

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

A Joint Regular Meeting of the City Council and Town Board of Trustees of Peoria, Illinois, was held September 25, 2018, 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, Cyr, Grayeb, Jensen, Montelongo (Electronic Attendance), Moore, Oyler, Rigggenbach, Ruckriegel, Turner, Mayor Ardis – 11. Absent: None.

Electronic Attendance

After having established a quorum, Mayor Ardis said a notice was received from Council Member Montelongo in accordance with the rules established by Ordinance No. 16,142. He said Council Member Montelongo would be authorized to attend the meeting electronically unless a motion objecting to his electronic attendance was made, seconded, and approved by two-thirds of the members of the City Council physically present at the meeting. He said if no such motion was made and seconded, then the request by Council Member Montelongo to attend electronically shall be deemed approved by the City Council and Council Member Montelongo would be declared as present.

Hearing no objection to the request for an electronic attendance, Council Member Montelongo was declared present by Mayor Ardis.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS, COMMENDATIONS, ETC.

**Ostomy Awareness Day
22 VA Suicide Awareness Day
Success by 6 Reading Program – 10th Anniversary
2018 Distinguished Restaurants of North American Award – Connected
Peoria Art Guild – 56th Annual Fine Art Fair**

MINUTES

Council Member Grayeb moved to approve the minutes of the Regular City Council Meeting held on September 11, 2018, and the Special City Council Meeting held on September 18, 2018, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Rigggenbach,
Ruckriegel, Turner, Mayor Ardis - 11;

Nays: None.

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

- (18-281) **Request by the Township Supervisor for Approval of a RESOLUTION Authorizing the Township Supervisor to Request Issuance of a CREDIT CARD by BUSEY BANK.**

Township Supervisor Frank Abdnour explained the need for a Township credit card, noting that check-writing was becoming obsolete.

Trustee Grayeb moved to approve the Resolution authorizing the Township Supervisor to request issuance of a credit card by Busey Bank; seconded by Trustee Cyr.

RESOLUTION NO. 18-281 was approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

- (18-282) **Communication from the Town Officials with a Request to APPROVE the MONTHLY ANTICIPATED EXPENDITURES for OCTOBER 2018 for the Town of the City of Peoria.**

Trustee Grayeb moved to approve the monthly anticipated expenditures for October 2018 for the Town of the City of Peoria; seconded by Trustee Ruckriegel.

Approved by roll call vote.

Yeas: Akesson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Chairman Ardis - 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIACONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined

- (18-283) **Communication from the City Manager and Director of Public Works with a Request for the Following:**

- A. **ADOPT an ORDINANCE Amending the City of Peoria 2018-2019 BIENNIAL BUDGET Relating to the Use of the WAREHOUSE DISTRICT TIF Fund Balance for Sidewalk Improvements at 1407 SW ADAMS and 1009 SW WASHINGTON STREET, in the Amount of \$70,000.00. (Council District 1)**
- B. **APPROVE the Authorization to EXECUTE a CONSTRUCTION CONTRACT with the Lowest Responsible Bidder for SIDEWALK IMPROVEMENTS (1407 SW ADAMS STREET and 1009 SW WASHINGTON STREET).**

- (18-238) **Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria Pertaining to REGISTRATION OF RESIDENTIAL PROPERTIES and INSPECTIONS OF DWELLINGS.**

SEPTEMBER 25, 2018 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS 32467

- (18-284) **Communication from the City Manager and Director of Public Works with a Request to ADOPT ORDINANCE NO. 17,613 Providing the Transfer of a Portion of WEST WILLOW KNOLLS ROAD, from 680 Feet West of NORTH ALLEN ROAD's Centerline Intersection to 834.77 Feet East of NORTH ALLEN ROAD's Centerline Intersection, from the County Highway System to the Municipal Street System. (Council District 5)**
- (18-285) **Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a *Class M-1 (BYOB - CULINARY EDUCATION) Liquor License with On-Site Personal Consumption of Alcohol at UNTAMED CHEF, 7338 N. UNIVERSITY, with a Recommendation from the Liquor Commission to Approve. (Council District 5)**
- (18-286) **APPOINTMENT by Mayor Ardis to the SISTER CITY COMMISSION with a Request to Concur:**
- Mr. Randy Couri (Voting) - 10/1/2021**
- (18-287) **REPORT from the CITY TREASURER PATRICK A NICHTING for the MONTH of AUGUST 2018, 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 Akeson requested Item No. 18-238 be removed from the Consent Agenda for further discussion.

Council Member Grayeb requested Item No. 18-283 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 Moore.

Item Nos. 18-238, 18-283 through 18-287 (excluding Item Nos. 18-238 and 18-283, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

- (18-283) **Communication from the City Manager and Director of Public Works with a Request for the Following:**
- ***
- A. ADOPT an ORDINANCE Amending the City of Peoria 2018-2019 BIENNIAL BUDGET Relating to the Use of the WAREHOUSE DISTRICT TIF Fund Balance for Sidewalk Improvements at 1407 SW ADAMS and 1009 SW WASHINGTON STREET, in the Amount of \$70,000.00. (Council District 1)**

B. APPROVE the Authorization to EXECUTE a CONSTRUCTION CONTRACT with the Lowest Responsible Bidder for SIDEWALK IMPROVEMENTS (1407 SW ADAMS STREET and 1009 SW WASHINGTON STREET).

Council Member Grayeb remarked on the requirements for passing a budget amendment and he said he supported the First District's request for sidewalk improvements on Adams Street and Washington Street.

Council Member Grayeb moved to adopt an Ordinance amending the City of Peoria 2018-2019 Biennial Budget relating to the use of the Warehouse District TIF Fund Balance for sidewalk improvements at 1407 SW Adams and 1009 SW Washington Street, in the amount of \$70,000.00; seconded by Council Member Moore.

ORDINANCE NO. 17,614 was adopted by roll call vote.

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

Nays: None.

Council Member Grayeb moved to approve the authorization to execute a construction contract with the lowest responsible bidder for sidewalk improvements (1407 SW Adams Street and 1009 SW Washington Street); seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

(18-238) Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria Pertaining to REGISTRATION OF RESIDENTIAL PROPERTIES and INSPECTIONS OF DWELLINGS.

**

Due to a technical problem with the presentation, Council Member Akeson moved to move Item No. 18-238 to be discussed after the First Reading items; seconded by Council Member Jensen.

Motion to move agenda item was approved by roll call vote.

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

Nays: None.

CLERK'S NOTE: See discussions held on Pages 32472-32473.

FIRST READINGS

(18-288) Communication from City Manager and Director of Public Works with a Request for a FIRST READING Review of an ORDINANCE Amending CHAPTER 31, Schedule A of the CODE of the City of Peoria Prohibiting the Use of Groundwater as a POTABLE WATER SUPPLY by the Installation or Use of Potable Water Supply Wells or by Any Other Method to Include Properties Along NORTH GALE AVENUE.

SEPTEMBER 25, 2018 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS 32469

At the request of Council Member Grayeb, Public Works Director Scott Reise provided an overview of the proposed Ordinance stating it was required by the Illinois EPA and its Leaking Underground Storage Tank Remediation Program to address leaky tank issues from old gas stations. He said this was part of the remediation method whenever a gas station tank was removed.

Council Member Moore moved to receive and file a First Reading review of an Ordinance amending Chapter 31, Schedule A of the Code of the City of Peoria prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method to include properties along North Gale Avenue; seconded by Council Member Riggerbach.

Director Reise stated that any gas tank installed prior to 1972 had the possibility of leaking and he said the ground in those areas had to be tested. He said if the test came back positive, then the State's remediation process was to put a restriction on the property prohibiting the use of ground water as a potable water source. He said the restriction would prevent the property owners from digging for potable water.

Motion to receive and file the First Reading review of an Ordinance amending Chapter 31, Schedule A of the Code of the City of Peoria prohibiting the use of ground water as a potable water supply by the installation or use of potable water supply wells or by any other method to include properties along North Gale Avenue was approved by roll call vote.

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

Nays: None.

CLERK'S NOTE: Item No. 18-288 will be placed on the October 9, 2018, Regular City Council Meeting agenda.

(18-289) Communication from the City Manager and Director of Public Works with a Request for a FIRST READING Review of the Following:

A. A Proposed HIGHWAY AUTHORITY AGREEMENT Between the City of Peoria and JAM PETROLEUM, INC. (JAM) for the Property Known as 6025 NORTH UNIVERSITY STREET, Peoria, Illinois.

B. A LIMITED AREA GROUNDWATER ORDINANCE for Parcels: PIN 14-17-326-012, PIN 14-17-326-013 and PIN 14-17-326-014 (former parcel PIN 14-17-326-005 was subdivided into PIN 14-17-326-013 and PIN 14-17-326-014) and Portions of NORTHMOOR ROAD and UNIVERSITY STREET.

Public Works Director Scott Reise said this item was similar to Item No. 18-288, but it included a Highway Authority Agreement that would put restriction on the property located on Northmoor Road and University Street.

Council Member Cyr moved to receive and file the First Reading review of the following:

- A. A proposed Highway Authority Agreement between the City of Peoria and JAM Petroleum, Inc. (JAM) for the property known as 6025 North University Street, Peoria, Illinois, and
- B. A Limited Area Groundwater Ordinance for Parcels: PIN 14-17-326-012, PIN 14-17-326-013 and PIN 14-17-326-014 (former parcel PIN 14-17-326-005 was subdivided into PIN 14-17-326-013 and PIN 14-17-326-014) and portions of Northmoor Road and University Street;

Seconded by Council Member Ruckriegel.

Discussions were held regarding remediating land that had the potential of being contaminated by underground storage tanks, and Public Works Director Reeise said it would be more of a risk to remediate the problem. He said this item was the Illinois EPA's solution to address leaky tanks. He said a third party, hired by the State of Illinois, would monitor the wells and test the site periodically. He provided an overview of the mediation process noting the impracticalness of it for the situation. He said this item was considered reasonable mediation versus a high-cost method that could make the property completely invaluable. He said this item would allow the property to continue in its current use.

In response to Council Member Jensen, Senior Attorney Chrissie Peterson said liability of the property would remain with the generator of the waste.

Motion to receive and file the First Reading review of A.) A proposed Highway Authority Agreement between the City of Peoria and JAM Petroleum, Inc. (JAM) for the property known as 6025 North University Street, Peoria, Illinois, and B.) A Limited Area Groundwater Ordinance for Parcels: PIN 14-17-326-012, PIN 14-17-326-013 and PIN 14-17-326-014 (former parcel PIN 14-17-326-005 was subdivided into PIN 14-17-326-013 and PIN 14-17-326-014) and portions of Northmoor Road and University Street was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

CLERK'S NOTE: Item No. 18-288 will be placed on the October 9, 2018, Regular City Council Meeting agenda.

(18-290) Communication from the City Manager and the 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 Pertaining to REGULATIONS FOR INACTIVE CONSTRUCTION OR DEVELOPMENT SITES.

Community Development Director Ross Black said this item would fill a missing component to the existing Building Code. He said it would address situations of building sites where construction was abandoned for four months or the permit expired. He said should that occur, then the property owner would have to return the site back to its original condition.

SEPTEMBER 25, 2018 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS 32471

Discussions were held regarding various properties throughout the City wherein it looked as though construction had been abandoned and whether this item would address those situations. Director Black commented that a building permit had to be issued for the location and construction began in order for this Ordinance to take effect.

Council Member Jensen requested an Ordinance that addressed not only inactive construction or development, but also addressed land erosion issues where an Erosion Control Permit was obtained by the developer and the land became inactive.

In response to Council Member Jensen's concern regarding gaps between Erosion Control Permits and Building Permits, Director Black said he would work with the Public Works Department to address the entire development continuum to ensure there were no gaps in the process.

Discussions were held regarding construction or development that was placed on hold during the winter months or the need for an extension of a permit. Director Black remarked on the importance of owners and contractors staying in contact with the City's Community Development Department during that time. He said what was currently before the City Council was designed for a situation where it was clear the development had been abandoned.

Regarding Council Member Akeson's question as it related to commercial or private property, Director Black said the Ordinance presented applied to any property in the City of Peoria. He said the reason for the four month break was to allow for winter or something else that would happen. He said if there was a justifiable reason for a delay, the City would work with the property owner or developer. In response to Council Member Akeson about possibly separating the issue of commercial versus private property, he said he would review the Ordinance and bring forward drafts for review.

Council Member Cyr moved to receive and file the First Reading review of an Ordinance amending Chapter 5 of the Code of the City of Peoria pertaining to regulations for inactive construction or development sites; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

CLERK'S NOTE: Item No. 18-290 will be placed on the October 9, 2018, Regular City Council Meeting agenda.

REQUEST TO MOVE AGENDA ITEM NO. 18-238

Council Member Akeson moved to return to the Consent Agenda and handle Item No. 18-238 at this time; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

(18-238)

**

Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria Pertaining to REGISTRATION OF RESIDENTIAL PROPERTIES and INSPECTIONS OF DWELLINGS.

A Report Back dated September 25, 2018, was distributed to all Council Members.

Community Development Director Ross Black provided a presentation noting that the item initially came before the City Council in August 2018. He said the original item was divided into parts for approval by the City Council. He said the matter currently before the Council would allow the City to implement an optional system wherein certain issues could be handled by the Legal Department outside of Housing Court. He said Staff continued to have productive meetings with various groups with the intent to bring back further amendments to the City Council for approval in 2019.

Director Black reviewed the Report Back and provided a breakdown of environmental actions by type, housing actions by type, distribution of code actions at non-owner occupied properties 2016 – 2018, number of code enforcement actions by type of parcel, environmental abate actions, environmental tickets, tagged vehicles, towed vehicles, environmental work orders, 72-hour emergency notices (housing), and Hearing Officer summonses (housing). He noted that the total fines and fees issued by the Code Enforcement Department from 2017 through July 2018 was approximately \$3.8 million. He reviewed the goals of the Code Enforcement Department stating that it was an attempt to get property owners to proactively maintain their own property, to resolve violations by the property owners quickly, and to prevent taxpayers from paying for the maintenance of problem properties. He reviewed the number of parcels with Code Enforcement actions in the City of Peoria noting that the City was focused on the most disruptive properties. He stated the proposed changes to the property inspection and registration requirements would be presented to the Council by the end of the year.

At the request of Council Member Akeson, Director Black and Finance Director/Comptroller Jim Scroggins provided an explanation of how work orders were processed and bills were sent to property owners. Director Scroggins explained the retention schedule the Finance Department exercised when keeping the bills in that Department noting that after 60 to 90 days, the bills were then referred to the Legal Department. He reported that \$676,000.00 was collected in 2017 and \$540,000.00 was collected for year-to-date.

Council Member Akeson remarked that the intent of writing fines was not to collect the money, but to encourage people to maintain their properties. She said no fine was intended to create a hardship. She said there was \$1.8 million worth of fines outstanding that the City should be able to collect.

Senior Legal Attorney Chrissie Peterson explained how the City was attempting to collect the outstanding fines noting that a collection agency had been reviewing the files for the last three weeks. She said she would have a more definitive report once the review was complete. She remarked that not all of the \$1.8 million in fines was collectible.

Council Member Akeson remarked on the importance of addressing properties in the City that were declining and the importance of investing in the Code Enforcement Department. She said this issue needed to be of high priority and the City needed the money it was owed. She said she looked forward to a follow-up report at a later date.

SEPTEMBER 25, 2018 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS 32473

In response to Council Member Ruckriegel, Director Scroggins said the City spent a lot of money attempting to collect fines. He said they had exhausted every possible way to collect those funds. Council Member Ruckriegel asked for a report back on what the real number would be for fine collection or the right percentage that was collectible.

Council Member Grayeb expressed his appreciation for the efforts of the Community Development Department and Council Member Akeson. He inquired as to when these matters should be addressed in the Circuit Courts and whether it would be more expeditious to do so.

Director Black stated that there were clear cases when a matter should go to the Circuit Court, such as a dangerous building cited for demolition. He commented there were demolitions where the City filed directly with the Circuit Court. He said, when a code enforcement violation went before the Circuit Court, a property owner could be found in contempt of court and be subject to serving time in the correctional center wherein a Hearing Officer did not have that kind of recourse.

Council Member Grayeb requested the Circuit Court process and information be added to the report as an addendum and he remarked on the importance of addressing properties owners who violated City Ordinances as it related to property maintenance.

Council Member Oyler expressed his appreciation for the additional information and he said he was looking forward to seeing an analysis. He commented on the total amount billed for Code Enforcement and he said it was not necessary to look at all the sources of which the \$3.8 million was made. He said, for the purpose of getting a start, the Council should be able to tell how much of the \$3.7 million can be collected. He remarked on the importance of simplifying the conversation.

Council Member Montelongo asked City Manager Urich to put together a new process or what processes should be implemented in order for the processes to be practiced and to provide the City Council with a monthly report going forward.

Council Member Oyler moved to adopt an Ordinance amending Chapter 5 of the Code of the City of Peoria pertaining to registration of residential properties and inspections of dwellings; seconded by Council Member Jensen.

ORDINANCE NO. 17,615 was adopted by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(18-274) Communication from the City Manager and Director of Public Works with a Request to ADOPT an ORDINANCE Amending CHAPTER 28 of the CODE of the City of Peoria Pertaining to TRAFFIC AND MOTOR VEHICLES to Provide Language Consistent with the Illinois Vehicle Code.

Council Member Riggenschach said Bike Peoria extended their appreciation to Staff and the City Council for addressing this matter, and he moved to adopt an Ordinance amending Chapter 28 of the Code of the City of Peoria pertaining to traffic and motor vehicles to provide language consistent with the Illinois Vehicle Code; seconded by Council Member Turner.

ORDINANCE NO. 17,616 amending Chapter 28 of the Code of the City of Peoria pertaining to traffic and motor vehicles to provide language consistent with the Illinois Vehicle Code was adopted by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

(18-291) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the Month Ended August 31, 2018, UNAUDITED FINANCIAL REPORT.

Council Member Grayeb moved to receive and file the month ended August 31, 2018, Unaudited Financial Report; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, 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)

(18-185) Communication from the City Manager and Corporation Counsel with a Request to RECEIVE and FILE Status of an AGREEMENT with the CEO COUNCIL.

City Manager Urich said the City continued to work with the CEO Council regarding an agreement to conduct due diligence of the water company. He said he would meet with the Council on September 26, 2018, to further review the agreement and he said he anticipated bringing the matter back to the City Council in October. He said the matter needed to be approved by the City Council no later than October 23, 2018, noting that the City Council needed to provide notice to the water company no later than November 1.

Council Member Riggerbach said he had attended a conference hosted by the Illinois Municipal League wherein he learned that pursuant to 65 ILCS 5/11-124-152 cities were not allowed to make a profit on publically owned utilities. He said he wanted that information on the Council Communication and that it was a point that needed clarified and the Council needed to learn what other municipalities had done who owned their own water company.

Council Member Moore expressed a concern that the City Council had been waiting for an agreement to come back from the CEO Council since February 2018. She remarked on the lack of time the City Council would have to review the information prior to giving the water company notice, should the City determine to conduct due diligence. She stated that the last time the due diligence of the water company was before the City Council there was very little time for the City Council to review the matter.

Council Member Grayeb remarked that, historically, the intent of the City Council wanting to purchase the water company was to lower the water rates and to keep the money in the community. He said there were multiple reasons why people in the business community and in

SEPTEMBER 25, 2018 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS 32475

the neighborhoods wanted the City to get the facts on purchasing the water company and to conduct the due diligence. He expressed his concern for this coming to the City Council at such a late date, in light of the close deadline wherein the City had to provide the water company notice.

City Manager Urich said the CEO Council was working on a draft contract with a local attorney and he said the drafting of the contract was taking longer than anticipated.

Council Member Moore moved to receive and file the status of an agreement with the CEO Council; seconded by Council Member Akeson.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

(18-231) Communication from the City Manager with a Request to DEFER until JANUARY 8, 2019 the Following:

A. ADOPT an ORDINANCE Amending the City of Peoria 2018-2019 BIENNIAL BUDGET Relating to the Use of the Storm Water Utility Fund Balance to Purchase the SIMANTEL PROPERTY Located at the Foot of SPRING STREET, in the Amount of \$159,000.00; and,

B. APPROVE the PURCHASE of the SIMANTEL PROPERTY Located at the Foot of SPRING STREET. (Council District 1)

Council Member Grayeb remarked on the importance of the deferral and he said it was his hope that Staff would address the concerns of Mr. Michael Rucker, a member of Friends of Riverfront Park, regarding the issues identified with the Simantel Property.

City Manager Urich commented that the reason for the deferral was for Staff to resolve the LWCF grants from the National Park Service and the Illinois Department of Natural Resources. He said he anticipated resolving the issues by the end of the year.

Council Member Grayeb moved to defer this item until the January 8, 2019, Regular City Council Meeting; seconded by Council Member Ruckriegel.

In response to Council Member Jensen, City Manager Urich said the Simantel Property was approved for recreational use but had not yet been approved for the CSO pilot program.

Motion to defer until the January 8, 2019, Regular City Council meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

- (18-278) **Communication from the City Manager with a Request to DEFER until October 9, 2018, the following:**
- A. A REDEVELOPMENT AGREEMENT with PEORIA OPPORTUNITIES FOUNDATION for an Infill Housing Development Project, in the Amount of \$300,000.00, to be Funded from the EAST VILLAGE GROWTH CELL TIF Fund Balance.**
 - B. An ORDINANCE Amending the CITY OF PEORIA 2018 - 2019 BIENNIAL BUDGET Relating to the Use of the East Village Growth Cell TIF Fund Balance Relating to the Redevelopment Agreement With Peoria Opportunities Foundation for an Infill Housing Development Project, in the Amount of \$300,000.00.**

Council Member Riggenbach moved to defer this matter to the October 9, 2018, Regular City Council meeting; seconded by Council Member Turner.

Motion to defer until the October 9, 2018, Regular City Council meeting was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

Stormwater Utility Call Center

Council Member Jensen remarked that citizens were still contacting her about the difficulties they were having with the call center in order to speak to someone about their stormwater utility, and she requested an update on the training of the Wisconsin office. Public Works Director Scott Reese said Staff was addressing the matter and an update would be provided in the Issues Update at the end of the week.

Business Registration

Council Member Akeson said there had been discussions dating back to February 27, 2018, about developing a business registration and she asked for a report back on what it would take for the City to establish such a process along with a variety of options to consider.

Council Member Akeson moved to have a Report Back from the City Manager regarding what it would take to establish a business registration process along with options to be considered by the City Council; seconded by Council Member Jensen.

Council Member Moore asked if Staff would be able to prepare a report in a timely manner in light of the furloughs. City Manager Urich said a Report Back would be provided to the City Council by mid-October, noting that the item had budget implications.

Motion to have a Report Back from the City Manager regarding what it would take to establish a business registration process along with options to be considered by the City Council was approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Mayor Ardis – 11;

Nays: None.

NEW BUSINESS

Tax Increment Financing Funds

Council Member Cyr asked that information be provided to the City Council on how TIF funds were reallocated in order to cover costs of a project.

Budget Amendment Items

Council Member Cyr requested that when a budget amendment came forward on the City Council's agenda that there be a footnote on the agenda explaining the number of votes needed to pass the item.

Deferred Items on the Council Agenda

Council Member Cyr recommended when an item was deferred that the supporting documents not be printed with the Council Communication. He said there was a lot of paper being wasted with the reprint of the items each time after a deferral.

Purchase of the Greeley School

Council Member Moore expressed her appreciation to the City Council for approving the purchase of the Greeley School by Jonathon Romain, noting that it enabled the Romains to apply for a grant from State Farm wherein they were awarded \$25,000.00.

Peoria County Bar Association Annual Diversity Luncheon

Council Member Jensen announced that Wednesday, October 10, 2018, from 11:30 A.M. to 1:00 P.M. at the Spaulding Pastoral Center the Peoria County Bar Association would be holding its annual Diversity Luncheon. She said Chief Judge Timothy Evans would be the guest speaker and scholarship recipients would be announced.

Performance Productivity Matrix of the Peoria Fire Department

Council Member Grayeb requested a report back on the performance productivity matrix of the Peoria Fire Department on tasks from 2017 to September 2018. He asked that the matrix be available to the City Council at the next City Council meeting.

Naturalization Ceremony

Mayor Ardis remarked on a Naturalization Ceremony that took place this morning, September 25, 2018, at the Renaissance Center with Judge Shaddid presiding and convening the ceremony. He announced that over 800 people were sworn in and pledged their allegiance to the United States of America.

Art Display from Roosevelt Magnet School

City Clerk Beth Ball announced that a new display of art was available for the public to view in the display cases at City Hall on the third and fourth floors. She said there was a lot of talent in the Peoria Public Schools and that there had been a number of positive comments regarding the displays.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ardis granted Privilege of the Floor to those citizens who wished to address the City Council.

Paris McConnell, a citizen of Peoria, expressed her appreciation for the City Council's and Mayor's time and service to the community. She expressed a concern that it had taken a long time for the CEO Council to draft an agreement for the City Council to review as it related to the water company buyout. She encouraged the City Council to be diligent and to not take the water buyout or the agreement with the CEO Council lightly. She said the City Council's goal should be to improve or maintain the quality of life of the community. She asked the City Council to be mindful and to draft a five to ten year strategic plan on how the water facility would be maintained.

Helen King, a citizen of Peoria, remarked on the naturalization ceremony that took place that morning and she noted that at that time 236 individuals at the ceremony registered to vote. She commented on the water buyout and encouraged the City Council to think about the financial strain it would put on the City.

Rachel O'Reilly, a citizen of Peoria, asked the City Council to keep Alexis Scott in their prayers and asked for help to get the FBI involved in the case. She commented on a Welcoming Ordinance and noted that the Governor Rauner signed a Trust Act that prevented law enforcement across the State from detaining individuals based solely on their immigration status. She commented on the water buyout stating that the aquifer should be owned by the City and the money go toward the City and not a private corporation.

Mary Hayes, a concerned citizen, remarked on the food desert in certain areas of the City. She remarked on the difficulties of taking a bus to the grocery store and she asked the City Council to address the grocery store situation. She asked the City Council to keep Alexis Scott in their prayers, noting the young woman had been missing for a year. She remarked on the need of a Welcoming City Ordinance and she commented on the water buyout.

Souhail Elhouar, a citizen of Peoria, said he regularly listened to the City Council meetings on the radio. He expressed his appreciation to Mayor Ardis for his leadership and he commented on the Mayor's efforts in the community.

EXECUTIVE SESSION

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

ADJOURNMENT

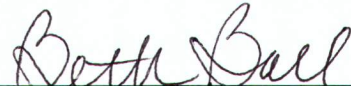
Council Member Ruckriegel moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Oyler.

Approved by roll call vote.

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

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 8:33 P.M.



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