

**: 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 October 24, 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, Cyr, Grayeb, Jensen (Arrived at 6:04), Montelongo (Arrived at 6:40), 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 led the Pledge of Allegiance.

**PROCLAMATIONS, COMMENDATIONS, ETC.**

**National Adoption Month – November 2017**

**World Polio Day – October 24, 2017**

**Head Start Awareness Month – October 2017**

**MINUTES**

Council Member Grayeb moved to approve the minutes of the Regular Joint City Council Meeting held on October 10, 2017, and the Special Joint City Council and Town Board Meeting held on October 11, 2017, as printed; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Moore, Oyler, Riggerbach, Ruckriegel, Turner,  
Mayor Ardis - 9;

Nays: None.

**PUBLIC HEARING****(17-304) PUBLIC HEARING Regarding the Proposed 2018-2019 CITY OF PEORIA BUDGET**

Council Member Cyr moved to open the Public Hearing regarding the proposed 2018-2019 City of Peoria Budget; seconded by Council Member Ruckriegel.

Approved by roll call vote.

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

Nays: None.

Mayor Ardis opened the Public Hearing at 6:16 P.M.

Mr. Raymel Everett, a concerned citizen, spoke on the budget and requested additional dollars to fund a mediator to assist the Police Department in times of crisis. He emphasized the importance of services for children, elderly and mentally disabled people within our community in the budget and he encouraged the City Council to support the need for a mediator.

Mr. Tim Lavelle, spokesperson for the American Federation of State, County and Municipal Employees (AFSCME) voiced concerns regarding the recent proposed budget cuts, which would affect AFSCME employees. He reported that, in 2010, AFSCME had 201 members and the proposed cuts would reduce the number to 98 members. He expressed the valuable services these ASCME members preformed for the citizens of Peoria and he suggested stopping the elimination of these employees' positions.

Mr. Anthony Walraven, a concerned citizen, spoke on the need for promoting services within the community and voiced concerns about raising taxes to promote development in the City. He voiced concern regarding proposed cuts at the Fire Department and Code Enforcement. He expressed the need for a reentry program within the City of Peoria.

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

Council Member Ruckriegel moved to close the Public Hearing regarding the 2018-2019 City of Peoria Budget; seconded by Council Member Cyr.

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

Yeas: Akeson, Cyr, Grayeb, Jensen, Moore, Oyler, Riggerbach, Ruckriegel,  
Turner, Mayor Ardis – 10.

Nays: None.

Mayor Ardis closed the Public Hearing at 6:29 P.M.

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

**(17-305)      TOWN OF THE CITY OF PEORIA FINANCIAL REPORT for PERIOD ENDING  
9/30/2017, with Request to Receive and File.**

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

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Moore, Oyler, Riggerbach, Ruckriegel, Turner,  
Chairman Ardis - 10;

Nays: None.



- (17-306) Communication from the Town Board with a Request to APPROVE MONTHLY ANTICIPATED EXPENDITURES for NOVEMBER 2017 for the Town of the City of Peoria.**

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

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Moore, Oyler, Riggenbach, Ruckriegel, Turner, Chairman Ardis – 10;

Nays: None.

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

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

- (17-307) Communication from the City Manager with a Request to APPROVE a FAÇADE IMPROVEMENT PROGRAM Grant to UNES PRINTING for 619 SPRING STREET, in an Amount not to Exceed \$5,000.00. (Council District 1)**
- (17-308) \*** Communication from the City Manager and the Chief Innovation Officer with a Request to APPROVE a SOLE SOURCE CONTRACT with THE GOOD WOLF GROUP, LLC for ADAPTIVE LEADERSHIP TRAINING SERVICES, in the Amount Not-to-Exceed \$26,500.00, to include a 2-day On-Site Training Program and Follow-up Consultation.
- (17-309) \*\*** Communication from the City Manager with a Request for the Following:
- A. APPROVE a CONTRACT with THE LAKOTA GROUP to Conduct a Survey and Prepare One or More NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS for Downtown and the Warehouse District.**
  - B. ADOPT an ORDINANCE Amending the City of Peoria 2017 AMENDED ANNUAL BUDGET Relating to the use of the Warehouse District (\$7,500.00), Central Business District (\$7,500.00) and Downtown Conservation TIF (\$10,000.00) Fund Balances for the NATIONAL REGISTER NOMINATION PROJECT.**
- (17-310)** Communication from the City Manager and Director of Public Works with a Request for the Following:
- A. APPROVE MOTOR FUEL TAX RESOLUTION NO. 17-310-A, in the Amount of \$400,000.00, for Engineering Services for the MACARTHUR HIGHWAY BRIDGE RECONSTRUCTION PROJECT.**
  - B. APPROVE the First Amendment to MASTER PROFESSIONAL SERVICES AGREEMENT #16-119 (E) with INFRASTRUCTURE ENGINEERING, INC. for a Not to Exceed Amount of \$200,000.00 Extension, to Complete Engineering Services on the MacArthur Highway Bridge Replacement. (Council District 1)**



- (17-292) \*\*\*** Communication from the City Manager the Corporation Counsel with a Request to ADOPT an ORDINANCE Amending CHAPTER 3, Article II, Section 52(6) of the CODE of the City of Peoria Authorizing the Purchase and Use of a 15-DAY LIQUOR LICENSE.
- (17-311)** Communication from the City Manager and Director of Community Development with a Request to ADOPT ORDINANCE 17,510 Amending Ordinance No. 15,897 Replacing the LEGAL DESCRIPTION of the PRIVATE STREET MAINTENANCE AGREEMENT with a Revised Legal Description for WYNDHILL DRIVE Located East of Knoxville Avenue, North of Detweiller Drive, South of Picture Ridge Road, Off of Timber Ridge Drive. (Council District 5)
- (17-312)** Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class G-B (Beer & Wine Only Restaurant) Liquor License with On-Site Consumption Only of Alcohol at MI FAMILIA RESTAURANT, 2007 N. WISCONSIN, with a Recommendation from the Liquor Commission to Approve. (Council District 3)
- (17-313)** Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class K (Rental Hall) Liquor License with the Retail Sale of Alcohol at ROUND ONE, 2200 W. WAR MEMORIAL DRIVE, Contingent Upon Compliance with All Community Development Department Requirements, with a Recommendation from the Liquor Commission to Approve. (Council District 4)
- (17-314)** Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class B (Restaurant, 50% Food) Liquor License, with On-Site Consumption Only of Alcohol at MOJA SOUTHERN KITCHEN, 301 N. MACARTHUR, Contingent Upon Compliance with the Finance Dept. Requirements, with a Recommendation from the Liquor Commission to Approve. (Council District 1)
- (17-315)** Communication from the City Manager and the Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class C-1 (Packaged Goods) Liquor License, with the Retail Sale of Alcohol at TARGET, 5001 N. BIG HOLLOW ROAD, Contingent Upon Compliance with All Community Development Department Requirements, with a Recommendation from the Liquor Commission to Approve. (Council District 4)
- (17-316)** Communication from the City Manager and Corporation Counsel with a Request to APPROVE the SITE APPLICATION for a Class A (Tavern) Liquor License with Retail Sale of Alcohol at BEARDED OWL BREWING, 112 STATE ST., SUITE A, Contingent Upon the Issuance of the Certificate of Occupancy, with a Recommendation from the Liquor Commission to Approve. (Council District 1)



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**(17-317) APPOINTMENT by Mayor Ardis to the LIQUOR COMMISSION with a Request to Concur:**

**Steve Kouri II (Voting) – Term Expires 06/30/2018**

**(17-318) Communication from the City Manager and Finance Director/Comptroller with a Request to RECEIVE and FILE the MONTH ENDED SEPTEMBER 30, 2017 UNAUDITED FINANCIAL REPORT.**

**(17-319) REPORT from the CITY TREASURER PATRICK A NICHTING for the MONTH of SEPTEMBER 2017, with Request to Receive and File.**

**(17-320) APPROVE the COMMITTEE REPORT (POLICY SESSION) Regarding the  
\*\*\*\* 2018-2019 BIENNIAL BUDGET.**

**(17-321) APPROVE the COMMITTEE REPORT (POLICY SESSION) Regarding the  
\*\*\*\*\* Creation of a City Policy on the Use of SALES TAX INCENTIVES in SPECIAL SERVICE AREAS.**

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

Council Member Grayeb requested Item No. 17-309 be removed from the Consent Agenda.

Council Member Jensen request Item Nos. 17-292, 17-308, 17-320 and 17-321.

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

Item Nos. 17-292, and, 17-307 through 17-321 (excluding Item Nos. 17-292, 17-308, 17-309, 17-320 and 17-321) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

Council Member Montelongo arrived in the Council Chambers.

**(17-308) \* Communication from the City Manager and the Chief Innovation Officer with a Request to APPROVE a SOLE SOURCE CONTRACT with THE GOOD WOLF GROUP, LLC for ADAPTIVE LEADERSHIP TRAINING SERVICES, in the Amount Not-to-Exceed \$26,500.00, to include a 2-day On-Site Training Program and Follow-up Consultation.**

Council Member Jensen requested information from Chief Innovation Officer Anthony Corso regarding the contract for training provided by The Good Wolf Group, LLC and she asked about the remaining balance of the Bloomberg Grant.

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Chief Innovation Officer Anthony Corso indicated the City received \$1.5 million from the Bloomberg Grant and the current balance was \$400,000. He stated this training was essential because it would allow for better collaboration within City Hall as well as within the community. He mentioned that The Good Wolf Group, LLC has worked with the United Nations and they helped to build leadership capacity, especially during time of crisis and he emphasized this training would benefit department heads to work together more efficiently.

Council Member Moore indicated she hoped this training would provide a more diverse workforce and assist the department heads regarding equal employment opportunities and affirmative action.

Council Member Jensen moved to approve the sole source contract with The Good Wolf Group, LLC for adaptive leadership training services, in the amount not-to-exceed \$26,500.00, to include a 2-day on-site training program and follow-up consultation; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

**(17-309)      Communication from the City Manager with a Request for the Following:**

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- A.      APPROVE a CONTRACT with THE LAKOTA GROUP to Conduct a Survey and Prepare One or More NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS for Downtown and the Warehouse District.**
  
- B.      ADOPT an ORDINANCE Amending the City of Peoria 2017 AMENDED ANNUAL BUDGET Relating to the use of the Warehouse District (\$7,500.00), Central Business District (\$7,500.00) and Downtown Conservation TIF (\$10,000.00) Fund Balances for the NATIONAL REGISTER NOMINATION PROJECT.**

Council Member Grayeb said he would abstain from voting on this item due to ownership of property within this region.

Council Member Ruckriegel said he would abstain from voting on this item due to ownership of property within this region.

In response to Council Member Jensen's question regarding the hiring of a consultant when the City was dealing with a budget crisis, Assistant City Manager Chris Setti indicated The Lakota Group was a reputable company with the specific skills needed to perform this survey. He indicated the survey would cover the entire Downtown and Warehouse District, which would be at a higher cost than previous surveys.

Council Member Cyr pointed out that nineteen firms were eligible to bid, but only three firms actually bid. He asked why The Lakota Group's bid was \$30,000 less than the other firms.



Assistant City Manager Setti stated he verified the bid amount with Lakota and received positive feedback from other cities that had utilized The Lakota Group in the past. He stated The Lakota Group was based out of Chicago and the money allocated for the survey would be paid out of the Warehouse District TIF (\$7,500), Central Business District TIF (\$7,500), and Downtown Conservation TIF (\$10,000), which were eligible expenses under the TIF Districts.

Council Member Oyler left the Council Chambers.

Council Member Riggerbach moved to approve the contract with The Lakota Group to conduct a survey and prepare one or more National Register of Historic Places Nominations for Downtown and the Warehouse District; seconded by Council Member Akeson.

Approved by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Riggerbach, Turner,  
Mayor Ardis – 8;

Nays: None;

Abstention: Grayeb, Ruckriegel – 2.

Council Member Riggerbach moved to adopt an Ordinance amending the City of Peoria 2017 Amended Annual Budget relating to the use of the Warehouse District (\$7,500), Central Business District (\$7,500) and Downtown Conservation TIF (\$10,000) Fund Balances for the National Register Nomination Project; seconded by Council Member Moore.

ORDINANCE NO. 17,511 was adopted by roll call vote.

Yeas: Akeson, Cyr, Jensen, Montelongo, Moore, Riggerbach, Turner,  
Mayor Ardis – 8;

Nays: None;

Abstention: Grayeb, Ruckriegel – 2.

**(17-292) Communication from the City Manager the Corporation Counsel with a  
\*\*\* Request to ADOPT an ORDINANCE Amending CHAPTER 3, Article II, Section 52(6) of the CODE of the City of Peoria Authorizing the Purchase and Use of a 15-DAY LIQUOR LICENSE.**

Following a brief discussion and clarification, Council Member Jensen moved to adopt an Ordinance amending Chapter 3, Article II, Section 52(6) of the Code of the City of Peoria authorizing the purchase and use of a 15-day liquor license; seconded by Council Member Turner.

ORDINANCE NO. 17,512 was adopted by roll call vote.

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

Nays: None.

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**(17-320) APPROVE the COMMITTEE REPORT (POLICY SESSION) Regarding the  
\*\*\*\* 2018-2019 BIENNIAL BUDGET.**

Following a brief discussion, Council Member Jensen moved to approve the Committee Report (Policy Session) regarding the 2018-2019 Biennial Budget; seconded by Council Member Turner.

Approved by roll call vote.

Yeas: Akeson, Cyr, Grayeb, Jensen, Montelongo, Moore, Rigggenbach, Ruckriegel,  
Turner, Mayor Ardis – 10;

Nays: None.

**(17-321) APPROVE the COMMITTEE REPORT (POLICY SESSION) Regarding the  
\*\*\*\*\* Creation of a City Policy on the Use of SALES TAX INCENTIVES in SPECIAL  
SERVICE AREAS.**

Council Member Oyler returned to the Council Chambers.

In response to Council Member Jensen's question regarding report backs from the recent Policy Session, City Manager Patrick Urich indicated he would provide those requests soon.

Council Member Jensen moved to approve the Committee Report (Policy Session) regarding the creation of a City Policy on the use of Sales Tax Incentives in Special Service Areas; seconded by Council Member Ruckriegel.

Council Member Akeson asked City Manager Urich for another presentation pertaining to setting policy regarding Sales Tax incentives in Special Service Areas in order to answer some questions the Council and general public had regarding this topic.

City Manager Urich indicated he would work with Assistant City Manager Chris Setti on preparing a presentation.

Council Member Akeson voiced her concern regarding receiving additional information within a reasonable time period in order to review such information before a vote was required.

Council Member Ruckriegel agreed with Council Member Akeson that the Council needed ample time to study any additional information and he stated a Public Hearing and potential vote was scheduled for November 14, 2017, which didn't allow time to review an important decision regarding a large amount of money.

Mayor Ardis asked Corporation Counsel Leist what the potential liability would be for the City of the City implemented a Policy, regarding Sales Tax incentives in a Special Service Area, after an SSA application had already been filed.

Corporation Counsel Leist indicated he would prefer to discuss the matter in closed session and Mayor Ardis requested a motion to go into Executive Session.



**EXECUTIVE SESSION**

**Consideration of a Motion to enter 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 Ruckriegel 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 Akeson.

Approved by roll call vote.

Yeas: Akeson, Cyr, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Turner, Mayor Ardis – 9;

Nays: Grayeb, Jensen – 2.

The City Council went into Executive Session at 7:05 P.M. in Room 110 of City Hall.

**RECONVENING OF THE CITY COUNCIL**

The City Council reconvened at 7:21 P.M. in Council Chambers.

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

Discussion of Item No. 17-321 continued.

City Manager Patrick Urich stated Staff would prepare documentation for a Policy Session to be held the first meeting of January 2018.

Motion to approve Committee Report (Policy Session) regarding the creation of a City Policy on the use of Sales Tax Incentives in Special Service Areas was approved 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:**

**(17-322)      Communication from the City Manager and the Community Development Director with a Request to Concur with the Recommendation from Staff to:**

- A. APPROVE a RESOLUTION Approving an ANNEXATION AGREEMENT for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);**

- B. ADOPT an ORDINANCE Annexing Territory Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);**
- C. ADOPT an ORDINANCE REZONING Property from a Class R-3 (Peoria County Single Family Residential) to C-1 (General Commercial) Located at WEST GRANGE HALL ROAD (Parcel Identification No. 08-35-100-033);**
- D. APPROVE a RESOLUTION Approving a PRELIMINARY SUBDIVISION PLAT for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033);**
- E. ADOPT an ORDINANCE Approving a SPECIAL USE for Outdoor Recreation with Conditions for the Property Located at WEST GRANGE HALL ROAD, (Parcel Identification No. 08-35-100-033) (Council District 5);**

**OR**

- F. APPROVE the Recommendation from the Planning & Zoning Commission to DENY the Above-Mentioned Requests.**

A handout from Community Development Department Director Ross Black replacing the Ordinances for Items B & E were distributed to all Council Members.

Community Development Director Ross Black provided an overview of the proposed project on West Grange Hall Road. He stated this property was in Growth Cell Three off Orange Prairie Road. He explained that the property was currently zoned residential, but would be changed to commercial and a special use would be required for outdoor recreation, which would include a mini golf course, batting cages, go carts and a playground. He mentioned a future land map indicated the best use for the land was residential. He said recent development had included various multi-family residential properties along with commercial uses such as OSF, Big Shots Golf and Louisville Slugger.

Council Member Cyr moved to approve a Resolution approving an annexation agreement for the property located at West Grange Hall, (Parcel Identification No. 08-35-100-033); seconded by Council Member Turner.

RESOLUTION NO. 17-322-A was adopted by roll call vote.

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

Nays: None

Council Member Cyr moved to adopt the replacement Ordinance annexing territory located at West Grange Hall Road, (Parcel Identification No. 08-35-100-033); seconded by Council Member Turner.

ORDINANCE NO. 17,513 was adopted by roll call vote.

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

Nays: None.



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Council Member Cyr moved to adopt an Ordinance rezoning property from a Class R-3 (Peoria County Single Family Residential) to C-1 (General Commercial) located at West Grange Hall Road (Parcel Identification No. 08-35-100-033); seconded by Council Member Turner.

ORDINANCE NO. 17,514 was adopted by roll call vote.

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

Nays: Jensen – 1.

Council Member Cyr moved to approve a Resolution approving a preliminary subdivision plat for the property located at West Grange Hall Road, (Parcel Identification No. 08-35-100-033); seconded by Council Member Turner.

RESOLUTION NO. 17-322-D was approved by roll call vote.

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

Nays: Jensen – 1.

Council Member Cyr moved to adopt the replacement Ordinance approving a Special Use for outdoor recreation with conditions for the property located at West Grange Hall Road, (Parcel Identification No. 08-35-100-033); seconded by Council Member Turner.

ORDINANCE NO. 17,515 was adopted by roll call vote.

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

Nays: Jensen – 1.

**(17-323)    Communication from the City Manager with a Request for the Following:**

- A.    ADOPT an ORDINANCE Approving the EPIC PEORIA LLC and MIDWEST CLIMBING AND FITNESS LLC REDEVELOPMENT AGREEMENT.**
- B.    ADOPT an ORDINANCE Amending the City of Peoria 2016/2017 BIENNIAL BUDGET Relating to the Use of the Warehouse District TIF Fund Balance. (Council District 1)**

Council Member Moore requested Assistant City Manager Chris Setti provide an overview of the proposed redevelopment agreement.

Assistant City Manager Setti stated this was an exciting project for the Warehouse District. He indicated a proposed indoor climbing and fitness club to be located at 927 SW Washington has been in progress for over a year and was a \$3.8 million dollar project. He informed the Council that financing assistance from the City was required in order for this project to move forward. He stated the City would advance the developers \$360,000 from the Warehouse District TIF Fund. He explained that similar financing was approved for other downtown projects like the Winkler Lofts and the Obed and Isaacs's development. He advised the Council that the cost to renovate the 927 SW Washington sight was expensive due to the age of the building.



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Council Member Moore moved to adopt an Ordinance approving the EPIC Peoria LLC and Midwest Climbing and Fitness LLC Redevelopment Agreement; seconded by Council Member Turner.

Council Member Grayeb voiced concern that this development would affect business for the Peoria Park District and River Plex.

Assistant City Manager Setti replied this development would not compete with the Park District or River Plex since the activities being offered were different.

Council Member Moore stated once the building had been renovated and in operation, the value for this property would increase, which would raise property taxes on the building.

Assistant City Manager Setti agreed with Council Member Moore's statement pertaining to the value of 927 SW Washington. He stated he worked with Township Assessor Max Schlafley regarding the proposed increase in value after renovation had been completed, which would be increased revenue to the City.

Council Member Jensen voiced concerns regarding City-funded projects. She said she wanted to support this project, but suggested the City develop a criteria to see who qualifies for assistance. She mentioned a matrix system that Austin, Texas, had developed to assist the City in funding criteria regarding development.

Community Development Director Black stated the system Austin, Texas, uses was a score chart with specific criteria set by City Council and each score was weighted to see if a developer was qualified for City financing.

In response to Council Member Ruckriegel's question regarding the amount of cash on hand available to the developer, Developer Mark Bell responded his investors had approximately \$400,000 to \$500,000 available and had loans around \$2.5 million dollars.

Council Member Riggerbach stated this meeting was important to educate the public regarding some incentives used for developers, such as TIF Funding, SSA, and the Façade Improvement Program. He said this was a wonderful project for Peoria and he would enthusiastically support this development.

Council Member Akeson inquired about safeguard measures in place to protect the City if this development would fail.

Assistant City Manager Setti stated the Redevelopment Agreement had safeguards to assure the City's investment was protected.

Mayor Ardis thanked Council Member Moore and City Manager Urich for their hard work in bringing this development to downtown Peoria.

ORDINANCE NO. 17,516 was adopted by roll call vote.

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

Nays: None.



Council Member Moore moved to adopt an Ordinance amending the City of Peoria 2016/2017 Biennial Budget relating to the use of the Warehouse District TIF Fund Balance; seconded by Council Member Grayeb.

ORDINANCE NO. 17,517 was adopted by roll call vote.

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

Nays: None.

**(17-324) 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 an ORDINANCE REZONING Certain Property from a Present Class R-1 (Single Family Residential) District to a Class R-4 (Single Family Residential) District, for the Property Located at 824 WEST MOSS AVENUE (Parcel Identification Nos. 18-08-226-030 and 18-08-226-024), Peoria, Illinois;**
- B. ADOPT an ORDINANCE Approving a SPECIAL USE in a Class R-4 (Single Family Residential) District to Build Townhomes, for the Property Located at 824 WEST MOSS AVENUE (Parcel Identification Nos. 18-08-226-030 and 18-08-226-024), Peoria, Illinois. (Council District 2)**

Council Member Grayeb moved to defer this item to the December 12, 2017, Regular City Council Meeting; seconded by Council Member Ruckriegel.

Motion to defer to the December 12, 2017, Regular City Council Meeting was approved by roll call vote.

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

Nays: None.

**(17-325) Communication from the City Manager with a Request to RECEIVE and FILE a Report on the CITY COMMUNITY CONVERSATIONS ON RACE AND ECONOMIC OPPORTUNITY.**

Council Member Moore provided an overview of the 24/7 Wall Street report and the outcomes of Two City Community Conversations on Race and Economic Opportunity held in December 2016 and January 2017. She requested the City Manager provide an update pertaining to the progress the City has made since the report was published.

City Manager Urich provided a presentation explaining the Peoria Zip Codes of 61605 and 61603. He said the Economic Innovation Group performed a study showing those zip codes had the highest economic distress within the region. He indicated the National Resource Network presented their findings, which was funded by a Federal grant and it indicated the City needed to emphasize on improving economic opportunities throughout the City. He mentioned three suggestions the National Resource Network had made: 1) increase income of existing residents through better access to opportunity, 2) provide options to move to higher areas of opportunity;



and 3) increase socio-economic diversity. He talked about the two community conversation meetings that participated broke into working groups to discuss asset development, economic development, education, health, infrastructure, justice and workforce development.

**Asset Development Group**

City Manager Urich stated this group discussed some short and long term goals. He indicated they would like to implement a landlord licensing program, an energy efficiency rehab work, and equitably distribute affordable housing throughout the community. The long term goal was to make sure there were funding and strategies for housing development. He referenced two houses built on Behrends Street in Peoria through LISC and an Illinois Attorney General Grant, which could be implemented in the South Side of Peoria.

**Minority Business Development**

City Manager Urich discussed the economic development efforts to assist minority business development. He stated the City had provided \$15,000 in grants to six minority businesses. He indicated a collaboration meeting between the City, Park District, ICC, Peoria Public Schools and Peoria County would occur Wednesday, October 25, 2017, to discuss economic development for minority businesses. He stated the Minority Business Development Center was working on a self-employment training program.

**Education**

City Manager Urich spoke on the collaboration between Peoria Public Schools, Alignment Peoria, Illinois Central College, Peoria Pathways, Peoria Area Chamber of Commerce and CEO Council to emphasize education and job training to assist minority youth in career building.

**Invest Health**

City Manager Urich stated the Health Community met with over 50 individuals in July where they discussed what it would take for the South Side to be a healthier community. He said a collective impact strategy between Peoria City/County Health Department, Greater Peoria Economic Development Council, Peoria Public Schools and Illinois Central College would come together for the Invest Health Strategy. He added that Peoria was selected as one of fifty cities in 2016.

**Justice**

City Manager explained the City had a partnership to reduce violence, which was funded by a Federal Justice Department Grant to look at procedural justice, restorative justice, re-entry, and expungements. He stated additional training and police outreach would be provided and the City received a recent grant to provide body cameras for Police Officers.

**Neighborhood Programs**

City Manager Urich indicated the Community Development Department was working on programs to provide outreach to the community to explain how to be a good neighbor. He said these programs would help to make our neighborhoods stronger.

**Police and Fire Recruitment**

City Manager Urich stated the NAACP brought forth concerns in 2015 regarding the Police and Fire Departments that they needed to better represent our community in minority hiring strategies.



**PADEAT**

City Manager Urich spoke on the Peoria Area Diversity Employment Action Team, which was created when the NAACP voiced concerns with the small numbers of minorities in construction trades. He stated the working group meets once a month to discuss construction opportunities for minorities including career fairs. He said in 2017, thirty-four trade apprenticeships in five reporting trades and thirteen, or 38% were to minorities. He added unfortunately trade apprenticeships were down 60% from 2016.

**Workforce Development**

City Manager Urich stated the Greater Peoria Economic Development organization was working on increasing employment levels. He indicated their goal was to move 10% of the population in 61603 and 61605 from part time employment to full time employment, along with a goal of moving 10% of the population in 61603 and 61605 not working into employment. He mentioned some positive employment opportunities recently with the opening of Straight Forward in downtown Peoria, which employs predominately minority workers, and sixty-three workers from the Helping Hands Resource Center had recently started working in Morton.

**CSO Investments**

City Manager Urich indicated the Combined Sewer Overflow issue would be the largest Public Works project that would cover approximately eight square miles at a cost of \$160 - \$230 million. He stated the City would be going with a 100% green solution and would create jobs for our community. He said the implementation of Americorps and Peoria Corps would employ 10 individuals who expressed an intent to manage and operate a green stormwater infrastructure. He stated this program would be for at risk youth between the ages of 18 – 24.

City Manager Urich mentioned the Mayor's Youth Group, which exposes youth to Public Works projects. He added they created a rain garden this past summer.

Council Member Moore asked the City Manager to place this presentation on the City's website for the public. She stated the National Resource Network was working in Peoria prior to the publication of the 24/7 Wall Street report to assist in bringing businesses to Western Avenue. She voiced concern about the elimination of the EEO Officer and requested a Report Back on continuing to employ an EEO Officer that would be structured as a potential department head. She expressed the need for better economic opportunities within the South Side to include affordable housing and job opportunities. Council Member Moore moved to receive and file the Report on the City Community Conversations on Race and Economic Opportunity; seconded by Council Member Turner.

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)**

- (17-301) Communication from the City Manager and the Finance Director/Comptroller with a Request to CONTINUE DISCUSSION of the 2018-2019 BIENNIAL BUDGET.**



**32103 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS OCTOBER 24, 2017**

City Manager Patrick Urich summarized Budget Report Backs for Expenses as follows: 1-1 Budget Outreach Costs, 1-2 Emergency Demolition Costs, 1-3 Vacant Property, 1-4 Community Development Costs by District, 1-5 Community Development Workload, 1-6 Management Salary Freeze, 1-7 Essential Travel, 1-8 Take Home Cars, 1-9 Parking Deck Analysis, 1-10 Overtime Policy, 1-11 Capital Replacement Policy, 1-12 Historic EMS Calls, 1-15 Outsourcing Review, 1-16 EAV, Households per District, 1-17 Township Consolidation, 2-1 Traffic Citations, 2-2 Street Maintenance Costs, 2-5 Water Company Due Diligence, 2-6 Compensation Report, 2-7 Employee Budget Survey, 2-8 Middle Manager Job Descriptions, 2-10 Advertising Costs for HR, 2-11 Community Event Tables, 3-1 Special Event Costs, 3-2 Habitual Property Code Offenders, 4-1 Red Light Cameras, 4-3 Support to Other Agency Costs, 4-5 Voluntary Separation Initiative Report, 4-8 Citizens Assistance with CSO Issue, 5-1 Fire Engine Decommission, 5-2 Traffic Enforcement, 5-3 Alternate Fire Proposal, and 5-6 Backlog of Stormwater projects.

City Manager Urich continued the discussion by summarizing Budget Report Backs for Revenue as follows:

**1-13 & 4-6 Stormwater Utility Fee** – Would generate \$4.67 million in 2018 & \$8.0 million in 2019.

**1-14 Garbage Fee** – with a \$3.00 increase would generate \$1.5 million in 2018 and a \$1.00 increase would generate \$0.5 million in 2019.

**4-10 Special Event Fees** - \$200 per officer or actual cost and \$100 per intersection would generate \$120,000 annually.

**Fire and Police Alarm Fees** – a \$25 permit per business or residence, a \$500 permit per Alarm Company and increased fines for false alarms would generate \$100,000 annually.

**2-9 Plastic Bag Fee** – a \$0.10 fee, which the City keeps, \$0.06 would generate \$270,000 annually modeled after a similar fee in Boulder, Colorado.

**2-12 & 5-5 Vehicle Sticker** – a \$30.00 vehicle sticker, \$6.00 for senior citizens and \$15.00 for low-income could generate approximately \$1.2 million.

**4-2 HRA Revenue Sheraton 4 Points** – could be \$180,000 - \$250,000 in new revenue once open.

**4-9 Business Registration Fee** – a \$25.00 fee generates \$200,000 or \$100.00 fee generates \$800,000.

**5-4 Other Fire Revenues** - \$188,000 - \$305,000 to increase fees and permits.

City Manager Urich stated the last report back was looking at revenue and expense trends over a ten-year period 2017-2027. He reported if the City would hold the line on spending, then the City would have a balanced budget for five years. He said expenses would then begin to overtake revenues causing a deficit in 2023-2027 based on no expense or revenue growth. He said the City's expenses are growing 3% to 3.2% each year while revenues are growing 2% each year.

Council Member Moore questioned City Manager Urich regarding Report Back 5-1 Fire Decommission to clarify which fire station was slated for closure.



City Manager Urich stated no fire station would be closed. He said this Report Back refers to decommissioning of a fire engine being removed from service. He said he would provide additional information on the utilization of Fire Engine #14.

Council Member Moore stated she recently visited Fire Station #4 and was concerned about the conditions of this facility. She explained this fire station was built in 1927, and needed repairs for sewage gas and bathroom repairs. She said she understands \$150,000 was allocated to repair structural repairs at the building. She recommended the City find funds to repair the bathroom facilities and discussed a future plan for a new fire house within the South Side.

In response to Council Member Oyler's question regarding if Public Works' cost was included in Report Back 4-10 for Special Event Fees, City Manager Urich confirmed the \$100 per intersection fee would include the cost for Public Works.

Council Member Oyler asked if Report Back 5-4 Other Fire Revenue was a non-profit tax rolled into these fees. City Manager Urich indicated hazardous material fees, fire inspection fees and fire permit fees were included. Council Member Oyler proposed a non-profit tax for fire services to be included in this Report Back.

Council Member Grayeb voiced concerns with the conditions of Fire Station # 4 along with the proposed decommissioning of a fire engine. He stated public safety was a top priority and the City needed all equipment available to provide services within our community. He suggested a raise in the A part of the HRA Tax from 2% to 4% to generate a million dollar increase, which could save Fire Engine #14 from being decommissioned.

Council Member Ruckriegel requested information for the next budget meeting to see if the proposed revenue increases were just a one-time fix. He thanked the City Manager for the chart on the 10 year trend and requested the data behind that report. He asked for a Report Back on Sales Tax trends over the next 10 years to be prepared for the next budget meeting on October 26, 2017.

Council Member Moore spoke on Report Back 4-10 Special Event Fees, and she suggested these organizations utilize more volunteers to assist with costs. She suggested non-profits who organized walk/runs should utilize trails especially around the Riverfront instead of closing streets. She asked if the City could keep track of street closures for walk/runs to assure the same streets are not always closing.

Council Member Moore requested information pertaining to Report Back 5-1 Fire Decommission and she asked for a review of the span of control at the Fire Department. She said she would like to know the number of firefighters versus management personnel.

Council Member Montelongo voiced concerns regarding the Report Back 5-1 Fire Decommission of Fire Engine #14 at Northmoor Fire Station #16. He stated the various schools, churches, senior housing and older homes in the area would be at risk if the proposed cuts were implemented. He requested Fire Chief Chuck Lauss speak about the potential cuts to his department.



**32105 JOINT CITY COUNCIL AND TOWN BOARD PROCEEDINGS OCTOBER 24, 2017**

Fire Chief Lauss stated the determination behind decommissioning Fire Engine #14 was a long process. He would prefer not to decommission an engine, but with the recent budget crisis, this would assist the City in closing the deficit gap. He said Fire Engine #14 responds to full alarm and EMS calls and has full capabilities of any current engine company. He indicated Fire Engine # 14 was utilized less than the other engines at Fire Station #16.

Council Member Riggerbach moved to receive and file the Continued Discussion of the 2018-2019 Biennial Budget; seconded by Council Member Turner.

Motion to receive and file was approved by roll call vote.

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

Nays: None.

**PUBLIC COMMENT REGARDING THE PROPOSED 2018/2019 BIENNIAL BUDGET**

Hearing no objection, Mayor Ardis granted Privilege of the Floor to citizens requesting to speak on budget matters.

Mr. Charles Williams, a Peoria resident spoke on the budget crisis and take home vehicles being utilized by the Police and Fire Department. He voiced concerns for the proposed cuts to the Fire Department, which could affect public safety.

Mr. Marcus Fogliano, an interested citizen, expressed concerns regarding the proposed cuts to the Fire Department. He spoke on the potential cuts to the Fire Cadet Program, which would affect race relations within the City since the Cadet Program has encouraged minorities' interest in the Fire Department

Mr. Raymel Everett, a concerned resident spoke on the transfer of property from the City to non-profit organizations or to individuals and he encouraged the City to open this program to all people to allow residents to utilize these properties in a positive manner.

**NEW BUSINESS**

**Groundbreaking & Naming 1<sup>st</sup> District Stormwater Farm**

Council Member Moore encouraged everyone to attend the Groundbreaking & Naming of the 1<sup>st</sup> District Stormwater Farm on Thursday, October 26, 2017, at 1013 SW Reed Ave, just off the corner of SW Reed & Elm, near Dozer Park, starting at 4:30 P.M. She indicated this would be a learning experience for the neighborhood and she mentioned a community barbecue & family activities would start at 5:30 P.M.

**Small Business Administration Loan Seminar**

Council Member Moore mentioned the Small Business Administration would be holding a loan process seminar on Wednesday, October 25, 2017 at 5:30 P.M. inside the Minority Business Development Center. She said this was an informational meeting for small businesses interested in obtaining a small business loan.



**Report Back on River Trail and Update on Pere Marquette Hotel.**

Council Member Akeson requested a Report Back regarding the River Trail developer's expenses and an update pertaining to the Pere Marquette Hotel.

City Manager Patrick Urich stated he would work with Assistant City Manager Setti on the Report Back regarding River Trail. He indicated a pending court hearing was scheduled for November 17, 2017.

**Re-entry Programs and Development and Redevelopment Agreements financing**

Mayor Ardis requested the City Manager to provide the number of re-entry programs within the City of Peoria. He asked for a list of Development or Redevelopment Agreements that utilized TIF, SSA, or other business improvement incentives over the last three years. He stated he wanted all projects, dates, which mechanism was used for financing and Council vote.

**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. Robert Johnson, a citizen of Peoria, voiced concerns regarding race relations and Police actions within the City of Peoria.

Ms. Chama St. Louis, a concerned citizen, read a letter and expressed concerns regarding the recent police incident with Eddie Russell Jr. She voiced her disappointment regarding race relations within the City of Peoria. She said there needed to be transparency and justice.

Mr. Raymel Everett, a citizen of Peoria, spoke on race relations within the City of Peoria and the recent police incident with Eddie Russell Jr. He felt there was injustice.

Mr. Doug Johnson, a concerned citizen, voiced concerns regarding the City balancing the budget on the backs of the poor within the community. He encouraged the City to raise the minimum wage and he expressed concern for tax incentives being used by wealthy developers.

Mr. Benjamin Thornton, a citizen of Peoria, spoke on the recent death of Eddie Russell Jr. He indicated he was a father and he hoped for a safer environment within the City of Peoria.

Mr. Charles Williams, a citizen of Peoria, spoke on the need for proper police training in order to avoid an incident similar to the death of Eddie Russell Jr. He said training was needed City-wide. He expressed disappointment that the POW MIA Flag was not flying at the General Downing Airport.

Ms. Anita Johnson, a concerned citizen and mother of Eddie Russell Jr., who she said was mentally ill. She spoke on the recent police shooting of her son Eddie and she expressed the need for further investigation into this matter for transparency and truth.

Ms. Mary Hayes, a citizen of Peoria, states those responsible should be held accountable in the recent death of Eddie Russell Jr., which she felt could have ended differently.

Ms. Mariah Cooper, a concerned citizen, spoke on race relations within the Peoria community. She stated community relations could improve and more respect for life was needed.

Mr. Savino Sierra, a citizen of Peoria, spoke on the recent death of Eddie Russell Jr. He stated he was waiting on the recent investigation report from the Illinois State Police. He asked citizens to show patience during this time to allow the investigation to be completed.

**EXECUTIVE SESSION**

**Consideration of a Motion to enter 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 Oyler 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 Ruckriegel.

Approved by roll call vote.

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

Nays: None.

**ADJOURNMENT**

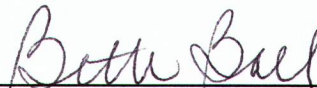
Council Member Riggerbach moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 10:05 P.M.



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