

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

A Regular Meeting of the City Council of Peoria, Illinois, was held April 27, 2021, 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, Oyler, Riggenbach (electronic attendance), Ruckriegel, Mayor Ardis – 11. Absent: None.

COVID-19 PUBLIC NOTICE

In accordance with Governor JB Pritzker's Executive Order 2020-07, as amended and extended, which limits meetings to the lesser of 25 persons or 25% of the overall room capacity, with the exception of individuals with proof of full vaccination plus 14 days or a negative COVID-19 test 1 to 3 days prior to the meeting who do not count against capacity limits; and requiring the provision of video, audio or telephonic access to meetings; as well as the CDC recommending social distancing of at least 6 feet between persons; City Hall is implementing changes and restrictions for the City Council Meeting on April 27, 2021, while complying with the spirit of the Open Meetings Act.

The Council Meeting was held in person in City Council Chambers. There was a room capacity restriction which would result in a wait to enter if met. Temperature screenings and face coverings are required for access inside City Hall. Members of the public and media were invited to watch through the live stream on the City of Peoria's website, YouTube, Local Television Channel 22, or listen through WCBU Radio. While Public Comment was available in-person, the option to submit comments through the City Clerk's Office due to room capacity restrictions was available as well. Any submissions would be read into the record. The agenda, minutes and video podcast of the meeting were available online through the City's website.

ELECTRONIC ATTENDANCE

Mayor Ardis announced a notice was received by Council Member Riggenbach in accordance with rules established in Ordinance No. 16,142. He said Council Member Riggenbach would be deemed authorized to attend the meeting electronically unless a motion objecting to the member's electronic attendance was made, seconded, and approved by two-thirds of the members of the City Council physically present at the meeting. If no such motion was made and seconded, then the request by Council Member Riggenbach to attend electronically would be deemed approved by the City Council and Council Member Riggenbach would be declared present.

Hearing no objection to the request for an electronic attendance, Council Member Riggenbach was declared present by Mayor Ardis.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Ardis requested a moment of silent prayer or reflection. He asked everyone to keep State Representative Jehan Gordon-Booth and her family in prayer due to the recent passing of her father. He then led the pledge of allegiance.

PROCLAMATIONS, COMMENDATIONS, ETC.**Arbor Day****MINUTES**

Council Member Ruckriegel moved to approve the minutes of the Regular Joint City Council and Town Board Meeting held on April 13, 2021, as printed; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

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

- (21-104) 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 RECEIVE and FILE a FIRST READING of an ORDINANCE Amending Appendix A, the Unified Development Code, Relating to SIGNS (Menu Boards).**

Community Development Director Ross Black explained this item increased the allowable menu board size from 30 square feet to 40 square feet and the allowable height from 5 feet to 6 feet. He said the reason for the change was due to more information on the signs than there were 30 years ago as well as vehicles were taller now than then.

Council Member Ali moved to receive and file a first reading of an Ordinance amending Appendix A, the Unified Development Code, relating to signs; 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.

CLERK'S NOTE: Item No. 21-104 will be on the May 11, 2021, Regular City Council Meeting for adoption.

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:**(21-105) Communication from the Mayor and Corporation Counsel with a Request to APPROVE a DECLARATION OF LOCAL STATE OF EMERGENCY.**

Council Member Grayeb moved to approve a Declaration of Local State of Emergency; seconded by Council Member Moore.

Approved by roll call vote.

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

Nays: Montelongo - 1.

(21-106) Communication from the City Manager and Assistant City Manager with a Request to ADOPT an ORDINANCE Amending the City of Peoria 2021 REVISED ANNUAL BUDGET Relating to the General Fund, in the Amount of \$75,000.00, for the Expansion and Improvement of PEORIA CARES CALL MANAGEMENT.

City Manager Urich provided a summary of the item stating due to a decrease in City Staff to assist with the Peoria Cares calls, the City had been working with AMT to assume Peoria Cares. He said with AMT assuming those duties it would increase the hours of service and expand the days of operation. He said the annual cost for such service would be approximately \$75,000.00.

Council Member Grayeb said this proposed format was good for the citizens of Peoria and provided longer hours and an additional day to report various issues. He inquired whether a monthly report would continue to be provided to the Council, and City Manager Urich indicated it would.

Council Member Rigggenbach expressed his appreciation for City Staff to think outside the box and to bring this item forward. He said he saw the value of Peoria Cares, and with the expansion of days and hours, it would be a benefit for everyone. He said he would support this item.

Council Member Rigggenbach moved to adopt an Ordinance amending the City of Peoria 2021 Revised Annual Budget relating to the General Fund, in the amount of \$75,000.00, for the expansion and improvement of Peoria Cares Call Management; seconded by Council Member Grayeb.

Council Member Jensen said she was supportive of expanding and improving the Peoria Cares Program; however, she said she would support hiring inhouse, and she inquired why this was being contracted with an outside organization.

Discussions were held regarding the hours needed to be covered and the number of Staff members it would take to cover those hours. It was questioned on whether the City Council needed to approve a contract with the proposed amount, and City Manager Urich said this item provided for a budget amendment and would bring a contract forward to Council for approval.

Council Member Jensen said she was not supportive of the proposed budget amendment without reviewing the contract.

Council Member Montelongo inquired whether Staff reviewed other options and why this service was not put out for bid. City Manager Urich said AMT had the expertise with the current 211 system, and he noted there would be a decrease in City Staff Administration in the next month. He said it was his opinion this would provide a significant cost-savings to the City.

Council Member Montelongo said he would not support this item without a Request for Proposal process being done first.

Council Member Ali inquired as to the length of the contract, and Assistant City Manager Deborah Roethler said there was not a written contract. She said they needed to review the integration process. Regarding a proposed length of time of service, she said either party had the option to present a 30-day notice to end the contract. She said the contract would be open ended without a term date.

Council Member Ali commented on the importance of seeing a draft contract prior to voting on this matter, and she moved for a substitute motion to defer this matter to the May 11, 2021, Regular City Council Meeting; seconded by Council Member Jensen.

Council Member Grayeb said he would support the deferral. He remarked on the importance of how to train AMT in order to service their constituents intelligently.

Substitute motion to defer to the May 11, 2021, 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.

(21-107) Communication from the City Manager and Director of Community Development and Director of Economic Development to APPROVE a First Phase PRE-DEVELOPMENT AGREEMENT with PEORIA CITIZENS COMMITTEE FOR ECONOMIC OPPORTUNITY, INC. (PCCEO), in the Amount of \$290,000.00 for the MACARTHUR CORRIDOR.

At the request of Council Member Moore, Community Development Director Ross Black provided an overview of the item, stating this would allow PCCEO to conduct the pre-development work so the improvement and development work could begin as soon as possible.

Council Member Moore reviewed the number of studies conducted over the last several years, stating there was a severe lack of infrastructure in the First District, particularly noting the South Side. She said in 2019 she has asked for \$1 million be set aside from the South Village TIF. She said this would pull some of those funds reserved for implementation. She asked for Council's approval of the \$290,000.00 to get the plan moving, noting this was just the initial phase. She said PCCEO would determine where to start the work.

At the conclusion of her comments, Council Member Moore moved to approve a First Phase Pre-Development Agreement with Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO), in the amount of \$290,000.00, for the MacArthur Corridor; seconded by Council Member Ruckriegel.

Council Member Ali commended Council Member Moore on her efforts with this project, stating it was valuable to the community and would be part of her legacy. She said this would develop a part of the community that had been disadvantaged for a long time. She said PCCEO was a very capable organization, and she stated she would support this item.

Motion to approve a First Phase Pre-Development Agreement with Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO), in the amount of \$290,000.00, for the MacArthur Corridor was approved by roll call vote.

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

Nays: None.

(21-108) Communication from the City Manager and Director of Community Development Director with a Request to ADOPT an INDUCEMENT RESOLUTION Related to a Potential TAX INCREMENT FINANCING (TIF) District Generally Bounded by WAR MEMORIAL DRIVE, UNIVERSITY STREET, FLORENCE AVENUE, and PARISH AVENUE. (Council District 2)

At the request of Council Member Grayeb, Community Development Director Ross Black provided an overview of the item stating the City Council provided authorization for a TIF study to be conducted for this general area several meetings ago and had authorized a Special Use for a Site Plan for a financial services business at that location. He said the proposed Resolution was a device where the City would be able to be reimbursed for related costs and would allow for developers to hold their place in the event the TIF was approved and there was a redevelopment agreement with a developer. He said there was nothing in the item that obligated the Council to approve the TIF nor obligated them to enter into an agreement with any developer. He said holding a place would allow for some surety to be reimbursed for eligible costs.

Council Member Grayeb commented on the potential to create a TIF for the area outlined in this item. He said it would allow the City to implement a TIF for this parcel of land and would make things more palatable for a developer.

Director Black confirmed any potential developer could move forward with site work at this location at their own risk, stating this Resolution indicated if a TIF was established, then the City would be open to negotiating a redevelopment agreement with a developer.

Council Member Grayeb moved to adopt an Inducement Resolution related to a potential Tax Increment Financing (TIF) District generally bounded by War Memorial Drive, University Street, Florence Avenue, and Parish Avenue; seconded by Council Member Oyler.

Discussions were held regarding the potential opportunity and risk for developers to begin work prior to an actual TIF being approved; however, Director Black said this Resolution would allow the City to be reimbursed for its costs in hiring a consultant for putting a TIF together.

INDUCEMENT RESOLUTION NO. 21-108 related to a potential Tax Increment Financing (TIF) District generally bounded by War Memorial Drive, University Street, Florence Avenue, and Parish Avenue was adopted by roll call vote.

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

Nays: None.

(21-109) Communication from Council Member Montelongo to ADOPT a RESOLUTION Establishing the CENTRAL RETAIL DISTRICT. (Council District 4)

Council Member Montelongo said he was proud to bring this item forward stating he had worked with several business owners in District 4 to create a common branding for the retail area, which included Northwoods Mall, Glen Hollow Shopping Center and Westlake Shopping Center.

At the conclusion of his comments, Council Member Montelongo moved to adopt a Resolution establishing the Central Retail District; seconded by Council Member Kelly.

RESOLUTION NO. 21-109 was adopted by roll call vote.

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

Nays: None.

(21-098) Communication from the City Manager and Corporation Counsel with a Request to APPROVE an ORDINANCE Establishing and Regulating RAFFLES and POKER RUNS.

Council Member Kelly distributed Peoria County's Raffle License Fee Scale.

Assistant City Attorney Michael Toren reviewed the proposed Ordinance stating the City needed to enact a local Ordinance in order for these games of chance to take place within the City. He reviewed what considered an organization to be qualified to obtain a raffle license, how the proceeds for a raffle should be used, and the maintenance of specific records. He reviewed the proposed fee schedule stating organizations with raffles under \$10,000.00 there would be no fee and a \$20.00 fee for raffles of \$10,000.00 or more.

Discussions were held regarding the length of time an organization had to be in existence prior to applying for a raffle license, and Attorney Toren stated it was State law that an organization had to be in existence for five years. It was further discussed that currently raffle licenses were processed through Peoria County and any organization applying in the City had to be a benevolent organization defined in the Ordinance.

Council Member Kelly commended the City Manager and Staff for making the City's fee schedule reasonable and accessible, referencing Peoria County's fee schedule and noting the City's fee schedule would be very easy and cheap for a non-profit organization to raise money for their cause.

Council Member Kelly moved to adopt an Ordinance establishing and regulating raffles and poker runs; seconded by Council Member Moore.

Discussions were held regarding a licensee's qualifications and requirement for ineligibility, specifically noting the phrase "proof of good moral character," and Attorney Toren stated said such wording was used by other municipalities and counties and was also included in the State Statutes to ensure an organization was *bona fide* and in good-standing. Council Member Ali requested for additional language to be considered relating to non-discrimination along with "good moral character."

ORDINANCE NO 17,845 establishing and regulating raffles and poker runs was adopted by roll call vote.

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

Nays: None.

(21-110) Communication from the City Manager and the Community Development Director with a Request to ADOPT an ORDINANCE Amending CHAPTER 5 of the CODE of the City of Peoria Pertaining to the Establishment of the CITY OF PEORIA LAND BANK.

A handout was distributed to all Council Members changing this item from a request to Adopt to a First Reading review of an Ordinance.

Community Development Director Ross Black provided an overview of the item stating Land Banks had been successful in other States, which were used where housing deteriorated to the point of needing demolition. He said there was no profit incentive. He said land banks existed in cities and counties did not have the capacity to focus on what to do on a comprehensive level what to do with vacant lots or housing. He said the Illinois Housing Development Authority (IHDA) approached the City to establish funds for the first Land Bank in Illinois. He said this would be an 18-month pilot program to see what difference could be made in the community over that time. He said Illinois was just beginning to open up to the concept of Land Banks, and Illinois State Law has been quiet on the establishment of Land Banks. He said that was beginning to change. He said it was his hope to move forward with Council for approval in a couple of weeks and show in Central Illinois and the Midwest how a well-run Land Bank can look.

Council Member Moore said she was happy to see this item come forward to Council, stating she had reviewed the information from 2012. She said it was her hope to receive and file the item this time and adopt the Ordinance at the next Council meeting in order for there to be an earnest start in assembling properties along the South Side and North Valley with a strategic demolition.

Council Member Riggerbach expressed his appreciation to Director Black and Assistant Community Development Director Joe Dulin for their continued leadership on this item. He referenced former Council Member and State Senator Chuck Weaver for working on this issue many years ago. He said he was glad to see this item come to reality. He recognized the Staff in the Community Development Department and expressed his appreciation for their continued strength and diligence during current challenging times. At the conclusion of his comments he said he would support the concept of a Land Bank.

Council Member Ali said she was intrigued and excited about the Land Banking opportunity. She said most of the feedback she had received was related to community input and engagement, and she inquired as to how much community education had been involved in the process.

Assistant Director Dulin said he would work with Staff to obtain public input in the next week and have that information available at the next City Council meeting.

Council Member Jensen expressed her appreciation to Director Black and Assistant Director Dulin for their efforts on this item. She said she was glad this item was changed from adopting an Ordinance to a First Reading in order to give residents and stakeholders an opportunity to

give some input. Regarding the makeup of the Land Bank Board, she asked to ensure a resident of one of the neighborhoods primarily impacted by the Land Bank be part of the Board, asking to consider two representatives from two different areas.

Council Member Ruckriegel expressed appreciation for the effort on this item, stating he was extremely supportive. He said this was an item citizens had requested. He said Land Banking required the City to work within a certain strategy, and he said this item would allow the City to be more strategic. He said this would provide for tangible change within the community, and he said he was excited to see it come forward in the next few weeks for approval.

Assistant Director Dulin said this was going to be a City of Peoria Land Bank. He reviewed the transaction amounts stating anything under \$15,000.00 was at the discretion of the City Manager, which was previously granted by the City Council. He said this Ordinance would bring back a Land Manager Position to the City, which was previously lost due to budgetary constraints.

Council Member Jensen moved to receive a file a First Reading of an Ordinance amending Chapter 5 of the Code of the City of Peoria pertaining to the establishment of the City of Peoria Land Bank; 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.

(21-107) Communication from the City Manager and Director of Community Development and Director of Economic Development to APPROVE a First Phase PRE-DEVELOPMENT AGREEMENT with PEORIA CITIZENS COMMITTEE FOR ECONOMIC OPPORTUNITY, INC. (PCCEO), in the Amount of \$290,000.00 for the MACARTHUR CORRIDOR.

Council Member Moore asked this item to be reconsidered stating she needed to abstain from voting due to having a business relationship with PCCEO.

Council Member Moore moved to reconsider Item No. 21-107 to approve a first phase Pre-Development Agreement with Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO), in the amount of \$290,000.00 for the MacArthur Corridor; seconded by Council Member Oyler.

Motion to RECONSIDER Item No. 21-107 was approved by roll call vote.

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

Nays: None.

Council Member Ali moved to approve a first phase Pre-Development Agreement with Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO), in the amount of \$290,000.00 for the MacArthur Corridor; seconded by Council Member Jensen.

Approved by roll call vote.

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

Nays: None;

Abstain: Moore – 1.

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

- (21-075) **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 Amending Resolution No. 03-444, as Amended, to REMOVE THE ACCESS RESTRICTION to Jamestown Road, for Williamsburg Oaks Townhouses, a Multi-Family Residential Development Located at 3310-3408 W KING JAMES RD and 6502-6510 N QUEEN FRANCES LN, (Parcel Identification Nos. 13-13-203-011, 13-13-204-000 - 13-13-204-002, 13-13-205-000 - 13-13-205-016, 13-13-206-000 - 13-13-206-004, 13-13-207-000 - 13-13-207-002, 13-13-229-000 - 13-13-229-007, 13-13-230-000 - 13-13-230-008, 13-13-231-000 - 13-13-231-005), Peoria, IL (Council District 4)**

Council Member Montelongo said this item was previously presented to the Council in March and was deferred in order to allow for a public Zoom meeting.

Council Member Montelongo moved to approve a Resolution amending Resolution No. 03-444, as amended, to remove the access restriction to Jamestown Road, for Williamsburg Oaks Townhouses, a Multi-Family Residential located at 3310 – 3408 W. King James Rd. and 6502 – 6510 N. Queen Frances Ln. (PINs 13-13-203-011, 13-13-204-000 - 13-13-204-002, 13-13-205-000 to 13-13-205-016, 13-13-206-000 to 13-13-206-004, 13-13-207-000 to 13-13-207-002, 13-13-229-000 to 13-13-229-007, 13-13-230-000 to 13-13-230-008, 13-13-231-000 to 13-13-231-005), Peoria, Illinois; seconded by Council Member Cyr.

RESOLUTION NO. 21-075 was approved by roll call vote.

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

Nays: None.

ADDITIONAL UNFINISHED BUSINESS

Resolution Supporting a Reinstatement of a Utility Moratorium

Council Member Riggerbach said at the last Council Meeting the Council was presented with a proposed Resolution requesting them to go on record to encourage the Governor to reinstate the utility disconnection moratorium. He said a sample was distributed to all Council.

Mayor Ardis said it would be put on the next City Council agenda.

NEW BUSINESS

Legality of Motorized Vehicles and Loud Noise

Council Member Grayeb asked the Interim Chief of Police and the Legal Department to provide to the Council at the next City Council Meeting information on the legality of motorized vehicles and the enforcement action to be taken should there be loud noise coming from those vehicles.

Moss-Bradley Annual Sale

Council Member Grayeb announced the Moss-Bradley Annual Sale would be postponed this year due to COVID from June to September 11, 2021, from 8:00 A.M. to 3:00 P.M. He said vendor applications would go out this week. He said they were anticipating having a remembrance ceremony in light of 9-11.

Peoria Cares

Council Member Kelly inquired whether there would be a contract with the vendor for Peoria Cares, and City Manager Ulrich said there was an agreement in place where the City would not need a contract. Council Member Kelly remarked on the need for a contract in order for both parties to know what to expect from one another.

Recognition of Polly Wagner

Council Member Riggerbach expressed his appreciation to Polly Wagner, a resident in the Third District and Master Gardner, who tended the garden on the corner of War Memorial and Knoxville Avenue. He said her flowers were in bloom and made that corner absolutely beautiful.

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.

Lavetta Ricca, President of Old Town South Neighborhood Association, said she hated goodbyes, and she expressed her appreciation to Council Member Montelongo and City Clerk Beth Ball for their service to the City of Peoria. She thanked Council Member Moore for being her First District Council Member and expressed her appreciation for all the hard work she had done for them during her term. She recognized Mayor Ardis, whom she met 22 years ago as an advocate. She said he began as a Council Member and later became Mayor for the City of Peoria. She thanked him for making the City a wonderful City to live. She expressed her appreciation for everything he had done.

Mayor Ardis said he appreciated Ms. Ricca's advocacy and how much she loved and appreciated the community.

Lawrence Maushard, a concerned citizen of Peoria, expressed his appreciation to Council Member Riggerbach for discussing the utility moratorium. He commented on the number of households that would be affected. He said Bloomington had unanimously passed a similar resolution. He remarked on the need to prevent shutoffs during the pandemic. He said approving a Resolution would not cost the City anything and would encourage the Governor to put the utilities back on.

EXECUTIVE SESSION

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

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, Jensen, Kelly, Montelongo, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 11;

Nays: None.

The Regular City Council Meeting was adjourned at 7:38 P.M.



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

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