

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

A Regular Meeting of the City Council of Peoria, Illinois, was held October 22, 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, Mayor Ardis – 10. Absent: Ruckriegel.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS, COMMENDATIONS, ETC.

**Citywide Celebration of Women Artists
50th Anniversary of IHSA State Cross Country Finals
100th Anniversary of Peoria Players
25th Anniversary of Samaritan Ministries
100th Anniversary of the Peoria Area Association of Realtors
Ambassador Alaina B. Teplitz**

Council Member Jensen left the Council Chambers.

MINUTES

Council Member Cyr moved to approve the minutes of the Special City Council Meeting held on October 15, 2019, as printed; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

PUBLIC HEARING

(19-320) PUBLIC HEARING Regarding the Proposed 2020-2021 CITY OF PEORIA BIENNIAL BUDGET.

Council Member Moore moved to open the floor for the Public Hearing regarding the Proposed 2020-2021 City of Peoria Biennial Budget; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

The Public Hearing was opened at 6:27 P.M.

Michael Freilinger, President and CEO of Downtown Development Corporation of Peoria (DDC) and a Peoria citizen, thanked the Council for past support of the DDC and requested a continuation of that support.

Kendra Sipes, a Realtor Broker representing the Peoria Area Association of Realtors, cautioned the Council not to increase property or sales taxes in 2020 and stated multiple reasons why it would be detrimental to Peoria and its citizens. She spoke about the proposed fees on foreclosure properties and suggested guidelines on the subject.

Council Member Jensen returned to the Council Chambers.

After a third call for comments, Mayor Ardis requested a motion to close the Public Hearing.

Council Member Grayeb moved to close the floor for the Public Hearing regarding the proposed 2020-2021 City of Peoria biennial budget; seconded by Council Member Rigganbach.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Kelly, Jensen, Montelongo, Moore, Oyler, Rigganbach,
Mayor Ardis - 10;

Nays: None.

The Public Hearing closed at 6:25 P.M.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined

- (19-321) **Communication from the City Manager, Public Works Director, Fire Chief and Finance Director/Comptroller with a Request to APPROVE and Execute a CONTRACT with HERR PETROLEUM OIL for Large Loads (Tanker) and AGLAND FS INC for Small Loads (Transport) for a Two-Year Contract to Purchase Fuel at \$.015/gallon (Tanker) and \$.09/Gallon (Transport) Over the Low Rack Price from the Daily OPIS (Oil Price Information Service) Report Plus Freight (\$.0025 Tanker and \$.00 Transport).**
- (19-322) **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 RUDY'S MEXICAN CANTINA AND GRILL, INC., D/B/A RUDY'S MEXICAN CANTINA AND GRILL, 3311 N. STERLING AVE., SUITE 20, Contingent Upon Issuance of all Appropriate Permits and a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 4)**
- (19-323) **Communication from the Peoria Firemen's Pension Fund Board of Trustees Recommending a 2020 TAX LEVY, in the Amount of \$13,540,045.00 with Request to RECEIVE and FILE.**
- (19-324) **Communication from the Peoria Police Pension Fund Board of Trustees Recommending a 2020 TAX LEVY, in the Amount of \$14,696,943.00 with Request to RECEIVE and FILE.**

- (19-325)**
****** **Communication from the Firemen's Pension Fund Board of Trustees Regarding the MUNICIPAL COMPLIANCE REPORT, with Request to RECEIVE and FILE.**
- (19-326)** **Communication from the Police Pension Fund Board of Trustees Regarding the MUNICIPAL COMPLIANCE REPORT, with Request to RECEIVE and FILE.**

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

Council Member Montelongo requested Item No. 19-322 be removed from the Consent Agenda for further discussion.

Council Member Kelly requested Item No. 19-325 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 Grayeb.

Item Nos. 19-321 through 19-326 (excluding Item Nos. 19-322 and 19-325, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

- (19-322)**
***** **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 RUDY'S MEXICAN CANTINA AND GRILL, INC., D/B/A RUDY'S MEXICAN CANTINA AND GRILL, 3311 N. STERLING AVE., SUITE 20, Contingent Upon Issuance of all Appropriate Permits and a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 4)**

Council Member Montelongo expressed his excitement and welcomed this new restaurant to the 4th District.

At the conclusion of his comments, Council Member Montelongo moved to approve the Site Application for a Class B (Restaurant, 50% Food) Liquor License with On-Site Consumption and Retail Sale of Alcohol at Rudy's Mexican Cantina and Grill, 3311 N. Sterling Ave., Suite 20, contingent upon issuance of all appropriate permits and a Certificate of Occupancy; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

- (19-325)**
****** **Communication from the Firemen's Pension Fund Board of Trustees Regarding the MUNICIPAL COMPLIANCE REPORT, with Request to RECEIVE and FILE.**

Council Member Kelly remarked on the difference in the report between what the Department of Insurance recommended the City set aside for funding and what the City's Actuaries recommended. He asked if the City Manager or City Treasurer would explain.

City Treasurer Patrick Nichting went into detail on how the different amounts were determined, stating some of it was based on State statutes and legislation currently in place.

Council Member Kelly moved to receive and file the Municipal Compliance Report; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

FIRST READING

(19-327) Communication from the City Manager and Community Development Director with a Request for a FIRST READING review of an ORDINANCE Amending Chapter 5 of the CODE of the City of Peoria relating to REGISTRATION OF RESIDENTIAL PROPERTY and INSPECTION OF DWELLINGS.

A replacement Council Communication was distributed to the Council. Community Development Director Ross Black explained the second sentence of the fourth paragraph was amended.

Director Black described the Ordinance as a method to streamline and ensure compliance with the Code by registering properties at the time of closing instead of within 30 days, as well as a reduction in fines for late registrations. He explained that Staff had investigated an electronic method for the Self-Inspection Form that property owners were required to complete, but the cost was prohibitive. Because of this, Director Black recommended that while the form would still be required, it would not have to be submitted to the City unless requested.

Mayor Ardis thanked Director Black, Council Member Oyler and Council Member Jensen for their collaboration efforts with the landlord group.

Council Member Ali asked how the proposed changes to the Code would be communicated to the closing agents and other parties affected. Director Black explained there would be extensive outreach and communication as well as a grace-period to incorporate the changes rather than immediate punitive action. He also said should an existing owner choose to change the property to a Non-Owner-Occupied Property, the present legislation of 30-days to register the property would remain in effect.

Discussions were held congratulating the collaboration and effort it took to bring the amendment forward and the benefit the process would achieve.

Council Member Cyr asked the City Manager how much was spent on the new financial software implemented and asked whether it was compatible with providing a digital platform for the form Director Black described. City Manager Patrick Urich answered the cost was approximately \$2,000,000.00 and the software purchased was not compatible with that request.

Council Member Oyler moved to receive and file the First Reading of an Ordinance amending Chapter 5 of the Code of the City of Peoria relating to Registration of Residential Property and Inspection of Dwellings; seconded by Council Member Jensen.

Per Council Member Grayeb's request, Assistant Director of Community Development Joe Dulin spoke about the purchased software and why it was not compatible for this use, but Staff would continue to explore how this could eventually be managed digitally.

Motion to receive and file the First Reading of an Ordinance amending Chapter 5 of the Code of the City of Peoria relating to registration of residential property and inspection of dwellings was approved by roll call vote.

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

Nays: None.

CLERK'S NOTE: Item No. 19-327 will be placed on the November 5, 2019, Special City Council Meeting Agenda or November 12, 2019 Regular City Council Meeting Agenda.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

- (19-312) Communication from the City Manager and Community Development Director with a Recommendation from the Construction Commission with a Request to ADOPT an ORDINANCE Amending Chapter 5 of the CODE of the City of Peoria Relating to AIR RIGHTS.**

Council Member Jensen moved to adopt an Ordinance amending Chapter 5 of the Code of the City of Peoria relating to Air Rights; seconded by Council Member Moore.

Ordinance No. 17,720 was adopted by roll call vote.

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

Nays: None.

- (19-318) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE a PRESENTATION and Discussion of the 2020-2021 BIENNIAL BUDGET.**

A packet was distributed to the Council containing report backs requested at the October 15, 2019, Special City Council Meeting.

City Manager Patrick Urich provided an overview of all fifteen report back items individually while he allowed for further inquiries.

After City Manager Urich summarized Item 1.1, Council Member Cyr described roads as a primary concern for District 5 residents and he asked for more money to be allocated to that District. He asked City Engineer Bill Lewis to explain how projects are selected for use of the Pavement Preservation funds and Community Investment Plan (CIP) funds. City Engineer Lewis explained the rating system for roads called the Pavement Condition Index (PCI) and said another assessment was scheduled for 2020. Council Member Cyr asked for a Report Back on the last assessment completed in 2017 and where the funds were allocated based on that assessment.

Council Member Riggerbach asked what other factors were considered when choosing road repair projects. City Engineer Lewis explained that the PCI was the first aspect considered, followed by traffic density and the scale of the project. He also explained the use of grants and how they factored-in, but he said they were not included in the budget because the funding came from State or Federal sources. Council Member Riggerbach requested future project transparency for a better understanding of why projects were chosen.

Council Member Montelongo requested PCI reports for review. City Manager Urich said that while the third iteration is scheduled for 2020, the previous iteration, which concluded last year, was brought previously before the Council.

Based on Item 1.2, Council Member Moore moved to bring forward an amendment to fund the Downtown Development Corporation (DDC) through the Warehouse District Tax Increment Financing (TIF) Fund; seconded by Council Member Riggerbach.

Concerns were raised by the Council about moving \$100,000.00 from the Warehouse District TIF to fund the DDC in 2020. Council Member Grayeb asked Michael Freiling, President and CEO of the DDC, to explain the boundaries of the DDC. Mr. Freiling said the boundaries covered a larger portion of the downtown area, which included, but was not exclusively, the Warehouse District. Council Member Riggerbach reminded the Council that this motion was not to approve the amendment, just a request for City Manager to investigate possibilities of funding the DDC. City Manager Urich explained this would be a legal use of the TIF fund, which had been similarly used in the past. Council Member Oyer mentioned that drawing from a TIF fund would be a temporary solution, but not a sustainable or permanent one.

Council Member Moore asked Mr. Freiling to explain the strategy and purpose of the DDC. Mr. Freiling explained the DDC worked to bring both businesses and residents to downtown Peoria, since it supported the growth of each. Because of this, he said the Warehouse District had been the initial focus since it was a mixed-use development.

Council Member Moore restated the motion that funds for the DDC should be taken from a TIF; Council Member Riggerbach, the seconder, agreed.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyer, Riggerbach,
Mayor Ardis - 10;

Nays: None.

City Manager Urich described Report Back Items 1.3 – 1.5 without further discussion.

Regarding Report Back Item 1.6, Council Member Jensen inquired if the 2019 CIP information could be broken down by Council District, noting the 2020 CIP information was in the budget binder by Council District so they could be easily compared. City Manager Urich said he would provide a Report Back on that information as requested.

City Manager Urich went through Report Back Items 1.7 and 1.8 without further discussion.

Council Member Moore asked City Manager Urich if the biweekly, instead of monthly, recycling pick-up schedule was a factor in the rising garbage costs as described in Report Back Item 1.9. He said he would work with Peoria Disposal Company (PDC) for a cost analysis. Discussions were held about the length of the plan and how it would begin to pay back the General Fund.

City Treasurer Patrick Nichting updated the Council on the status of landfills and recycling facilities. Mayor Ardis asked City Manager Urich for a more detailed Report Back on recyclables, costs associated with them and how Peoria compared to other municipalities. Council Member Oyler explained the process of recycling and a summary of issues discussed at the Landfill Committee meetings. Council Member Jensen asked for a Report Back on items not being recycled. Further discussions were held about recycling plant procedures for sorting and processing.

City Manager Urich explained that Report Back Item 1.11 was discussed earlier in reference to Item 1.1.

Council Member Moore moved for an amendment to move \$400,000.00 back into the Eagleview TIF referenced in Report Back item 1.12; seconded by Council Member Riggerbach.

Council Member Moore explained the safety concerns and unsightly nature of the property and said while the City did not have it in the budget to pay for the building to be demolished, it should be properly secured and cleaned up. Community Development Director Ross Black explained different grants that could potentially be used to provide funding to demolish the property.

Motion for an Amendment to move \$400,000.00 back into the Eagleview TIF was approved by roll call vote.

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

Nays: None.

City Manager Urich summarized Report Back Item 1.13 without further discussion.

Regarding Report Back Item 1.14, Council Member Cyr asked how funds could be used and the process for moving money between funds. City Manager Urich described the process and requirements for moving money between funds as well as the purpose. He also explained what constituted operational and capital costs.

City Manager Urich summarized Report back Item 1.15 without further discussion.

Mayor Ardis opened the floor for questions on the Operating portion of the Budget.

Council Member Cyr asked City Engineer Lewis about the City's business relationship and contract cost regarding Foth Infrastructure & Environment, LLC (Foth). City Engineer Lewis described the relationship and their expertise as very beneficial.

Mayor Ardis opened the floor for Capital Budget and general Budget questions.

City Manager Urich described the calendar for upcoming Budget Meetings with a plan to bring forward the final budget before Council on the meeting scheduled on November 5, 2019, with November 12, 2019, as a back-up date.

Council Member Oyler asked if a meeting date was set for the Fitch Study results. City Manager Urich said a tentative date of November 12, 2019, was set for the discussion of those results.

Council Member Cyr suggested discussing setting funds aside annually in preparation for the potential Water Company purchase in four years.

Council Member Kelly moved to receive and file a Presentation and Discussion of the 2020-2021 Biennial Budget; seconded by Council Member Riggerbach.

Approved by roll call vote.

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

Nays: None.

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

It was determined that there was no Unfinished Business to come before the City Council.

NEW BUSINESS

Peoria Cares Report

A handout was provided to Council – Peoria Cares 2019 Monthly Report. Council Member Moore asked for a Report Back of properties that were repeat offenders under the Peoria Cares Program in interest to find ways to encourage landlords to bring their properties into compliance.

Peoria Community Against Violence (PCAV) Event

Council Member Riggerbach described an upcoming event benefitting Peoria Community Against Violence (PCAV): P-Town Soup on Thursday October 24, 2019, at 6:00 P.M. at the East Bluff Community Center, 512 East Kansas Avenue, Peoria, IL.

City Halloween Events

Council Member Riggerbach described upcoming City Halloween events and encouraged the public to attend:

- Trick or Treat with Peoria Police: Friday October 25, 2019, from 5-7 P.M. at the Peoria Police Department, 600 SW Adams, Peoria, IL.
- Peoria City Hall-O-Ween: Thursday October 31, 2019, from 3-5 P.M. at Peoria City Hall, 419 Fulton Street, Peoria, IL.

Homeless Housing

Council Member Kelly described an article in the Journal Star on Sunday October 20, 2019, and his opinion about the worthiness of the cause; however, he expressed his concern over the extremely high cost of the renovation project undertaken to house the homeless.

Vehicle Burglaries

At the request of Council Member Grayeb, Chief of Police Loren Marion said despite repeated communications there was an ongoing trend of vehicle robberies. Chief Marion reminded all citizens to lock and secure their vehicles and belongings.

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.

Linda Wilson, a concerned Peoria citizen and teacher, spoke about the condition and issues regarding Harrison School. She asked the Council why no action had been taken to demolish the property and commented about safety concerns for citizens and City Emergency Personnel. She asked for discussion and action.

Steven Morris, a Peoria citizen, asked for the City of Peoria to become a Sanctuary City for Life.

Joseph Keck, a Peoria citizen, spoke about the importance of public accountability and his passions for political science.

EXECUTIVE SESSION

Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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 Cyr moved to enter into Executive Session pursuant to 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach,
Mayor Ardis - 10;

Nays: None.

ADJOURNMENT


Council Member Kelly moved to adjourn the Regular City Council Meeting; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

The Regular City Council Meeting was adjourned at 9:01 P.M.


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