

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regular Meeting of the City Council of Peoria, Illinois, was held November 1, 2016, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Jim Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were physically present: Akeson (Arrived at 6:07 P.M.), Grayeb, Jensen, Johnson, Montelongo, Moore (Arrived at 6:30 P.M.), Riggerbach, Ruckriegel, Spain, Turner, Mayor Ardis – 11. Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Ardis requested a moment of silent prayer or reflection and he asked everyone to keep Mr. Hiles Stout and his family in prayer due to his recent passing. He then led the pledge of allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.

**The Fine Arts Society of Peoria – 55th Season
Adoption Month – November
Mayors for Hope
Prematurity Awareness Day – November 17, 2016
Kiwanis Club of Peoria Centennial Anniversary Day**

MINUTES

Council Member Spain moved to approve the minutes of the Joint City Council and Town Board Meeting held on October 25, 2016, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Johnson, Montelongo, Riggerbach, Ruckriegel, Spain, Turner, Mayor Ardis - 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined:

(16-351) Communication from the City Manager and the Chief of Police with a Request to APPROVE and ACCEPT the PARTNERSHIPS TO REDUCE VIOLENT CRIME GRANT from the ILLINOIS CRIMINAL JUSTICE INFORMATION AUTHORITY.

- (16-352) **Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the East Village Growth Cell Tax Increment Financing Economic Development Advisory Committee, and the East Village Growth Cell TIF Redevelopment Plan and Project, to APPROVE the AMENDMENT to the EAST VILLAGE GROWTH CELL (EVGC) Housing Program and Associated Program Guidelines.**
- (16-353) **Communication from the City Manager, Emergency Communication Center Manager, and Corporation Counsel with a Request to APPROVE the Tower Site Lease AGREEMENT Between the City and ROCKET COMMUNICATIONS CORPORATION to Lease Space at City-Owned Property Located at the TWIN TOWERS (123 S.W. JEFFERSON AVENUE).**
- (16-354) **Communication from the City Manager and Director of Public Works with a Request to APPROVE the Selection Process and an AGREEMENT with JIMAX LANDSCAPE, LLC, in an Amount Not to Exceed \$50,000.00, for the Landscape Stewardship and Maintenance Project. (All Districts)**
- (16-355) **APPOINTMENT by Mayor Ardis to the DOWNTOWN DEVELOPMENT CORPORATION with a Request to Concur:**

Sid Ruckriegel (Voting) - Term Expiration 4/30/2019

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. 16-354 be removed from the Consent Agenda for further discussion.

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

Item Nos. 16-351 through 16-355 (excluding Item No. 16-354, which was removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Akesson, Grayeb, Jensen, Johnson, Montelongo, Riggerbach, Ruckriegel Spain, Turner, Mayor Ardis - 10;

Nays: None.

- (16-354) **Communication from the City Manager and Director of Public Works with a Request to APPROVE the Selection Process and an AGREEMENT with JIMAX LANDSCAPE, LLC, in an Amount Not to Exceed \$50,000.00, for the Landscape Stewardship and Maintenance Project. (All Districts)**

In response to Council Member Montelongo's question regarding what projects these funds would be applied to, Public Works Director Scott Reese said these funds were largely allocated to address the planters in the Warehouse District on Washington Street and would also be used to address landscaping in the spring. He estimated approximately three-quarters of these funds would be used this fall and the remaining amount would be used in the Spring of 2017.

Council Member Montelongo expressed a concern regarding the expense noting that there should not be much landscape work in November.

Director Reese said the respondent to the Request for Proposal indicated there was not enough money dedicated for the landscaping. He said as the Combined Sewer Overflow fix approached the City, landscaping would be a large portion of the operating project. In response to Council Member Jensen, he said a portion of the funds would be used to develop a maintenance plan. He said the work that would be completed this fall would complement the work for next spring.

Council Member Riggerbach said the timing on this item was appropriate and he remarked on the importance of supporting the green project.

Council Member Riggerbach moved to approve the selection process and an agreement with Jimax Landscape, LLC, in an amount not to exceed \$50,000.00, for the Landscape Stewardship and Maintenance Project; seconded by Council Member Turner.

Council Member Moore arrived at 6:30 P.M.

Council Member Akeson commented that initially the planters were to be the responsibility of the adjacent business owners. She said there were discussions in 2011 about a Special Service Area being established in order to pay for the beautification of those areas.

Council Member Montelongo said the City should track the work being completed for \$50,000.00 in order to determine next year's costs.

Director Reese said the work was minimal for the fall but noted that the City would be proposing approximately \$365,000.00 for landscape maintenance as part of the budget for 2017.

Council Member Moore said she met with business owners who were not aware that maintenance of the planters was originally to be their responsibility. She remarked on the importance of communicating to the business owners of the City's expectations.

City Manager Ulrich said there were discussions with the Downtown Development Corporation (DDC) about reviewing services and how to conduct those services.

Council Member Akeson remarked on the importance of having more structure in the City's maintenance.

Mayor Ardis recommended adding this portion to the budget regarding the landscape workers. He said there was a bigger discussion as to who was responsible and how it would be budgeted.

City Manager Ulrich said Staff would prepare a Report Back with timelines for Council review. He said the important part was getting businesses to comply with the SSA.

Council Member Spain said the SSA was important for the DDC in 2017, stating there were numerous discussions about its importance. He said there were a few large property owners downtown of multiple sites supportive of an SSA. He said the Peoria Riverfront Organization had been contemplating this as well.

Council Member Montelongo requested a Report Back on how the \$50,000.00 would be spent in 2016 and 2017.

Motion to approve the selection process and an agreement with Jimax Landscape, LLC in an amount not to exceed \$50,000.00, for the Landscape Stewardship and Maintenance Project was approved by roll call vote.

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

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(16-356) Communication from the City Manager and Finance Director/Comptroller with a REQUEST to RECEIVE and FILE the 2015 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) by RSM US LLP.

A packet prepared by RSM was previously distributed to all Council for review.

Finance Director/Comptroller Jim Scroggins introduced RSM's Assurance Senior Manager Heidi Hobkirk, who was present to provide a brief overview of the City's 2015 Comprehensive Annual Financial Report (CAFR).

Ms. Hobkirk reviewed the presentation. She said she would review the Auditor communications, some summarized financial information related to 12/31/15, and then the single audit and its results. She reviewed the Auditor's Communication to the City Officials. She said their responsibility as the City's auditors, was to audit the City under three sets of standards: 1) generally accepted auditing standards (GASB), 2) Governmental Auditing Standards, and 3) Single Audit. She said there were no significant issues arising from the audit that were discussed with or were the subject of correspondence with management. She said they had identified a deficiency in the internal control that was determined not to constitute a significant deficiency or material weakness. She reviewed the deficiency identified in the City's accounts payable with the recommendation that the City review all of its payables and property accrue the services in the proper year. She noted that the City implemented a new general ledger system that caused delays in the year-end process by management due to difficulties encountered in reporting, reconciliations of accounts and transfer of capital assets information to the new system. As a result of these delays, she said the audit completion was also delayed. She said the governmental accounting for reporting pension liabilities had changes. She said the new standard it brought on the unfunded portion of liability to the plan the City would be responsible for in the long-term. She said this was not what the City had budgeted, but the contribution payments for the next year would be the City's liability. She said there were no disagreements with management during the audit process. She reviewed the decrease in the revenue funds and what contributed to those decreases. She reviewed expenditures by function. She reviewed the debt service noting that in 2014 the City had paid off its bonds and did not have refunding in the current year. She reported there was \$23 million in debt service. She said the unassigned was available for any purpose in the amount of \$15.9 million as of December 31, 2015.

Council Member Spain moved to receive and file the 2015 Comprehensive Annual Financial Report (CAFR) by RSM; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

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

(16-349) Communication from the City Manager and the Finance Director/Comptroller with a Request for Continued Discussion Regarding the PROPOSED AMENDED 2017 CITY OF PEORIA BIENNIAL BUDGET, with Request to Receive and File.

City Manager Urich said there were a series of Report Backs Staff prepared for the City Council to review in connection with the proposed amended 2017 City of Peoria Biennial Budget. He reviewed the proposed deferral of some capital projects, specifically, the possible deferral of the Lester Bergsten Public Works Facility project, the Gateway HVAC system replacement project, the Leonard Marshall Plaza Fountain project and the Library HVAC project.

Dries Lane Public Works Facility (\$1,575,000)

City Manager Urich reviewed the Dries Lane Public Works Facility reporting the facility was 31 years old. He said the rehab of the facility would ensure there was enough space for current Staff and replace some of the heavy equipment lifts in the garage, the CO2 sensors in the garage and to prepare the needs of the Department for the impending CSO and stormwater work. He said he met with the Public Works Director who confirmed that this was a project that could be delayed for a year, but would need to be addressed in the future.

Mayor Ardis expressed his appreciation for input on this project, and he asked whether deferring this project a year would cause a safety issue. He said he wanted to ensure Staff's safety would not be compromised by delaying this project.

Public Works Director Scott Reeise said there were no safety issues delaying this project for a year.

In response to Council Member Jensen regarding the impact that the Public Works facility would face upon implementing the CSO project, Director Reeise said after the City came to an agreement with the US EPA, the City would need to get a facility ready to handle whatever it needed with the CSO. He said he was amenable to delaying this item a year. He stated Staff anticipated issuing bonds from the sewer funds to cover the renovations. He said it was their intent to make the proposed changes in anticipation of a CSO, and then fund it out of the future sewer fund increases.

Council Member Spain moved to remove the Dries Lane Public Works Facility Project in the amount of \$1,575,000 from the proposed amended 2017 City of Peoria Biennial Budget; seconded by Council Member Turner.

Approved by roll call vote.

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

Nays: None.

Gateway HVAC and Leonard Marshall Plaza Project (\$280,000)

City Manager Urich said these two projects were in the Central Business TIF District. He said it would include the replacement of the HVAC systems and the hot water systems at the Gateway

Building along with the fountain equipment at the Leonard Marshall Plaza. He said Staff agreed that this project could be held over to next year. He said the only issue could be if there was a failure, then Staff would have to come back to Council with a proposal.

Council Member Spain moved to remove the Gateway HVAC and Leonard Marshall Plaza Project in the amount of \$280,000 from the proposed amended 2017 City of Peoria Biennial Budget; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None.

Library HVAC (\$2,000,000)

City Manager Urich reviewed the Library HVAC system reporting the Main Branch Library and the Lakeview Branch Library both needed to be replaced. He reviewed the reports from ApaceDesign and from Smart Energy Design Assist Center along with a breakdown of maintenance costs over the last five years. He said the Main Library had an HVAC system that was 50 years old and Lakeview Branch had a system that was 43 years old, and he noted that replacing the systems would save money.

Council Member Ruckriegel commented on the conditions of the HVAC systems at both libraries and he moved to grant Privilege of the Floor to those citizens who wanted to address the matter.

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

Mr. Edward J. Barry, Trustee of the Peoria Public Library Board, provided summary comments on the projects proposed at the libraries. He introduced Ms. Margaret Cousin, Vice President of the Board of Trustees, and Ms. Leeann Johnson, Library Director. He provided a detailed report of the HVAC systems and the issues that were encountered. He remarked on the importance of replacing the systems; however, he said he appreciated the need for the City to be conservative and he said the Library Board would be willing to defer this matter to the next budget cycle.

Council Member Ruckriegel said the Library Board was comfortable delaying this project one more year, but he wanted to ensure it was in the 2018 budget and he applauded the Board's efforts in working with the City.

In response to Council Member Moore regarding contingency plans should the HVAC system go out, Mr. Barry said the Library had funds available to make necessary repairs; however, he said there were not enough funds to replace the whole HVAC system should it need to be replaced prior to the next budget year. He said the Library would like to replace the HVAC as soon as possible in 2018. Regarding parking at the Lincoln Branch, he said the Building Committee had started to review possibilities of increasing parking availability, and he asked Council Member Moore to consult with the Committee regarding the same.

Council Member Ruckriegel moved to remove the Library HVAC Project in the amount of \$2,000,000 from the proposed amended 2017 City of Peoria Biennial Budget; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

Mayor Ardis expressed his appreciation for the Trustees' attendance and he said the Board should be reassured that the project would be scheduled for the 2018/2019 budget.

Planned Pavement Preservation Projects

City Manager Urich remarked that this portion of the Report Back included maps that showed each one of the streets and locations where the pavement preservation projects would occur.

Public Works Director Reeise provided an overview of the road projects breaking them down into four categories: arterial, residential, pavement preservation and miscellaneous. He said the City anticipated spending \$14.8 million on arterial streets with the majority of those monies coming from Federal Funds. He said MacArthur Bridge was 80% funded with Federal Funds, Northmoor Road was 70% funded with Federal Funds, and the Radnor and Alta project was approximately 60% funded with Federal Funds. He reviewed the residential reconstruction projects stating it was part of the initiative that was adopted by the Council last year with approximately \$2.7 million dedicated to streets. Regarding pavement preservation, he said Public Works completed 45 center line miles of pavement preservation throughout the City. He said Staff anticipated reducing those costs this year on the residential side, with \$650,000 allotted towards preservation and \$150,000 allotted towards a roads rating process. He said conducting a rating provided another data point on the curve to see if the City was gaining or losing ground. He reviewed the pavement preservation streets noting a number of those were relatively small dollar amounts. Regarding miscellaneous items, he said Staff budgeted approximately \$1.725 million, which included traffic calming, the number one complaint the City received from neighborhoods regarding speeding traffic. He reviewed the Folkers Avenue Improvement Project as part of miscellaneous projects, which would help the City with its CSO issue. He reviewed a pie chart that showed the distribution in 2016 of the \$5.2 million dollars dedicated to infrastructure that was approved by the City Council.

In response to Mayor Ardis, City Manager Urich said the pie chart provided in the Report Back would be made available on the City's website to the public along with an updated chart when it became available.

Council Member Riggerbach expressed his appreciation for the detailed information provided. After the decisions made last year to fund the streets, he said it was critical for the City to stay on top of that funding. He expressed appreciation for another street rating being conducted, noting it would be money well spent. He said the pie chart was a great representation to the community and to the taxpayers to see where the money was being spent.

Council Member Montelongo expressed a concern that not enough money was budgeted for pavement preservation.

Director Reese said last year's budget provided for pavement preservation and pavement reconstruction. He said this year there would be more money allotted towards reconstruction projects in order to get some of those lower pavement condition index (PCI) streets brought up to a condition to where they could be preserved. He said the budgeted amount for pavement preservation was lower than the previous year.

Council Member Montelongo said he was concerned that not enough money was being budgeted towards pavement preservation. He asked for the monetary amount budgeted towards each Council District.

Director Reese said there was approximately \$500,000.00 budgeted towards street preservation with \$100,000.00 allotted towards each Council District. He said that broke down to approximately 5-10 projects being completed in each District.

In response to Council Member Montelongo's question relating to curbs and how they were budgeted, Director Reese said the City did not have a program to rebuild curbs other than the Curb Participation Program. He said there was no funding for curb participation this year, but he reported the City had leftover funding from the previous year. He said if a resident wanted a curb in front of their house replaced, they would have to contact the City where the City would pay 50% of the cost of the curb replacement and then the homeowner would pay 50%.

Council Member Montelongo expressed a concern about the curbs on Hamilton Road from Daytona to Cindy Lane and a concern about Lehman Road. He requested a discussion with Staff regarding the issues with the streets and how to address them.

Council Member Johnson requested a breakdown of funding as it related to the various neighborhoods in the City in order to see if there were neighborhoods in each Council District that may have more work being done than others.

Council Member Moore requested a breakdown of funding as it related in commercial versus residential in each Council District going back to 2012.

In response to Council Member Jensen regarding the amount allotted towards pavement preservation for 2015, Director Reese said \$300,000 was allotted towards the various Council Districts at that time and \$500,000 was allotted for 2014.

Director Reese said, in response to Council Member Montelongo, Staff collected data of various road repairs. He said this data collection helped determine what projects were going to be scheduled. He said a "heat" map was also created from service requests from the citizens.

Council Member Montelongo requested North Stephen Drive be added to the list of projects.

Council Member Riggerbach said he wanted to clarify that the City was not backing down from the commitment made to spend additional revenue dollars voted on last year for road repair. He commented that even though pavement preservation was less, the City was spending more on residential reconstruction. He said it was clear that the money was being spent for roads. He said the mix of pavement preservation versus total reconstruction was left to the professionals in the Engineering Department to guide the City Council. He said the public needed to understand that the City was not spending any less on roads.

Council Member Johnson requested data regarding service requests and how they related to full reconstruction.

Council Member Ruckriegel remarked on the importance of looking at the totality of the pavement preservation and the road projects.

In response to Council Member Akeson, Director Reeise said in order to maintain a PCI index at a certain level, the City needed to spend \$14 million per year on pavement preservation.

City Manager Urich reviewed the budget for the roads noting that the City budgeted \$9 million annually. He said that number was inflated for 2017 due to Federal Funds coming in to fix Northmoor Road and MacArthur Bridge. He said when those monies were taken out, then \$9 million was left.

Director Reeise remarked on the importance of conducting another road rating. He said it was his opinion that the City was on track with road preservation and was doing well with funding the residential streets, but he said he was uncertain as to the status of funding the arterial streets. He said once the road rating was conducted, then the City could look at reallocating funds from residential to arterial streets.

Council Member Montelongo stated that pavement preservation was down from the previous year when those numbers should have increased, and he expressed a concern regarding the same.

Council Member Riggerbach stated that the revenue raised last year was being spent on roads as committed.

Council Member Grayeb said the budget presented allowed for no excess, but he said the City Council should be given credit for stepping to the plate and doing what was required last year.

Council Member Montelongo said an issue that the City ran into was doing combined sewer overflow projects with no budget. He said the City was spending money towards CSO, which was coming out of the budget, which affected the amount being contributed to the neighborhoods. He said the "Green" Street Project that the City had done was a \$2 million project for the CSO that could have been allotted toward other projects.

In response to Council Member Montelongo, City Manager Urich said the Folkers Avenue Improvement project was a planned project funded out of the Sewer Fund. He said the City Council had passed a bond inducement Ordinance earlier in 2016 wherein the sale of the bonds would be coming forward at a future City Council meeting. He said the City issued \$2 million in bonds to pay for that project. He said those monies would not come out of the dollars raised for the roads.

Council Member Montelongo expressed a concern about a potential CSO settlement coming in 2017 and the City had not prepared a budget addressing stormwater utility, which he said was important to advise the citizens what that amount was going to be in order to prepare for that number.

City Manager Urich said he would provide that information in an additional Report Back to the City Council consistent with what was presented in 2015. He said that portion of the budget was on hold until a Consent Decree was executed, and he said a stormwater utility most likely

would not be implemented until sometime in 2018.

Mayor Ardis commented that the CSO was coming, but no one knew the cost. He said it was discussed that a majority of the money would be funded through sewer fees. He said that amount would not be in next year's budget because the implementation most likely would not happen until the following year.

Council Member Moore remarked on the importance of keeping the Folkers Avenue Improvement Project on the list, due to the impact it had on the children walking to school in the area. She noted that because it fell in a CSO area, the City was able to leverage that opportunity.

In response to Mayor Ardis, Director Reese said none of the projects outlined were new projects based on the CSO, but were projects that had been on the City's cue for some time.

Council Member Grayeb said the constituents needed to know that the City was working very hard to have a successful resolution of the EPA suit so that it would reap a benefit for the citizens.

Trend in City Employment / Landscape Maintenance Program

City Manager Urich reported that the City employed 888 people in 2008, which was inclusive of the library, Election Commission and Workforce Development. In 2017, he reported that the City no longer employed anyone through the Election Commission nor through Workforce Development. He said the employee headcount for the City in 2017 was proposed at 772. He said that was a 13% reduction over a 10-year period of time. He noted that the Community Development Department was down significantly with the animal control services transferred over to Peoria County.

Public Works Director Reese reviewed the proposed additional five landscape workers. He said those workers would begin at an entry level position within the Public Works Department with the opportunity to advance to a maintenance worker level. He said these individuals would receive training on maintaining all their landscaped areas with the CSO implementation and green infrastructure. He reported that two of the workers would be 70% funded from the Sewer Fund. He reviewed various options the City had with hiring additional landscape workers and having them work throughout the year by driving snow plows in the winter when needed.

In response to Mayor Ardis' question regarding legacy costs for hiring the additional landscape workers, City Manager Urich said those costs would be included in the pension fund budget and the health care budget in an approximately amount of \$50,000.00.

Council Member Grayeb remarked on the importance of the City having command and control over its own landscape. He said it was important to review the numbers in order to choose the best solution for the taxpayers.

Council Member Riggerbach said as the City discussed Combined Sewer Overflow issues there would need to be more budgeting for the same. He said it may make sense to bring on new employees with the possibility of a green solution approved by the EPA which would create a greater demand for landscape services down the road. He said until an agreement was reached with the EPA the City would not know the cost for the landscape services. He remarked that perhaps temporarily contracting those services would provide a clearer picture of

the costs.

In response to Council Member Moore's questions regarding the budgeted amount for landscape services, Director Reeise said \$80,000.00 was allotted to right-of-ways with an additional \$100,000.00 to maintain landscaped areas.

City Manager Urich remarked that another \$175,000.00 was added to the Capital Budget for vacant lot maintenance, more specifically in Districts 1, 2, and 3.

Council Member Moore stated that the City needed to get more work for its money whether it was through contractors or through City employees. She remarked on the work being upheld to the City's standards.

Discussions were held regarding the legacy costs and how those were included in the budget. However, he said for contract workers there could be additional costs when hiring contractors for health insurance.

Council Member Spain said, in light of the legacy costs, he would prefer to contract the landscape services. He said that would save the City approximately \$50,000.00.

Council Member Spain moved to utilize contracted services in the amount of \$365,000.00 for landscaping and mowing programs; seconded by Council Member Akeson.

In response to Council Member Jensen, Director Reeise said there would be more flexibility in the type of work that needed to be done should the City consider to hire in-house. He said with contract work, those services would need to be defined in the contract, and should there be a change, then a Change Order would need to be drafted with the additional costs included. He said this was not just for Combined Sewer Overflow needs. He said this was to help the City keep up with its current landscapes such as the roundabouts, bio-swales and planters. He said this would be a training ground as the City moved into CSO implementation. He expressed a concern that there was only one response from a contractor to the City's Request for Proposal for landscape work wherein the City used to have three responses. He said should the City move forward with utilizing contractors, then the Public Works Department would need to reach out to landscaping contractors to see what could be done to encourage them to respond to an RFP.

Council Member Jensen said she would prefer to keep the landscaping services in-house in order to ensure the work was done according to the City's needs.

Council Member Akeson stated it would be helpful to know what the actual costs would be for hiring in-house. She said in-house work would cost the City more due to legacy costs; however, she said there would be more of a benefit with having more versatility with hiring in-house. She said it would be helpful to have a cost-benefit analysis provided to the City Council for review. She said even though she seconded the motion for contracted services, she said she agreed with Council Member Jensen about keeping the services in-house.

Council Member Grayeb said it was important to keep the services in-house in order to receive better quality of work. He said the City employees did a good job for the City, noting the City Manager worked with the policymakers through the Department Heads and Staff to deliver important City services. He said the jobs that were kept in the community would go a long way in terms of velocity of currency making for a more profitable community. He said the EPA

lawsuit had the potential of keeping people working for many years. He said he would support keeping the landscape services in-house.

Mayor Ardis said the issue was not who could provide better services, but it was about the staffing levels for 2017. He inquired whether landscaping was a core service to the community. He recommended proceeding with the Motion on the Floor and to monitor the services in order to gain a better understanding. He remarked that the Report Back mentioned business development opportunities, which he said was important. He said the City was not just trying to add to its head count, but it was also talking about other potential business opportunities for the people in the community. He said he agreed with the cost-benefit analysis. He said buying the City a year to analyze this with contractors was going to give more information. He said if the motion passed and next year the Council came back with concrete numbers to justify the addition of employees, then the Council would be able to support it.

Council Member Moore expressed a concern that the contractors were not monitored and held to the City's standard.

Motion to utilize contracted services in the amount of \$365,000.00 for landscaping and mowing programs was approved by roll call vote.

Yeas: Montelongo, Moore, Riggerbach, Spain, Turner, Mayor Ardis - 6;

Nays: Akeson, Grayeb, Jensen, Johnson, Ruckriegel - 5.

Fire: Management Analyst/Accreditation Manager

City Manager Urich said this was a position that was proposed as the Fire Department moved towards full accreditation of the Department.

Fire Chief Charles Lauss said the position was an Accreditation Manager Position. He said the Fire Department attempted to perform the duties of an Accreditation Manager in-house through a committee, but he said those duties pulled Staff away from the jobs they normally performed. He said the accreditation program was not making progress. He reviewed the duties of an Accreditation Manager and the amount of time it would take to complete the accreditation process. He said the Department was able to develop a contingency plan should it not be feasible to hire an Accreditation Manager at this time. He said they would be able to hire a consultant to assist with the process and to point Staff in the right direction. He reviewed the duties of an Accreditation Manager once the accreditation process was complete, noting that the department would have to reapply for accreditation every three years with paperwork that needed to be completed on an annual basis.

Council Member Akeson moved to approve the hiring of a Management Analyst/Accreditation Manager for 2017 in the amount of \$50,000.00; seconded by Council Member Jensen.

Council Member Spain remarked on the importance of the work and he commended Chief Lauss in his leadership and their efforts to move forward through the process. He said upon reviewing, he said it was his opinion that this position could be pushed out for one more year to the 2018/2019 budget. He said he would not be supporting this item for 2017.

In response to Mayor Ardis, Chief Lauss said the accreditation had to be reviewed annually and renewed every three years. He said the position would also review the Standard Operating Procedures. He said they were currently handling the review of the SOPs in-house stating that there was an SOP Guideline Committee that reviewed the guidelines annually. He stated that it

had been a couple of years since the SOPs had been reviewed and rewritten. He said the Fire Department could continue to utilize the SOP Committee if necessary. He said the accreditation process would take longer than 12-14 months; however, he said the Department could use the contingency plan of issuing an RFP to hire a contractor to guide the Department through the process. He said it would take longer but would be more doable than if the Department tried to go through the process on its own.

Motion to approve the hiring of a Management Analyst/Accreditation Manager for 2017 in the amount of \$50,000.00 was DEFEATED by roll call vote.

Yeas: Akeson, Grayeb, Jensen, Montelongo, Turner - 5;

Nays: Johnson, Moore, Riggensbach, Ruckriegel, Spain, Mayor Ardis - 6.

Animal Control Contract with the County

City Manager Urich said the County Administrator was amenable to a one-year contract extension with a new negotiation to begin for 2018/2019.

Revenues Down for Refuse Collection

City Manager Urich said the projected revenues for 2015 were over by approximately \$400,000.00, which was a reflection of working with the County on putting the garbage bills on the property tax bills. In addition, he said the City was able to lower administrative costs by about \$250,000.00. He said these numbers were reflected in the budget numbers for 2017.

The Policy on General Fund Unobligated Fund Balance

City Manager Urich said a copy of the financial policy for the General Fund balance was provided to the City Council in the Report Back. He reviewed the balance of the General Fund for the last five years reporting the balances as follows: 18.44% in 2011; 22.88% in 2012; 20.61% in 2013; 21.06% in 2014; and 18.15% in 2015. According to policy, he said the General Fund balance should have \$21,875,000.00. In order to achieve that balance, he said the City would have to either cut expenses in the General Fund by \$6 million or raise additional revenues. He reviewed a chart that showed what the City needed to do in order to increase its General Fund balance in order to meet the policy of 25% of unobligated fund balance.

In response to Council Member Jensen, City Manager Urich said postponing the Dries Lane Project and the Library projects would not have any impact on the General Fund balance in terms of policy.

Five-Year Budget Projections for the City of Peoria; Volatility of Revenues

Finance Director/Comptroller Jim Scroggins said the City's elastic revenues consisted of revenues that were tied to the economy such as sales tax, income tax, Personal Property Replacement Tax, fines, licenses and permits. He said approximately 80% of the City's revenues in the General Fund were tied to elastic revenues. He said this percentage continued to increase annually because the City's major source of inelastic revenues – property taxes – were decreasing in the General Fund because it was consumed by the pension funds. He said the elastic revenues were wholly dependent on the economy, noting their volatility. He reviewed a 2015-2021 Revised Budget Summary identifying a \$2.3 million deficit in 2018, which would relate to road work on Washington Street. He said the Washington Street Project would be covered with TIF funds and not General or Capital funds.

What is the City's procedure to deal with street light outages and does the Public Works Department have personnel working evening shifts in order to check them?

Public Works Director Scott Reese said the Public Work's Department did not have employees working 24 hours. He said electricians and supervisors were on call for issues such as downed light poles or inoperable stop lights. He said the City Council expressed a desire to have a higher level of service for street light outages. He said the Department built into its budget the option to have an electrician available 24 hours day 7 days week in order to address street light outages in a timely manner. Aside from having system outages that constituted a call from the electricians, he said street light outages would be addressed within a 48 hour period upon notification. He said the Department had third shift beginning the first Monday after Thanksgiving and one of the first things the third shift maintenance workers would do was to go through the City on service routes identifying streetlights that were out. He said another possibility was to hire two people year round to drive those service routes for lights that were out and give those to the electricians to fix during regular work hours. He said a third model would be to have a maintenance worker and an electrician working third shift hours five days per week to address issues.

In response to Council Member Grayeb, City Manager Urich said Staff could revisit and review the cost of having employees, on a periodic basis, review sections. He said that was the current protocol, when someone reported a street light issue. He explained dispatch would get the call and they in turn would call the electrician.

Council Member Grayeb remarked on the importance of the City being more proactive versus being reactive. He said if an employee reviewed the street lights on a periodic basis, it would alleviate some of the issues.

City Manager Urich said Staff would prepare something for the Council to review at the next City Council meeting.

Council Member Moore concurred with Council Member Grayeb stating that this would not have to be a full-time position, but rather have an employee drive the grid of the streets on occasion to see if there were any streetlight issues.

What options are available to reinstate periodic rental inspections?

Assistant Director of Community Development Joe Dulin provided a timeline of the Inspection Program and the historical staffing cuts that Code Enforcement had withstood in the last few years. In 2009 he said the Department eliminated the proactive rental inspection program and went to a complaint basis system. He said they wanted to provide the cost of bringing back a rental inspection program. To implement a 3-year rental inspection program he said would cost the City approximately \$1.7 million. He said a private sector rental inspection program with a follow-up from the City would reduce the cost to approximately \$600,000.00. He said the third option was called a point of sale option which would cost the City approximately \$1.02 million. He provided the pros and cons of each program. While these three options showed a major cost to the City, he said there were a number of concerns heard from the City Council about holding landlords more accountable. He said the City was trying to work with Prairie State Legal Services to discuss the options outside adding to the budget to the City to expand the regulations on landlords. He said the City, with its two Neighborhood Enhancement Coordinators, could expand and incorporate tenant training within each of the Council Districts. Finally, he addressed the issue of houses sold at auction and how the City proposed to address

those issues in order to make sure the properties were able to get a Certificate of Occupancy.

Council Member Moore expressed appreciation for the efforts of the Code Enforcement Department, specifically for auctioned homes and tenant training.

Council Member Moore requested a Report Back on the number of vacant properties deeded to the City. She said there may be community members or organizations who would be willing to invest in these properties to make them livable and sell them for \$1.00, with the understanding that the property had to be owner occupied

In response to Council Member Moore, Assistant Director Dulin said the City was beginning a similar process to what she outlined. He provided an overview of the process and he said Staff would continue to look at the process and expand going forward. He said if anyone in the community saw a City-owned property they were interested in to rehabilitate, the City could be reached at (309) 494-8654 for additional information. He said Staff would bring back a more Comprehensive Land Management Strategy for vacant properties in a few weeks.

City Manager Urich said the next step would be to continue this conversation at a later date with a Report Back on the neighborhood programs. He said this information was provided should the Council want to implement a program; however, a revenue source would have to be a part of that budget.

Mayor Ardis agreed with Council Member Akeson that poverty was a huge issue in the community. He said Council understood it would be costly to address these issues, specifically from a landlord perspective. He remarked on the importance of spotlighting the bad landlords.

Council Member Jensen expressed her appreciation to Assistant Director Dulin and she said the City should look at other alternatives and possibly hold a Policy Session regarding this issue next year.

Summary

City Manager Urich summarized the budget discussion, and with the proposed changes he said the budget would have \$3,575,000.00 less in revenue, which was coming out of the bond proceeds for the capital projects that were being reduced. He said the City expenses would be reduced by \$3,905,000.00. He said the total revenues in the budget for 2017 would be \$200,088,056.00 and the total expenses would be \$199,677,203.00, which would increase the fund's balance by \$410,853.00. He said these changes would be crafted in an amended Appropriation Ordinance along with the Property Tax Levy Ordinance to come before the City Council on November 15.

Council Member Riggerbach remarked that the Lyndale Creek Project was not in the budget this year, noting it was inadvertently left out of the budget. He said he wanted to ensure it would be included in the CIP for 2021.

Council Member Moore moved to receive and file the proposed amended 2017 City of Peoria Biennial Budget; seconded by Council Member Riggerbach.

Approved by roll call vote.

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

Nays: None.

PUBLIC COMMENTS REGARDING THE PROPOSED AMENDED 2017 BIENNIAL CITY OF PEORIA BUDGET

It was determined there were no citizens who wished to address the City Council regarding the proposed amended 2017 Biennial City of Peoria Budget.

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

- (16-338) **Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class I (Stadium) Liquor License with the Retail Sale of Alcohol at the LOUISVILLE SLUGGER SPORTS COMPLEX, 8400 N. ORANGE PRAIRIE ROAD, Contingent Upon the Compliance with all Final Building Inspections, with a Recommendation from the Liquor Commission to Approve. (Council District 5)**

Council Member Johnson moved to reconsider the vote on the Site Application for a Class I (Stadium) liquor license with the retail sale of alcohol at the Louisville Slugger Sports Complex, 8400 N. Orange Prairie Road, contingent upon the compliance with all final building inspections and place it on the November 15, 2016, Regular City Council Agenda; seconded by Council Member Spain.

Mayor Ardis commented that this was a Motion to Reconsider the item discussed on the Council's agenda last week. He said it would not be discussed or voted on this agenda. He said all the motion allowed was for this item to come back in two weeks for additional discussion and action.

Motion to reconsider the Site Application for a Class I (Stadium) liquor license with the retail sale of alcohol at the Louisville Slugger Sports Complex, 8400 N. Orange Prairie Road, contingent upon the compliance with all final building inspections and place it on the November 15, 2016, Regular City Council Agenda was approved by roll call vote.

Yeas: Akeson, Grayeb, Johnson, Montelongo, Moore, Riggerbach, Ruckriegel, Spain, Turner, Mayor Ardis - 10;

Nays: Jensen - 1.

NEW BUSINESS

East Village Growth Cell (EVGC) Housing Program

Council Member Riggerbach expressed his appreciation to other Council Members for their support of the revisions made to the East Village Growth Cell Housing Program. He reviewed the success of the project noting the TIF allowed 16 homeowners to complete rehabilitation projects in 2016. He said there were still 10 projects in progress. He said he was glad to see the progress happening, specifically in the East Bluff and throughout the entire City.

24/7 Wall Street

Council Member Moore provided an update on 24/7 Wall Street that designated Peoria the No. 1 worst place for African Americans to live. She stated that a number of things in the report were not accurate. She said the City Manager prepared a report that reviewed the elements of the 24/7 Wall Street report. She said that report was available on the City's website. She remarked on the importance of discerning the information. She said 24/7 Wall Street was not affiliated with the Wall Street Journal.

Neighborhood Awards Banquet

Council Member Grayeb said the City's Neighborhood Awards Banquet was scheduled for Thursday, November 3, 2016, at 6:00 P.M. at the Peoria Civic Center.

Fourth District Breakfast Chat

Council Member Montelongo announced that he would be hosting his monthly breakfast chat at 7:30 A.M. at Panera located at Westlake Shopping Center on Thursday, November 3, 2016.

Breakfast Chat

Council Member Turner announced that he, Council Member Spain and Council Member Ruckriegel would be holding a breakfast chat on Thursday, November 3, 2016, at 7:30 A.M. at City Hall to discuss parking issues in the City.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

It was determined there were no citizens to address the Board of Trustees.

EXECUTIVE SESSION

Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, 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 Spain moved to enter into an Executive Session to discuss 2(c)(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, 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 Johnson.

Approved by roll call vote.

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

Nays: None.

ADJOURNMENT

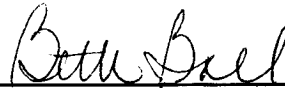
Council Member Riggenbach moved to adjourn the Regular City Council Meeting; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

Meeting adjourned at 9:58 P.M.



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

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