

: 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 July 25, 2017, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Jim Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were physically present: Akeson (Arrived at 6:08 P.M.), Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 11. Absent: None.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS, COMMENDATIONS, ETC.

National Hospitality House Week – July 23 – 29, 2017

MINUTES

Council Member Grayeb moved to approve the minutes of the Regular City Council Meeting held on July 11, 2017, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

PUBLIC HEARINGS

(17-215) PUBLIC HEARING Regarding the Proposed ANNEXATION of a Property Having the Address of 6019 WEST EAGLECREEK DRIVE, Peoria, Illinois.

Council Member Cyr moved to open the Public Hearing regarding the proposed annexation of a property having the address of 6019 West Eaglecreek Drive, Peoria, Illinois; seconded by Council Member Ruckriegel.

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

Yeas: Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 10;

Nays: None.

Mayor Ardis opened the Public Hearing at 6:07 P.M.

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

Council Member Cyr moved to close the Public Hearing regarding the proposed annexation of a property having the address of 6019 West Eaglecreek Drive, Peoria, Illinois; seconded by Council Member Jensen.

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

Yeas: Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 10;

Nays: None.

Mayor Ardis closed the Public Hearing at 6:08 P.M.

(17-216) PUBLIC HEARING Regarding the Proposed ANNEXATION of a Property Having the Address of 6022 WEST EAGLECREEK DRIVE, Peoria, Illinois.

Council Member Cyr moved to open the Public Hearing regarding the proposed annexation of a property having the address of 6022 West Eaglecreek Drive, Peoria, Illinois; seconded by Council Member Jensen.

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

Yeas: Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 10;

Nays: None.

Mayor Ardis opened the Public Hearing at 6:08 P.M.

Council Member Akeson arrived at 6:08 P.M.

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

Council Member Cyr moved to close the Public Hearing regarding the proposed annexation of a property having the address of 6022 West Eaglecreek Drive, Peoria, Illinois; seconded by Council Member Ruckriegel.

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

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

Nays: None.

Mayor Ardis closed the Public Hearing at 6:09 P.M.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(17-217) Communication from the City Manager and the Community Development Director with a Recommendation from the Planning & Zoning Commission and Staff for the Following:

- A. **APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003);**

- B. ADOPT an ORDINANCE Annexing Territory Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003); and**
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) Located at 6019 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-452-003). (Council District 5)**

Council Member Cyr moved to approve a Resolution approving an Annexation Agreement for the property located at 6019 West Eaglecreek Drive (Parcel Identification No. 13-10-452-003); seconded by Council Member Ruckriegel.

RESOLUTION NO. 17-217-A was approved by roll call vote.

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

Nays: None.

Council Member Cyr moved to adopt an Ordinance annexing territory located at 6019 West Eaglecreek Drive (Parcel Identification No. 13-10-452-003); seconded by Council Member Turner.

ORDINANCE NO. 17,476 was adopted by roll call vote.

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

Nays: None.

Council Member Cyr moved to adopt an Ordinance rezoning property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) located at 6019 West Eaglecreek Drive (Parcel Identification No. 13-10-452-003); seconded by Council Member Turner.

ORDINANCE NO. 17,477 was adopted by roll call vote.

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

Nays: None.

(17-218) Communication from the City Manager and the Community Development Director with a Recommendation from the Planning & Zoning Commission and Staff for the Following:

- A. APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014);**
- B. ADOPT an ORDINANCE Annexing Territory Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014); and**
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) Located at 6022 WEST EAGLECREEK DRIVE, (Parcel Identification No. 13-10-451-014). (Council District 5)**

Council Member Cyr moved to approve a Resolution approving an Annexation Agreement for the property located at 6022 West Eaglecreek Drive (Parcel Identification No. 13-10-451-014); seconded by Council Member Ruckriegel.

RESOLUTION NO. 17-218-A was approved by roll call vote.

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

Nays: None.

Council Member Cyr moved to adopt an Ordinance annexing territory located at 6022 West Eaglecreek Drive (Parcel Identification No. 13-10-451-014); seconded by Council Member Ruckriegel.

ORDINANCE NO. 17,478 was adopted by roll call vote.

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

Nays: None.

Council Member Cyr moved to adopt an Ordinance rezoning property from a Class R-3 (Peoria County Single Family Residential) to R-2 (Single Family Residential) located at 6022 West Eaglecreek Drive (Parcel Identification No. 13-10-451-014); seconded by Council Member Grayeb.

ORDINANCE NO. 17,479 was adopted by roll call vote.

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

Nays: None.

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

(17-219) TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING 6/30/2017, with Request to Receive and File.

Trustee Grayeb moved to receive and file the Town of the City of Peoria Financial Report for period ending June 30, 2017; seconded by Trustee Cyr.

Approved by roll call vote.

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

Nays: None.

(17-220) Communication from the Town Board with a Request to APPROVE MONTHLY ANTICIPATED EXPENDITURES for AUGUST 2017 for the Town of the City of Peoria.

Trustee Grayeb moved to approve the monthly anticipated expenditures for August 2017 for the Town of the City of Peoria; seconded by Trustee Cyr.

Approved by roll call vote.

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

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA (Continued)

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

- (17-221)** **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of CORRECTIVE ASPHALT MATERIALS, LLC and Award a Construction CONTRACT, in the Amount of \$64,443.17 for the Base Bid Plus 10% Contingency, for the CRF CONTRACT - 2017. (All Council Districts)**

- (17-222)** **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of MICROSURFACING CONTRACTORS, LLC and to Award a Construction CONTRACT, in the Amount of 324,953.20, which Includes the Streets on the Revised Street List Plus 10% Contingency for the HIGH QUALITY AGGREGATE POLYMER MODIFIED SLURRY SEAL CONTRACT - 2017. (All Council Districts)**

- (17-223)** **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of R.A. CULLINAN & SON, INC., a Division of UNITED CONTRACTORS MIDWEST and Award a Construction CONTRACT, in the Amount of \$258,281.93, which is the Revised Street List Plus 10% Contingency, for the SEAL-COATING CONTRACT - 2017. (All Council Districts)**

- (17-224)** **Communication from the City Manager and Director of Public Works with a Request to APPROVE Change Order #1 for a One-Year Extension of the CONCRETE REPAIRS CONTRACT - 2016 with HOROWITZ CONCRETE CO. and to Authorize the City Manager to Execute the Change Order, for a Total Budget Amount of \$100,000.00. (Amends 16-216) (All Council Districts)**

- (17-225)** **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of HOROWITZ CONCRETE COMPANY, in the Amount of \$149,522.30, with an Additional Authorization of \$30,477.70, for a Total Award of \$180,000.00, and Award the CONSTRUCTION CONTRACT for the 2017 ADA RAMP PROGRAM. (Council Districts 1, 2 & 3)**

- (17-226)** **Communication from the City Manager, Director of Public Works and Chief Innovation Officer with a Request to AUTHORIZE the City Manager to EXECUTE a GRANT AGREEMENT with the Serve Illinois Commission for AMERICORPS Funding for the PEORACORPS Program, in the Amount of \$138,285.00.**

- (17-227)** **Communication from the City Manager and Director of Public Works with a Request to Authorize the City Manager to Enter into an AGREEMENT with PEORIA HOUSING AUTHORITY for the City to Provide FLEET MAINTENANCE SERVICES.**

- (17-228) Communication from the City Manager and Director of Public Works with a Request for the Following:
- A. ACCEPT the LOW BID of ILLINOIS CIVIL CONTRACTORS INC., and Award a Construction CONTRACT, in a Not-to-Exceed Amount of \$200,000.00, from the Base Bid of \$33,262.40 for the CONCRETE REPAIRS VERTICAL CONTRACT- 2017 PROJECT. (All Council Districts)
 - B. ADOPT ORDINANCE NO. 17,480 Amending the CITY OF PEORIA 2017 AMENDED ANNUAL BUDGET Relating to the Eagleview TIF Fund Balance Relating to Vertical Concrete Repairs in the EAGLEVIEW TIF, in the Amount of \$60,000.00.
- (17-229) Communication from the City Manager and the Director of Public Works with the following Request:
- A. APPROVE a Memorandum of Understanding with the NATIONAL RECREATION AND PARK ASSOCIATION to Accept a Grant, in the Amount of \$150,000.00, to Plan and Build *Peoria GreenSplash* Water Play Park. (Council District 1)
 - B. ADOPT ORDINANCE NO. 17,481 Amending the CITY OF PEORIA 2017 AMENDED ANNUAL BUDGET CAPITAL FUND Relating to the Receipt of a Grant from the AMERICAN WATER CHARITABLE FOUNDATION and the NATIONAL PARK AND RECREATION ASSOCIATION, in the Amount of \$150,000.00, for the Construction of a New Public Park called PEORIA GREENSPLASH.
- (17-230) Communication from City Manager and Director of Public Works with a Request for the Following:
- A. APPROVE the SUPPLEMENTAL STATE MOTOR FUEL TAX RESOLUTION NO. 17-230-A, in the Amount of \$1,230,000.00, for Preliminary Engineering and Right-of-Way Services for the WESTERN AVENUE PROJECT (ADAMS STREET to LINCOLN AVENUE); and
 - B. APPROVE SUPPLEMENT #1 to the Preliminary Engineering AGREEMENT with TERRA ENGINEERING, LTD, in the not-to-exceed Amount of \$1,214,621.18 for the Project. (Council District 1)
- (17-231) Communication from the City Manager and the Community Development Director with a Request for the Following:
- ***
- A. APPROVE the 2017 ANNUAL ACTION PLAN for Submittal to the Department of Housing and Urban Development (HUD), with a Total 2017 Grant Allocation of \$2,194,058.00;
 - B. APPROVE the REALLOCATION of Prior Year Funds to a COLLABORATIVE REHABILITATION PROGRAM with the City/County Health Department;

- C. APPROVE the REALLOCATION of CDBG and HOME PROGRAM INCOME; and,
- D. ADOPT an ORDINANCE Amending the City of Peoria 2017 AMENDED ANNUAL BUDGET Relating to the CDBG FUND and CAPITAL FUND to REALLOCATE CDBG PROGRAM INCOME to the Capital Fund in the Amount of \$4,075.00.

(17-232)

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 an ORDINANCE Amending an Existing SPECIAL USE Ordinance No. 15,862, in a Class C-2 (Large Scale Commercial) District for a SHOPPING CENTER, to Construct a Restaurant with a Drive-Through for the Properties Identified as 6820 NORTH PEARTREE LANE (PIN 13-12-352-003), 6828 NORTH PEARTREE LANE (PIN 13-12-352-004), 4115 WEST PARTRIDGE WAY (PIN 13-12-352-007), 4123 WEST PARTRIDGE WAY (PIN 13-12-352-008), and WEST PARTRIDGE WAY (PIN 13-12-352-009), Peoria, IL. (Council District 4)

(17-233)

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,482 Rezoning Property from a Class C-1 (General Commercial) District to a Class R-4 (Single-Family Residential) District, for the Property Located at 1814 WEST FORREST HILL AVENUE (Parcel Identification No. 14-32-101-003), Peoria, Illinois (Council District 2). PZ 17-23.

(17-234)

Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to ADOPT ORDINANCE NO. 17,483 Rezoning Property from a Class C-1 (General Commercial) District to a Class C-N (Neighborhood Commercial) District, for the Property Located at 3420 NORTH UNIVERSITY STREET (Parcel Identification No. 14-29-404-020), Peoria, Illinois (Council District 2). PZ 17-26.

(17-235)

Communication from the City Manager and Director of Community Development with a Request to Approve a Recommendation from the Planning and Zoning Commission and Community Development Department to ADOPT ORDINANCE NO. 17,484 Rezoning Property from a Class CN (Neighborhood Commercial) to a Class I-2 (Railroad/Industrial) District for the Property Identified as Parcel Identification No. 14-35-327-004 with an Address of 3100 NE ADAMS STREET, Peoria, Illinois. (Council District 1)

(17-236)

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff for the Following:

- A. ADOPT ORDINANCE NO. 17,485 Approving a Preliminary Plat with a Waiver from UDC Subdivision Requirements Section 2.13.13.b.6. Regarding Access to Street Frontage, for the Property Located at 1322 and 1400 NE JEFFERSON AVENUE (Parcel Identification Nos. 18-03-401-003 and part of 18-03-401-002), Peoria, Illinois (Council District 1); and,

B. ADOPT ORDINANCE NO. 17,486 Approving a Rezoning Property from a Class R-4 (Single Family) District to a Class P-1 (Parking) District for the Property Located at 1322 and 1400 NE JEFFERSON AVENUE (Parcel Identification Nos. 18-03-401-003 and part of 18-03-401-002), Peoria, Illinois. (Council District 1)

(17-237) Communication from the City Manager with a Request to ADOPT ORDINANCE NO. 17,487 Approving the MARUTI GAGAN MANAGEMENT, LLC REDEVELOPMENT AGREEMENT. (Council District 2)

(17-238) REAPPOINTMENT by Mayor Ardis to the ADVISORY COMMITTEE ON POLICE - COMMUNITY RELATIONS with a Request to Concur:

Donald R. Jackson (Voting) - Term Expires 06/30/2020

(17-239) APPOINTMENT by Mayor Ardis to the HISTORICAL PRESERVATION COMMISSION with a Request to Concur:

Jan Krouse (Voting) - Term Expires 06/30/2019

(17-240) REPORT from the CITY TREASURER PATRICK A. NICHTING for the MONTH of JUNE 2017, 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 Ruckriegel requested Item Nos. 17-222 and 17-223 be removed from the Consent Agenda for further discussion.

Council Member Akeson requested Item No. 17-231 be removed from the Consent Agenda for further discussion.

Council Member Montelongo requested Item No. 17-232 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 Ruckriegel.

Item Nos. 17-221 through 17-240 (excluding Item No. 17-222, 17-223, 17-231 and 17-232) 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.

(17-222) * Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of MICROSURFACING CONTRACTORS, LLC and to Award a Construction CONTRACT, in the Amount of 324,953.20, which Includes the Streets on the Revised Street List Plus 10% Contingency for the HIGH QUALITY AGGREGATE POLYMER MODIFIED SLURRY SEAL CONTRACT - 2017. (All Council Districts)

Council Member Ruckriegel said, when the budget cycle began two years ago, the public spoke heavily on road conditions. He said the City Council took a step in the right direction to fund the roads. He asked Public Works Director Reise for clarification on the cost to continue to fund the roads and whether the materials used had increased in price.

Public Works Director Reise confirmed that there had been an increase in the cost of the materials to maintain and improve the roads. He said the \$2.5 million allotted in last year's budget would continue to be dedicated toward road improvements and repairs.

At the conclusion of the discussion, Council Member Ruckriegel moved to accept the low bid of Microsurfacing Contractors, LLC and to award a construction contract, in the amount of \$324,953.20, which includes the streets on the revised street list plus 10% contingency for the High Quality Aggregate Polymer Modified Slurry Seal Contract – 2017; seconded by Council Member Cyr.

Approved by roll call vote.

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

Nays: None.

- (17-223)**
** **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of R.A. CULLINAN & SON, INC., a Division of UNITED CONTRACTORS MIDWEST and Award a Construction CONTRACT, in the Amount of \$258,281.93, which is the Revised Street List Plus 10% Contingency, for the SEAL-COATING CONTRACT - 2017. (All Council Districts)**

Council Member Ruckriegel said the discussion held in Item No. 17-222 also pertained this item, and he moved to accept the low bid of R.A. Cullinan & Son, Inc., a division of United Contractors Midwest and award a construction contract, in the amount of \$258,281.93, which is the revised street list plus 10% contingency, for the Seal-Coating Contract – 2017; seconded by Council Member Turner.

Approved by roll call vote.

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

Nays: None.

- (17-231)**
*** **Communication from the City Manager and the Community Development Director with a Request for the Following:**

- A. APPROVE the 2017 ANNUAL ACTION PLAN for Submittal to the Department of Housing and Urban Development (HUD), with a Total 2017 Grant Allocation of \$2,194,058.00;**
- B. APPROVE the REALLOCATION of Prior Year Funds to a COLLABORATIVE REHABILITATION PROGRAM with the City/County Health Department;**
- C. APPROVE the REALLOCATION of CDBG and HOME PROGRAM INCOME; and,**

D. ADOPT an ORDINANCE Amending the City of Peoria 2017 AMENDED ANNUAL BUDGET Relating to the CDBG FUND and CAPITAL FUND to REALLOCATE CDBG PROGRAM INCOME to the Capital Fund in the Amount of \$4,075.00.

Council Member Akeson asked if there would be any ramifications should the City Council decide to defer this item to a later date.

Community Development Director Black said the Annual Plan had to be submitted to Housing and Urban Development (HUD) by August 16, 2017. He said if the Annual Plan was not submitted by that date, then the City would jeopardize all of this funding. In response to Council Member Akeson, he said HUD would not accept submissions until last month. He provided an overview of the Federal fiscal year and when the City learned of its allotment. He said the Annual Plan process could not be started until the City learned how much it would receive. He said the City would not see these 2017 Federal funds, which were approved in October 2016, until October 2017. He said the Annual Plan had been available for public comment for the last 30 days through the City's website. He said the development of the plan was ongoing, but the City was not allowed to publish the plan until HUD gave them clearance to do so. He said the Annual Plan was also published in the City's Issues Update and other publications beyond the legal notice that was required. Regarding an Affordable Housing Policy Session, he said Staff would be ready within the next four weeks to present the information.

Council Member Akeson moved to approve the 2017 Annual Action Plan for submittal to the Department of Housing and Urban Development (HUD), with a total 2017 grant allocation of \$2,194,058.00; seconded by Council Member Moore.

In response to Council Member Moore's request to provide an overview of the funding, Director Black said some of the funds would apply toward Community Housing Development Organization (CHDO) for building new homes and some of the money would apply to the Rehabilitation Program in order to demolish homes that no one could rehabilitate. He provided an overview of the rehabilitation process and the Request for Proposal. He said as more properties became available for rehabilitation he would advise the City Council of the same. He said anyone interested in rehabilitating a City-owned property could call the City at 309-494-8654 for more information. He said a property could be on the demolition list, but if the City did not own the property, then it could not be part of the rehabilitation program.

In response to Council Member Grayeb, Director Black said there was twice as much money available for the programs last year than there were for 2017. He said the City ran out of money in early June of 2017. He said if the City had the same funding last year for this year, then the programs would run through 2017. However, he said if a property needed to be demolished on an emergency basis, it would continue to be done.

Director Black said, in response to Council Member Grayeb, he would provide a Report Back on the change in the allocation of funds for funding demolitions. He stated that the City had other funding sources in 2016 and that there was not the same allocation of local funds as there were last year.

Council Member Grayeb requested a Report Back with the exact numbers for the demolitions, and he expressed a concern for a lag in the budget. He requested information on properties that had been through this process year after year.

In response to Council Member Moore, Director Black said \$300,000.00 came from the South Village TIF to help demolish homes in the South Village. He said he would provide a precise accounting and list of properties in a Report Back.

Motion to approve the 2017 Annual Action Plan for submittal to the Department of Housing and Urban Development (HUD), with a total 2017 grant allocation of \$2,194,058.00 was approved by roll call vote.

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

Nays: None.

Council Member Akesson moved to approve the reallocation of prior year funds to a Collaborative Rehabilitation Program with the City/County Health Department; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None.

Council Member Akesson moved to approve the reallocation of CDBG and Home Program Income; seconded by Council Member Turner.

Approved by roll call vote.

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

Nays: None.

Council Member Akesson moved to adopt an Ordinance amending the City of Peoria 2017 Amended Annual Budget relating to the CDBG Fund and Capital Fund to reallocate CDBG Program Income to the Capital Fund, in the amount of \$4,075.00; seconded by Council Member Jensen.

ORDINANCE NO. 17,488 was adopted by roll call vote.

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

Nays: None.

(17-232)

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 an ORDINANCE Amending an Existing SPECIAL USE Ordinance No. 15,862, in a Class C-2 (Large Scale Commercial) District for a SHOPPING CENTER, to Construct a Restaurant with a Drive-Through for the Properties Identified as 6820 NORTH PEARTREE LANE (PIN 13-12-352-003), 6828 NORTH PEARTREE LANE (PIN 13-12-352-004), 4115 WEST PARTRIDGE WAY (PIN 13-12-352-007), 4123 WEST PARTRIDGE WAY (PIN 13-12-352-008), and WEST PARTRIDGE WAY (PIN 13-12-352-009), Peoria, IL. (Council District 4)

Council Member Montelongo said there had been ongoing discussions with the Developer. He asked to amend Condition No. 2 by adding the following language:

“...provided, however, that, in the event that permeable pavers are constructed upon the parking lot, then the required installation of such sidewalk along Big Hollow Road may be delayed until sidewalks along Big Hollow Road are constructed upon either (or both) of: a) the property that bounds the site to the north; or b) the property that lies across Partridge Way to the south of the site.”

Council Member Montelongo moved to adopt an Ordinance amending an existing Special Use Ordinance No. 15,862, in a Class C-2 (Large Scale Commercial) District for a shopping center, to construct a restaurant with a drive-through for the properties identified as 6820 North Peartree Lane (PIN 13-12-352-003), 6828 North Peartree Lane (PIN 13-12-352-004), 4115 West Partridge Way (PIN 13-12-352-007), 4123 West Partridge Way (PIN 13-12-352-008) and West Partridge Way (PIN 13-12-352-009), Peoria, Illinois, as amended, by adding the following language to Condition No. 2 “...provided, however, that, in the event that permeable pavers are constructed upon the parking lot, then the required installation of such sidewalk along Big Hollow Road may be delayed until sidewalks along Big Hollow Road are constructed upon either (or both) of: a) the property that bounds the site to the north; or b) the property that lies across Partridge Way to the south of the site;” seconded by Council Member Turner.

ORDINANCE NO. 17,489 was adopted, as amended, by roll call vote.

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

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

- (17-241) Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission for One of the Following:**
- A. ADOPT ORDINANCE A, Approving an Amendment to SPECIAL USE ORDINANCE NO. 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and Other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois (Council District 1);**
- Or, Recommendation from Staff to:**
- B. ADOPT ORDINANCE B, Approving an Amendment to SPECIAL USE ORDINANCE NO. 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through 005), Peoria, Illinois. (Council District 1)**

Council Member Ruckriegel provided an overview of the item and noted the difference between Ordinance A and Ordinance B from which the City Council had to choose. He said both were Special Uses and all the variances were identical with the exception of one, which provided for screening that would go around temporary bleacher storage in a parking lot. He remarked on the importance of the vitality of the Civic Center and its role in creating economic development. He said the temporary storage of the bleachers in the parking lot was appropriate. He commented that building a screen for the bleachers would take up a sizeable amount of parking. At the conclusion of his comments, he said he would be voting for Ordinance A that was recommended by the Planning and Zoning Commission.

Council Member Ruckriegel moved to adopt Ordinance A, approving an amendment to Special Use 16,932 in a Class B-1 (Downtown Commercial) District for the Peoria Civic Center Facilities, to add activities at the corner of Fulton Street and Jefferson Avenue, and other grounds improvements, for the property located at 201 SW Jefferson Avenue, 702 and 720 Fulton Street; and 109, 125, 129 and 135 SW Monroe Street (Parcel identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois.

Council Member Moore said she met with the Civic Center Authority regarding the bleachers. She commented that the bleachers were not noticeable unless someone was actually looking for them. She said with all the activity taking place at the Civic Center, taking away parking was the last thing that should be done. At the conclusion of her comments, she said she would be voting for Ordinance A recommended by the Planning and Zoning Commission, and she asked the City Council for their support on this item, noting it was not necessary to build a structure for bleachers that were constantly in a state of flux.

Council Member Moore seconded Council Ruckriegel's motion.

At the request of Council Member Jensen, Community Development Director Black provided an overview on Staff's recommendation set for in Ordinance B. He said the concern Staff had with the storage of the bleachers was the frequency, duration and location. He said the Civic Center may be able to mitigate the complaints the Community Development Department received about the visual clutter of the bleachers by adjusting the location and possibly adding landscaping.

Council Member Jensen requested the maker of the motion and seconder to agree to include a mitigating action such as landscaping within the motion.

Council Member Ruckriegel said the recommendation from the Planning and Zoning Commission was a better avenue to take rather than the City Council trying to fabricate something on the floor. He said the City could work with the Civic Center Authority to discuss the location of the storage of the bleachers. He said the Civic Center Authority heard the concerns and would work to make the bleachers as invisible as possible. He said he would leave the motion as it stood with the understanding that the Civic Center Authority heard the concerns and would do their best to mitigate the issues.

Council Member Akeson said there had not been enough vetting on the issue. She said she would be more in favor of the screening.

Council Member Moore said the Civic Center would have no difficulty with moving the bleachers away from the street view. She said the lot backed up to the back of a retail building wherein

the bleachers could be placed closer there and would free up more parking spaces. She said during these trying economic times, she would prefer not to have the Civic Center incur costs that were not necessary.

Council Member Grayeb remarked on the importance of the optics and how those translated into dollars. He said it was critical that the Civic Center be a trendsetter in terms of optics. He said he agreed with Staff's recommendations and he would not support Ordinance A. He said he would have to support Staff's recommendation in this matter.

Council Member Akesson inquired about the change to temporary signage and she expressed a concern for more signage that would include beer advertisements. She said the City should not allow any more signs. She expressed a concern for the City Council making decisions without enough information.

With regard to the signage, Council Member Ruckriegel said the intent would be for the signs to advertise various events coming to the Civic Center. He said it was not for beer, but for the venue itself. He said those things were to accentuate the offerings held on a temporary basis.

Mayor Ardis recognized Ms. Anne Clayton, General Manager of the Peoria Civic Center, who was in attendance. He said she had heard and understood Council's concerns. He said the Council was very appreciative of the ice rink in the winter. He said Ms. Clayton would relay the Council's concerns back to the Civic Center Authority. He said the Chairman of the Board, Mr. Robert Manning, would also be informed of the Council's concerns.

Council Member Montelongo said this area was an important piece to the community and he said the City Council should vote unanimously on this decision. He suggested additional discussions in order to be more informed, and he recommended deferring this item.

ORDINANCE NO. 17,490, approving an amendment to Special Use Ordinance No. 16,932 in a Class B-1 (Downtown Commercial) District for the Peoria Civic Center Facilities, to add activities at the corner of Fulton Street and Jefferson Avenue, and other grounds improvements, for the property located at 201 SW Jefferson Avenue, 702 and 720 Fulton Street; and 109, 125, 129 and 135 SW Monroe Street (Parcel identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois, was adopted by roll call vote.

Yeas: Cyr, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 7;

Nays: Akesson, Grayeb, Jensen, Montelongo - 4.

(17-242) Communication from the City Manager and Director of Public Works with a PRESENTATION of the DOWNTOWN STREETSCAPE MASTER PLAN. (Council District 1)

Public Works Director Scott Reese distributed a handout entitled "Peoria Complete Streets Green Streets."

City Manager Urich said a presentation of the Downtown Streetscapes Plan was prepared by OJB Landscape Architecture, the same firm that worked with Caterpillar on the headquarters project. He said, while reviewing the HQ project, Caterpillar suggested the City redo the streets to address the CSO issues.

Director Reese provided a presentation on the Downtown Streetscape Master Plan. He said completed streets would be walkable streets for pedestrians, bicycles, automobiles and accessibility for all users. He said the districts it would impact the most were Randolph-Roanoke District, Medical Center District, Central Business District, Warehouse District and the Waterfront District. He said a lot of input was received on the complete streets concept from the public, which was incorporated into the designs. He reviewed the key transition at Glendale Avenue at Fayette Street reviewing the proposed alignment, which would provide for a two-way street on Glendale Avenue. He reviewed how Glendale would look after a conversion of one-way to a two-way street. He said it was important for the Illinois Department of Transportation (IDOT) to like the overall vision of the Downtown. He reviewed Glendale and Main and Hamilton and Glendale. He said a study was conducted to address the parking needs in the area. He reviewed Perry Avenue at William Kumpf Boulevard with the proposed alignment that provided for a two-way street on Perry. He said the focus of that project was to keep people in the Downtown active and vital. He reviewed a proposed alignment at Fayette Street, which would provide for a two-way street, reduce the number of one-way lanes on Adams Street and Jefferson Street, and provide for a two-way street on Fulton Street between Adams Street and Jefferson Street. He said the project would look at green infrastructure in order to comply with CSO issues. He reviewed a rendering of the downtown with the proposals implemented. He reviewed an eco-street which would be a self-mitigating streetscape section. He said the master plan also included the Bike Master Plan and walkability.

Council Member Akesson said the presentation was the result of Caterpillar's interest in updating the City's streetscape. She said at the time CAT was going to reconfigure the City's role in the streetscape; however, the City would now need to readjust knowing that they would not be part of the plan.

Council Member Grayeb expressed a concern of needing a plan to ensure there would be no more "graveyard" areas. He said as the City implemented this plan, there would need to be a coinciding maintenance budget to accompany it, noting it would require a higher level of maintenance. He said as the City went into the Consent Decree, part of that decree would include funding for a property maintenance plan. He expressed his concern for the reverse parking that was currently implemented in the downtown area stating he has heard more complaints about the reverse parking than compliments. He expressed a concern about the City's budget and how the City would be able to implement such a plan with a tight budget.

Public Works Director Reese said the plan presented was for discussion purposes only and that that there was no implementation schedule. He said the plan would allow the City to have discussions with IDOT regarding other roads.

City Manager Urich said this plan should be taken in the context of recommendations for the downtown and would be part of the CSO process. He commented that this plan was well under the \$200 million that the U.S. EPA was trying to implement as part of the Clean Water Act. He said the City would be required to do part, if not all of the CSO Project.

Council Member Jensen acknowledged the concerns of Council Member Grayeb regarding maintenance issues and costs. She said she was glad to see this coming forth and was very supportive, though she voiced a concern for the cost and the upkeep. She said she looked forward to seeing it implemented in the future.

Council Member Riggerbach said the presentation was a concept at this point. He said this was the first step in order to begin dialogue with IDOT. He said this was not an authorization to begin spending money on this project. He said this was the direction the City wanted to go

based upon the complete streets that had been discussed for a number of years. He said this plan was very conceptual and that this was not the final project proposed for downtown Peoria.

Public Works Director Reese said a plan would be brought back to the City Council for a formal adoption and from there they would move forward with it as a planning document and the City's guidelines.

Council Member Akeson reiterated that this plan was mostly for guidance and conceptual ideas that were fundamentally complete street elements for public rights-of-ways and any impact on private property was to provide an idea of what could happen, but would be the responsibility of the private property owner's purview. She remarked on the importance of the City Council agreeing on the main concepts the Council needed to adopt. She said the City would spend more money addressing the CSO issue than what this plan cost. She said if the City was going to spend the money, then it should be done to get the most out of the money.

Council Member Moore asked Public Works Director Reese to highlight the areas that were directly related to CSO and those related to IDOT. She cautioned the City stating the improvements needed to go beyond the downtown and should also include the neighborhoods.

Council Member Grayeb said he would not support a plan that put \$70 million into the City's downtown.

Council Member Turner said a plan first begins with a concept that people start to discuss to bring to realization. He said what was presented was a concept and he said there would be plenty more chances to discuss the matter. He said once the plan was finalized then the City would have a working document. He said Staff presented Council with a completed document and he stated it was only a conceptual document.

Council Member Akeson moved to receive and file the presentation of the Downtown Streetscape Master Plan; seconded by Council Member Riggenbach.

Motion to receive and file the presentation of the Downtown Streetscape Master Plan was approved by roll call vote.

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

(17-172) Communication from the City Manager and Community Development Director with a Request to APPROVE \$302,738.00 in HUD HOME FUNDS to HABITAT FOR HUMANITY GREATER PEORIA AREA for the Construction of Three (3) New, Affordable, Single-Family, Owner-Occupied Homes Located in the 900 and 1000 Blocks of NORTHEAST MONROE. (Council District 1).

Council Member Moore said this item came before the City Council about a month ago and the matter was deferred due to a challenge that had been received prior to the Council's vote. She said this was a project by Habitat for Humanity and the City Council provided feedback stating they wanted to see the project mesh with the community. She commented that Habitat had implemented the recommendation.

Council Member Moore moved to approve \$302,738.00 in HUD Home Funds to Habitat for Humanity Greater Peoria Area for the construction of three (3) new, affordable, single-family, owner-occupied homes located in the 900 and 1000 blocks of Northeast Monroe; seconded by Council Member Riggerbach.

Approved by roll call vote.

Yeas: Cyr, Grayeb, Jensen, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis - 10;

Nays: Akesson - 1.

NEW BUSINESS

Regulating Predatory Lending

Council Member Grayeb expressed a concern regarding predatory lenders in the City of Peoria noting that they preyed upon the least fortunate of the community. He reviewed an article written by Peoria Journal Star Reporter Chris Kaergard that addressed the issue of predatory lending. He asked Corporation Counsel Leist whether the City, as a home rule entity, could cap the interest rates of these lenders. He said, according to the article, that cities such as Peoria had the ability to cap rates.

Corporation Counsel Leist said the State regulated this industry through the Licensing and Regulation Act. He said the Payday Loan Act also addressed the issue of predatory lending.

Council Member Grayeb asked Corporation Counsel Leist to research the issue on whether the City could cap the interest rates on these lenders. He also suggested that Peoria tighten its zoning restrictions when it came to these types of companies.

Corporation Counsel Leist said he would review the issue within the bounds of the law.

Council Member Akesson said predatory lending had been addressed some years ago with the suggestion to limit the number of facilities. She said a rent-to-own store was also known as a predatory lender, and she expressed her support for restricting predatory lending.

Request for Policy Session on Nuisance Property

Council Member Akesson requested a presentation or a Policy Session regarding nuisance properties and the data the City used to evaluate whether properties were designated as a nuisance. She asked for options for the City to integrate Code Enforcement and the Police Department with its corresponding data. She said the City Council needed a Policy Session on nuisance properties and suggestions on how to obtain simplified data from Code Enforcement and the Police Department to review the issues easily. She asked to have the information within the next six weeks. She said her main focus was on property maintenance only. She requested a comprehensive report regarding property maintenance.

Riverfront Village Demolition

Council Member Jensen asked whether there was a plan for the park after the demolition of Riverfront Village. She said she was a long-time attendee of the Riverfront Market, and she said there had been concerns that whatever plan came forward, it should consider citizen concerns and include a place for the Riverfront Market with adequate street parking, noting that the market brought a number of people to the downtown.

Heart of Illinois United Way Community Impact

Council Member Ruckriegel said there was an event with the Heart of Illinois United Way Community Impact that provided a presentation to member agencies on community assessment. He said the community assessment occurred every three years and provided an in-depth look at the challenges the City faces. He distributed a handout to all City Council that provided additional information, and he remarked on the poverty levels of the City and how it impacted the children of the community. He said it was important to know that what City Council did had an impact. He asked all Council to reflect on the handout and he expressed his appreciation to the Heart of Illinois United Way for their efforts.

Update Regarding Software Tracking for Chronic Aggravated Nuisance Properties

In response to Council Member Grayeb regarding the status of the new software to track chronic aggravated nuisance properties, City Manager Urich said Staff was in the process of finalizing the contract with ADSI and the software should be implemented by the end of 2017. He said the software was already in the City's budget. He explained the reason for the delay in the implementation of the software was due to the size of the company. He said there had been discussions with the City's Information Systems and Police Department along with ADSI, and he said the software should be implemented by the end of the year. He said the software would allow the City to connect the calls for service into reports and documents. He said the City currently utilized two systems, which made it difficult to generate reports.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

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

Mr. Jeremy McCully, a concerned citizen and former Peoria paramedic with Advanced Medical Transport, expressed a concern about public safety and the need for better resources to serve the citizens of Peoria. He commented on the response time of the AMT to emergencies. He said the local Firefighter's Union had been requesting permission to have a paramedic on fire engines. He encouraged the City Council to review its options in five years when it would come time for the City to renew its contract with AMT.

Mr. Savino Sierra, a citizen of Peoria, expressed a concern for the activities that took place in the neighborhoods over the Fourth of July. He said the City Council needed to adopt an Ordinance to address the conduct of the citizens.

EXECUTIVE SESSION

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

ADJOURNMENT

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

Approved by roll call vote.

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

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 8:39 P.M.

A handwritten signature in cursive script, appearing to read "Beth Ball", written over a horizontal line.

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

st