

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

A Regular Meeting of the City Council of Peoria, Illinois, was held September 22, 2020, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ardis presiding, and with proper notice having been posted.

ROLL CALL

Roll Call showed the following Council Members were present: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore (Arrived at 6:05), Oyler, Riggenbach, Ruckriegel, Mayor Ardis - 11. Absent: None.

COVID-19 PUBLIC NOTICE

In accordance with Governor JB Pritzker's Executive Order 2020-43 which continues to limit any gatherings of more than fifty people, and Executive Orders 2020-07, 33, and 44, requiring the provision of video, audio or telephonic access to meetings – as well as the CDC recommending social distancing of at least six feet between persons, City Hall is implementing changes and restrictions for the City Council Meeting on September 22nd, 2020 while complying with the Open Meetings Act.

The Council Meeting will be conducted in person with members of the Council and some Staff present in Council Chambers with plexiglass barriers, with Department Heads in room 404 with the ability to remotely answer questions while maintaining a six-foot distance. Fifteen members of the public will be permitted inside Council Chambers at a time. Temperature screenings are required upon entry to City Hall and face coverings are always required while inside.

Members of the public and media are invited to watch through the live stream, YouTube, Television Channel 22 or through WCBU Radio. Submissions for Public Comment were received through the City Clerk's Office. The agenda, minutes and video podcast of the meeting will be available online through the City website.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Ardis requested a moment of silent prayer or reflection and he asked to keep Supreme Court Justice Ruth Bader Ginsberg, a strong leader on the Supreme Court, and her family in prayer due to her recent passing. He then led the Pledge of Allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.

**SUICIDE PREVENTION MONTH
22VA SUICIDE AWARENESS DAY
70 YEAR ANNIVERSARY OF EPIC**

MINUTES

Council Member Ruckriegel moved to approve the minutes of the Joint City Council and Town Board Meeting held on September 8, 2020, as printed; seconded by Council Member Grayeb.

Motion to approve the minutes of the Joint City Council and Town Board Meeting held on September 8, 2020, as printed, was approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Mayor Ardis - 11;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIAPUBLIC HEARING

(20-232) PUBLIC HEARING Regarding the Proposed ANNEXATION of a Property Having the Address of 9818 NORTH ALLEN ROAD (PIN Nos. 09-31-251-008 and 09-31-251-011), Peoria, Illinois.

Council Member Cyr moved to open the Public Hearing regarding the proposed annexation of a property having the address of 9818 North Allen Road (PIN Nos. 09-31-251-008 and 09-31-251-011), Peoria, Illinois; seconded by Council Member Ruckriegel.

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

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Mayor Ardis - 11;

Nays: None.

Mayor Ardis opened the Public Hearing at 6:21 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 9818 North Allen Road (PIN Nos. 09-31-251-008 and 09-31-251-011), Peoria, Illinois; seconded by Council Member Kelly.

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

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggenschach,
Ruckriegel, Mayor Ardis - 11;

Nays: None.

Mayor Ardis closed the Public Hearing at 6:22 P.M.

REGULAR BUSINESS ITEM, with Recommendations as Outlined:

(20-233) 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 APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at 9818 N. ALLEN ROAD (Parcel Identification Nos. 09-31-251-008 and 09-31-251-011), Peoria IL.

Discussions were held regarding City maintenance of the roads after the annexation was approved, and Community Development Director Ross Black said the City did not anticipate any additional public street access to these parcels other than what was already there via Allen Road and Van Winkle Way and private access entrances.

Council Member Cyr moved to approve a Resolution approving an Annexation Agreement for the property located at 9818 N. Allen Road (Parcel Identification Nos. 09-31-251-088 and 09-31-251-011), Peoria, Illinois; seconded by Council Member Ali.

RESOLUTION NO. 20-223 was approved by roll call vote.

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

Nays: None.

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

- (20-234) * **Communication from the City Manager and Director of Public Works with a Request to ACCEPT the LOW BID of STARK EXCAVATING, INC and Award a Construction CONTRACT from the Base Bid of \$75,900.00 with an Additional Authorization in Contingency of \$7,590.00 (10%) and \$1,500.00 for DBE Participation, for a Total Award Amount of \$84,990.00, for the PROSPECT ROAD/HUMBOLDT AVENUE RETAINING WALL REPAIRS PROJECT. (Council District 3)**
- (20-235) ** **Communication from the City Manager and Director of Public Works with a Request for the Following:**
- A. **APPROVE the Reinstatement of Funding in the City of Peoria 2020 - 2021 BIENNIAL ANNUAL BUDGET, in the Amount of \$100,000.00, for the Public Works FORESTRY SERVICES Line Item in the Stormwater Fund;**
- B. **APPROVE an Increase, in an Amount not to Exceed \$70,000.00, Relating to the Approved CONTRACT with JIMAX through December 31, 2020, for Tree/Stump Removal by Size and Brush Trimming by Hourly Rates and an Increase, in an Amount not to Exceed \$30,000.00, Relating to the Approved Contract with JIMAX through December 31, 2020, for Emergency Tree and Brush Trimming by Hourly Rates.**
- (20-236) **Communication from the City Manager and Corporation Counsel with a Request to APPROVE the FOURTH AMENDMENT to SITE LEASE AGREEMENT for the GWYNN PARK CELL TOWER.**
- (20-237) **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. 17,792 Amending a SPECIAL USE in a Class R-1 (Single-Family Residential) District, for Church Facilities, Ordinance No. 11,550, as Amended, to Allow a Day Care Center, for the Property Located at 1420, 1504, 1508 W. MOSS AVENUE and 425 N. MALVERN LANE (Parcel Identification Nos. 18-08-133-001, 18-08-176-009, 18-08-176-010, 18-08-176-011, 18-08-176-012, 18-08-176-015, and 18-08-176-016), Peoria, Illinois. (Council District 2).**

(20-238) **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
Approving a SPECIAL USE in a Class I-1 (Industrial/Business Park) District
for Miscellaneous Food Processing/Manufacturing (Carp Fish Processing,
Packaging and Distribution), for the Property Located at 8606 N PIONEER
ROAD (Parcel Identification No. 14-06-276-009), Peoria IL. (Council District 5)**

(20-239) **REAPPOINTMENT by Mayor Ardis to the PUBLIC BUILDING COMMISSION
with a Request to Concur:**

Mr. Ken Casper (Voting) - Term Expiration 9/30/2025

(20-240) **Communication from the Firemen's Pension Fund Board of Trustees
Regarding the MUNICIPAL COMPLIANCE REPORT, with Request to
RECEIVE and FILE.**

(20-241) **Communication from the Police Pension Fund Board of Trustees
Regarding the MUNICIPAL COMPLIANCE REPORT, 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 Moore requested Item No. 20-234 be removed from the Consent Agenda for further discussion.

Council Member Kelly requested Item No. 20-238 be removed from the Consent Agenda for further discussion.

Council Member Grayeb requested Item No. 20-235 be removed from the Consent Agenda for further discussion.

Hearing no further requests to remove any items from the Consent Agenda, Council Member Cyr moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Oyler.

Item Nos. 20-234 through 20-241 (excluding Item Nos. 20-234, 20-235 and 20-238, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

(20-234) **Communication from the City Manager and Director of Public Works with a
*** **Request to ACCEPT the LOW BID of STARK EXCAVATING, INC and Award
a Construction CONTRACT from the Base Bid of \$75,900.00 with an
Additional Authorization in Contingency of \$7,590.00 (10%) and \$1,500.00
for DBE Participation, for a Total Award Amount of \$84,990.00, for the
PROSPECT ROAD/HUMBOLDT AVENUE RETAINING WALL REPAIRS
PROJECT. (Council District 3)**

Council Member Moore expressed her appreciation for the Minority and Women Business Enterprise Participation form that was provided as part of the Council Communication. She expressed a concern for the workforce utilization goals and actuals outlined on the form, stating any contractor who submitted a proposal knew what work needed to be done. She said she would approve this item; however, she requested an update on the percentage of the actual workforce utilization at the end of the project. She also requested to have Dr. Farris Mohammed's name to be typed below his signature line.

Council Member Moore moved to accept the low bid of Stark Excavating, Inc. and award a construction contract from the base bid of \$75,900.00 with an additional authorization in contingency of \$7,590.00 (10%) and \$1,500.00 for DBE participation, for a total award amount of \$84,990.00, for the Prospect Road/Humboldt Avenue retaining wall repairs project; seconded by Council Member Ruckriegel.

Approved by roll call vote.

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

Nays: None.

(20-235) **Communication from the City Manager and Director of Public Works with a**
****** **Request for the Following:**

- A. APPROVE the Reinstatement of Funding in the City of Peoria 2020 - 2021 BIENNIAL ANNUAL BUDGET, in the Amount of \$100,000.00, for the Public Works FORESTRY SERVICES Line Item in the Stormwater Fund;**
- B. APPROVE an Increase, in an Amount not to Exceed \$70,000.00, Relating to the Approved CONTRACT with JIMAX through December 31, 2020, for Tree/Stump Removal by Size and Brush Trimming by Hourly Rates and an Increase, in an Amount not to Exceed \$30,000.00, Relating to the Approved Contract with JIMAX through December 31, 2020, for Emergency Tree and Brush Trimming by Hourly Rates.**

It was noted Item A would require a 2/3 vote since it was asking for an increase in a budgetary item.

Discussions were held noting this project was placed on hold due to the budgetary constraints since COVID-19. It was noted there were two major storms that caused significant damage to the trees in the City that needed to be addressed, which was not anticipated.

Council Member Grayeb expressed a concern about the Council making unsustainable budgetary cuts and the impact it would have on the City.

Discussions were held regarding how the Public Work's budget cuts would affect snow removal, and Director Powers assured the City would be able to maintain the streets during a snow event, but at a diminished level of service.

At the conclusions of the discussion, Council Member Grayeb moved to approve the reinstatement of funding in the City of Peoria 2020 – 2021 Biennial Annual Budget, in the amount of \$100,000.00, for the Public Works Forestry Services line item in the Stormwater Fund; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

Council Member Moore expressed a concern regarding the line budget reduction was proven to be unsustainable, remarking the Council had approved putting capital projects on hold until the end of the year. However, she said she appreciated the item coming forward which would address issues of downed tree limbs in the First District.

Council Member Grayeb moved to approve the increase, in an amount not to exceed \$70,000.00, relating to the approved contract with JIMAX through December 31, 2020, for tree/stump removal by size and brush trimming by hourly rates and an increase, in an amount not to exceed \$30,000.00, relating to the approved contract with JIMAX through December 31, 2020, for emergency tree and brush trimming by hourly rates; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

(20-238) **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
Approving a SPECIAL USE in a Class I-1 (Industrial/Business Park) District
for Miscellaneous Food Processing/Manufacturing (Carp Fish Processing,
Packaging and Distribution), for the Property Located at 8606 N PIONEER
ROAD (Parcel Identification No. 14-06-276-009), Peoria IL. (Council District 5)**

Discussions were held regarding the odor that may come from the facility, and Community Development Director Black said that question was asked of the business owner and he explained the process that was explained to him. He said the fish would be frozen and there would be no waste and no odor.

Council Member Cyr moved to adopt an Ordinance approving a Special Use in a Class I-1 (Industrial/Business Park) District for Miscellaneous Food Processing/Manufacturing (Carp Fish Processing, Packaging and Distribution), for the property located at 8606 N. Pioneer Road (Parcel Identification No. 14-06-276-009), Peoria, Illinois; seconded by Council Member Ruckriegel.

ORDINANCE NO. 17,793 was adopted by roll call vote.

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

Nays: None.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

- (20-242) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the 2019 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) Audited by CLIFTONLARSONALLEN LLP.**

Mr. Adam Pulley of CLIFTONLARSONALLEN, LLP, Principle in Charge for the City's 2019 audit, provided an overview of the City of Peoria's audit, which included an audit of the TIFs and the Fire and Police Pension audits. He provided financial statement highlights noting there was an unmodified (clean) opinion. He reviewed Management's discussion and analysis, the Government-Wide Statements on a full accrual basis, Governmental Fund Financial Statements and Proprietary Fund Financial Statements. He said there were no findings or concerns and a clean audit opinion was issued. He said there were no changes in accounting policies, disagreements with management, or significant difficulties encountered during the audit. He expressed his appreciation to City management and to the Finance Department for their flexibility to accommodate for the audit during the pandemic.

Council Member Cyr asked Mr. Pulley to return to a meeting in October in order to allow the Council time to review the audit and to asked questions.

Council Member Grayeb moved to receive and file the 2019 Comprehensive Annual Financial Report (CAFR) audited by LIFTONLARSONALLEN, LLP; seconded by Council Member Cyr.

Approved by roll call vote.

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

Nays: None.

- (20-243) Communication from the Mayor and Corporation Counsel with a Request to APPROVE the DECLARATION OF LOCAL STATE OF EMERGENCY.**

Council Member Riggerbach moved to approve the Declaration of Local State of Emergency; seconded by Council Member Kelly.

Council Member Grayeb asked the record to reflect his vote from the September 8, 2020, Council Meeting for a similar item should have been a "Yea."

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 10;

Nays: Montelongo - 1.

- (20-244) 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 CN (Neighborhood Commercial) District for an ASSISTED LIVING (SOBER LIVING) FACILITY, for the Property Located at 2419 N PROSPECT ROAD (Parcel Identification No. 14-34-327-009), Peoria IL (Council District 3).**

Council Member Riggerbach said the Petitioner requested a two week deferral, and he moved to defer this item to the October 13, 2020, Regular City Council meeting; seconded by Council Member Grayeb.

Motion to defer to the October 13, 2020, Regular City Council meeting was approved by roll call vote.

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

Nays: None.

(20-226) Communication from the City Manager and Director of Community Development with a Request to ADOPT an ORDINANCE Amending Appendix A, the Unified Development Code, Relating to VARIOUS TEXT AMENDMENTS.

Council Member Riggerbach moved for Privilege of the Floor to Attorney Christopher Oswald of Miller, Hall and Triggs.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Attorney Oswald.

Attorney Oswald, attorney for 812 Development LLC, redevelopers of the former Builder's Warehouse in the Warehouse District, said the City had the ability to establish any parking requirements they wanted in any area of the City they wanted. He said his firm historically argued against minimum parking requirements in various districts. He said it was his opinion the Warehouse District was different from the rest of the City, noting there was very little parking. He said there was not a location within the City that would have as much residential development packed as tightly into a boundary as there would be in the Warehouse District. He said Section 6.9 outlined in the proposed Ordinance eliminated the parking standards in the Form Districts, including the Warehouse District. Currently, he said there was not a parking requirement on lots less than 12,000 square feet in the Warehouse District. He said the Ordinance would provide for expansion. Currently, he said there was not a lot of off-street parking available to satisfy parking requirements. He said his client was one of the early developers within that District developing 126 apartment units. While under the current Code the standards were met, he said there was concern should additional development occur before there was adequate parking, it would overwhelm the streets. He said it was their intent to encourage people to move to the Warehouse District, and he commented on the need to make it easy for those residents. He encouraged the Council to reconsider or vote against this item on account of the elimination of parking requirements in the Warehouse District.

Council Member Moore said she agreed with Attorney Oswald there needed to be more parking in the Warehouse District. She said there were quite a few buildings that would be opening, noting they were old warehouses being repurposed with the help of Representative Ryan Spain and Representative Jehan Gordon-Booth. She said the Council had known more parking was needed in that area, and she said she agreed with deferring this matter to the next Council meeting in order to meet with Community Development Director Black to discuss options.

Council Member Moore moved to defer this item to the October 13, 2020, Regular City Council meeting; seconded by Council Member Oyler.

Council Member Jensen said she supported the motion to defer and she asked to consider allowing duplexes in the R-4 Districts, which was mainly in older neighborhoods. She said it was her hope to have additional discussions on this issue.

Mayor Ardis recommended bringing this item back in separate Ordinances.

Council Member Grayeb requested additional information on how the Ordinance would impact the West Main Form District.

Motion to defer to the October 13, 2020, Regular City Council meeting was approved by roll call vote.

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

Nays: None.

(20-227) Communication from the City Manager and Director of Community Development with a Recommendation to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE Related to FEES.

A revised Ordinance was distributed to all Council Members reflecting the correct title of the Ordinance.

Council Member Riggerbach moved to adopt an Ordinance amending Chapter 5 of the Code related to fees; seconded by Council Member Kelly.

ORDINANCE NO. 17,794 was adopted by roll call vote.

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

Nays: None.

(20-228) Communication from the City Manager and Corporation Counsel with a Request to ADOPT an ORDINANCE Amending CHAPTER 20 (Chronic Nuisance Property), CHAPTER 17 (Fair Housing Commission) and CHAPTER 5 (Buildings and Building Regulations) of the CODE of the City of Peoria, as Part of Its Litigation Settlement with Hope Fair Housing.

Interim Corporation Counsel Peterson reviewed the proposed amendments that were a result of negotiations with Hope Fair Housing Center.

Council Member Jensen moved to adopt an Ordinance amending Chapter 20 (Chronic Nuisance Property), Chapter 17 (Fair Housing Commission) and Chapter 5 (Buildings and Building Regulations) of the Code of the City of Peoria as part of its litigation settlement with Hope Fair Housing; seconded by Council Member Moore.

ORDINANCE NO. 17,795 was adopted by roll call vote.

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

Nays: None.

(20-245) Communication from the Mayor and Corporation Counsel with a Request to ADOPT an ORDINANCE Amending Chapter 18, Article IV (OPERATION OF VIDEO GAMING TERMINALS) of the CODE of the City of Peoria.

Interim Corporation Counsel Peterson reviewed the proposed changes to the Video Gaming Ordinance.

Council Member Moore expressed her appreciation for the efforts of reviewing and amending the Ordinance. She said she fully supported the Petitioner in this matter with the expansion of his business. She said it was her hope that his business would continue to grow and remain in the First District.

Council Member Moore moved to adopt an Ordinance amending Chapter 18, Article IV (Operation of Video Gaming Terminals) of the Code of the City of Peoria; seconded by Council Member Riggerbach.

Mayor Ardis said he wanted to clarify the intention would not be to discontinue food sales, but rather it was an acknowledgement, because of the specialized business, it would be difficult to achieve those goals. Council Member Moore affirmed that food sales would continue at that business.

Council Member Moore moved for Privilege of the Floor to the owner of Gone Axe Throwing, Matt Ruder.

Hearing no objection, Mayor Ardis granted Privilege of the Floor for Matt Ruder.

Matt Ruder, owner of Gone Axe Throwing, explained the expansion of his business stating they had recently expanded their food menu. He said they were now opening for lunch at 11:00 A.M., noting everything would be consolidated into one building.

Mayor Ardis expressed his appreciation to Mr. Ruder for his investment in the community.

ORDINANCE NO. 17,796 amending Chapter 18, Article IV (Operation of Video Gaming Terminals) of the Code of the City of Peoria was adopted by roll call vote.

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

Nays: None.

(20-246) Communication from the City Manager and Assistant City Manager with a Request to RECEIVE and FILE the FY2021 BUDGET of the PEORIA CIVIC CENTER AUTHORITY and a Review of Their 2020 Results.

A presentation handout was distributed to all Council Members.

Mayor Ardis said this was the annual opportunity for the Civic Center to provide a budget presentation, and he introduced Rik Edgar, General Manager.

Rik Edgar, General Manager of the Civic Center, provided a presentation on PCC and the impact COVID-19 had on the facility and its Staff. He reviewed PCC's success, the impact of the pandemic, and steps taken for the future. He said it took people with a passion for what they do and a special skill set to work at PCC, stating staff members were not easily replaced. He recapped the PCC's Fiscal Year reporting a typical year entertained approximately 650,000 guests; however, due to COVID-19, the PCC had to close its doors only six months into its fiscal year was only able to entertain approximately 355,000 guests. Even with the pandemic, he said the PCC did over \$9 million in tickets sales with its last event held on March 8, 2020. Before the pandemic, he reported the Luke Combs concert was the fastest sell out in venue history and the KISS concert was the highest grossing venue by a group, both taking place in February prior to the shutdown. He reviewed the history of top arena shows and top highest grossing theater shows. He reviewed additional highlights noting Fulton Parking Lot now served as a COVID-19

testing site and was able to host the annual St. Jude telethon in July 2020. He provided an overview of the arena, convention center and theater for event days, revenue generated and attendance. He said, for Fiscal Year 2020, approximately 32 concerts were booked for the Theater, but only 17 were able to take place before COVID-19 hit. He reviewed the taxes paid by PCC to the City of Peoria, reporting even with the pandemic, PCC paid the second most taxes for the past five years back to the City of Peoria. He said PCC was on pace to have its highest generating year in tax revenue for the State of Illinois until the pandemic. Even with the pandemic, he said PCC had its third best year in ticket sales out of the last seven years. He reported, due to COVID-19, many shows and events were postponed, rescheduled or canceled with approximately 100 event days lost. However, he said PCC was preparing for future success with its eventual reopening and he reviewed the steps taken for such preparation. He remarked on the need to keep the facility maintained with the anticipation of reopening. He reviewed the employee changes due to COVID-19 and how it compared to 2016-2019 average employee count, showing there were currently only 25 on staff. He reviewed the average hours worked by PCC staff per week, reflecting a dramatic decrease from 5,794 year pre-COVID to 364 during COVID. He said they needed to keep a minimum staff required for the recovery in order to reopen the facility successfully. He said once the pandemic passed and the facility would be allowed to open, they were preparing themselves for a "second roaring twenties, 100 years later."

Council Member Ruckriegel expressed his appreciation for the presentation stating Mr. Edgar demonstrated how the Civic Center was a job creator, a tax generator, and an outside revenue engine. He said the efforts of Mr. Edgar increased the revenues the City was able to collect.

Mr. Edgar said the Civic Center brought events to the City and brought patrons who stayed at hotels and shopped and ate at various businesses, which generated HRA taxes. He commented the last two years were more profitable than the last 16. Due to COVID-19, he said the Civic Center did not lose its events, but rather, lost its HRA funds. He explained the Peoria Experience provided to those who came and performed in Peoria.

Council Member Grayeb said he was impressed with the visible concern Mr. Edgar had for his personnel. He expressed his appreciation for the presentation remarking on the positive efforts at the Civic Center.

Council Member Cyr expressed his appreciation for the presentation and he invited Mr. Edgar to return on a quarterly basis to provide updates to the Council. He said he would like more information on the Civic Center's budget and would like to see a sample of the audit for 2019. He asked Mr. Edgar to return quarterly to discuss those numbers.

Council Member Moore expressed her appreciation for the presentation, stating a number of employees who worked at the Civic Center came from the First District.

Mayor Ardis said he echoed the other Council Member's appreciation and he noted Mr. Edgar's dedication to the Civic Center employees and to the building. He said he had received a lot of communication from the community hoping the Civic Center would survive the shutdown from the pandemic. He said it was a reflection on Mr. Edgar's work and his leadership and dedication. He said the Civic Center's budget was available on a monthly for those interested to review.

Mr. Edgar said most of the accolades should go towards his staff for their dedication of keeping the Civic Center alive. He said they were the key to their success.

Council Member Oyler moved to receive and file the FY2021 Budget of the Peoria Civic Center Authority and a review of their 2020 results; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

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

(20-125) Communication from the City Manager with a Request to APPROVE the Recommended 2020 - 2021 BUDGET RESTRUCTURING as a Result of the COVID-19 Pandemic.

City Manager Urich provided a recap of the City Council's actions to restructure the 2020 -2021 Budget as a result of the COVID-19 Pandemic. He said there was one remaining decision for the Council to make relating to the Peoria Civic Center due to loss of revenues as a result of COVID-19. He explained the Civic Center debt service would fall off in 2026 and he said the City could borrow additional working cash and structure the debt payments to be back loaded once the current Civic Center debt was exhausted. He said the City could also loan the Civic Center funds and get repaid from future HRA tax proceeds. In addition, he remarked on the importance of the City working with State Legislators for assistance from the State for the Civic Center.

Council Member Ruckriegel remarked on the importance of sustaining the Civic Center until it could fully reopen after the pandemic. He commented on the need to keep the building and its team intact. He said the Civic Center staff was doing everything in their power to sustain the facility anticipating its reopening and rebooking concerts. He said most of the concerts that were canceled had already rebooked for a later date. He said a \$4 million working capital 10-year bond would allow the Civic Center to remain open and ready to reopen once the pandemic subsided. He said should there be State or Federal funding, then the City could retire the \$4 million working capital bond.

At the conclusion of his comments, Council Member Ruckriegel moved to approve a \$4 million working capital 10-year bond to be repaid with HRA taxes; seconded by Council Member Oyler.

Council Member Kelly said he was in favor of the motion on the floor, stating it would not cost the City nor the City taxpayers anything extra, noting the repayment would come from HRA taxes. He explained how the bond would be paid off, stating it was a great financial opportunity to keep the Civic Center alive without the City needing to find another \$4 million in its budget.

Mayor Ardis commented that should the City receive State or Federal funding, then that bond could be retired.

Discussions were held regarding the HRA projections for 2021, 2022, and 2023 and what the City would do should the HRA funds were not sufficient enough to pay the bond. It was noted the HRA taxes would not be sufficient for 2020 due to the pandemic; however, those funds were anticipated to rebound next year and through 2023.

Discussions were held regarding the City's debt service and what was due at the end of 2020. City Manager Urich said once the debt service was paid off for the Civic Center there would be

another portion of that restructured debt that would have to be paid in the next fiscal year from HRA taxes. He said the Civic Center debt was paid by HRA taxes, unless the City did not have enough HRA taxes to make that payment.

In response to Council Member Cyr's question regarding how the money would be used, Civic Center General Manager Rik Edgar said the \$4 million would allow them to keep 20 employees on the roster and to purchase materials to maintain the facilities. Additionally, he said it would allow them to pay local businesses from events in March and April as well as pay the utilities. He said the Civic Center also continued to have an obligation to remove snow during the winter. He said the normal Civic Center budget was \$7 million; however, he said their request was for half the budget amount with the anticipation of paying off existing creditors. He said the Council could approve a lesser amount, but should there be a catastrophic event, it would be difficult to recuperate. He remarked on the importance of supporting consumer confidence, noting they had partners who had been with the Civic Center for many years. He said the Council needed to show they cared about consumer confidence. He said he was asking to hire back 33% of their staff so when the Civic Center became operational they were not starting at ground zero.

Council Member Ali inquired about the Civic Center establishing a foundation in order to support their efforts, and Mr. Edgar responded the Civic Center was a for-profit facility and could not establish a foundation. However, he said they had received sponsorships, but due to the closure of the facility, those sponsorships needed to be credited for the time closed.

Council Member Ali said the Peoria community was a generous community and she suggested establishing a foundation organization to help support the Civic Center to reduce the reliance on City funding. However, she said she would support the motion on the floor because she wanted to see the Civic Center continue. She said she understood the loss of talent and the impact it had on the organization, overall. She expressed a concern that there was a budget cut to basic public safety services, and she said it was her hope to revisit those cuts with the same level of compassion in resolving that problem.

Council Member Ruckriegel said the Civic Center was not able to bond their own money nor could they borrow funds, remarking on legislative restrictions placed upon them. He said the Council was not voting to pay to support the Civic Center, but was voting to help with a debt issuance in order for the Civic Center to survive. He commented on the work the employees were doing to keep the center running and the utility bills and insurance that needed to be paid. He said the motion on the floor was about a debt issuance that would be paid off by HRA taxes. He said approving this motion would ensure success when it was time for the facility to reopen, noting the Civic Center was an economic engine. In closing, he expressed his appreciation for Council support of the Civic Center.

Motion to approve a \$4 million working capital bond to be repaid with HRA taxes was approved by roll call vote.

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

Nays: None.

Council Member Grayeb said HRA taxes could not be used to support public safety. He said Council Members were concerned about the well-being of their citizens, in light of the decommissioning of two Fire Engines resulting in the closure of two Fire Houses. He said he would like the Council to consider an additional working cash bond to support the City's Fire Department. He asked Finance Director/Comptroller Jim Scroggins to explain the aspects of a working cash bond for the Fire Department.

Finance Director/Comptroller Scroggins said the Council previously approved a \$10 million working cash bond. He said such a bond would not be issued unless funds were insufficient to make payments, which would depend on the City's revenues over the next three months. He remarked on the City's current position stating he would only issue a cash bond if the City needed it. Based on the numbers provided to reinstate two Fire Engines, Director Scroggins said the Council would need to increase the working cash bond approval to \$11 million along with the \$4 million for the Civic Center for a total of \$15 million. He said he would issue a working cash bond only when a cash deficit occurred.

Council Member Grayeb reiterated the City would need a \$15 million cash bond to restore the two Fire Engines along with the two Fire Houses and to help the Civic Center. He remarked on the need to hear for the Fire Union Local 50 and whether they would be amenable to dropping their Unfair Labor Practice should the City restore the Fire Engines and Fire Houses. At the conclusion of his comments, he moved for Privilege of the Floor for Fire Union Local 50 President Ryan Brady.

Hearing no objection, Mayor Ardis granted Privilege of the Floor to Local Fire Union 50 President Ryan Brady.

President Brady spoke with regards to the Unfair Labor Practice that was filed against the City, and he said he could not speak on behalf of the membership on whether they would agree to drop the ULP with the restoration of the two Fire Engines. He explained the process of how he would need to encourage membership input, stating the soonest the membership could meet would be next week.

At the conclusion of the discussion, Council Member Grayeb moved to issue a \$11 million working cash bond to restore two Fire Engines subject to Fire Union Local 50 dropping their Unfair Labor Practice charge against the City, and should additional federal assistance be directed to the City, the funds would be used to repay or minimize the working cash bond; seconded by Council Member Jensen.

Council Member Ruckriegel inquired whether it was legal to include such a negotiation on the floor for the Fire Union Local 50 to drop their ULP with the anticipation of the City issuing another working cash bond. He expressed a concern for a possible *quid pro quo*. He said if the Union wanted to drop their ULP, then let them drop it without the promise of recommissioning the two Fire Engines. He commented on the importance of transparency and expressed a concern that the motion was brought to the floor with little to no foresight. He said it was not for the Council to decide which Fire Stations to close or which Fire Engines to decommission. He said, regardless of the closures, there would still be Fire Service throughout the City of Peoria. He said the citizens of Peoria deserved honesty.

Council Member Ali inquired whether there had been discussions with the Fire Union Local 50 regarding the ULP, and City Manager Ulrich said there had been such discussions. Council Member Ali inquired whether it was considered illegal to discuss the option of dropping the ULP.

Corporation Counsel Peterson said, because the ULP was pending before the Appellate Court, she was unable to discuss a potential settlement or negotiations in open session. She said she would be willing to discuss the matter in Executive Session. Regarding the current motion on the floor, she said the vote was the Council's prerogative; however, she said they may want to hear the details in Executive Session prior to voting.

Council Member Kelly said all Departments in the City had to face budget cuts, stating the Fire Department was not any different. He said all Departments had suffered from the budget crisis, stating it was not right to exempt one part of the City from such cuts. He commented that all decisions were handled responsibly and he said he was not in favor of the motion on the floor.

In response to Council Member Moore, Fire Chief Ardis provided an explanation as to why Fire Station 4 was recommended to be closed, stating it was due to putting member safety first. He said it was a difficult decision by command staff wherein all possible scenarios were reviewed prior to making such a suggestion. He responded to Council Member Cyr in the same manner regarding the closure of Fire Station 20.

Council Member Moore expressed a concern for the closure of Fire Station 4. She announced Wednesday, September 23, 2020, at 4:30 P.M. there would be a gathering of support at Fire Station 4 on Jefferson to show appreciation for those Firefighters.

Council Member Oyler said the citizens of Peoria elected the City Council to make financially prudent decisions on their behalf, noting their main responsibility was to manage tax dollars wisely. He said a few years ago reductions had been made throughout all City Departments, noting the Fire Union was the only group who chose to sue the City of Peoria. He said such a lawsuit translated to the citizens of Peoria being sued it would be tax dollars paying for that lawsuit. Now, he said, the Council was being asked to put more money back into the budget and bill that to the citizens of Peoria as well to settle a lawsuit for Fire Union Local 50 for \$500,000.00. He said those numbers did not make sense nor did they seem right. He said the Council had to make decisions on what was affordable, stating it was an affordability issue. He said, in his opinion, the 2020 budget was closed, those decisions were made, and it was time to prepare for a challenging 2021 budget. He said he would not support the motion on the floor. Council Member Riegenbach said he concurred with Council Member Oyler, stating the current budget restructure needed to be closed with the onset of discussions for the 2021 budget. He said ongoing conversation regarding the 2020 budget complicated next year's budget conversations. He commented on the Fitch Study, which demonstrated there was capacity to make cuts in the Fire Department. He said it was important for the public to understand that the City Council was following through with the recommendations of the Fitch Study. He said the Council needed to take those recommendations and explanations back to their constituents.

Council Member Jensen said the Fire Union Local 50 was suing the City over Unfair Labor Practices that occurred in 2018 wherein the City did not comply with what the labor laws required. She said Council Member Grayeb came up with an idea to propose asking Local 50 to waive the settlement amount so the City could borrow money to prevent cuts without raising taxes. She said the Fire Department had not been exempt from cuts, noting the Department had been part of reductions over the last three years. She said she supported the motion on floor. She said she had inquired about raising an additional \$5 million in borrowing a few weeks ago, but was advised taxes would need to be increased. She said with withdrawal of the ULP the City would be able to borrow money without raising taxes, stating it was a good solution and she would support it.

Council Member Montelongo said tonight was not the night to vote on this item, stating he needed to be briefed by the City's Corporation Counsel to learn about Council's legal liabilities, if any. He remarked on the importance of knowing ahead of time prior to casting a vote on the current motion.

Council Member Ali expressed her appreciation to Council Member Jensen for her comments. She said, at the beginning of the budget restructure, both the Police and Fire Departments were to make budget cuts; however, she said there had been more cuts in the Fire Department than the Police Department. She said she had concerns and stated the Council needed to continue to problem solve as it related to fire safety within the City. She said she appreciated the explanation of the ULP and she expressed a concern the Council wanted to move on and address the 2021 budget. She said she had no problem with being creative and producing additional solutions until the problem is resolved.

EXECUTIVE SESSION

Consideration to go into Executive Session pursuant to 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 such an action is probable or imminent.

Council Member Grayeb moved to go into Executive Session pursuant to 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 such an action is probable or imminent; seconded by Council Member Jensen

Approved by roll call vote.

Yeas: Ali, Grayeb, Jensen, Montelongo, Moore, Riggerbach, Mayor Ardis - 7;

Nays: Cyr, Kelly, Oyler, Ruckriegel - 4.

The City Council went into Executive Session at 9:02 P.M.

RECONVENING OF THE CITY COUNCIL

The City Council reconvened at 9:33 P.M. in Council Chambers.

Roll Call showed the following Council Members were physically present: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 11.
Absent: None.

Motion on the Floor: Council Member Grayeb moved to issue a \$11 million working cash bond to restore two Fire Engines subject to Fire Union Local 50 dropping their Unfair Labor Practice charge against the City, and should additional federal assistance be directed to the City, the funds would be used to repay or minimize the working cash bond; seconded by Council Member Moore.

Council Member Montelongo said, after being briefed by Corporation Counsel, negotiations among Corporation Counsel, City Management and Fire Union Local 50 should continue.

Council Member Ruckriegel said there was no revenue source to pay for the additional bond other than for the Council to approve a tax increase or to have the voters approve a tax increase. He said there was no long-term sustainability plan. At a certain point, he said the Council needed to make decisions for the citizens. He said the continued restructuring of the 2020 Budget was beginning to interfere with the 2021 Budget, which would provide for many challenges. He said the Council should not hinder themselves further and needed to proceed to prepare for the 2021 budget year.

Motion to issue a \$11 million working cash bond to restore two Fire Engines subject to Fire Union Local 50 dropping their Unfair Labor Practice charge against the City, and should additional federal assistance be directed to the City, the funds would be used to repay or minimize the working cash bond was DEFEATED by roll call vote.

Yeas: Ali, Grayeb, Jensen, Moore – 4;

Nays: Cyr, Kelly, Montelongo, Oyler, Riggenbach, Ruckriegel, Mayor Ardis - 7.

(20-182) Communication from the City Manager, Community Development Director, and Finance Director with a Request for the Following:

- A. ADOPT an ORDINANCE Amending Chapter 27, of the CODE of the City of Peoria Pertaining to HOTEL or MOTEL RENTAL USE or PRIVILEGE TAX;**
- B. ADOPT an ORDINANCE Amending Chapter 5, of the CODE of the City of Peoria Pertaining to the REGISTRATION OF RESIDENTIAL PROPERTY;**
- C. ADOPT an ORDINANCE Amending Appendix A, the Unified Development Code of the City of Peoria Relating to SHORT-TERM RENTALS.**

Council Member Oyler expressed his appreciation to Community Development Director Ross Black and his team for their effort on working on this item for over year. He said there were a number of people ready for the Short-Term Rental program to begin.

Council Member Oyler moved to adopt an Ordinance amending Chapter 27, of the Code of the City of Peoria, pertaining to Hotel or Motel Rental Use or Privilege Tax; seconded by Council Member Ali.

Director Ross provided an overview of the item stating all three items would have to be adopted in order for it to be put into effect. He said if all three were not adopted, then Staff would have to revise and bring it back to Council.

Council Member Jensen said she opposed to Short-Term Rentals (STRs) being a Permitted Use, expressed her concern it would be detrimental to older neighborhoods. She said these types of STRs needed to go through the Special Use process, stating Council should be able to place conditions based upon neighbor and resident input. She said she opposed Item C, specifically; however, she said she said Item A set forth the same type of dangers.

Discussions were held regarding the money generated from STRs, and City Manager Urich said all proceeds would be paid to the City Treasury with 9% of those funds credited to the Tourism and Event Development Fund for marketing and promotional activities to help attract businesses.

Council Member Black stated Council could approve Items A and B and amend Item C, noting the license requirement was a separate issue. He explained the direction Staff received from Council at the last Council Meeting wherein it was requested for STRs to be a Permitted Use that included a 10-day notification to registered neighborhood associations and Homeowner Associations. He said if there was a covenant in those areas restricting an STR, the license would be denied. He said the majority of the Council directed Staff to bring back to the floor a Permitted Use option. If STRs had to go through a Special Use process, he said each one would have come to the City Council for approval.

In response to Council Member Ali, Director Black said if a neighborhood association had restrictions, those could be provided to the City in advance and the 10-day notice would be waived. He said the process established per Council direction provided for the City to reach out to neighborhood associations.

ORDINANCE NO. 17,797 amending Chapter 27, of the Code of the City of Peoria pertaining to Hotel and Motel Rental Use or Privilege Tax was adopted by roll call vote.
Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 11;
Nays: None.

Council Member Oyler moved to adopt an Ordinance amending Chapter 5, of the Code of the City of Peoria pertaining to the registration of residential property; seconded by Council Member Kelly.

ORDINANCE NO. 17,798 was adopted by roll call vote.
Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 11;
Nays: None.

Council Member Oyler moved to adopt an Ordinance amending Appendix A, the Unified Development Code of the City of Peoria relating to Short-Term Rentals; seconded by Council Member Kelly.

Discussions were held regarding the responsibility of the property owners to follow basic Ordinances of the City. Any nuisance that generated from a Short-Term Rental (STR) would be handled as other general nuisances. Should the problems persist, then the STR license would be revoked for one year.

Council Member Moore said she did not support Item C because it did not provide opportunity for neighborhoods to provide input on an STR being located in their areas.

Council Member Jensen said approving Item C would be unfair to older neighborhoods, stating the people who lived in those areas would not be able to provide input if this Item was adopted. She encouraged all Council Members to vote against Item C.

Discussions were held regarding bifurcating Item C into owner occupied and non-owner occupied STRs. It was mentioned that other communities provided such options.

Council Member Grayeb said he would prefer the item be split into two parts: owner occupied STR and non-owner occupied STR, stating if the owner resided at the resident then there would be a better management and control. He said he would vote against Item C as currently presented.

Council Member Ali concurred with Council Member Grayeb stating she would prefer the item provide a two-pronged approach between an owner occupied STR as a Permitted Use and a non-owner occupied STR as a Special Use.

Council Member Grayeb moved for a substitute motion to direct Staff to bring back an Ordinance amending Appendix A, the Unified Development Code of the City of Peoria relating to Short-Term Rentals providing for an option of an owner-occupied property as a Permitted Use and a non-owner occupied property as a Special Use; seconded by Council Member Moore.

Substitute motion to direct Staff to bring back an Ordinance amending Appendix A, the Unified Development Code of the City of Peoria relating to Short-Term Rentals providing for an option of an owner-occupied property as a Permitted Use and a non-owner occupied property as a Special Use

Yeas: Grayeb, Jensen, Montelongo, Moore, Riggerbach, Ruckriegel, Mayor Ardis – 7;
Nays: Ali, Cyr, Kelly, Oyler - 4.

Clerk's Note: This motion did not adopt the proposed Ordinance, but directed Staff to bring back an Ordinance for consideration with the proposed amendments probably to the October 13, 2020, Council Meeting.

(20-121) Communication from Council Member Kelly with a Request to Direct Staff to Establish an URBAN DECAY TAX ABATEMENT AREA for the NEAR NORTHSIDE, AVERYVILLE, and the FAR SOUTHSIDE, and to Amend the Boundaries of the City's EAST VILLAGE TIF on the Near Northside to Accommodate the Urban Decay Tax Abatement Area. (Council District 1)

Council Member Kelly asked the Council to consider this proposal stating there were some older neighborhoods in need of new investment and new population, noting that this kind of Ordinance had shown to address those problems. He said the State Statute the Ordinance would be based upon did not currently allow for rehabs; however, he said the State Legislators were working on amending the Statute to include rehabs. He said this item would provide for good things in the neighborhoods outlined, stating it would eventually provide for more investment in those areas. He said tax abatements had been a productive incentive, which centered on the people in the neighborhoods and people who want to be in the neighborhood being in control of this policy. He said this would only be for owner occupied single-family homes and new construction. He said he met with several neighborhood groups and attempted a ZOOM conference to provide information and explain the tax abatement process. Once this item was passed, he said the City would have approximately 60 days between the passage of this item and the passage of the actual Tax Abatement Ordinance to meet with the Joint Review Board and neighborhoods to seek input. He said it was time to move this item forward and to gather additional information to see if this would be a good option for the City. He said this was an innovative way to help the City and the neighborhoods that did not have programs. He commented on the East Village TIF and a portion of a neighborhood located within that TIF was recommended to be removed and placed within the Tax Abatement Area. He asked for support from the Council and he thanked everyone for their consideration.

Council Member Kelly moved to direct Staff to establish an Urban Decay Tax Abatement Area for the Near Northside, Averyville, and the Far Southside, and to amend the boundaries of the City's East Village TIF on the Near Northside to accommodate the Urban Decay Tax Abatement Area; seconded by Council Member Oyler.

Council Member Grayeb said he had a conflict of interest with this item noting he owned property within the boundaries outlined, and he would abstain from voting.

Council Member Riggenbach said he was intrigued with the concept of tax abatements and said he would support it if it did not involve removing part of the East Village TIF. He said there had been a meeting of the Advisory Committee of the EVGC in August wherein several legitimate concerns were expressed. For the last number of years, he said a housing rehab program had been offered and had been very successful in the East Bluff with over half a million dollars and approximately 100 property owners availing themselves of it. He said the area that was recommended to be removed from the TIF did not have any participants in the housing rehab, which clearly needed some rehab efforts. He commented the concept was solid and he said there had been dialogue on whether tax abatements should apply to rehabs. He said he spoke with State Representative Ryan Spain who assured him the item would pass the full House when it came forward. He said he was curious as to how a tax abatement would work in a residential area. While he did not agree with all the expectations of Council Member Kelly, he said it was an odd program that did not cost anything up front and would provide an incentive that could have a snowball effect in these neighborhoods. He said he would support this item tonight knowing it was not the final approval or adoption of an Ordinance. With the additional work of the City's State Representatives with tax abatements to include rehabs, he said it was worth reviewing, and he said he would support this item.

Council Member Moore commented there were parts of the First District needing economic development. However, she said there had already been quite a bit of economic development happening on the Southside, and she named a few developments that were good examples. She said she spoke with residents in the far Southside and the Averyville area who wanted to stay in their homes, but needed help rehabilitating their homes. She commented the residents in the North Valley most likely did not know there was a rehab option currently available to them through the East Village TIF. She said removing the North Valley from the TIF would remove the potential for those residents from rehabilitation funds. As provided, she said the current Ordinance did not provide rehab funds. She recommended tabling the item until the Legislature decided whether to add rehabilitation to tax abatements. She expressed a concern that a business or organization was waiting for a tax abatement Ordinance to be adopted in order to gentrify the area, and she said she would not let that happen.

Council Member Moore moved to TABLE the request to direct Staff to establish an Urban Decay Tax Abatement Area for the Near Northside, Averyville, and the Far Southside, and to amend the boundaries of the City's East Village TIF on the Near Northside to accommodate the Urban Decay Tax Abatement area; seconded by Council Member Jensen.

Motion to TABLE the item was DEFEATED by roll call vote.

Yeas: Ali, Jensen, Moore – 3;

Nays: Cyr, Kelly, Montelongo, Oyler, Riggenbach, Ruckriegel, Mayor Ardis – 7;

Abstention: Grayeb – 1.

Discussions were held regarding a possible amendment to the Ordinance should the State Legislature pass a rehabilitation portion to the tax abatement, and City Manager Urich said the Ordinance could be amended.

Council Member Ruckriegel said including rehabilitation in the tax abatement was key in order to make it work. He commented on gentrification, stating it was a real issue; however, he said it would not necessarily have to happen if the Council implemented it the right way. He said there was opportunity to engage the Legislators to pull the rehabilitation portion into the tax abatement. He said if it did not occur until after a tax abatement Ordinance was finalized, it could be added. He said the current action on the floor would begin the research and compiling of information prior to establishing an Ordinance. He said it was his hope there would be

community discussions. He said the item currently before the Council was not to finalize an Ordinance, but to see if there was an appetite for such an Ordinance. He said he would support this item, stating he was looking forward to a lot of questions being answered during this time.

Council Member Moore moved for a substitute motion to remove the North Valley from the proposed Urban Decay Tax Abatement Area in order for those residents to continue to receive rehabilitation funds from the EVGC TIF; seconded by Council Member Ali.

Council Member Riggerbach said the item presented was only the preliminary steps to determine whether a tax abatement was worthwhile. He said the Advisory Committee of the EVGC had a representative from the First District, as well as from the Second and Third Districts. He said the Committee had done an incredible job reaching out to residents throughout the designated TIF, remarking on their efforts. He said he wanted to ensure the residents had access to resources to make their situation better, stating it was that reason why he had supported the EVGC Housing Program for many years. He said it was premature to segregate between what should be included and what should not be included. He said he would prefer to instruct Staff with the guidelines presented, and when the item came back for discussion, then more specific parameters could be established. In the meantime, he said if there was an influx in rehab applications or input from community outreach, there would be justification to exclude that certain area, if needed. He said the Council owed it to all residents who might benefit from a tax abatement and engage them in conversation.

Substitute motion to remove the North Valley from the proposed Urban Decay Tax Abatement Area in order for them to continue to receive rehabilitation funds from the EVGC TIF was DEFEATED by roll call vote.

Yeas: Ali, Jensen, Moore – 3;

Nays: Cyr, Kelly, Montelongo, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 7;

Abstention: Grayeb – 1.

Motion to direct Staff to establish an Urban Decay Tax Abatement Area for the Near Northside, Averyville, and the Far Southside, and to amend the boundaries of the City's East Village TIF on the Near Northside to accommodate the Urban Decay Tax Abatement Area was approved by roll call vote.

Yeas: Cyr, Kelly, Montelongo, Oyler, Riggerbach, Ruckriegel, Mayor Ardis – 7;

Nays: Ali, Jensen, Moore – 3;

Abstention: Grayeb – 1.

(20-198) Request to Consider ADOPTING an ORDINANCE Amending Chapter 18 of the CODE of the City of Peoria Pertaining to BODYWORK ESTABLISHMENTS.

Council Member Jensen moved to defer this item to the October 13, 2020, Regular City Council meeting; seconded by Council Member Ruckriegel.

Motion to defer to the October 13, 2020, Regular City Council meeting was approved by roll call vote.

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

Nays: None.

- (20-230) **Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission to ADOPT an ORDINANCE, or the Recommendation of Staff to DENY an ORDINANCE, Approving a SPECIAL USE for a Massage Parlor for the Property Located at 4241 N BOULEVARD AVENUE (Parcel Identification Numbers 14-28-226-017 & 14-28-226-018), Peoria, IL. (Council District 3)**

Council Member Riggerbach said he had not heard back from the property owner regarding this item, and he moved to TABLE until he received further communication; seconded by Council Member Montelongo.

Motion to TABLE was approved by roll call vote.

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

Nays: None.

NEW BUSINESS

2020 Census

Council Member Ruckriegel remarked on the importance of participating in the 2020 Census. He encouraged everyone to take time to complete the Census, remarking on how important it was to the community in order to receive Federal funding.

Support for Fire Station 4

Council Member Moore encouraged the Council and citizens to meet at Fire Station 4 on Wednesday, September 23, 2020, from 4:30 P.M. to 6:30 P.M. to show support for the Station that would be closing and to express concern for the same.

Memorials on the Southside

Council Member Moore expressed a concern that memorials on the Southside were being removed, which caused family members some distress, specifically the family of Percy King. She said the City offered no guidance on how memorials should be treated. She directed Community Development Director Ross Black, the Code Enforcement Department, Police Chief Marion, Public Works Director Powers, and Interim Corporation Counsel Chrissie Peterson to determine what type of guidance to provide Staff as it related to memorials on the South Side. She asked Interim Corporation Counsel Peterson and Community Development Director Black to review how other cities treat memorials, and she asked that memorials not be removed from the First District.

CITIZENS' OPPORTUNITY TO ADDRESS THE CITY COUNCIL/TOWN BOARD

Hearing no objection, Mayor Ardis asked City Clerk Beth Ball to read the citizen comments into the record as follows:

Chris Schaffner, Founder at Conversations on the Fringe, commented on the issues of homelessness, poverty, lack of affordable housing, educational breakdown, the global pandemic, and unemployment issues stating panhandling was a result of those issues. He mentioned panhandling was a protected 1st Amendment right. He remarked on the individuals who participated in panhandling were unstably housed individuals living in poverty. He asked the Council to be mindful when addressing these issues.

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

Hippie, a concerned citizen, provided the City Council with various handouts and stated the Executive Orders signed by Governor Pritzger were void after 30 days. He said everyone's rights to due process should not be violated and the threat of revoking business licenses for non-compliance was extortion. He remarked on the forced closures and the impact it had on those owners and patrons. He asked the Council to review the handouts he presented.

Hedy Elliott, a citizen of Peoria, remarked on the Old Harrison School and the safety concerns it presented. She explained the condition of the school and why it was a problem for the community. She said the Council needed to make the demolition of the building a high priority, stating it should not be sold to private individuals who could not maintain or demolish it.

EXECUTIVE SESSION

Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(5) The purchase or lease of real property for the use of the public body; and, 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Council Member Cyr moved to go into Executive Session pursuant to 2(c)(5) The purchase or lease of real property for the use of the public body; and, 2(c)(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06; seconded by Council Member Oyler.

Approved by roll call vote.

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

Nays: None.

ADJOURNMENT

Council Member Cyr moved to adjourn the Regular City Council meeting; seconded by Council Member Oyler.

Approved by roll call vote.

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

Nays: None.

The Regular City Council Meeting was adjourned at 11:18 P.M.



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