

**MINUTES
NEW COUNCIL CHAMBERS IN THE CIVIC COMPLEX
401 WEST WASHINGTON STREET, EAST PEORIA, ILLINOIS**

MARCH 2, 2021

The Regular Meeting of the City Council of the City of East Peoria, Illinois was called to order by his Honor Mayor John P. Kahl presiding at 6:00 P.M. with proper notice having been given.

Upon the roll being called the following answered present: Mayor John P. Kahl, Commissioner Daniel S. Decker, Commissioner Mark E. Hill, Commissioner Seth D. Mingus, and Commissioner Michael L. Sutherland.

Absent: None.

The invocation was given by Commissioner Hill.

Mayor Kahl led the Council and the audience in the pledge of allegiance to the flag.

Mayor Kahl asked for any comments from the audience. There was no response.

Motion by Commissioner Mingus, seconded by Commissioner Decker; Mr. Mayor, I move that the minutes of the Regular Meeting held on February 16, 2021 and the Special Meeting for a Working Session held on February 23, 2021 be approved as printed.

Yeas: Commissioner Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None.

Mayor Kahl declared the motion carried.

Mayor Kahl proclaimed March 2, 2021 as "Read Across America Day (Dr. Seuss Day)." Mayor Kahl explained that he read a Dr. Seuss book to children at the library to commemorate the day.

Mayor Kahl stated if there was anyone in the audience who wanted to speak on any items on the agenda to come to the podium and state the matter or matters to be discussed.

Bob Ellis came forward to inquire about Richland Farms and the approval of the Revitalization Plan. Commissioner Decker explained that three areas were focused on in the Revitalization Plan that were going to be targeted to make improvements in. Mayor Kahl explained that one of the items was to look at the zoning in the Richland Farms area to improve the mismatched zoning in that area, which has been a long-standing problem in Richland Farms.

Mayor Kahl asked for any other comments from the audience. There was no response.

CONSENT AGENDA ITEMS BY OMNIBUS VOTE:

Mayor Kahl asked if any Commissioner wished to remove any items from the Consent Agenda for discussion. There was no response.

Motion by Commissioner Hill, seconded by Commissioner Decker; Mr. Mayor, I move to adopt a consent agenda consisting of items numbered 1 through 11 as listed on the agenda for this meeting to be considered by omnibus vote.

Item Number 1 – Adoption of Resolution Number 2021-112 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 20 in the amount of \$1,633,778.21.

Item Number 2 – Adoption of Ordinance Number 4551 on its Second Reading – (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 1224 CENTENNIAL DRIVE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) (Special Use for an additional accessory building that has an alternate exterior material from the primary residence on his property zoned "R-1, One Family Dwelling District".)

Item Number 3 - Adoption of Ordinance Number 4554 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED OFF BRENYN COURT IN THE CITY OF EAST PEORIA FOR CONDUCTING TREE FARMING OPERATIONS AND CONSTRUCTING A RELATED STRUCTURE ON THE PROPERTY.)

Item Number 4 - Adoption of Resolution Number 2021-108 on its Second Reading - Resolution Adopting a Community Revitalization Plan for the City of East Peoria.

Item Number 5 – Adoption of Resolution Number 2021-102 on its Second Reading - Resolution authorizing the purchase of five Laptops for Detectives in the Police Department from SHI International Corp in the amount of \$17,421.90.

Item Number 6 – Adoption of Resolution Number 2021-105 on its Second Reading - Resolution authorizing and directing the payment of an invoice in the amount of \$20,000 to the Fon du Lac Park District for Security Detail at the Winter Wonderland Lighted Display in November and December 2020.

Item Number 7 – Adoption of Resolution Number 2021-107 on its Second Reading - Resolution approving the Festival of Lights Building LED Parking Lot Light Upgrade Project by Graybar Electric Supply.

Item Number 8 – Adoption of Resolution Number 2021-104 on its Second Reading - Resolution Approving an Intergovernmental Agreement between the City and the County of Tazewell for Planimetric Data Acquisition Project.

Item Number 9 – Adoption of Resolution Number 2021-106 on its Second Reading – Resolution authorizing and approving the purchase of 30 new Self-Contained Breathing Apparatus (SCBA) Air Cylinders from Municipal Emergency Services at a total cost of \$29,250.

Item Number 10 – Adoption of Resolution Number 2021-110 on its Second Reading - Resolution approving the Purchase of Four Ford Explorers from the Missouri Highway Patrol for Active Fleet Use in the East Peoria Police Department.

Item Number 11 – Adoption of Ordinance Number 4552 on its Second Reading - (AN ORDINANCE AMENDING TITLE 3, CHAPTER 3 OF THE EAST PEORIA CITY CODE TO CHANGE THE NUMBER OF CLASS D LIQUOR LICENSES AUTHORIZED TO BE ISSUED WITHIN THE CORPORATE LIMITS OF THE CITY).

Yeas: Commissioners Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None.

Mayor Kahl declared the motion carried.

Motion by Commissioner Hill, seconded by Commissioner Mingus; Mr. Mayor, I move you that Items numbered 1 through 11 listed on the Consent Agenda be hereby approved and adopted, the items numbered 2 through 11 having been read once by their title and having laid on the table for no less than one week for public inspection be adopted as presented.

Item Number 1 – Adoption of Resolution Number 2021-112 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 20 in the amount of \$1,633,778.21. (Adopted by omnibus vote)

Item Number 2 – Adoption of Ordinance Number 4551 on its Second Reading – (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 1224 CENTENNIAL DRIVE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) (Special Use for an additional accessory building that has an alternate exterior material from the primary residence on his property zoned “R-1, One Family Dwelling District”.) (Adopted by omnibus vote)

Item Number 3 - Adoption of Ordinance Number 4554 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED OFF BRENYN COURT IN THE CITY OF EAST PEORIA FOR CONDUCTING TREE FARMING OPERATIONS AND CONSTRUCTING A RELATED STRUCTURE ON THE PROPERTY.) (Adopted by omnibus vote)

Item Number 4 - Adoption of Resolution Number 2021-108 on its Second Reading - Resolution Adopting a Community Revitalization Plan for the City of East Peoria. (Adopted by omnibus vote)

Item Number 5 – Adoption of Resolution Number 2021-102 on its Second Reading - Resolution authorizing the purchase of five Laptops for Detectives in the Police Department from SHI International Corp in the amount of \$17,421.90. (Adopted by omnibus vote)

Item Number 6 – Adoption of Resolution Number 2021-105 on its Second Reading - Resolution authorizing and directing the payment of an invoice in the amount of \$20,000 to the Fon du Lac Park District for Security Detail at the Winter Wonderland Lighted Display in November and December 2020. (Adopted by omnibus vote)

Item Number 7 – Adoption of Resolution Number 2021-107 on its Second Reading - Resolution approving the Festival of Lights Building LED Parking Lot Light Upgrade Project by Graybar Electric Supply. (Adopted by omnibus vote)

Item Number 8 – Adoption of Resolution Number 2021-104 on its Second Reading - Resolution Approving an Intergovernmental Agreement between the City and the County of Tazewell for Planimetric Data Acquisition Project. (Adopted by omnibus vote)

Item Number 9 – Adoption of Resolution Number 2021-106 on its Second Reading – Resolution authorizing and approving the purchase of 30 new Self-Contained Breathing Apparatus (SCBA) Air Cylinders from Municipal Emergency Services at a total cost of \$29,250. (Adopted by omnibus vote)

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Item Number 11 – Adoption of Ordinance Number 4552 on its Second Reading - (AN ORDINANCE AMENDING TITLE 3, CHAPTER 3 OF THE EAST PEORIA CITY CODE TO CHANGE THE NUMBER OF CLASS D LIQUOR LICENSES AUTHORIZED TO BE ISSUED WITHIN THE CORPORATE LIMITS OF THE CITY). (Adopted by omnibus vote)

Yeas: Commissioners Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None.

Mayor Kahl declared the motion carried and the items adopted by omnibus vote designation.

Mayor Kahl explained that Ordinance Number 4553 is being pulled from the agenda for further consideration and may be brought before the City Council in two weeks.

Resolution No. 2021-103 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2021-103 hereto attached, a Resolution to Approve Renewal Agreement for Management Services with ProChamps for the City's Vacant and Foreclosed Property Registration Program, be hereby approved. Mr. Mayor, I move you that this Resolution No. 2021-103 having been read once by its title and having laid on the table for no less than one week for public inspection, be adopted as presented.

Commissioner Hill commented on the agreement and the Vacant and Foreclosed Property Registration Program. He explained it is not always easy to find the true owner of properties and ProChamps helps locate this information. ProChamps collects the fee and part of that fee is shared with the City. Commissioner Hill commented on the list the City uses to determine if a property is vacant and explained that the tax records are not always accurate. This is not for the snowbirds that go south for the winter. He commented on a property that added and then removed from the list.

Commissioner Decker explained that ProChamps streamlines the process and makes the process easier to take care of dilapidated and blighted properties.

Commissioner Mingus thanked Director of Planning and Community Development Ty Livingston for reaching out to him to explain the process. He is opposed to this item for the same reasons as he stated at the last City Council meeting.

Commissioner Sutherland explained that if someone wants to know who owns the property you can do so quickly on the County's website. He feels that we can hire an attorney to do look up ownership information or have our own staff do this. He explained that the City still takes property owners to court and not ProChamps. He feels that it is good people that must pay for the small number of property owners that don't take care of their property. He is concerned about people who are away from their homes for a time and may be able to get back into their home for a short time. He feels that there will be issues with people who are away from homes during the Wintertime. He feels that Inspections and Code Enforcement should be complaint driven. Commissioner Sutherland would not approve this agreement even if there was not a fee. He feels that this not anyone's business.

Commissioner Mingus explained that he feels if someone has transferred jobs for a few years they will have to pay the \$250. He has an issue charging when no one lives there. He explained that if he owned rental property, he would likely leave the property empty due to eviction protections that are in place during the COVID-19 Pandemic. The City has rules in place if a property is an eyesore. He does not have an issue with registration without a fee attached.

Mayor Kahl explained that he will support this agreement. There is a challenge of vacant properties that were difficult to identify with out of state lenders. He feels that the City needs to ensure that properties are maintained and that the benefits of the agreement and process outweigh the negatives. Often, the identity of owners that are banks is not updated until the property is sold.

Yeas: Commissioners Decker, Hill, and Mayor Kahl.

Nays: Commissioner Mingus and Sutherland.

Mayor Kahl declared the motion carried and Resolution No. 2021-103 be duly adopted as presented.

Motion by Commissioner Hill, seconded by Commissioner Mingus; Mr. Mayor, I move you that Ordinance No. 4557 hereto attached, (AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE EAST PEORIA DOWNTOWN OVERLAY DISTRICT AND RENAMING THE OVERLAY DISTRICT AS THE EAST PEORIA LEVEE OVERLAY DISTRICT) be accepted on its first reading as read by its title, and be laid on the table for no less than one week for public inspection.

Commissioner Hill commented on the overlay district. He explained that many of the changes are housekeeping matters and a few adjustments. Some of the changes include retaining and reinforcing the requirements regarding the look, landscaping, sidewalks, and other items that were already set forth in the original overlay district document. There is a clarification about green spaces and a moratorium on auto related uses that has been continued. The Zoning Board of Appeals reviewed and unanimously recommended this item for approval.

Yeas: Commissioners Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2021-113 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2021-113, hereto attached, a Resolution accepting the Proposal from Illinois Civil Contractors, Inc. for the EastSide Centre Stormwater Drainage Improvement Project in the amount of \$20,100, be approved. Mr. Mayor, I move you that this Resolution No. 2021-113 be accepted on its first reading as read by its title, and be laid on the table for no less than one week for public inspection.

Commissioner Hill explained that this resolution fixes a drainage issue at EastSide Centre that was causing water to leak into the basement of EastSide Centre. The project includes a drainpipe and sidewalks being replaced among others. Illinois Civil Contractors, Inc. is already doing work at EastSide Centre for the schools and that allowed the City to get this pricing by adding in this work.

Yeas: Commissioners Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None.

Mayor Kahl declared the motion carried.

Mayor Kahl stated if there was anyone in the audience who wanted to speak on any items not on the agenda to come to the podium state the matter or matters to be discussed.

Steven Tuttle came up to the podium and inquired about the vacant and foreclosed property registration process and contact information for ProChamps. Commissioner Hill explained that there are 296 properties on the list. ProChamps identifies the properties that are vacant and those that are foreclosed upon. The City then reviews the lists. Mayor Kahl recommended that Mr. Tuttle contact City Hall and to obtain contact information for ProChamps.

Mayor Kahl asked for any additional comments from the audience. There was no response.

Mayor Kahl then asked for comments from Council.

Commissioner Decker commented on the City Revitalization Plan that was approved and dealing with dilapidated properties. He thanked Director of Tourism and Special Events Doug McCarty on his work and the importance that EastSide Centre offers businesses. He asked individuals to contact the City if they see streets that are deteriorated because the City does not always know when there is an issue. During this time of the freeze followed by thawing, issues can occur in streets. He commented on cleanup week that is scheduled this year in the Fall.

Commissioner Hill explained that the City is trying to continue to host the Farmer's Market in the Levee District, and the City is looking for a Farmer's Market Coordinator. He looks forward to the Farmer's Market beginning soon.

Commissioner Sutherland explained that he is looking to put together a video on how the water billing system works; however, it is taking longer than he anticipated. Employees are working on the video. He commented on snowplowing this past Winter.

Commissioner Mingus explained that there is car seat check event tomorrow at Central Fire Station from 1:00 p.m. to 4:00 p.m. Those attending are asked to wear masks and social distance.

Mayor Kahl explained that the Richland Drainageway will begin to be cleared next week and IDOT will do some work after it is cleared. Any future work will be completed by the East Peoria Drainage and Levee District. Next Tuesday, March 9, 2021 the City Council is planned to have a Special Meeting for a Working Session regarding budget planning for next year including discussion on the capital budget and revenues. He explained that are several job opportunities available with the City, and anyone who is interested should visit the City's website for more details.

Motion by Commissioner Sutherland, seconded by Commissioner Decker; Mr. Mayor, I move you that we adjourn until Tuesday evening, March 9, 2021 at 4:00 P.M.

Yeas: Commissioners Decker, Hill, Mingus, Sutherland, and Mayor Kahl.

Nays: None

Mayor Kahl declared the motion carried and the meeting adjourned at 6:46 P.M.

/s/ Morgan R. Cadwalader
City Clerk Morgan R. Cadwalader