

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

A Joint City Council and Town Board Meeting of the City Council of Peoria, Illinois, was held September 13, 2016, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were physically present: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, 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.

PROCLAMATIONS, COMMENDATIONS, ETC.

**Peoria Public Schools Attendance Campaign
Keep Peoria Beautiful Iris Awards**

MINUTES

Council Member Spain moved to approve the minutes of the Regular City Council Meeting held on August 23, 2016, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

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

(16-296) Request to APPROVE a RESOLUTION Relating to ESTABLISH PROPERTY TAX ABATEMENT as an ENTERPRISE ZONE INCENTIVE.

At the request of Trustee Grayeb, Assistant City Manager Chris Setti provided an overview of the item, which would allow the Town to participate in a property tax abatement for projects in the Peoria Urban Enterprise Zone. He said the Peoria City Council and the Peoria County Board had already approved the same item. He said Staff was in the process of seeking participation of the Peoria Airport Authority, Illinois Central College and CityLink. He said this item would provide 100% abatement for the first three years and 50% abatement for the following two years.

Trustee Grayeb moved to approve a Resolution relating to establish property tax abatement as an enterprise zone incentive; seconded by Trustee Riggerbach.

RESOLUTION NO. 16-296 was approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Chairman Ardis - 11;

Nays: None.

(16-297) TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING 6/30/2016, with Request to Receive and File.

Trustee Grayeb moved to receive and file the Town of the City of Peoria Financial Report for period ending 6/30/2016; seconded by Trustee Ruckriegel.

Approved by roll call vote.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Chairman Ardis - 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

CONSIDERATION OF CONSENT AGENDA ITEMS BY OMNIBUS VOTE, for the City of Peoria with Recommendations as Outlined:

- (16-298) Communication from the City Manager and Director of Public Works with a Request to Approve a PERMANENT EASEMENT for Minor Encroachments into the Public Right-of-Way for the Property Located at 1201 SW WASHINGTON STREET, Peoria, IL. (Council District 1)**
- (16-299) Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of OTTO BAUM COMPANY and Award the CONSTRUCTION CONTRACT, in the Amount of \$139,365.00, which is the Low Bid plus Contingency, for the DELMAR COURT RECONSTRUCTION PROJECT (Hudson Street Southerly to the Dead End). (Council District 2)**
- (16-300) * Communication from the City Manager and Community Development Director with a Request to APPROVE the Sale of 1611 N. WISCONSIN AVENUE to STEVEN SANCHEZ and to Authorize the City Manager to Draft and Execute the Purchase CONTRACT. (Council District 3)**
- (16-301) ** Communication from the City Manager and Director of Public Works with a Request to Approve the Following:**
- A. One (1) Year CONTRACT Extension with THE CLEANING SOURCE to September 30, 2017, for the Amount of \$321,107.04, for Janitorial Cleaning of City Buildings; and,**
 - B. One (1) Year CONTRACT with LINDSAY'S DEPENDABLE CLEANING to September 30, 2017, in the Amount of \$32,067.00.**

- (16-302) **Communication from the City Manager with a Request for the Following:**

- A. **ACCEPT Assignment from the DOWNTOWN DEVELOPMENT CORPORATION of PEORIA of the AGREEMENT for Purchase and Sale of Real Property at 813-815 SW WASHINGTON; and**
 - B. **ADOPT an ORDINANCE Amending the City of Peoria 2016-2017 BIENNIAL BUDGET Relating to the Use of the WAREHOUSE DISTRICT TIF FUND BALANCE.**
- (16-303) **Communication from the City Manager and Corporation Counsel with a Request to APPROVE the INTERGOVERNMENTAL AGREEMENT Between DUNLAP CONSOLIDATED UNIT SCHOOLS DISTRICT #323 and the City of Peoria to Provide Mutual Reporting of Investigations, Arrests, and Convictions of Dunlap Students for Certain Criminal Offenses.**
- (16-304) **Communication from the City Manager and the Fire Chief with a Request to Approve a Proposed TIME AND MATERIALS AGREEMENT between the City of Peoria and OSF ST. FRANCIS, INC. for the Repairs and Maintenance of the Peoria Fire Department AED/Defibrillators.**

- (16-305) **Communication from the City Manager and the Finance Director/Comptroller and the Community Development Director with a Request to ADOPT ORDINANCE NO. 17,397 Amending the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the CDBG, HOME and CAPITAL BUDGET for FISCAL YEAR 2016 to Reflect the Actual 2016 Allocation From the United States Department of Housing and Urban Development (HUD) and the Transfer of CDBG Program Income to the Capital Fund.**
- (16-306) **APPOINTMENT by Mayor Ardis to the PEORIA CIVIC CENTER AUTHORITY with a Request to Concur:**

Jim Lynch (Non-Voting) - Term Expiration 7/1/2018

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

Council Member Akeson requested Item Nos. 16-300 and 16-302 be removed from the Consent Agenda for further discussion.

Council Member Montelongo requested Item No. 16-301 be removed from the Consent Agenda for further discussion.

Council Member Spain requested Item No. 16-304 be removed from the Consent Agenda for further discussion.

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

Item Nos. 16-298 through 16-306 (excluding Item Nos. 16-300, 16-301, 16-302 and 16-304, 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, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

(16-300) **Communication from the City Manager and Community Development Director with a Request to APPROVE the Sale of 1611 N. WISCONSIN AVENUE to STEVEN SANCHEZ and to Authorize the City Manager to Draft and Execute the Purchase CONTRACT. (Council District 3)**
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Council Member Akeson requested clarification from Community Development Director Ross Black and asked where interested parties could inquire about blighted properties available for purchase from the City.

Director Black said the City Council approved a new process in January of 2016 regarding the issuance of Requests for Proposals for City-owned properties. He explained how abandoned properties were processed once the City owned them, noting that Staff reviewed the properties for the possibility of rehabilitation. He said if the property met the criteria for rehabilitation, then the City would issue a Request for Proposal. He said Staff reviewed the proposals and determined the best candidate to enter into negotiations to purchase the property. He stated that there was a provision wherein, if a property was not fully renovated nor received a Certificate of Occupancy within a certain timeframe, the City could repossess the property. He identified other properties that had gone through this process. He said the requirements for rehabilitating a property was outlined in the RFP. He said the property had to be brought to minimum property standards of the City Code. He remarked that backsliding of the property would not be allowed, and should it occur, the agreement would be canceled. He said Staff was looking for better ways to communicate this information to the public, and he said it was his hope to expand the RFP process.

Council Member Akeson moved to approve the sale of 1611 N. Wisconsin Avenue to Steven Sanchez and to authorize the City Manager to draft and execute the purchase contract; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

(16-301) **Communication from the City Manager and Director of Public Works with a Request to Approve the Following:**
**

B. **One (1) Year CONTRACT Extension with THE CLEANING SOURCE to September 30, 2017, for the Amount of \$321,107.04, for Janitorial Cleaning of City Buildings; and,**

B. **One (1) Year CONTRACT with LINDSAY'S DEPENDABLE CLEANING to September 30, 2017, in the Amount of \$32,067.00.**

Council Member Montelongo moved to defer this matter until the September 27, 2016, City Council meeting. He said he would like to see the City Manager increase the percentage of services provided by a minority-owned business. He noted that The Cleaning Source had mentored a minority-owned business to provide 10% of the services since 2011, and he asked for that percentage be increased. He said he would like a Report Back on increasing that percentage at the next City Council meeting.

Council Member Turner concurred with Council Member Montelongo's comments. He said The Clean Source had been a great mentor, and he said he would like to see the minority-owned business have an opportunity to provide additional cleaning services other than the 10% outlined.

Council Member Montelongo moved to defer this item to the September 27, 2016, Regular City Council meeting; seconded by Council Member Turner.

Motion to defer to the September 27, 2016, Regular Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

(16-302) Communication from the City Manager with a Request for the Following:

- A. **ACCEPT Assignment from the DOWNTOWN DEVELOPMENT CORPORATION of PEORIA of the AGREEMENT for Purchase and Sale of Real Property at 813-815 SW WASHINGTON; and**
- B. **ADOPT an ORDINANCE Amending the City of Peoria 2016-2017 BIENNIAL BUDGET Relating to the Use of the WAREHOUSE DISTRICT TIF FUND BALANCE.**

Council Member Akeson said she was not opposed to the City purchasing buildings and having a plan for redevelopment in the Warehouse District; however, she expressed a concern about a lack of guidelines of building designs prior to development. She remarked on the importance of drafting design options for the Warehouse District prior to its development.

In response to Council Member Akeson's request for the Downtown Development Corporation of Peoria's minutes, Assistant City Manager Setti said there were no such minutes. He said conversation regarding design standards have not yet taken place. He remarked that whatever was determined for the design for this location, he said it should reflect the character of the area. He said should a parking garage be built in that area, the City Council would have to approve the design first.

Council Member Akeson remarked on the importance of having the conversation now regarding design standards for that location. She said there needed to be some discussion at the DDC meetings regarding potential standards.

Council Member Akeson moved to accept the assignment from the Downtown Development Corporation of Peoria of the agreement for purchase and sale of real property at 813-815 SW Washington; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

Council Member Moore said the DDC had City designated representation on the Board.

Council Member Moore moved to adopt an Ordinance amending the City of Peoria 2016-2017 Biennial Budget relating to the use of the Warehouse District TIF Fund Balance; seconded by Council Member Turner.

ORDINANCE NO. 17,396 was adopted by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

**(16-304) Communication from the City Manager and the Fire Chief with a Request to
**** Approve a Proposed TIME AND MATERIALS AGREEMENT between the City
of Peoria and OSF ST. FRANCIS, INC. for the Repairs and Maintenance of
the Peoria Fire Department AED/Defibrillators.**

Council Member Spain said he would abstain from voting on this item due to a conflict of interest in that OSF St. Francis was his employer.

Council Member Turner moved to approve the proposed Time and Materials Agreement between the City of Peoria and OSF St. Francis, Inc. for the repairs and maintenance of the Peoria Fire Department AED/Defibrillators; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggenbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None;

Abstain: Spain - 1.

FIRST READINGS

(16-307) Communication from the City Manager and the Corporation Counsel with a Request for a FIRST READING of an ORDINANCE Amending CHAPTER 3 of the CODE of the City of Peoria to Allow a Supermarket Grocery Store with a SUBCLASS 12 SUPPLEMENTAL LICENSE to be eligible to hold a SUBCLASS 10 SUPPLEMENTAL LICENSE which allows for Off-Site Catering of Alcohol.

Assistant Corporation Counsel Sonni Williams said there were a limited number of supermarkets that this Ordinance would affect. She said this Ordinance would provide for a supermarket that holds a subclass (12) supplemental license to apply for a subclass (10) in order to cater alcohol at any approved off-site location. She said this would not create much of a deviation from the current Liquor Code.

Council Member Spain moved to receive and file the First Reading of an Ordinance amending Chapter 3 of the Code of the City of Peoria to allow a supermarket grocery store with a Subclass 12 Supplemental License to be eligible to hold a Subclass 10 Supplemental License, which allows for off-site catering of alcohol; seconded by Council Member Johnson.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggensbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

CLERK'S NOTE: Item No. 16-308 will be placed on the September 27, 2016, Regular City Council agenda.

(16-308) Communication from the City Manager and the Community Development Director with a Request for a FIRST READING of an ORDINANCE Amending Chapter 5 of the City of Peoria CODE Pertaining to Building Codes Based on the Recommendation of the Construction Commission to ADOPT the 2012 ICC International Existing Building Code.

Community Development Director Black said this was the final component of the 2012 family of Building Codes that would be coming before the City Council at the next City Council meeting. He explained the reason for the delay of this item noting the Construction Commission had worked through amendments suggested by various local organizations. He said the proposed amendments would make development of older buildings easier than what it would be under the basic building codes.

Discussions were held regarding the live-work units, and Council Member Akeson expressed a concern for offering this option. Director Black said he would contact the individuals or organizations who recommended the live-work units for more information and would forward said information to the City Council for review.

Discussions were held regarding fire-resistant rated walls and what that meant for redevelopment of the buildings in the Warehouse District. Director Black said this would allow for a less expensive way to provide fire safety for the residential portion of the buildings.

Council Member Jensen moved to receive and file the First Reading of an Ordinance amending Chapter 5 of the City of Peoria Code pertaining to building codes based on the recommendation of the Construction Commission to adopt the 2012 ICC International Existing Building Code; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggensbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

CLERK'S NOTE: Item No. 16-308 will be placed on the September 27, 2016, Regular City Council agenda.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:**(16-309) Communication from the City Manager with a Request to Receive and File the FY2017 BUDGET of the PEORIA CIVIC CENTER AUTHORITY.**

City Manager Urich said this was the proposed budget for the Peoria Civic Center Authority for 2017. He said their fiscal year began September 1. He said this was the first year under the revised arrangement with the Peoria Area Convention and Visitor's Bureau and the Peoria Civic Center Authority. He said the Civic Center Authority wanted to increase its sales efforts and he said the Civic Center and the CVB continued their joint efforts to work on this matter.

Ms. Anne Clayton, General Manager of the Peoria Civic Center, provided an overview of the Civic Center's budget. She said it was their goal to improve the operating income by decreasing the figure in upcoming years. For fiscal year 2017, the Civic Center would have an operating income loss of \$436,000, which was down from fiscal year 2016. She reviewed the Civic Center events for 2017, noting that their efforts were concentrated on the arena concert area of the center. She said their combined efforts with the CVB was working well.

Mr. Robert Manning, Chairman of the Peoria Civic Center Authority, reviewed the budget. He remarked that the Civic Center was making great strides in 2017 and was driven to drive the loss down. He said the Civic Center was heading in the right direction in achieving a number of goals in various areas. He said the Authority appreciated the City Council's support and encouraged their continued participation in supporting the Civic and its needs. He said he would provide additional updates as needed.

Mayor Ardis expressed his appreciation for Mr. Manning's efforts on the Authority. He said the Civic Center was a unique facility with a theatre, exhibit space and arena.

Council Member Spain moved to receive and file the FY2017 Budget of the Peoria Civic Center Authority; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

UNFINISHED BUSINESS (Including but not limited to motions to reconsider items, if any, from the previous Regular Meeting)**(16-155) Communication from the City Manager and Director of Community Development with a Request to DEFER UNTIL OCTOBER 11, 2016, the Recommendation from the Planning & Zoning Commission and Staff to ADOPT an ORDINANCE Approving the UNIFIED DEVELOPMENT CODE by Combining and Amending Appendix A, the Subdivision Ordinance, Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code.**

Council Member Riggerbach moved to defer this item until the October 11, 2016, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer to the October 11, 2016, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

(16-262) Communication from the City Manager and the Community Development Director with a Request to DEFER UNTIL OCTOBER 11, 2016, a Recommendation from the Planning & Zoning Commission and Staff to APPROVE an ORDINANCE Amending the UNIFIED DEVELOPMENT CODE Related to SIGNS.

Council Member Moore moved to defer this item until the October 11, 2016, Regular City Council Meeting; seconded by Council Member Turner.

Motion to defer to the October 11, 2016, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

(16-265) Communication from the City Manager and the Community Development Director with a Request to DEFER UNTIL SEPTEMBER 27, 2016, the Recommendation from the Planning and Zoning Commission to ADOPT an ORDINANCE Approving a SPECIAL USE for a Wireless Communication Tower Facility in a Class W-M (West Main Street Form) District, for the Property Commonly Known as Peoria Next Innovation Center and Located at 801 W. MAIN STREET, and 1013 - 1017 N. DOUGLAS STREET (Parcel Identification Nos. 18-05-430-011, -001, -007, & -008), Peoria, Illinois (Council District 2). PZ 16-13.

Council Member Grayeb remarked on the importance of ensuring this project would be done according to best practices. He said there would be a public forum in District 2 on Thursday, September 22, 2016, in order to obtain feedback from the citizens. He said he appreciated the efforts of Staff on this matter. He said it was important to ensure that the City and the wireless company abided by all laws, FCC rules, and that the neighborhoods were being protected.

At the conclusion of his comments, Council Member Grayeb moved to defer this item until the September 27, 2016, Regular City Council Meeting; seconded by Council Member Jensen.

Motion to defer to the September 27, 2016, Regular City Council Meeting was approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

Report Backs on Sidewalk Snow Removal and Sidewalk Cafes

Council Member Akeson said she had previously requested Reports Back on the sidewalk snow removal and sidewalk cafes, and she had inquired as to the status of those two reports.

City Manager Urich said he would provide those reports by the end of the week.

NEW BUSINESS**2017 Budget Update**

City Manager Urich said the City Council would review the second quarter financial report at the next City Council meeting. He said he hoped to have a proposed spending recommendation for 2017 by the end of the month. He said the Council had adopted a two-year budget last year. He said he asked departments to provide any spending exceptions they wanted or needed for the year. He remarked on the issue with the State of Illinois Corporate Replacement Tax wherein the State erred and overpaid the City by \$800,000.00. He said those funds would need to be paid back to the State of Illinois over the next two years. He remarked on the importance of being mindful of the local economy while working on the budget. Mayor Ardis said the City Council needed to review any expenditures in the last quarter that were not necessary.

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 citizen of Peoria, expressed a concern for racism within the City and he said the issue needed to be addressed. He remarked on the importance of children attending school regularly and the need for education.

Ms. Chama St. Louis, a citizen of Peoria, thanked Council Member Ruckriegel, Council Member Montelongo and Council Member Akeson for attending the session entitled "Moving Forward with the City Council." She remarked on the importance of bridging the communication gap between the City Council and the black community.

Mr. Bill Thill, a concerned citizen, remarked on the recent demolition of a historic home on East Frye Street. He remarked on the City's process and how that process needed to be improved. He said there needed to be transparency on the exact series of events, and he expressed his frustration with the City's Code Enforcement Department. He said there needed to be an aggressive action taken to prevent illegal dumping on private properties and to prevent those property owners from being ticketed.

EXECUTIVE SESSION

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

ADJOURNMENT

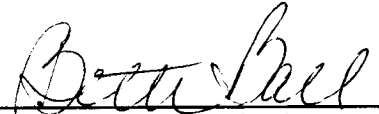
Council Member Grayeb moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Moore.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, and Mayor Ardis - 11;

Nays: None.

Meeting adjourned at 7:27 P.M.



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

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