

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

**MAY 16, 2023**

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.

Motion by Commissioner Mingus, seconded by Commissioner Decker; Mr. Mayor, I move that the minutes of the Regular Meeting held on May 2, 2023 be approved as printed.

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

Nays: None.

Mayor Kahl declared the motion carried.

Mayor Kahl proclaimed May 21-27, 2023 as "National Public Works Week." Mayor Kahl read the proclamation and handed the proclamation to Commissioner Decker to share with the Public Works Department.

Mayor Kahl proclaimed May 21-27, 2023 as "Emergency Medical Services Week." Mayor Kahl read the proclamation and presented it to the Alex and Brenden, the newest firefighters/paramedics in the Fire Department. Mayor Kahl thanked the firefighters that provide emergency medical services and expressed appreciation for the great emergency medical services in the City that it is second to none. Commissioner Decker commented on the history of the Emergency Medical Services in the Fire Department of the City.

Mayor Kahl proclaimed May 20-26, 2023 as "National Safe Boating Week."

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. 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 6 as listed on the agenda for this meeting to be considered by omnibus vote.

Item Number 1 - Adoption of Resolution Number 2324-016 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 1 in the amount of \$2,443,330.83.

Item Number 2 - Adoption of Resolution Number 2324-004 on its Second Reading – Resolution to Approve Third Amendment to Development Agreement with Teekona Group for Riverfront Midrise Apartment Development.

Item Number 3 - Adoption of Resolution Number 2324-005 on its Second Reading – Resolution Approving Electric Service Agreement with Homefield Energy for Street Lighting.

Item Number 4 - Adoption of Ordinance Number 4726 on its Second Reading – (AN ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY IN THE POSSESSION OF THE EAST PEORIA PUBLIC WORKS DEPARTMENT AND THE EAST PEORIA FIRE DEPARTMENT.)

Item Number 5 - Adoption of Resolution Number 2324-007 on its Second Reading – Resolution Approving the Proposal for the Purchase of the Fire Alarm and Security Systems for the New Fire Station on Centennial Drive.

Item Number 6 - Adoption of Resolution Number 2324-008 on its Second Reading - Resolution Approving Additional Improvements for New Turf Fields at EastSide Centre.

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 6 listed on the Consent Agenda be hereby approved and adopted, the items numbered 2 through 6 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 2324-016 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 1 in the amount of \$2,443,330.83.

Item Number 2 - Adoption of Resolution Number 2324-004 on its Second Reading – Resolution to Approve Third Amendment to Development Agreement with Teekona Group for Riverfront Midrise Apartment Development. (Adopted by omnibus vote)

Item Number 3 - Adoption of Resolution Number 2324-005 on its Second Reading – Resolution Approving Electric Service Agreement with Homefield Energy for Street Lighting. (Adopted by omnibus vote)

Item Number 4 - Adoption of Ordinance Number 4726 on its Second Reading – (AN ORDINANCE AUTHORIZING THE SALE OF PERSONAL PROPERTY IN THE POSSESSION OF THE EAST PEORIA PUBLIC WORKS DEPARTMENT AND THE EAST PEORIA FIRE DEPARTMENT.) (Adopted by omnibus vote)

Item Number 5 - Adoption of Resolution Number 2324-007 on its Second Reading – Resolution Approving the Proposal for the Purchase of the Fire Alarm and Security Systems for the New Fire Station on Centennial Drive. (Adopted by omnibus vote)

Item Number 6 - Adoption of Resolution Number 2324-008 on its Second Reading - Resolution Approving Additional Improvements for New Turf Fields at EastSide Centre. (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.

Motion by Commissioner Hill, seconded by Commissioner Decker; Mr. Mayor, I move you that Ordinance No. 4728 hereto attached, (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 340 CENTER STREET IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS) 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 the petitioner would like a third accessory structure to be placed on the property. The two other sheds must be torn down when the larger shed is built.

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 Ordinance No. 4729 hereto attached, (AN ORDINANCE APPROVING COOPERATIVE AGREEMENT AND ADDITIONAL BOND ISSUANCE DOCUMENTS FOR TRI-COUNTY RIVER VALLEY DEVELOPMENT AUTHORITY (TRVDA) BOND FINANCING FOR THE RIVERFRONT MIDRISE APARTMENT DEVELOPMENT TO BE CONSTRUCTED BY TEEKONA GROUP PURSUANT TO DEVELOPMENT AGREEMENT WITH THE CITY) 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 part of the development funding option was to go through the TRVDA organization which is a public body. The City has agreed to pay the development incentive through these bonds.

Attorney Scott Brunton explained that this relates to the Teekona Group Project. This has been worked on for quite some time. The City has provided a development incentive, and the developer has asked the TRVDA group to monetize those development incentive funds through this bonding process. The City is now paying the funds directly to the bond trustee.

Mayor Kahl explained that the TRVDA bond process is a great option in the development toolbox, and he is excited about the project.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2324-009 by Commissioner Hill; WHEREAS, a vacancy exists on the East Peoria Zoning Board of Appeals as a result of member Pat Tuttle resigning from the Board; and WHEREAS, the Honorable Mayor John P. Kahl has recommended the appointment of Troy Sams to fill the vacancy on the East Peoria Zoning Board of Appeals; NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS, THAT the appointment by Mayor John P. Kahl of Troy Sams to the East Peoria Zoning Board of Appeals to fill the vacancy for a term ending April 30, 2026 be hereby approved and confirmed. AND THAT THIS RESOLUTION NO. 2324-009 BE ADOPTED AS PRESENTED.

Commissioner Hill commented on Mr. Sams being from East Peoria and having previous experience on the Mackinaw Village Board. Mayor Kahl thanked Commissioner Hill, Gina Driscoll, and Director of Planning and Community Development, Ty Livingston for their help on filling the vacancy on the board.

Motion by Commissioner Hill, seconded by Commissioner Decker; Mr. Mayor, I move that Resolution No. 2324-009 be adopted as presented.

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

Nays: None.

Mayor Kahl declared the motion carried and Resolution No. 2324-009 be duly adopted as presented.

Resolution No. 2324-010 by Commissioner Hill; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS, THAT the reappointment by Mayor John P. Kahl of Steve Flinn to the East Peoria Housing Authority Board for a five-year terming beginning July 1, 2023 and ending on June 30, 2028 be hereby approved and confirmed AND THAT THIS RESOLUTION NO. 2324-010 BE ADOPTED AS PRESENTED.

Motion by Commissioner Hill, seconded by Commissioner Mingus; Mr. Mayor, I move that Resolution No. 2324-010 be adopted as presented.

Commissioner Hill and Mayor Kahl explained that Mr. Flinn has served on the board for quite some time, and he will be continue serving on the board. Director of the East Peoria Housing Authority, LaToya Brown, recommended the reappointment, and Mr. Flinn is willing to serve.

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

Nays: None.

Mayor Kahl declared the motion carried and Resolution No. 2324-010 be duly adopted as presented.

Resolution No. 2324-011 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2324-011, hereto attached, a Resolution Approving the Purchase of Fifteen (15) New Jet Ports for East Port Marina from Sport Port, Inc., be approved. Mr. Mayor, I move you that this Resolution No. 2324-011 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 City reinvesting in the Marina by purchasing jet ports that are in need of replacement. The total cost is \$28,850.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2324-012 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2324-012, hereto attached, a Resolution Accepting and Approving Proposal from Krumholz Brothers Landscaping, Inc. for the 402 Illini Drive Storm Sewer and Erosion Repair Project, be approved. Mr. Mayor, I move you that this Resolution No. 2324-012 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 Decker commented on storm water and the storm water drainage system. This project is a repair for the storm sewer, and the City Council has been supportive of fixing this repair. Commissioner Sutherland commented on the property being steep and not having a lot of room to work.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2324-013 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2324-013, hereto attached, a Resolution Accepting and Approving Proposal from Krumholz Brothers Landscaping, Inc. for the 116 Harvey Court Storm Sewer and Erosion Repair Project, be approved. Mr. Mayor, I move you that this Resolution No. 2324-013 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 Decker commented on this project. He explained that East Peoria is unique in that it has lot of bluffs. The work will be done by the same landscaping company as the previous resolution, and the total cost of this project is \$54,250.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2324-014 by Commissioner Mingus; WHEREAS, Scot Craig has been continuously employed by the City from January 14, 2003 through May 15, 2023, most recently occupying the position of Sergeant for the Police Department;

WHEREAS, Scot Craig announced his intention to retire from employment effective at the end of his shift on May 15, 2023; and

WHEREAS, the City is appreciative of the long and continued service provided by Scot Craig; and

WHEREAS, it is in the best interest of the City to execute the attached Separation Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The above recitals are found to be true and correct.

Section 2. The Mayor is hereby authorized to execute the Separation Agreement with such changes as the Mayor, in his sole discretion, may decide are in the best interest of the City of East Peoria.

Motion by Commissioner Mingus, seconded by Commissioner Decker; Mr. Mayor, I move that Resolution No. 2324-014 be adopted as presented.

Commissioner Mingus explained that this is a Separation Agreement for Sergeant Craig. Mayor and Commissioners thanked Sergeant Craig for this service and wished him well in his retirement.

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

Nays: None.

Mayor Kahl declared the motion carried and Resolution No. 2324-014 be duly adopted as presented.

Resolution No. 2324-015 by Commissioner Mingus; WHEREAS, Richard Brodrick has been continuously employed by the City from May 15, 2000 through May 29, 2023, most recently occupying the position of Chief of Police of the Police Department; and

WHEREAS, Richard Brodrick announced his intention to retire from employment effective at the end of his shift on May 29, 2023; and

WHEREAS, the City is appreciative of the long and continued service provided by Rich Brodrick; and

WHEREAS, it is in the best interest of the City to execute the attached Separation Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The above recitals are found to be true and correct.

Section 2. The Mayor is hereby authorized to execute the Separation Agreement with such changes as the Mayor, in his sole discretion, may decide are in the best interest of the City of East Peoria.

Motion by Commissioner Mingus, seconded by Commissioner Decker; Mr. Mayor, I move that Resolution No. 2324-015 be adopted as presented.

Mayor and Commissioners thanked Chief of Police Brodrick on his service and leadership to the City and wished him well in his retirement. Mayor Kahl explained that Chief Brodrick served the City and two other communities during his tenure.

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

Nays: None.

Mayor Kahl declared the motion carried and Resolution No. 2324-015 be duly adopted as presented.

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. There was no response.

Mayor Kahl then asked for comments from Council.

Commissioner Decker commented on the Special Meeting for a Working Session that was held prior to the City Council Regular Meeting that discussed the East Washington Street Repaving Project. Commissioner Decker explained that he knows that there is a problem on the street with speeding and people going down East Washington Street. He commented on the narrowness of the lanes. Commissioner Decker explained that he has concerns with the traffic and that Festival of Lights and rush hour produce more issues. He explained that he has not made up his mind yet and wants to get more information about the roadway. He appreciates that there will be more discussion in the weeks to come.

Commissioner Hill commented on the Four Corners Study that involved East Washington Street a couple years back. He commented on doing another study to consider the additional businesses in the area and on the roadway not being safe today. He feels that there are no people biking because it is unsafe and believes that we should look at how it may be used. He does not know that making the line changes will make the roadway any more unsafe. The roadway will be repaved and the storm sewer openings that are below surface will be fixed. Commissioner Hill explained that the Farmer's Market still needs farmers. The early bird deadline is May 26, 2023.

Commissioner Sutherland commented on East Washington Street and the four corners being the busiest intersection when he was a boy. He would like to get the utility poles on one side of the road and get one side for biking/walking. He believes that speed is an issue and understands that a lane reduction would try to force people to use other roads. He does not know what the answer to the issue.

Commissioner Mingus explained that he believes the East Washington Street issue is speed. He explained that Rick Swan had a good point in that traffic should be looked at again since it was done back in 2017 and there have been changes since that time. He feels that that roadway will get backed up. He feels that something should be done; however, he does not know that moving from four lanes to three lanes is a good idea. Commissioner Mingus expressed interest in the simulation with the traffic on a weekday and during the Festival of Lights. He feels that there are issues with getting a fire truck through the traffic, and there may be more response time. He inquired about the possibility of three lanes from Springfield to the I-74 property.

Mayor Kahl thinks that there is a lot of discussion still to be had. He explained that the resurfacing of the roadway needs to be done, and the striping of the lanes needs to be done in the future. The year that this project was approved for PPUATS was for the year 2023. When the City submitted this project to PPUATS, the project was rated and approved along with that project award from PPUATS is that it goes before City Council for approval at that time. The striping is not a part of the PPUATS money. Mayor Kahl commented on the Bob Michel Bridge project moving pedestrian traffic to one side. He encouraged people to make comments.

Commissioner Hill explained that he believes if nothing is changed from Springfield Road to East Washington Street, it will not help those businesses along that section of East Washington Street.

Commissioner Sutherland inquired as to whether Ameren had been contacted regarding the utility poles. Commissioner Decker explained that, when Ameren was asked in the past, Ameren was slow or unwilling to move them. However, he is not sure if Ameren has been contacted recently. Commissioner Decker expressed concern that the speeding will increase once the roadway is repaved.

Motion by Commissioner Sutherland, seconded by Commissioner Decker; Mr. Mayor, I move you that we adjourn until Tuesday evening, June 6, 2023 at 6:00 P.M.

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

Nays: None

Mayor Kahl declared the motion carried and the meeting adjourned at 6:56 P.M.

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