

: OFFICIAL PROCEEDINGS :

: OF THE CITY OF PEORIA, ILLINOIS :

A Regular Meeting of the Joint City Council and Town Board of Trustees of Peoria, Illinois, was held February 11, 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 physically present: Ali, Cyr, Grayeb, Jensen, Kelly, Moore, Oyler, Riggerbach (arrived 6:17 P.M.), Ruckriegel, Mayor Ardis – 10.
Absent: Montelongo.

INVOCATION & PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENT REGARDING NOTICE TO TOWNSHIP ELECTORS

Mayor Ardis announced, pursuant to Public Act 095-0761, any citizen who desired to have an item considered on the agenda at the Annual Town meeting to be held Tuesday, April 14, 2020, at 6:00 P.M., would be required to bring a specific request signed by 15 or more electors to the Clerk no later than March 1st. He also explained that any group of registered voters may request an advisory question of public policy for consideration by the electors at the annual meeting by giving written notice of the specific advisory question to the Township Clerk in the same manner as required for an agenda item under subsection (b) of Section 30-10 of the Township Code.

PROCLAMATIONS, COMMENDATIONS, ETC.

**National Engineer's Week
The 100th Anniversary of The League of Women Voters**

Council Member Riggerbach arrived at 6:17 P.M.

MINUTES

Council Member Ruckriegel moved to approve the minutes of the City Council Meeting held on January 28, 2020, as printed; seconded by Council Member Grayeb.

Approved by roll call vote.

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

Nays: None.

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

(20-032) REQUEST from the Town Officials to APPROVE the JANUARY 2020 ACTUAL EXPENDITURES and to APPROVE the FEBRUARY 2020 ANTICIPATED EXPENDITURES for the Town of the City of Peoria.

Trustee Grayeb moved to approve the January 2020 actual expenditures and to approve the February 2020 anticipated expenditures for the Town of the City of Peoria; seconded by Trustee Kelly.

Approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Moore, Oyler, Riggerbach, Ruckriegel,
Chairman Ardis – 10;

Nays: None.

PETITIONS, REMONSTRANCES & COMMUNICATIONS – CITY OF PEORIA

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, with Recommendations as Outlined

- (20-033) **Communication from the City Manager and Director of Public Works with a Request to APPROVE the PURCHASE of REAL ESTATE Located at 3223 SW JEFFERSON AVENUE, in an Amount Not-to-Exceed \$23,000.00, Plus Other Expenses Estimated at \$8,500.00, as an Opportunity Acquisition for the Improvement of WESTERN AVENUE from Adams Street to Howett Street. (Council District 1)**
- (20-034) **Communication from the City Manager and Director of Public Works with a Request for the Following:**
- A. ACCEPT the LOW BID of ILLINOIS CIVIL CONTRACTORS INC. and Award a Construction CONTRACT from the Base Bid of \$3,938,811.03 with an Additional Authorization of \$179,789.90 (4.56% Contingency), for a Total Award Amount of \$4,118,600.93, for the SHERIDAN ROAD RECONSTRUCTION PROJECT (W. Eleanor Place to W. Richmond Avenue).**
 - B. APPROVE the STATE MOTOR FUEL TAX RESOLUTION NO. 20-034-B SUPPLEMENT NO. 1, in the Amount of \$263,942.40, for Construction Services for the SHERIDAN ROAD RECONSTRUCTION PROJECT (W. Eleanor Place to W. Richmond Avenue).**
 - C. APPROVE an AGREEMENT with ILLINOIS AMERICAN WATER COMPANY for Reimbursement to the City of Peoria, in an Amount Not-to-Exceed \$231,283.53, for Certain WATER MAIN REPLACEMENT Work Being Performed by the City's Contractor for Improvements to the SHERIDAN ROAD RECONSTRUCTION PROJECT (W. Eleanor Place to W. Richmond Avenue). (Council District 2)**
- (20-035) **Communication from City Manager and Director of Public Works with a Request for the City Manager to Execute an AGREEMENT with the ILLINOIS DEPARTMENT OF TRANSPORTATION, in the Amount of \$9,269.00, Plus Contingency, for the City's Participation in MODERNIZING TRAFFIC SIGNAL Costs Associated with the Resurfacing of US ROUTE 150 from Northland Avenue to Meadowbrook Street. (Council Districts 2 & 4)**
- (20-036) **Communication from the City Manager with a Request to APPROVE a Loan from the City's REVOLVING LOAN FUND to IVEX SPECIALTY PAPER LLC, PAPER INVESTMENT LLC AND BRENT EARNSHAW, in the Amount of \$250,000.00, and to Authorize the City Manager to Execute the Necessary Documents.**

- (20-025) **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. 17,749 Amending Appendix A, the Unified Development Code, Relating to PARKING IN THE WAREHOUSE FORM DISTRICT. (Council District 1)**
- (20-037) **Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,750 Partially Abating the Tax Hereto Levied to Pay Special Service Area Property Taxes on the PEORIA SPORTS CENTER SPECIAL SERVICE AREA, in the Amount of \$240,000.00.**
- (20-038) **Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,751 Partially Abating the Tax Hereto Levied to Pay Special Service Area Property Taxes on the HOLIDAY INN PROPERTY TAX SPECIAL SERVICE AREA, in the Amount of \$105,000.00.**
- (20-039) **Communication from the City Manager and Finance Director/Comptroller with a Request to ADOPT ORDINANCE NO. 17,752 Abating the Taxes Heretofore Levied to Pay Principal of and Interest on the GENERAL OBLIGATION BONDS, of the City of Peoria, Peoria County, Illinois Series 2019.**
- (20-040) **APPOINTMENT by Mayor Ardis to the TRANSPORTATION COMMISSION with a Request to Concur:**
- Brent Baker (Voting) - Term Expires 6/30/2022**
- (20-041) **APPOINTMENT by Mayor Ardis to the SISTER CITY COMMISSION with a Request to Concur:**
- Mr. Kevin Sullivan (Voting) - 6/30/2020**
- (20-042) **FINANCIAL STATEMENTS from the GREATER PEORIA MASS TRANSIT DISTRICT, including Independent Auditors' Report, as of and for Years Ended June 30, 2018, and 2019, (on file in the City Clerk's Office), 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.

Item No. 20-035 was removed from the Consent Agenda for further discussion due to a revised Council Communication that was distributed to all Council Members.

Council Member Kelly requested Item No. 20-036 be removed from the Consent Agenda for further discussion.

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

Item Nos. 20-025, 20-033 through 20-042, (excluding Item Nos. 20-035 and 20-036, which were removed for further discussion) were approved by roll call vote under the Omnibus Vote Designation.

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

Nays: None.

- (20-035) * Communication from City Manager and Director of Public Works with a Request for the City Manager to Execute an AGREEMENT with the ILLINOIS DEPARTMENT OF TRANSPORTATION, in the Amount of \$9,269.00, Plus Contingency, for the City's Participation in MODERNIZING TRAFFIC SIGNAL Costs Associated with the Resurfacing of US ROUTE 150 from Northland Avenue to Meadowbrook Street. (Council Districts 2 & 4)**

A revised Council Communication was distributed to all Council Members.

Council Member Ali moved to execute an Agreement with the Illinois Department of Transportation, in the amount of \$9,269.00, plus contingency, for the City's participation in modernizing traffic signal costs associated with the resurfacing of US Route 150 from Northland Avenue to Meadowbrook Street; seconded by Council Member Cyr.

Approved by roll call vote.

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

Nays: None.

- (20-036) ** Communication from the City Manager with a Request to APPROVE a Loan from the City's REVOLVING LOAN FUND to IVEX SPECIALTY PAPER LLC, PAPER INVESTMENT LLC AND BRENT EARNSHAW, in the Amount of \$250,000.00, and to Authorize the City Manager to Execute the Necessary Documents.**

Council Member Kelly expressed his concern to City Manager Patrick Urich regarding the City's junior status on loans and he inquired whether the status could be upgraded to senior alongside the other lenders in order to mitigate the City's risk.

City Manager Urich explained that these types of loans were used as gap-funding, a small part of a larger loan; however, he said the City could pose the question to the institutions during future loan negotiations for the opportunity for the City to be in a primary position. He then invited Senior Development Specialist Cesar Suarez to elaborate on the City's position during these loan negotiations and the process.

Senior Development Specialist Suarez explained how the status and risk were calculated for different lenders, such as the City of Peoria, as well as the prudent processes that were involved. He said that during discussions regarding the status of a lender, higher interest rates could be agreed upon when there was a higher risk as well.

Council Member Kelly moved to approve a loan from the City's Revolving Loan Fund to Ivex Specialty Paper, LLC, Paper Investment LLC and Brent Earnshaw, in the amount of \$250,000.00, and to authorize the City Manager to execute the necessary documents; seconded by Council Member Moore.

Discussions were held regarding the benefit of these types of loans for local businesses and growth within the city, as well as how City funds were set aside for their purpose.

Motion to approve a loan from the City's Revolving Loan Fund to Ivex Specialty Paper LLC, Paper Investment LLC and Brent Earnshaw, in the amount of \$250,000.00, and to authorize the City Manager to execute the necessary documents was approved by roll call vote.

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

Nays: None

REGULAR BUSINESS ITEMS, with Recommendations as Outlined:

(20-043) Communication from the City Manager and Director of Community Development with a Request to RECEIVE and FILE a PRESENTATION from the PEORIA HOUSING AUTHORITY Related to the Redevelopment of the TAFT HOMES. (Council District 1)

After Mayor Ardis thanked CEO of the Peoria Housing Authority (PHA) Jackie Newman for coming in to present to the Council. She expressed her appreciation for the invitation to speak regarding the Redevelopment of the Taft Homes. She spoke about the efforts to improve the status of the PHA and about the media coverage regarding the Taft homes, describing issues that have since been addressed. She then explained the phases of the Taft Home Redevelopment Plan, each in different stages, as well as deadlines for upcoming applications and an outline of what to expect through the end of 2020. She said she was enlisting support from the Council for the Tax Credit Application in March and for the project in its entirety.

Council Member Moore moved to receive and file a presentation from the Peoria Housing Authority related to the Redevelopment of the Taft Homes; seconded by Council Member Riggerbach.

Discussions were held regarding tenant relocation details as well as the Tax Credit application process, to include whether changes could be made to the proposal after the application was submitted. Ms. Newman explained the proposal was a concept of the project and subject to change based on many factors and approvals.

Conversations continued concerning cooperation across multiple agencies and entities to achieve success in the redevelopment plan, decisions that had been made regarding the plan and how those decisions were reached. Discussions were held regarding the safety measures that had been and would be imposed upon project completion to ensure the security of both residents and neighboring citizens.

After briefly discussing the relocation vouchers and proposed Federal HUD funding tax cuts, several Council Members expressed the importance of public meetings and acquiring input from the community.

Further discussions regarding the need for public hearings about public housing in Peoria, the HUD grading system and the inclusion of TIF funds in the proposal were held. Ms. Newman reiterated the need for cooperation between the PHA and other agencies, such as the Peoria Police Department, to ensure a safe environment and progress in this proposed redevelopment plan. Council Member Grayeb talked about the longevity of the public housing problem in Peoria and the need for constructive and meaningful solutions.

Council Member Riggenbach described the importance of this project for the people of Peoria. He said it was the responsibility of the Council to resolve the living conditions in public housing in a progressive manner and he said supporting this project would be a step in that direction.

Council Member Kelly briefly described national public housing concerns and asked the PHA to work on resolving those in Peoria with the proposed Redevelopment Plan.

Mayor Ardis commented on the negative publicity regarding Taft Homes in recent history, how issues were neglected by previous management, and how the issues were brought to light. He thanked Ms. Newman for taking on the responsibility of rectifying those issues and for helping the PHA progress in a better direction. Council Member Moore also thanked Ms. Newman and the current PHA Board for their work as well as the progress being made.

Clarification was provided by Community Development Director Ross Black regarding Opportunity Zones and Opportunity Areas as State and Federal designated areas, as well as how it affected the inclusion of the East Peoria Opportunity Zone in the proposal despite the fact it was across the river.

Motion to receive and file a presentation from the Peoria Housing Authority related to the Redevelopment of the Taft Homes was approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Kelly, Moore, Oyler, Riggenbach, Ruckriegel,
Mayor Ardis – 10;

Nays: None;

(20-044) Communication from the City Manager and Director of Community Development to APPROVE a RESOLUTION Supporting the Application for LOW INCOME HOUSING TAX CREDITS Submitted by the Peoria Housing Authority for the Development of the TAFT HOMES. (Council District 1)

Before Mayor Ardis expressed his support, he began by describing this item as a Resolution to support the PHA Taft Homes Redevelopment explained in the presentation (Item No. 20-043), to include applying for tax credits. Council Member Ali compared the Resolution to a letter of support, and Ms. Newman explained that if approved, the Resolution would be included in the tax credit application.

Council Member Ali moved to approve a Resolution supporting the application for Low Income Housing Tax Credits submitted by the Peoria Housing Authority for the development of the Taft Homes; seconded by Council Member Moore.

Discussions were held regarding the long history of public housing issues in Peoria and the need for public hearings to acquire input from the community. Council Member Jensen and Council Member Oyler explained they supported the project, but would not be supporting the Resolution at this time due to a desire for more details and a review of public hearing results before endorsement.

RESOLUTION NO. 20-044 supporting the application for Low Income Housing Tax Credits submitted by the Peoria Housing Authority for the Development of the TAFT Homes was approved by roll call vote.

Yeas: Ali, Cyr, Grayeb, Kelly, Moore, Riggenbach, Ruckriegel, Mayor Ardis – 8;
Nays: Jensen, Oyler – 2;

(20-026) 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 A Amending Appendix A, the Unified Development Code, or to ADOPT ORDINANCE B Amending Appendix A, the Unified Development Code, both Relating to TRUCK PARKING.

A map of the City of Peoria highlighting specific zones as described in the Ordinance was distributed to all Council Members.

Community Development Director Ross Black described the changes to the Ordinance since it was first brought before the Council at the January 28, 2020, City Council Meeting, as well as the difference between Ordinance A and Ordinance B.

Council Member Jensen said while she was supportive of the item, she was not supportive of eliminating the Special Use requirement in C-2 (Large Scale Commercial) districts.

Council Member Kelly asked Director Black for further clarification on the requirements of applicants. Director Black described the application requirements to include Site Plans and mandatory signage among other items as described in the Ordinance. He said adopting this Ordinance would not automatically allow truck drivers to park in areas marked on the map provided. He said it would allow landowners the opportunity to apply for approval from the City to allow trucks to park on their property after meeting all the requirements.

Council Member Moore asked if there were going to be specific standards created for this use, which Director Black confirmed. She asked if those specific standards could be provided to the Council prior to adopting the Ordinance. Council Member Grayeb also asked that Director Black provide a list of the properties, such as the Northwoods Mall, that would be permitted properties as outlined in the Ordinance. Director Black, after confirming the requests, said he would bring back the Ordinance with the proposed changes and with Council Member Jensen's request for C-2 Districts being a Special Use in all cases.

Council Member Moore moved to defer this item to February 25, 2020, Regular City Council Meeting; seconded by Council Member Grayeb.

Motion to defer this item to February 25, 2020, was approved by roll call vote.

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

Nays: None;

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

- (20-031) Communication from the City Manager, Assistant City Manager and Finance Director/Comptroller with a Request to ADOPT an ORDINANCE Amending the City of Peoria 2020 - 2021 BIENNIAL BUDGET Relating to the General Fund Budget for Fiscal Year 2020, in the Amount of \$30,000.00, the East Village TIF Fund, in the Amount of \$5,000.00, and the Warehouse District TIF Fund, in the Amount of \$5,000.00, to Fund Administrative and Start-up Costs to Deliver the Full-Time Presence of a Non-profit Microloan and Financial Services Organization, JUSTINE PETERSEN.**

Assistant City Manager Deborah Roethler described how City Staff decided to recommend Justine Petersen providing services to Peoria as well as the collaboration efforts with Peoria County. She explained how they would potentially provide funding options not accessible to local small business owners for various reasons to help them grow and thrive in the community.

Council Member Riggerbach moved to adopt an Ordinance amending the City of Peoria 2020-2021 Biennial Budget relating to the General Fund Budget for fiscal year 2020, in the amount of \$30,000.00, the East Village TIF Fund, in the amount of \$5,000.00, and the Warehouse District TIF Fund, in the amount of \$5,000.00, to fund administrative and start-up costs to deliver the full-time presence of a non-profit microloan and financial services organization, Justine Petersen; seconded by Council Member Moore.

Council Members discussed the need in Peoria for what this non-profit organization would provide, and the difficulties local business owners suffered in receiving funds through traditional means. Council Member Moore mentioned the services Justine Petersen offered went beyond funding, such as counseling, which influenced her perspective on Justine Petersen's presence in Peoria.

Council Member Kelly said, while he was supportive of Justine Petersen operating in Peoria, he said he opposed the use of tax-payer money to fund administrative and start-up costs. He said he believed this was an inappropriate use of TIF funds as well.

A dialogue was held regarding whether a full-time representative from the organization would be established in Peoria with a possible office location such as City Hall. Assistant City Manager Roethler said that decision was yet to be determined, but despite the outcome, clear communication would be provided to local business owners as to when and where they could meet with the representative for their needs.

Council Member Riggerbach asked City Manager Patrick Urich if the use of the TIF Funds would be allowed for this purpose, which he confirmed it was.

ORDINANCE NO. 17,753 was adopted by roll call vote.

Yeas: Ali, Cyr, Grayeb, Jensen, Moore, Oyler, Riggerbach, Ruckriegel, Mayor Ardis - 9;

Nays: Kelly - 1.

Channel 22

Council Member Moore commented on Strategic Communication Specialist Stacy Petersen's continued work on the City's Communication content on Channel 22 and how she was compiling the public responses to present at the next Council meeting regarding a plan and times for City content to air as well as what it would entail.

NEW BUSINESS

Census Day 2020

Council Member Ruckriegel stated there were 49 days left until Census Day, April 1, 2020, and he stressed the importance of capturing the full representation of the citizens for all levels of government to secure funding. He invited Council Members and citizens to attend a 2020 "You Count" Census Office open house and recruiting blitz to be held at 325 W. Romeo B. Garret Avenue, Suite C, Peoria, Illinois on Thursday, February 13, 2020, at 10 A.M. Mayor Ardis thanked Council Member Ruckriegel for coordinating census initiatives on behalf of the City.

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.

Steve Morris, a citizen of Peoria, asked that Peoria become a sanctuary City for the unborn and asked for anyone willing to discuss the issue to reach out to him.

General Parker, a citizen of Peoria, spoke regarding criminal justice reform and the Taft Home Redevelopment. He asked for support in solving local problems within the City.

Andres Diaz, a concerned citizen, spoke about the number of public hearings regarding the Taft Home Redevelopment plans and encouraged the City Council to consider a mixed residential plan.

EXECUTIVE SESSION

Consideration of a Motion to enter into EXECUTIVE SESSION pursuant to 2(c)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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)(1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity; 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 Ruckriegel.

Approved by roll call vote.

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

Nays: None.

ADJOURNMENT

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

Approved by roll call vote.

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

Nays: None.

The Joint City Council and Town Board Meeting was adjourned at 8:50 P.M.



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

cc