was not a single phase development, but rather one of many with the hope of developing startup businesses in the downtown area and creating an innovation hub to the community. He said the redevelopment and renovation of the main OSF Headquarters was one of the oldest steel structures in downstate Illinois. He said it was not just about keeping the building intact, but to ensure it would lead to future projects in downtown Peoria. He commented that OSF made sure to have an integrated healthcare system and to put Peoria in a position to take advantage of the growth occurring in other areas of the State.

Mayor Ardis expressed his appreciation to the Sisters of the Third Order of St. Francis for their confidence in the community and in downtown Peoria, and he commented on how significant this development was to the colleges and medical districts. He said the Sisters had displayed a significant commitment to the City of Peoria for many years. He expressed his appreciation to House Representative Ryan Spain for his efforts in the project and he asked him to convey the Council's appreciation to the Sisters.

Motion to approve a purchase agreement for parking space at One Technology Plaza located at 222 SW Adams Street was approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: None.

- (19-281) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to APPROVE a RESOLUTION Amending an ANNEXATION AGREEMENT for the Property with an Address of W GRANGE HALL RD (Parcel Identification No. 08-35-100-038), Peoria, Illinois.**

Community Development Director Ross Black provided an overview of the proposed amendment to the Annexation Agreement noting that the Petitioner wanted the amendment to allow for a septic system until public sewer lines had been extended to his property line.

Council Member Ruckriegel moved to approve a Resolution amending an Annexation Agreement for the property with an address of West Grange Hall Road (PIN 08-35-100-038), Peoria, Illinois; seconded by Council Member Ali.

RESOLUTION NO. 19-281 was approved by roll call vote.

Yeas: Ali, Grayeb, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 9;

Nays: Jensen - 1.

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

Slurry Seal Contract - 2019 (Item No. 19-259)

Council Member Moore expressed a concern regarding the Slurry Seal Contract – 2019 that was approved at the last Council meeting for slurry seal, noting there was a lack of minority participation. She identified a discrepancy in the communication noting that the Chief Diversity & Inclusion Officer had not given his approval on the contract. She said she was concerned about the process stating that contracts should go through the City's Chief Diversity & Inclusion Officer prior to coming to the City Council for approval.

Phase II of the Fitch Study

Council Member Ruckriegel inquired as to when the second phase of the Fitch Study would be complete, and City Manager Ulrich said it should be finished in the next two weeks and would be distributed to all the Council Members. He said the study would be part of the budget discussion when trying to incorporate recommendations. He said the work from the first phase of the study had been completed by AMT, the Fire Department and the medical director.

Fitch Study for Police Department

Council Member Ruckriegel inquired whether the City considered doing a similar study with the Police Department, and City Manager Ulrich said that would be a policy question for the City Council.

NEW BUSINESS

East Bluff Special Service Area

Council Member Riggerbach said a Public Hearing for the East Bluff Special Service Area was held last Monday. He said responses to the questions and summaries of the discussions were posted to the City's website under Community Development>Planning and Zoning Division>Planning Initiatives>SSA. He said there would be a follow-up advisory meeting of the East Bluff Village Growth Cell on Tuesday, September 3, 2019, at 6:30 P.M. at Glen Oak School, 2100 North Wisconsin Avenue, Peoria, Illinois.

Public Input on City Budget

Council Member Jensen said there had been opportunities for public input on the City's budget. She encouraged citizens to go to the City's website at www.peoriastrategicplan.com to submit ideas and to ask others for support. She said the link could be shared on social media. She also recommended citizens to submit ideas and comments about the City's budget to budget@peoriagov.org. She said public discussions were available on the City's website.

Council Member Moore Recipient of the Small Business Advocate of the Year Award

Council Member Ali acknowledged Council Member Denise Moore as she was celebrated this date at Bradley University's Turner Center for receiving the Small Business Advocate of the Year award.

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.

Marilyn Mosely, a citizen of Peoria, expressed a concern of the current state of the 61605 zip code. She asked the City Council to support the plan presented by IDG Architects. She said the South Side now had a vision, which portrayed that area as viable and important. She said she was encouraged to see successful, young, minority men engaged in this project and she encouraged the City Council to move forward with a funding initiative for the proposed project.

Brian Evans, Pastor at Providence Reform Presbyterian Church, remarked on the importance of the City Council to examining their duties and obligations to the community, noting they were charged to preserve justice. He implored the City Council to protect the innocent and unborn and to make the City of Peoria a sanctuary city.

EXECUTIVE SESSION

Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent; and, 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Council Member Ruckriegel moved to enter into Executive Session pursuant to 2(c)(11) Litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent; and, 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel,
Mayor Ardis – 10;

Nays: None.

ADJOURNMENT


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

Approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 9:00 P.M.



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

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