



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

A Regular Meeting of the Joint City Council and Town Board of Peoria, Illinois, was held on July 25, 2023, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were present: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10. Absent: Cyr – 1.

INVOCATION & PLEDGE OF ALLEGIANCE

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

MINUTES

Council Member Riggerbach moved to approve the minutes of the Joint City Council and Town Board Meeting held on July 11, 2023, as printed; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

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

- (23-264) Communication from the City Manager and Director of Human Resources with a Request to APPROVE and Authorize the Execution of a CONTRACT with RESOURCE MANAGEMENT ASSOCIATES (RMA), in the Amount of \$100,825.00, to Administer the Police Sergeant and Police Lieutenant Promotional Examinations.**

- (23-265) Communication from the City Manager and Corporation Counsel with a Request to APPROVE a First Addendum to the INTERGOVERNMENTAL AGREEMENT Between the City of Peoria and the Dunlap Community Unified School District Regarding the MEDINA PLAINS-ALLEN ROAD BUSINESS PARK TAX INCREMENT FINANCING (TIF) DISTRICT.**

- (23-253) Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 18,095 Amending the RULES of the City Council.**

- (23-254) Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 18,096 Amending CHAPTER 3 of the MUNICIPAL CODE of the City of Peoria, to Add Language to WITHDRAW A SITE APPROVAL APPLICATION FOR LIQUOR ESTABLISHMENTS Before City Council Consideration.
- (23-255) Communication from the City Manager and Corporation Counsel with a Request to ADOPT ORDINANCE NO. 18,097 Amending the UNIFIED DEVELOPMENT CODE of the City of Peoria, to Add Language to WITHDRAW AN APPLICATION FOR A ZONING CHANGE, Before City Council Consideration.
- (23-266) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class A (Tavern) Liquor License, with a Subclass 1 (4:00 A.M. Closing Hours), with On-Site Consumption and Retail Sale of Alcohol for THE NEW PEORIA PUFF, INC. D/B/A THE NEON BISON, at 617 MAIN ST, Contingent Upon the Issuance of all Appropriate Permits and a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 2)
- (23-267) APPOINTMENT by Mayor Ali to the CDBG PUBLIC SERVICE ADVISORY COMMISSION with a Request to Concur:
- Jalyssa Brown (Voting) – Term Expires 06/30/2026
- (23-268) APPOINTMENT by Mayor Ali to the DOWNTOWN ADVISORY COMMISSION with a Request to Concur:
- Kate Kenny (Voting) – Term Expires 06/30/2024
- (23-269) APPOINTMENT by Mayor Ali to the SISTER CITY COMMISSION with a Request to Concur:
- Karin Smith (Voting) – Term Expires 06/30/2026
- (23-270) APPOINTMENT by Mayor Ali to the PLANNING AND ZONING COMMISSION with a Request to Concur:
- Theresa Koehler (Voting) – Term Expires 06/30/2026
- (23-271) APPOINTMENT by Mayor Ali to the ADVISORY COMMITTEE ON POLICE AND COMMUNITY RELATIONS with a Request to Concur:
- Omar Malcolm (Voting) – Term Expires 06/30/2026
- (23-272) APPOINTMENT by Mayor Ali to the SPRINGDALE CEMETARY MANAGEMENT AUTHORITY with a Request to Concur:
- Therese Brink (Voting) – Term Expires 06/30/2027

- (23-273) **APPOINTMENT by Mayor Ali to the PUBLIC ARTS ADVISORY COMMISSION with a Request to Concur:**

Demarcus Hamilton (Voting) – Term Expires 06/30/2024

- (23-274) **APPOINTMENT by Mayor Ali to the FAIR EMPLOYMENT COMMISSION with a Request to Concur:**

Anupama Uddavolu (Voting) – Term Expires 06/30/2025

- (23-275) **APPOINTMENT by Mayor Ai to the PEORIA PUBLIC LIBRARY BOARD OF TRUSTEES with a Request to Concur:**

Steven Marx (Voting) – Term Expires 06/30/2026

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

After Mayor Ali determined no Council Member wished to remove an item from the Consent Agenda, Council Member Allen moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Gordon-Young.

Item Nos. 23-253 through 23-255, and 23-264 through 23-275, were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

PRESENTATION:

- (23-276) **Communication from the City Manager and Director of Public Works with a Request to RECEIVE and FILE a PRESENTATION by TERRA ENGINEERING Regarding the RIVERFRONT PLAN.**

City Manager Urich introduced George Ghareeb and Keven Graham to review the proposed Riverfront Plan.

George Ghareeb, Senior Vice President of Terra Engineering, began the presentation with the project background, starting in 2017. He said the origins of the park began with the demolition of the Riverfront Village structure to create a green space, but in response to feedback from City Staff, it was decided to create a plan for a park that spanned from the Interstate-74 Murray Baker Bridge to the Illinois Route-40 Bob Michel Bridge along the Riverfront.

Keven Graham, Senior Landscape Architect at Terra Engineering, said the vision for the Riverfront Plan was resiliency. He stated cumulative public feedback outlined the importance of connecting the Riverfront Plan to existing civic attractions, such as the Riverfront Museum and the Peoria Civic Center. He said this guidance allowed them to plan five crucial aspects of the plan; Festival, Interact, Move, Play, and Reflect. He presented a detailed map of how the space would be used, noting each aspect was designed in terms of flexibility, deliberate consideration of parking, and in recognition of the historical legacy of a working Illinois River. He provided a detailed overview of each aspect of the proposed plan.

Mr. Ghareeb said the proposed Riverfront Plan included a flood wall and wave attenuator which provided ways to channel flood water away from the area. He said there were plans to apply for grants from Federal Emergency Management Agency (FEMA) to cover the cost of these protections. He overviewed parking plan for the area, saying the Riverfront Plan added an additional 10 parking spaces to area over what was available at present.

After Mayor Ali thanked Mr. Ghareeb and Mr. Graham for the presentation and their work on the Riverfront Plan over the last few years, she asked City Manager Urich if the City owned all the land shown in the Riverfront Plan. City Manager Urich said the City owns the land and contracts with Peoria Park District to manage the area. Mayor Ali asked Mr. Ghareeb about the total cost of the project, and the cost of the flood plan.

Mr. Ghareeb stated there was a range in the potential price of this project, estimated to be between \$15,000,000.00 and \$25,000,000.00. He said the total cost could change when the specific aspects were chosen, and he emphasized the flexibility of those choices. He said there would be opportunity for public-private partnerships to achieve the plan. He stated the cost of the wave attenuator was \$700,000.00 and the flood wall was approximately \$2,500,000.00. He reiterated there were plans to apply for a grant from FEMA to cover the costs of these protections.

Council Member Oyler asked about the limitations of the flood protections, the ongoing costs for operations and maintenance, and when a future final vote will take place regarding the specifics of the plan.

Mr. Graham said the design was meant to be resilient because the flood water will impact that area in the future. He stated the materials that would be used were easily cleaned and moveable. He said they traveled to other river cities to see how they dealt with flooding. He explained Terra Engineering worked closely with Public Works Director Powers to develop an operations and maintenance plan and budget. Mr. Graham stated the importance of bringing outside partners to the table and explained his vision of a future Friends of the Riverfront Park type of group.

Public Works Director Powers explained money would need to be set aside in the City's budget each year for operations and maintenance of the proposed park. He said he strongly felt the return on investment would be seen in increased amounts of Hotel, Restaurant and Amusement (HRA) Tax dollars gained by the City.

City Manager Urich explained the Riverfront Plan would be presented to the Planning and Zoning Commission before coming back to the City Council for approval of the conceptual design at the August 8th, 2023, City Council Meeting. He said there would be more meetings going forward to work out the details before the final packages were sent out to bid. Public Work Director Powers said public engagement was key during this whole process and reiterated Council had the final say on all details going forward.

Council Member Allen gave his thanks to Mr. Ghareeb and Mr. Graham for their presentation and hard work on this project. He explained he felt the Riverfront was the crown jewel in Peoria and a destination for all in Central Illinois.

Council Member Riggerbach stated his appreciation and anticipation for this project to begin. After he asked for clarification regarding the Great Lawn area and prospective flooding, Mr. Ghareeb explained the area would flood but would be built in a way that was resilient to

flooding. Public Works Director Powers said in the future, this area would use sandbags and pumps to mitigate the worst effects of flooding.

Discussions were held regarding security concerns, additional lighting, and specifics of the interactive water feature.

Council Member Gordon-Young expressed the hope and optimism she felt when reviewing this plan. She said she appreciated the reference to reduced crime rates in green spaces.

Council Member Kelly remarked on the unique features and flexibility of the design. He said this park would pay great dividends to the City.

Discussions were held regarding the cost of the project and the ability to achieve the design. City Manager Urich clarified the City would undertake a good effort to follow through, and he said efforts included procuring funds from outside partners and grants to help cover costs.

Council Member Grayeb asked how a future Amtrak station would impact the Riverfront Plan. City Manager Urich explained the two locations chosen for a future train station, one near the Post Office on State Street and the other by the Gateway Building near the corner of Water Street and Hamilton Boulevard, noting either one would fit nicely in the Riverfront Plan design.

After Council Member Allen asked for clarification on whether the City was able to use American Rescue Plan Act (ARPA) funds for this project, City Manager Urich explained there was a limited amount of unallocated ARPA funds and that it was unclear if the Riverfront Plan was an appropriate use of the funds.

Mayor Ali stated the project to reimagine the Riverfront belonged to all citizens, and she thanked all parties involved in this process. She said once the proposed Riverfront Plan was approved, it would be included in the Strategic Plan. She explained the City would work closely with local State Representatives and the Illinois Department of Commerce and Economic Opportunity (IDCEO) to secure additional funding for the project.

Council Member Kelly moved to receive and file a presentation by Terra Engineering regarding the Riverfront Plan; seconded by Council Member Grayeb.

Approved by roll call vote.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

- (23-277) Communication from the City Manager and Director of Community Development with a Request to APPROVE a RESOLUTION Amending the EAST VILLAGE GROWTH CELL (EVGC) TAX INCREMENT FINANCING (TIF) ECONOMIC DEVELOPMENT ADVISORY COMMITTEE CHARTER, to Update Membership Representation After the 2020 Census Redistricting and Modify the Schedule for Regular Meetings.**

Council Member Riggerbach said the proposed Resolution considered 2020 Census results and the City's redistricting efforts by updating the membership composition of the committee, and he said the purpose and details of the charter were also amended.

Council Member Riggerbach reviewed the history of the East Village Growth Cell (EVGC) Tax Increment Financing (TIF) District, noting it was created after a grocery store, Cub Foods, closed at 1800 Knoxville Avenue. He said the revitalization of the Wisconsin Corridor, which included investments from OSF Healthcare and Heartland Health, helped spur infrastructure improvements in the area, such as sidewalks and additional lighting. He said scheduled improvements to the Wisconsin Corridor would benefit local residents, and he thanked Illinois State Representative Jehan Gordon-Booth for her assistance in securing funds from the State of Illinois for the project. He discussed recent improvements on Wisconsin Avenue, including ornamental lighting, new CityLink bus shelters, and Heartland Health's makeover of the old Kroger building in the Wisconsin Plaza Shopping Center. He said the Peoria Police Department secured a location in the Wisconsin Plaza Shopping Center for Officers working under the Co-Responder Pilot Program with Carle Health.

Council Member Riggerbach thanked former Community Development Directors Patricia Landes and Ross Black for their leadership in the creation of the EVGC TIF. He highlighted many of the various new commercial developments along Knoxville Avenue, and said he was thrilled with OSF's commitment to Peoria with the ongoing construction of the Cancer Institute.

After he commented on the impact on residents and available housing, Council Member Riggerbach moved to approve a Resolution amending the East Village Growth Cell (EVGC) Tax Increment Financing (TIF) Economic Development Advisory Committee Charter, to update membership representation after the 2020 census redistricting and modify the schedule for regular meetings; seconded by Council Member Grayeb.

Community Development Director Joe Dulin thanked former Community Development Director Black and City Staff for their hard work over the years. He highlighted the affordable housing aspect of this TIF and noted it was non-traditional use of the funds.

RESOLUTION NO. 23-277 was approved by roll call vote.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

(23-278) Communication from the City Manager, Chief of Police, and Finance Director/Comptroller with a Request for the Following:

- A. APPROVE a CONTRACT with BOB LINDSAY HONDA OF PEORIA for the Purchase of Two (2) SUVs, in an Amount Not to Exceed \$60,510.00; and,**
- B. APPROVE a RESOLUTION to WAIVE the Bidding Requirements for an Additional Seven (7) SUVs, for an Amount Not to Exceed \$255,490.00 (Requires 2/3 Vote of Council Members Voting – No Less Than 6 Votes)**

Finance Director Kyle Cratty said the vehicle purchases were related to the Illinois Criminal Justice Information Authority Grant (JAG) received by the Peoria Police Department, noting the Request for Bid resulted in only one response from Bob Lindsay Honda of Peoria for two of the nine SUVs. He said the City contacted many dealerships; however, none were willing to commit to the Bid outline. He asked the Council to approve the contract with Bob Lindsay Honda for two vehicles, and he said the Code required Council approval to waive the bidding process to allow Staff to procure the additional seven vehicles. He said the type of vehicle needed was not covered by the State of Illinois Joint Purchasing Act or any other joint purchases.

After he asked for clarification on why the original bid failed, Council Member Kelly moved to approve a Contract with Bob Lindsay Honda of Peoria for the purchase of two (2) SUVs, in the amount not to exceed \$60,510.00; seconded by Council Member Gordon-Young.

Motion to approve a Contract with Bob Lindsay Honda of Peoria for the purchase of two (2) SUVs, in the amount not to exceed \$60,510.00, was approved by roll call vote.
Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;
Nays: None.

Corporation Counsel Hayes clarified since ten Council Members were present, seven votes were required to approve the Resolution to waive the bidding requirements as outlined in the Code of the City of Peoria.

Council Member Kelly moved to approve a Resolution to waive the bidding requirements for an additional seven (7) SUVs, for an amount not the exceed \$255,490.00; seconded by Council Member Allen.

RESOLUTION NO. 23-278-B was approved by roll call vote.
Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;
Nays: None.

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

Strategic Planning Update

Mayor Ali provided an update to Council Members regarding the upcoming Strategic Planning session. She said August 9, 2023, from 10:00 A.M. to 4:00 P.M., was scheduled to provide input from the Council, and August 10, 2023, from 4:00 P.M. to 8:00 P.M. was available if more discussions were needed. She asked the Council Members to provide their availability for both scheduled sessions.

NEW BUSINESS

School Supply Drives

Council Member Allen shared two opportunities for citizens to help with school supply drives, the first of which would be hosted by the Peoria Fire Department on Thursday, July 28, 2023, from 4:30 P.M. to 7:00 P.M., at Trewyn Park as a part of the Peoria Park District event "The Street Belongs to Me," and the second event "Backpack Peoria" was hosted by the Peoria Dream Center on Saturday, July 30, 2023, from 9:00 A.M. to 12:00 P.M. Council Member Allen recognized Antwaun Banks, CEO of Product of the Project (POP), for his success during the POP Back-to-School event last weekend.

Illegal Dumping of Tires & Alleyway Lighting

Council Member Jackson thanked the Public Works Department for addressing the illegally dumped tires around the Southside of Peoria. She also commended Staff for partnering with Ameren Illinois to install additional lighting in the alleyways. Public Works Director Powers said Program Supervisor Shawn Johnson was leading the efforts in dealing with the tires.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ali granted privilege of the floor to those citizens wishing to address the City Council/Town Board as follows:

Reverend Gianni Fogliano, a concerned citizen, discussed parking issues in Downtown Peoria, specifically near Club Diesel. They said historically, there was an agreement between the First United Methodist Church and Club Diesel to allow patrons to use the church parking lot, but because of recent crime downtown, the church parking lots became inaccessible and created a safety issue for Club Diesel patrons. They appealed to the Council and said the lack of parking was bad for business Downtown.

Ray Lees, interim chair of the Downtown Advisory Commission (DAC), expressed his support of the Riverfront Plan. He said the DAC was permitted a meeting with the City and Terra Engineering planning team, and he said he was eager for the process to start.

Jonathan Vota, a citizen of Peoria, said while he supported the proposed Riverfront Plan, there were aspects that caused concern. He said there was a lack of planning for bike infrastructure, noting he was disappointed the City had not included it as part of the plan. He urged the City to include consideration for bikes moving forward with the Riverfront Plan.

Katie Van Cleve, a concerned citizen, spoke regarding the Americans with Disabilities Act (ADA) and accessibility considerations of the proposed Riverfront Plan. She explained the ADA accommodations were the bare minimum to support the disability community, and she urged the Council to consider making it more accessible so it can be enjoyed by a larger audience.

EXECUTIVE SESSION

Consideration of a Motion for the City Council to enter into EXECUTIVE SESSION pursuant to 5 ILCS 120/2(c)(11), litigation, when an action against, affecting, or on behalf of the particular public body has been riled and is pending before a court of administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed session meeting; 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.

Council Member Oyler moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11), litigation, when an action against, affecting, or on behalf of the particular public body has been riled and is pending before a court of an administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed session meeting; 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; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

ADJOURNMENT

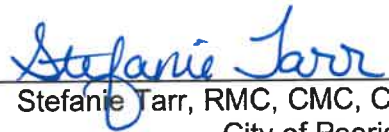
Council Member Oyler moved to adjourn the July 25, 2023, City Council Meeting; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Gordon-Young, Grayeb, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 7:47 P.M.



Stefanie Tarr, RMC, CMC, City Clerk
City of Peoria, Illinois

ah