



**: OFFICIAL PROCEEDINGS :**

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

A Regular Meeting of the City Council of Peoria, Illinois, was held on January 25, 2022, 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, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11. Absent: None.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Ali asked everyone to keep the family of Alfred Hooks in their prayers. She said Mr. Hooks was an active volunteer for many community organizations, dedicating 50 years to making Peoria a better place. She then requested a moment of silent prayer or reflection and then she led the pledge of allegiance.

**MINUTES**

Council Member Oyler moved to approve the minutes of the Joint City Council and Town Board Meeting held on January 11, 2022, and the Special City Council Meeting held on January 18, 2022, as printed; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

**PUBLIC HEARINGS**

**(22-017) PUBLIC HEARING Regarding the Creation of a TAX INCREMENT FINANCING DISTRICT (TIF), to be Known as the UNIVERSITY/WAR TIF.**

Council Member Grayeb moved to open the Public Hearing regarding the creation of a Tax Increment Financing District (TIF), to be known as the University/War TIF, seconded by Council Member Velpula.

Motion to open the Public Hearing was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

Mayor Ali opened the public hearing at 6:04 P.M.

Following a third call for comments from the public, Mayor Ali determined no one wished to speak, and she requested the Public Hearing be closed.

Council Member Ruckriegel moved to close the Public Hearing regarding the creation of a Tax Increment Financing District (TIF), to be Known as the University/War TIF, seconded by Council Member Jackson.

Motion to close the Public Hearing was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

Mayor Ali closed the Public Hearing at 6:05 P.M.

**PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA**

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

- (22-018) Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.**
- (22-019) Communication from the City Manager and Fire Chief with a Request to APPROVE the ESTIMATE to Rebuild the Engine on Peoria Fire Department Engine No. 20 from CUMMINGS, in the Amount of \$29,757.85.**
- (22-020) Communication from the City Manager and Community Development Director with a Request for the Following:
  - A. APPROVE a CONTRACT with BURNSIDE BROTHERS for the 2022 WEED AND LITTER CONTRACT; and**
  - B. APPROVE a CONTRACT with JIMAX LANDSCAPING for the 2022 WEED AND LITTER CONTRACT.****
- (22-021) Communication from the City Manager and Economic Development Department with a Request to APPROVE RESOLUTION NO. 22-021 of Proposed Funding Match in the Amount of \$432,000.00, to Meet the Application Matching Fund Requirements for the U.S. Economic Development Administration (EDA) COMPETITIVE TOURISM GRANT, with a Submission Deadline of January 31, 2022.**
- (22-022) Communication from the City Manager and Interim Corporation Counsel with a Request to ADOPT ORDINANCE NO. 17,930 Establishing a Date for a PUBLIC HEARING Regarding the Proposal to Consider and Approve a Business District Designation and Business District Redevelopment Plan, for the Proposed PEORIA KELLER STATION BUSINESS DEVELOPMENT DISTRICT.**

- (22-023) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,931 Approving a SPECIAL USE in a Class R3 (Single-Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 5435 NORTH LONGWOOD DRIVE (Parcel Identification No. 14-19-227-020), Peoria, IL. (Council District 4)**
- (22-024) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,932 Approving a SPECIAL USE in a Class R3 (Single-Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 4307 NORTH NELSON DRIVE (Parcel Identification No. 14-20-355-014), Peoria, IL. (Council District 4)**
- (22-025) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,933 Approving a SPECIAL USE in a Class C-N (Neighborhood Commercial) for AUTO SALES AND REPAIR, Located at 3038 WEST STARR STREET, (Parcel Identification No. 18-18-301-024), Peoria IL. (Council District 1)**
- (22-026) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,934 Approving a SPECIAL USE in a Class R-2 (Single Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 620 WEST MOUNT HAWLEY TERRACE, (Parcel Identification No. 14-04-302-021) Peoria, IL. (Council District 5)**
- (22-027) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,935 Approving a SPECIAL USE in a Class R-3 (Single-Family Residential) District, for a SHORT-TERM RENTAL for Property Located at 1522 EAST PARIS AVE (Parcel Identification No. 14-27-404-033), Peoria, IL. (Council District 3)**
- (22-028) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,936 Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District, for a SHORT-TERM RENTAL, for the Property Located at 308 WEST MAYWOOD AVENUE (Parcel Identification No. 14-33-128-002), Peoria, IL. (Council District 2)**

- (22-029) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,937 Approving a SPECIAL USE in a Class R-3 (Single-Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 3124 NORTH ISABELL AVENUE (Parcel Identification No. 14-29-457-002), Peoria, IL. (Council District 2)**
- (22-030) Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION to EXPAND an Existing Class A (Tavern) Liquor License with On-Site Consumption and Retail Sale of Alcohol for FLAPPER HOUSE LIMITED, D/B/A SADDLE UP, 116 SW JEFFERSON, Contingent Upon the Submittal of All Fees Owed, the Issuance of all Appropriate Permits and a Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 1)**
- (22-031) APPOINTMENT by Mayor Ali to the FIRE & POLICE COMMISSION with a Request to Concur:**
- Kelly Petersen (Voting) - Term Expires 6/30/2024**
- (22-032) APPOINTMENT by Mayor Ali to the ADVISORY COMMITTEE ON POLICE COMMUNITY RELATIONS with a Request to Concur:**
- Mr. Donald R. Jackson (Voting) - Term Expiration 6/30/2023**

Mayor Ali questioned if the Council wished to have any of the Consent Agenda Items removed for further discussion. She determined no Items were requested to be removed from the Consent Agenda.

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

Item Nos. 22-018 through 21-032 were approved by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

### **FIRST READINGS**

- (22-033) Communication from the City Manager and Director of Public Works with a Request to RECEIVE and FILE a FIRST READING of an ORDINANCE Amending CHAPTER 1 of the CODE of the City of Peoria, and an ORDINANCE Amending CHAPTER 26 of the CODE of the City of Peoria, Related to the Amendment of Various SIDEWALK REGULATIONS.**

At the request of City Manager Patrick Urich, Public Works Director Rick Powers explained these Ordinances established a standard for Illinois Department of Transportation (IDOT), developers and the City of Peoria for sidewalk installation. He said IDOT and the City were already operating within those specifications, but this Ordinance created a standard for new development.

Council Member Kelly moved to receive and file a First Reading of an Ordinance amending Chapter 1 of the Code of the City of Peoria, and an Ordinance amending Chapter 26 of the Code of the City of Peoria, related to the amendment of various sidewalk regulations, seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

### **PRESENTATION**

#### **(22-034)      Communication from the City Manager with a Request to RECEIVE and FILE a PRESENTATION on the PASSENGER RAIL INITIATIVE.**

Mayor Ali said the purpose of this presentation was to update the City Council and the public on the status of the Passenger Rail Initiative, which had been a priority of hers for years. She discussed the collaboration with Former U.S. Secretary of Transportation Ray LaHood over the past six months to bring high speed rail to the City of Peoria, noting high speed rail meant train speeds of approximately 80 to 100 miles per hour. She said, in partnership with Council Member Ruckriegel, a committee was formed of about 20 key leaders and stakeholders, such as Representative Ryan Spain, Representative Jehan Gordon-Booth, Congressman Darin LaHood, Congresswoman Cheri Bustos, IDOT Secretary of Transportation Omer Osman, County Chairman Andrew Rand, business and labor leaders such as Bradley University, as well as others. She outlined the results of their efforts, including an initial case statement to justify the rail system, a vetting process resulting in the selection of a proposed train route, an IDOT contract with Patrick's Engineering Inc. to conduct a feasibility study to be completed in April 2022, and a meeting with Amtrak and the Federal Railroad Administration (FRA) in Washington D.C. She stated a survey was launched to engage the community about the Passenger Rail Initiative. She said it was the perfect time to tap into new federal and state resources for infrastructure. She recognized Secretary Ray LaHood for his efforts in building support and opening doors. She read a statement from him wherein it said he was honored and privileged to serve as co-chair with Mayor Ali on this initiative. In conclusion, she thanked the Committee for their dedication to this project.

Council Member Ruckriegel thanked Mayor Ali for forming the Committee and for her effort to continuously meet deadlines and inspire the members. He stated his support for this project, discussed public support, noting the timing was right to move forward with this initiative. He emphasized the importance of the public survey and encouraged everyone in the Tri-County area and beyond to complete it and to spread awareness in their communities.

City Manager Urich began the presentation with a statement from IDOT Secretary Osman, which stated he looked forward to seeing the feasibility study results as soon as possible. City Manager Urich provided an overview of the Passenger Rail Committee, the reasons the passenger rail system was needed, the IDOT Feasibility Study, and funding available through the Tri-County Regional Planning Commission (TCRPC).

Executive Director of the TCRPC Eric Miller said they had supported passenger rail for years, but previous initiatives had been unsuccessful. He said they set aside \$50,000 to conduct a Site Selection Study for a multi-modal transportation system, and he discussed the components of the study. He said the data would be presented to City Council for review in four to six months, which should coincide with the IDOT study results.

City Manager Urich continued the presentation by discussing the proposed train route and the components of the public survey. In conclusion, he recognized Janet Henderson with Images Inc. for her work with Patrick Engineering Inc. on marketing materials for this project.

Discussions were held about how long the citizen survey would be open. Mayor Ali said there was no deadline, but she stated the hope was to receive responses as soon as possible. Further discussions were held about the plan to keep the survey open for several weeks and it was noted that 600 responses had already been received by 6:00 P.M. on the first day.

Discussions were held about the timeline for getting an operational passenger train if the initiative was successful. City Manager Urich said a more detailed study would be needed and the process could take several years, but the timing was critical due to the bipartisan infrastructure bill that was recently passed.

Discussions were held about previous unsuccessful studies that were conducted, how the Committee could avoid the same pitfalls, the unprecedented amount of funding available, and differences of the current initiative. Further discussions were held regarding the benefit passenger trains would provide to Bradley University students. Mayor Ali said Bradley University was a large component of the railway initiative, and the community's perspective had shifted regarding public transportation due to environmental and health concerns.

Council Member Jackson said she was excited to see the City of Peoria on the pathway to high speed rail, and she said based on the impact multi-modal transportation centers had in similar communities, Peoria had the population to support it. Mayor Ali stated City Manager Urich had reached out to areas along the proposed route for feedback. City Manager Urich confirmed the feedback already received had been positive.

Discussions were held about possible stops along the train route, the anticipated length of the trip, the need to restore the tracks to withstand the desired train speed, which routes were reviewed, and why the chosen route was selected. Mayor Ali said an important feature about the selected route was it did not cross the Illinois River, noting a bridge would be very costly.

Many Council Members expressed support for this initiative and thanked Mayor Ali for her leadership on the Passenger Rail Initiative.

Council Member Allen moved to receive and file a presentation on the Passenger Rail Initiative, seconded by Council Member Jackson.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

**REGULAR BUSINESS ITEMS, with Recommendations as Outlined:**

**(22-035)        Communication from the City Manager with a Request to APPROVE  
Revisions to the CITY FAÇADE IMPROVEMENT PROGRAM**

City Manager Urich said this item was a response to the requested revisions for spending the American Rescue Plan funds, and he said it would expand this program to all businesses in Peoria. Senior Economic Engagement Specialist Kevin Evans said this was an excellent use of the American Rescue Plan funds. He said the proposed changes would expand eligibility for the program, increase the funding limit and reimbursable amounts for distressed areas, and give administrative authority to the City Manager.

Council Member Ruckriegel said he received positive public feedback on this expansion, and he thanked Senior Economic Engagement Specialist Evans for his efforts. He asked if the application for reimbursement would have to wait until the entire project was finished, noting potential issues if various contractors were used. Senior Economic Engagement Specialist Evans said a phased approach to reimbursement would be considered.

Discussions were held about informing eligible businesses about available programs with the American Rescue Funds and the amount of funding to be allocated to this program annually. Further discussions were held about vendor eligibility, other programs available to support businesses, and the use of social media to market the programs instead of direct mailings.

Council Member Grayeb moved to approve revisions to the City Façade Improvement Program, seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel,  
Velpula, Mayor Ali - 11;

Nays: None.

**(22-036)        Communication from the City Manager with a Request to APPROVE  
Revisions to the COMMERCIAL REHABILITATION PROGRAM.**

City Manager Urich stated this was another program funded with the American Rescue Plan that Staff proposed to be expanded city-wide.

Senior Economic Engagement Specialist Evans explained the Commercial Rehabilitation Program, which focused on interior improvements, was a companion program to the Façade Program, which focused on exterior improvements and was discussed early that evening (22-035). He said similar changes were requested for each program, including an increase in funding limits, a raise in the reimbursable amount in distressed areas, and administrative authority for ease of administration.

Discussions were held about previous funding amounts requested by businesses and the potential future demand.

After Council Member Kelly expressed his support for this program, he moved to approve revisions to the Commercial Rehabilitation Program; seconded by Council Member Ruckriegel.

Motion to approve revisions to the Commercial Rehabilitation Program was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

**(22-037) Communication from the City Manager and Corporation Counsel with a Request for the Following:**

**A. APPROVE a REAL ESTATE PURCHASE AGREEMENT with J.P. RIVERFRONT, LLC, and the City of Peoria; and**

**B. APPROVE a REDEVELOPMENT AGREEMENT with J.P. RIVERFRONT, LLC, ROSZELL-SEALTEST BUILDING CONDOMINIUM ASSOCIATION and the City of Peoria.**

City Manager Ulrich discussed the land being purchased, the cost involved, and the redevelopment plans for this property over the next two years. He said Council previously approved the funds for this project and these agreements would complete the process.

Council Member Oyler described his contribution to the project and clarified that, while he used his real estate background to assist the City Manager, he worked only on behalf of the Council and received no compensation. He said this project would open the door for development in the Warehouse District.

Council Member Oyler moved to approve a real estate purchase agreement with J.P. Riverfront, LLC, and the City of Peoria, seconded by Council Member Ruckriegel.

Council Member Ruckriegel said this would provide the parking the City knows it needs and will spur additional development, stating this would be a piece for full restoration of this area. He said he was pleased to see this project move forward.

Motion to approve a real estate purchase agreement with J.P. Riverfront, LLC, and the City of Peoria was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

Council Member Oyer said he would abstain from voting on the Redevelopment Agreement due to a conflict of interest in that he had property within the building.

Council Member Ruckriegel moved to approve a redevelopment agreement with J.P. Riverfront, LLC, Roszell-Seal Test Building Condominium Association and the City of Peoria, seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: None;

Abstain: Oyler – 1.



- (22-038) Communication from the City Manager and Director of Community Development with a Request to Concur from the Planning and Zoning Commission to DENY an ORDINANCE Approving a SPECIAL USE in a Class R-4 (Single-Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 303 WEST COLUMBIA TERRACE (Parcel Identification No. 18-04-181-019), Peoria, IL. (Council District 2)**

Council Member Grayeb moved to deny an Ordinance approving a Special Use in a Class R-4 District, for a Short-Term Rental for the property located at 303 West Columbia Terrace, Peoria, IL; seconded by Council Member Jensen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 10;

Nays: Oyler – 1.

- (22-039) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-2 (Single-Family Residential) District, for a SHORT-TERM RENTAL for the Property Located at 5918 NORTH ELM LANE (Parcel Identification No. 14-16-426-007 and 14-16-426-012), Peoria, IL. (Council District 3)**

After stating the petitioner requested a two-week deferral on this item, Council Member Riggenbach moved to defer this item to the February 8, 2022, City Council Meeting; seconded by Council Member Kelly.

Motion to defer to the February 8, 2022, City Council Meeting was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggenbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

- (22-040) Communication from the City Manager and Finance Director to ADOPT an ORDINANCE Amending the City of Peoria 2022-2023 BIENNIAL BUDGET, Relating to the General Fund, to Recognize the Operational Movement of Parking Enforcement from Public Works to Police, in the Amount of \$205,248.54.**

City Manager Urich discussed the background of this Ordinance and stated it required eight votes for adoption because it was a budget amendment. He said this shift would provide closer coordination with the Parking Division and Traffic Division and the need for enforcement in the Warehouse District.

Council Member Grayeb said this move would eliminate confusion by bringing parking enforcement under one roof with the Traffic Division at the Police Department.

Council Member Grayeb moved to adopt an Ordinance amending the City of Peoria 2022-2023 Biennial Budget, relating to the General Fund, to recognize the operational movement of parking enforcement from Public Works to Police, in the amount of \$205,248.54; seconded by Council Member Riggenbach.

ORDINANCE NO. 17,938 was adopted by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

**(22-041) Communication from the City Manager and Community Development Director with a Request to RECEIVE and FILE the AMERICAN RESCUE PLAN (ARP) PROGRAM GUIDELINES and APPLICATIONS.**

City Manager Urich noted this was regarding the American Rescue Plan and he introduced Grant and Budget Manager Kathryn Murphy to elaborate on the item.

Grant and Budget Manager Murphy provided an overview of the plan and said this program modeled one used by the East Bluff Village Rehab Program. She explained the goals and eligibility criteria of the plan.

Council Members Grayeb and Jensen stated they supported this plan. Discussions were held about the eligibility of rental properties to receive funding and what limits should be implemented to ensure funds benefitted owner-occupied properties. City Manager Urich said the goal was to provide funds for single-family homeowners, but he would bring something back for consideration if the Council desired.

Council Member Riggerbach discussed limitations on funding for rental properties used on similar programs, and he said he was willing to discuss allowing funding for rental properties under this program. He said he heard Grant and Budget Manager Murphy on the radio and said he hoped she would be able to continue promoting these programs.

Council Member Riggerbach moved to receive and file the American Rescue Plan (ARP) Program Guidelines and Applications, seconded by Council Member Jensen.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

Mayor Ali congratulated everyone involved for their creativity and for generating opportunities. She said the key to these programs was communication.

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

**(21-391) Communication from the City Manager and Director of Community Development with a Request for a SUBSTITUTE MOTION to DEFER until the JANUARY 25, 2022, City Council Meeting, an ORDINANCE to DISCONNECT Certain Real Estate, Commonly Known as Parcel Identification Number 13-23-326-005, Vacant Land within Peoria Owned by Lynnette & Steven Demanes, from the City of Peoria.**

**MOTION ON THE FLOOR: To deny an Ordinance to Disconnect certain real estate, commonly known as parcel identification number 13-23-326-005, vacant land within Peoria owned by Lynnette & Steven Demanes, from the City of Peoria.**

A handout outlining the petition made by the property owners and a map of the identified property and connected property was provided to all Council Members by the petitioners.

Council Member Jensen requested privilege of the floor be given to Attorney Michael Flemming, who represented the property owners.

Hearing no objection, Mayor Ali granted privilege of the floor to Attorney Michael Flemming.

Attorney Flemming thanked the Council for their time and consideration. He explained the structure of the property and the difficulty in accessing it. He stated this property did not benefit from the Annexation Agreement and it provided no benefit to the City. He acknowledged the concern of the Council that allowing this property to leave the City would set a bad precedent, but he said the specific nature of this property made it an exception.

Council Member Oyler said he supported the request of the property owners to disconnect from the City and said the land was unusable to anyone other than the property owners. He said the land belonged with the larger piece of land in the County and he did not foresee this decision causing problems in the future. At the conclusion of his comments, Council Member Oyler moved for a substitute motion to approve an Ordinance to disconnect certain real estate, commonly known as Parcel Identification Number 13-23-326-005, vacant land within Peoria owned by Lynnette & Steven Demanes, from the City of Peoria.

Substitute motion to approve an Ordinance to disconnect certain real estate, commonly known as Parcel Identification Number 13-23-326-005, vacant land within Peoria owned by Lynnette & Steven Demanes, from the City of Peoria FAILED by roll call vote.

Yeas: Cyr, Jackson, Jensen, Oyler, Riggenbach - 5;

Nays: Allen, Grayeb, Kelly, Ruckriegel, Velpula, Mayor Ali - 6.

City Clerk Stefanie Tarr said there was a motion on the floor to deny the Ordinance to disconnect the property, from the December 14, 2021, City Council Meeting that was moved by Council Member Kelly and seconded by Council Member Allen

Motion to deny an Ordinance to Disconnect certain real estate, commonly known as parcel identification number 13-23-326-005, vacant land within Peoria owned by Lynnette & Steven Demanes, from the City of Peoria was approved by roll call vote.

Yeas: Allen, Grayeb, Jackson, Kelly, Ruckriegel, Velpula, Mayor Ali – 7;

Nays: Cyr, Jensen, Oyler, Riggenbach - 4.

**(22-003)      Communication from the City Manager and Community Development Director with a Request to APPROVE a CONTRACT with JIMAX, for Demolition of Residential Properties.**

Land Manager Matt Smith provided an overview of the contract as it related to determination of the demolition price of each property. He explained the measurements used to determine the price of each property, noting disputes were settled prior to demolition work. He reviewed how the cost of emergency demolitions were determined as well.

Council Member Oyler moved to approve a contract with JIMAX, for demolition of residential properties, seconded by Council Member Velpula.

Council member Jensen expressed her appreciation for the overview of this Item and what Staff was doing with the demolitions. She said she spoke with Director of Community Development

Joe Dulin regarding Equal Employment Opportunity (EEO) requirements and how they plan to address minority participation. She recommended reviewing the participation, especially since \$1 million would be allotted to the company for this demolition.

City Manager Urich said the City had documentation from the last four years where they peaked at 50% minority participation but have fallen just slightly under that amount. He said the City Council could make an amendment for EEO requirements.

Mayor Ali requested Staff to prepare an agenda item for the next meeting addressing EEO requirements.

Council Member Riggerbach recommended the City's Chief Diversity Officer review policies of other municipalities, noting \$1 million was greater than usual for City spending on demolitions.

Motion to approve a contract with JIMAX, for demolition of residential properties was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

### **NEW BUSINESS**

#### **Trewyn Park Letter**

Council Member Jackson said she received a letter from the President of the Peoria Park District Board of Trustees, Robert Johnson, Sr. in regard to allocation of ARPA funds. She shared the gratitude he expressed and his appreciation for funding allocated to the rehabilitation of Trewyn Park.

#### **Short Term Rentals**

Council Member Riggerbach said many applications for short term rentals were approved and each of them went through the Planning and Zoning Commission before they went to Council. He thanked the Commission for their efforts and pointed out they were a volunteer group that spent many unpaid hours reviewing short term rental requests.

#### **Business Clothing Drive**

Council Member Allen said he partnered with The Guy's Secret in the Northwoods Mall to collect gently-used business clothing for men and women. He said items collected would be donated to the Dream Center of Peoria and the Tri-County Urban League. He stated they would be collecting clothing until January 31, 2022 and anyone who donated would receive a coupon for 30% off a future purchase with The Guy's Secret.

### **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:

Shontah Means, a concerned citizen and unhoused individual addressed the lack of resources available to her during the cold winter months. She asked Council to do better and said they were accountable for her well-being.

Steven Morris, a citizen, pastor, father, and member of the Evangelical Ministry Alliance asked Council to confess their sins and repent. He also asked Council to lead the community to do the same and he stated crime and other issues would not dissipate until this occurred. He requested a day of solemn prayer for Peoria.

EXECUTIVE SESSION

**Consideration of a Motion 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 filed and is pending before a court or 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 meeting; 2(c)(1), the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body; 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.**

Council Member Allen moved to go 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 filed and is pending before a court or 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 meeting; 2(c)(1), the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, specific individuals who serve as independent contractors in a park, recreational, or educational setting, or specific volunteers of the public body or legal counsel for the public body; 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; seconded by Council Member Ruckriegel.

Motion to go into Executive Session was approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

ADJOURNMENT

Council Member Allen moved to adjourn the City Council Meeting; seconded by Council Member Ruckriegel.

Approved by roll call vote.

Yeas: Allen, Cyr, Grayeb, Jackson, Jensen, Kelly, Oyler, Riggerbach, Ruckriegel, Velpula, Mayor Ali - 11;

Nays: None.

The Regular City Council Meeting was adjourned at 7:54 P.M.



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