

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

**SEPTEMBER 6, 2022**

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 August 16, 2022 and the minutes of the Closed Meeting/Executive Session held on August 16, 2022 be approved as printed.

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

Nays: None.

Mayor Kahl declared the motion carried.

Mayor Kahl proclaimed September 2022 as "Library Card Sign-Up Month". He presented the proclamation to Genna Buhr, Director of the Fondulac District Library. Director Buhr explained that the Fondulac District Library is fine free and is partnering with Greater Peoria Mass Transit District/CityLink, Peoria Public Library, Pekin Public Library, and Peoria Heights Public Library. September 1-30, 2022 show your library card from FDL, Peoria Public Library, Pekin Public Library, or Peoria Heights Public Library to ride CityLink's fixed bus routes for FREE. Director Buhr thanked City Link and the other partners. She encouraged everyone to get their library card. The Fondulac District Library now has services for delivery if anyone is homebound.

Mayor Kahl proclaimed September 12-18, 2022 as "Support Citizens with Intellectual Disabilities Week". He presented the proclamation to Jim Weigle and Tim Lipp from the Knights of Columbus. Jim Weigle thanked Mayor and explained that the money remains local. Tim Lipp explained that 1 in 10 families are affected and thanked the Mayor and City Council.

Mayor Kahl proclaimed September 11, 2022 as "Patriot Day". He asked everyone to remember September 11, 2001.

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

Item Number 1 - Adoption of Resolution Number 2223-069 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 8 in the amount of \$2,353,140.11.

Item Number 2 - Adoption of Ordinance Number 4669 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 209 SILVER CREEK DRIVE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) – (Special Use to allow for placement and construction of an in-ground pool at a location that is in the front yard of the Property.)

Item Number 3 - Adoption of Resolution Number 2223-055 on its Second Reading – Resolution Accepting Low Bid from Tazewell County Asphalt Co. Inc. for Festival of Lights Building Parking Lot Mill and Overlay Project.

Item Number 4 - Adoption of Resolution Number 2223-056 on its Second Reading - Resolution Accepting Low Bid from ATG-Ram Industries, LLC for Synthetic Turf on EastSide Centre Fields One and Seven Project.

Item Number 5 - Adoption of Resolution Number 2223-051 on its Second Reading – Resolution Accepting the Proposal from HEART Technologies, Inc. for the Water Treatment SCADA System Security Upgrade Project – Phase 2.

Item Number 6 - Adoption of Resolution Number 2223-054 on its Second Reading – Resolution Accepting Third Change Order for Phase D of the City’s Sanitary Sewer System Upgrade Project.

Item Number 7 - Adoption of Resolution Number 2223-053 on its Second Reading - Resolution approving the Purchase of a 2022 New Ford Interceptor Utility Vehicle and Outfitting (minus striping) for the Police Department from Morrow Brother’s Ford.

Item Number 8 - Adoption of Resolution Number 2223-057 on its Second Reading – Resolution to Approve Contract for Construction Manager Services Agreement with River City Construction LLC for Pre-Construction and Construction Services for New Fire Station Project (Centennial Drive).

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 8 listed on the Consent Agenda be hereby approved and adopted, the items numbered 2 through 8 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 2223-069 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 8 in the amount of \$2,353,140.11. (Adopted by omnibus vote)

Item Number 2 - Adoption of Ordinance Number 4669 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 209 SILVER CREEK DRIVE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) – (Special Use to allow for placement and construction of an in-ground pool at a location that is in the front yard of the Property.) (Adopted by omnibus vote)

Item Number 3 - Adoption of Resolution Number 2223-055 on its Second Reading – Resolution Accepting Low Bid from Tazewell County Asphalt Co. Inc. for Festival of Lights Building Parking Lot Mill and Overlay Project. (Adopted by omnibus vote)

Item Number 4 - Adoption of Resolution Number 2223-056 on its Second Reading - Resolution Accepting Low Bid from ATG-Ram Industries, LLC for Synthetic Turf on EastSide Centre Fields One and Seven Project. (Adopted by omnibus vote)

Item Number 5 - Adoption of Resolution Number 2223-051 on its Second Reading – Resolution Accepting the Proposal from HEART Technologies, Inc. for the Water Treatment SCADA System Security Upgrade Project – Phase 2. (Adopted by omnibus vote)

Item Number 6 - Adoption of Resolution Number 2223-054 on its Second Reading – Resolution Accepting Third Change Order for Phase D of the City’s Sanitary Sewer System Upgrade Project. (Adopted by omnibus vote)

Item Number 7 - Adoption of Resolution Number 2223-053 on its Second Reading - Resolution approving the Purchase of a 2022 New Ford Interceptor Utility Vehicle and Outfitting (minus striping) for the Police Department from Morrow Brother’s Ford. (Adopted by omnibus vote)

Item Number 8 - Adoption of Resolution Number 2223-057 on its Second Reading – Resolution to Approve Contract for Construction Manager Services Agreement with River City Construction LLC for Pre-Construction and Construction Services for New Fire Station Project (Centennial Drive). (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.

Resolution No. 2223-061 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-061, hereto attached, a Resolution to Approve First Amendment to Development Agreement with Teekona Group, Inc. for Riverfront Midrise Apartment Development, be approved. Mr. Mayor, I move you that this Resolution No. 2223-061 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 entering into an agreement back in 2020 for the development of property between the Bob Michel Bridge and the old Granite City. The project remains largely unchanged from the original proposal other than the minimum to be expended will not be less than \$14,000,000 (instead of \$13,000,000). Other updates to the agreement include an extended timeline out to October 2024, since construction will not commence until Spring 2023, and a provision to ensure incentive catch-up payments, which is consistent with other development agreements the City is already a party to.

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. 4672 hereto attached, (AN ORDINANCE MAKING ADDITIONAL AMENDMENTS TO REGULATIONS FOR SHORT-TERM RENTALS IN TITLE 3, CHAPTER 38 OF THE EAST PEORIA CITY CODE) 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 additional amendments to the city code. He explained that the amendments include: (1) the City Clerk issues the license, (2) house rules must be submitted and must include a limitation on outside activity from 10pm to 8am, (3) guest logbook has to be maintained for up to a year, and (4) not more than 3 short-term rentals along a 1,000-foot frontage. He explained that the Zoning Board of Appeals did recommend one short-term rental every 1,000 feet; however, after Ty Livingston, Director of Planning and Community Development, reached out to the City Council it was changed to no more than 3.

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

Nays: None.

Mayor Kahl declared the motion carried.

Motion by Commissioner Hill, seconded by Commissioner Decker; Mr. Mayor, I move you that Ordinance No. 4673 hereto attached, (AN ORDINANCE AMENDING ZONING REGULATIONS IN TITLE 5 OF THE EAST PEORIA CITY CODE REGARDING SHORT-TERM RENTALS AS A SPECIAL USE IN THE R-1 RESIDENTIAL 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 changes to the Zoning Code that clarifies the parking rule to those if the operator of the short-term rental is on premise.

Commissioner Mingus inquired about if someone is operating a short-term rental and they have not been approved. Commissioner Hill explained he believes would happen.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-060 by Commissioner Hill, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-060, hereto attached, a Resolution approving Service Agreement for the City's Computer and Information Technology (IT) Network Appliance Maintenance at a total annual cost of \$12,414.60, be approved. Mr. Mayor, I move you that this Resolution No. 2223-060 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 Barracuda service agreement for security of the network.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-068 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-068, hereto attached, a Resolution Approving Service Agreement with Tyler Technologies Inc. for Developing and Implementing New Financial Software System for the City, be approved. Mr. Mayor, I move you that this Resolution No. 2223-068 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 discussing getting new software and staff meeting to discuss and review software. He explained that the current technology that the City is using is rather old from around the 1990s. The City needs to do something regarding new software. This is an important step that will take a lot of time. It will be used in permitting, licensing, human resources, and other departments, which makes it an enterprise management system. Commissioner Hill commented on the costs of the software. The new software will be a key in reducing inefficiencies and is much needed. The Police Department will be using it as an e-ticketing software and Tazewell County will be paying for a portion of the software as it is compatible with the County systems. It will be up to a three-year process to implement.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-064 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-064, hereto attached, a Resolution Approving an Agreement with the Illinois Department of Transportation (IDOT) for the Bob Michel Bridge Improvement Project, be approved. Mr. Mayor, I move you that this Resolution No. 2223-064 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 explained that there are several improvements that will be made to the bridge. The Illinois Department of Transportation (IDOT) will be soon undertaking the Bob Michel Bridge Improvement project, which includes replacing all of the bridge decking, adding a multi-use path for pedestrian and bicycle use, and modernizing the traffic signals at the intersection at the foot of the Michel Bridge (IL Route 40). Pursuant to the IDOT Project Support Joint Funding Agreement, the City will only be assisting with payment of the costs to upgrade and modernize the traffic signal at the intersection at the foot of the Michel Bridge.

The engineer's pre-bid estimated cost for the City's portion of the IDOT improvement project is \$20,470 with a not-to-exceed 125% (approximately \$25,587) of the agency estimated construction and engineering cost. The City is approving this expenditure, and depending on the final award/completion cost, the City's cost will not exceed 125% of the estimated cost. IDOT's estimated total construction cost for this Michel Bridge Improvement Project in East Peoria is \$22,297,350.

Pursuant to the IDOT Project Support Joint Funding Agreement, after completion of the Michel Bridge Improvement Project, the City will assume care and maintenance responsibilities for the multi-use path portion of the bridge on the City's side of the bridge.

Mayor Kahl explained that maintenance is snow and trash removal. The City's responsibility will be trash removal, and the City of Peoria will do snow and ice removal. This is not agreeing to replacement of the improvements as maintenance. IDOT held public meetings to inform the public and get public feedback.

Commissioner Hill commented on this bridge being redecked decades ago. It will be widening the walking path and make it safer.

Commissioner Sutherland explained that this will work well with the new development and connect with the bike path.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-065 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-065, hereto attached, a Resolution Approving an Agreement with the Illinois Department of Transportation (IDOT) for Route 116 Traffic Signals Improvement Project Regarding Battery Backup Systems, CCTV Cameras, and ITS Components, be approved. Mr. Mayor, I move you that this Resolution No. 2223-065 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 the modernization of traffic signals that will replace the cameras and timing of the signals.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-066 by Commissioner Decker, seconded by Commissioner Hill; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-066, hereto attached, a Resolution Approving an Agreement with the Illinois Department of Transportation (IDOT) for Route 116 Traffic Signals Improvement Project Regarding Traffic Signal Cabinets, Controllers, Communication Equipment, and Video Detection Systems, be approved. Mr. Mayor, I move you that this Resolution No. 2223-066 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 explained that this is another portion of the signals that control other parts of the signals.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-059 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-059, hereto attached, a Resolution Requesting Permission for Temporary Closure of State Maintained Roadways for a Public Event for the Festival of Lights Parade on November 19, 2022, be approved. Mr. Mayor, I move you that this Resolution No. 2223-059 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 the Festival of Lights Parade happening soon and this resolution being an annual item.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-062 by Commissioner Sutherland, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-062, hereto attached, a Resolution to Approve Contract for Engineering Services with Maurer-Stutz Inc. for Maintenance Projects in the City Water-Wastewater Department, be approved. Mr. Mayor, I move you that this Resolution No. 2223-062 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.

Cord Crisler, Water and Wastewater Superintendent, explained that there was a request for qualifications process for this resolution and the next resolution. There was an evaluation process and there have been agreements with each firm. Each firm has their own specialties that allows the City to pick the firm that best suits the work needing to be done.

Commissioner Sutherland commented on this being a proactive decision in replacing infrastructure for water and wastewater and replacing infrastructure every year.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-063 by Commissioner Sutherland, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-063, hereto attached, a Resolution to Approve Contract for Engineering Services with TWM Inc. for Maintenance Projects in the City Water-Wastewater Department, be approved. Mr. Mayor, I move you that this Resolution No. 2223-063 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.

Superintendent Crisler commented on the agreement and benefits of using TMW Inc.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2223-067 by Commissioner Mingus, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2223-067, hereto attached, a Resolution Approving Payment of Deposit for Purchase of New Chassis for New Fire Department Ambulance to Arrow Manufacturing, Inc., be approved. Mr. Mayor, I move you that this

Resolution No. 2223-067 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 Mingus commented on the deposit for the new chassis for the ambulance that will be purchased in the next fiscal year. This allows the chassis to get ordered due to long wait times. Commissioner Hill commented on the deposit cost being \$5,000.

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

Nays: None.

Mayor Kahl declared the motion carried.

Motion by Commissioner Decker, seconded by Commissioner Hill, Mr. Mayor, I move that a closed meeting or executive session of the city council be held at the conclusion of this regular meeting to discuss the following matter or matters according to exceptions provided in the "Open Meetings Act" and specified as follows:

Section 2(c)(2) – Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

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. There was no response.

Mayor Kahl then asked for comments from Council.

Commissioner Decker expressed condolences to the family of former Mayor Ranney. He was the mayor in a very difficult time for the City and was a very intelligent man. Commissioner Decker recalled former City Attorney Dennis Triggs commenting on Mayor Ranney being very intelligent.

Commissioner Hill expressed condolences to former Mayor Ranney's family. He commented on all of things that Mayor accomplished in his life.

Commissioner Sutherland expressed condolences to the Ranney family. Commissioner Sutherland asked residents to disconnect discharging of their stormwater into the sanitary sewer.

Commissioner Mingus expressed condolences to Mayor Ranney's family. He asked anyone who needs assistance with their car seats to attend the Car Seat Check event occurring tomorrow from 1pm to 4pm at Central House.

Mayor Kahl expressed condolences for Mayor Ranney's family. Mayor Kahl explained that he was a visionary and started the revitalization downtown for the City and brought the Festival of Lights to East Peoria, among other things. Mayor Kahl recalled having a luncheon back in 2019 with the former Mayors and Mayor Ranney attending the event. Mayor Ranney was all about getting things done, and he remained active in this community until he could no longer do so physically. He did all that he could for East Peoria.

Mayor Kahl gave kudos to Roy Sorce with Sorce Freshwater who just received the New Exporter of the Year Award at the Turner Center for Entrepreneurship annual Small Business Awards at Bradley University last week. Sorce Freshwater exports fish to foreign markets across the world.

Page 8

Motion by Commissioner Sutherland, seconded by Commissioner Mingus; Mr. Mayor, I move you that we adjourn until Tuesday evening, September 20, 2022 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 6:55 P.M.

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