

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

SEPTEMBER 7, 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. The City Clerk certifies that notice of the meeting was duly served upon Council Members via email on Friday, September 3, 2021, at approximately 2:52 p.m.

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 announced that the approval of the minutes has been pulled from the agenda due to an error on the date listed on the agenda. The approval will be on the next meeting agenda.

Mayor Kahl proclaimed September 11, 2021 as "Patriot Day".

Mayor Kahl proclaimed September 2021 as "National Suicide Prevention Awareness Month". Mayor Kahl commented on a Crisis Intercept Mapping initiative for the Peoria Region. The goal is to set people up to not only understand that they are suicidal but to ensure that people receive assistance and help. The initiative is seeking to close the gap and connect people to support services. There are many services in the Peoria region. The initiative ties the support services together through the intercept mapping. He encouraged everyone to check in on family and friends during this difficult time.

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 2122-057 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 8 in the amount of \$1,690,153.73.

Item Number 2 - Adoption of Ordinance Number 4586 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 1090 N. MAIN STREET IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) - (Special Use to allow the siting of a dog daycare and pet boarding business on property zoned "B-3, Business Service District".)

Item Number 3 - Adoption of Ordinance Number 4587 on its Second Reading - (AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATED AT 808 MEADOW AVENUE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) - (Changing the Zoning Classification of the property from "R-2, One-Family Dwelling (Residential) District" to "B-3, Business Service District")

Item Number 4 - Adoption of Ordinance Number 4588 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 808 MEADOW AVENUE IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) - (Special Use to allow the residential use on the second floor of the commercial building on property zoned "B-3, Business Service District".)

Item Number 5 - Adoption of Resolution Number 2122-046 on its Second Reading - Resolution accepting the Low Bid from Tazewell County Asphalt for Par 3 Lane Resurfacing Project in the amount of \$104,985.

Item Number 6 - Adoption of Resolution Number 2122-045 on its Second Reading- Resolution accepting the Proposal from Laser Electric Inc. for the Installation of New Cross Lights to be located in front of City Hall on West Washington Street.

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 2122-057 – Resolution to Approve Payment of the Schedule of Bills Listed on Schedule Number 8 in the amount of \$1,690,153.73. (Adopted by omnibus vote)

Item Number 2 - Adoption of Ordinance Number 4586 on its Second Reading - (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 1090 N. MAIN STREET IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS.) - (Special Use to allow the siting of a dog daycare and pet boarding business on property zoned "B-3, Business Service District".) (Adopted by omnibus vote)

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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. 2122-051 by Commissioner Hill, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-051, hereto attached, a Resolution accepting the Low Bid for EastSide Centre Exterior LED Lighting Upgrade Project from Kirby Risk Electrical Supply Company in the amount of \$13,766.70, be approved. Mr. Mayor, I move you that this Resolution No. 2122-051 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 project is for the replacement of the remaining 27 light fixtures at EastSide Centre. There is an Ameren Incentive Program that will allow the City to receive money back for the costs of the project. He mentioned explained that the City is accepting the lowest responsible from Kirby Risk Electrical Supply Company in the amount of \$13,766.70. The other two bids received were from and the other bids received were Graybar in the amount of \$13,773.09 and Crescent Electric Supply Company in the amount of \$14,169.23. The costs of the project will be funded out of Electrical Aggregation Fund. Commissioner Decker commented on the energy savings projects that have been completed over the last 15 to 20 years that have amounted to around \$2,000,000.

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. 4589 hereto attached, (AN ORDINANCE AMENDING THE SWIMMING POOL REGULATIONS 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 explained that as it currently exists, our building regulations require at least a 5' tall fence that's around the entire pool. A request has been submitted by a resident for an automatic pool cover which can accommodate at least 485lbs in lieu of the required fence. At present, Tazewell County is considering such an exception. Based upon that proposed code change, along with a minimum parcel size (which we have used for wineries, horses, etc..), it must comply with ASTM F 1346; not be within a platted subdivision or is greater than 5 acres; pools must be at least 600 feet or greater from the closest residential dwelling other than the owners; most requirements (other than parcel size) are consistent with the proposed Tazewell County Code change (to be considered by their ZBA on Sept 8th); and the review of such requests will be conducted by both inspections staff (to confirm the standard for the cover is met) and zoning staff (to ensure the property meets the requirements for size/platting and distance from other dwellings).

Commissioner Decker explained that he feels that the only argument against allowing the cover is that a cover can be left off which could be the same argument for a gate to a fence not being closed. He is ok with the City Code change as written.

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. 4590 hereto attached, (AN ORDINANCE PROVIDING FOR THE SALE OF EXCESS CITY PROPERTY AT 130 KERFOOT STREET) 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 City owns property that is not needed. In this ordinance, the City is seeking to sell the property to put it back on the tax roll. The appraisal of the property was \$4,000 and the offer came in from the neighbors for \$3,200. This amount meets the 80% of the appraisal value that is required.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2122-052 by Commissioner Hill, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-052, 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 \$11,304, be approved. Mr. Mayor, I move you that this Resolution No. 2122-052 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 is needed for email backup and security. The lowest responsible bid was from PTC Select.

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. 4592 hereto attached, (AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$2,485,000 GENERAL OBLIGATION REFUNDING BONDS (WEST WASHINGTON STREET ALTERNATE REVENUE SOURCE), SERIES 2021A, \$2,485,000 GENERAL OBLIGATION REFUNDING BONDS (HOTEL/MOTEL TAX ALTERNATE REVENUE SOURCE), SERIES 2021B, AND \$2,765,000 GENERAL OBLIGATION REFUNDING BONDS (ALTERNATE REVENUE SOURCE), SERIES 2021C, OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, FOR THE PURPOSE OF REFUNDING CERTAIN OUTSTANDING ALTERNATE REVENUE BONDS OF SAID CITY, AUTHORIZING THE EXECUTION OF A BOND ORDER IN CONNECTION THEREWITH, PLEDGING CERTAIN REVENUES OF SAID CITY PROVIDING FOR THE IMPOSITION OF TAXES TO PAY THE SAME, AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT IN CONNECTION THEREWITH AND AUTHORIZING THE SALE OF SAID BONDS TO THE PURCHASERS THEREOF) 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 ordinance is for recalling bonds that the can be recalled (2012A, 2012B and 2013B) and reissuing them. It is similar to refinancing the bonds. The grossing estimated savings is estimated around \$613,000 with an estimated present value savings of \$585,000 or 8.9%.

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. 4593 hereto attached, (AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$13,980,000 TAXABLE GENERAL OBLIGATION REFUNDING BONDS (ALTERNATE REVENUE SOURCE), SERIES 2021D, OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, FOR THE PURPOSE OF REFUNDING CERTAIN OUTSTANDING ALTERNATE REVENUE BONDS OF SAID CITY, AUTHORIZING THE EXECUTION OF A BOND ORDER IN CONNECTION THEREWITH, PLEDGING CERTAIN REVENUES OF SAID CITY, PROVIDING FOR THE IMPOSITION OF TAXES TO PAY THE SAME, AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT IN CONNECTION THEREWITH, AND AUTHORIZING THE SALE OF SAID BONDS TO THE PURCHASER THEREOF) 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 like the last ordinance this is for refunding bonds as well. It is to refund the 2014 bond series and has an estimated gross savings of \$900,000 with an estimated present value savings of \$813,000 or 8.49%.

This is not extra money that the city will have. It is savings that the city will receive in the long run and over the life of the bonds.

City Attorney Brunton explained that the end date of the life of the bonds is usually not extended. The life of the bond will not change and will remain the same.

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

Nays: None.

Mayor Kahl declared the motion carried.

Motion by Commissioner Decker, seconded by Commissioner Mingus; Mr. Mayor, I move you that Ordinance No. 4569, hereto attached, (AN ORDINANCE UPDATING REGULATIONS FOR EXCAVATIONS IN CITY STREETS AND RIGHTS-OF-WAY AND FOR ADDRESSING DAMAGE TO CITY STREETS AND RIGHTS-OF-WAY UNDER THE EAST PEORIA CITY CODE) having been read once by its title and having been laid on the table for no less than one week for public inspection, be adopted as presented.

Commissioner Decker commented on the change to the city code that ensures that the street repaired property and explained that he hopes this change incentivizes contractors to work with the city. Commissioner Sutherland explained that he has reservations, as he feels that contractors have done a good job with their repairs, the bonding will cost a lot, and it will take a lot of manpower to oversee the repairs.

Mayor Kahl explained that this ordinance is to ensure consistency and that everyone is treated equally. It is important that the city has something in places, as we see an increase in utility work being done. He will support the ordinance.

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

Nays: Commissioner Sutherland.

Mayor Kahl declared the motion carried and Ordinance No. 4569 be adopted as presented.

Resolution No. 2122-053 by Commissioner Decker, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-053, 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 20, 2021, be approved. Mr. Mayor, I move you that this Resolution No. 2122-053 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 coming in November and explained that the resolution is to request permission to close roads that are State roads and are not the City's streets.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2122-054 by Commissioner Sutherland, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-054, hereto attached, a Resolution Approving the Proposals from Concentric Integration and Heart Technology for the Water Treatment SCADA System Upgrade Project, be approved. Mr. Mayor, I move you that this Resolution No. 2122-054 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 Sutherland commented on the SCADA System that works with the Water Treatment. Superintendent of Water/Wastewater, Cord Crisler, explained that there is no longer support for the current Water Treatment software and that this upgrade aligns with the Wastewater platform. It is important to be consistent and the upgraded system provides many more efficiencies and options to make the improve the system.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2122-055 by Commissioner Sutherland, seconded by Commissioner Mingus; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-055, hereto attached, a Resolution Approving the Proposal from Fritch Heating and Cooling for the Water Treatment Plant HVAC Repair Project, be approved. Mr. Mayor, I move you that this Resolution No. 2122-055 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 Sutherland and Superintendent Crisler commented on the building having a failure of a dehumidifier. One of the coils of the dehumidifier has sprung a leak and is not repairable. The City is sourcing another coil and bring it back up to service. This option is much less expensive than a full replacement of the unit. This device is for the water treatment plant and the repair will give a lot of life to the unit. The replacement would have been more than \$40,000 while this repair will cost \$16,557.00.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2122-056 by Commissioner Sutherland, seconded by Commissioner Decker; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2122-056, hereto attached, a Resolution Accepting First Change Order for Phase D of The City's Sanitary Sewer System Upgrade Project, be approved. Mr. Mayor, I move you that this Resolution No. 2122-056 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.

Farnsworth Group Engineer, Mike Lutz, came up to the podium and commented on the first change order for Phase D of the City's Sanitary Sewer System Upgrade Project. This is the second stage of the project, with Phases A, B and C being part of the first stage. These are items that needed to be changed to ensure that the project works better and that is what is entailed in this first change order. Mayor Kahl explained that the change order is on the agenda due to the amount of the change orders. The Engineer Lutz explained that there is three percent contingency, and this takes up .5% contingency for the project.

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

Nays: None.

Mayor Kahl declared the motion carried.

Motion by Commissioner Mingus , seconded by Commissioner Decker; Mr. Mayor, I move you that Ordinance No. 4591 hereto attached, (AN ORDINANCE AMENDING TITLE 3, CHAPTER 3 OF THE EAST PEORIA CITY CODE TO CHANGE THE NUMBER OF CLASS D AND CLASS E LIQUOR LICENSES AUTHORIZED TO BE ISSUED WITHIN THE CORPORATE LIMITS OF THE CITY) be read at length by the Clerk, and that said Ordinance No. 4591 be accepted on its first reading, and be hereby adopted as presented.

Commissioner Mingus commented on the ordinance which is a change in the number of liquor licenses to be issued in the City.

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

Nays: None.

Mayor Kahl declared the motion carried and Ordinance No. 4591 to 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.

Fondulac Township Assessor, Bobby Zimmerman, came up to the podium to comment on the Tazewell County Supervisor of Assessments adding a multiplier of 3% to the equalized assessed value in Fondulac Township. He explained that he met with the County at least four times. Mr. Zimmerman explained that he feels that it is not the right time to raise the equalized assessed value of properties due to the pandemic and economic times. The increase in the equalized assessed value was not done by the Fondulac Township or the City. The increase was done by the Tazewell County Supervisor of Assessments. Mr. Zimmerman commented on his hopes to put together information on the matter. He

recommended that people appeal the assessed value of their property and explained that the appeal must be filed by September 23, 2021. Mr. Zimmerman explained that it is required by statute that the Supervisor of Assessments go through and determine if property has been over assessed or underassessed, and the numbers regarding the determination come from the State. This year it is a 3% increase for Fondulac Township, and he believes that it is different from other years due to the pandemic and economy. The Supervisor of Assessments does have some discretion.

Mayor Kahl explained that District 3 council member had to look into more information. Mayor Kahl explained that the change may have been advertised in the paper; however, he does not know who gets the paper. Until the state changes how this notice is advertised, people may be caught off guard. He explained that it is a three-year average of valuations. It was the assessed value of 2019 and sales for 2020 that were looked at to determine the value. Real estate trends are going upward every year. Mr. Zimmerman asked everyone to let their neighbors know and to contact him at 309-360-6462. He will assist in questions regarding appealing the taxes/assessments. Mr. Zimmerman feels that if enough people appeal that it will help.

Mayor Kahl feels that they should fix something, and there are variables in 2020 where the sales are increased. Inflationary rates have increased, and it is not a good time to raise taxes. He explained that the County feels that if they do not increase the assessed value, then they will fall behind in a factor, and there will be a larger increase in the future. Illinois is the state with the second highest property taxes in the country. Mayor Kahl explained that the city has essentially not raised its property tax levy in twenty years.

Don Norbits of East Peoria came up to the podium and commented on the property tax increase. He expressed concern for those that have been out of work and have been losing benefits and those on fixed incomes being taxed out of their homes. He explained that the value of the dollar is down with inflation.

Mr. Zimmerman explained that if a tax bill is roughly 5,000, you are looking at \$300 to \$500 dollar increase that is roughly a nine percent increase. It could be 3% this year and 4% next year based upon the sales and the amount is compounded. There is an appeal packet to pick up at the Fondulac Township office that helps to go through the appeal process.

Mayor Kahl commented on the county having lost population. He feels that it is the state that should be held responsible, the system is broken, and the state chooses to ignore it.

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

Mayor Kahl then asked for comments from Council.

Commissioner Hill commented on the Household Hazardous Waste Collection Event on September 18, 2021 at the Expo Gardens that will be by appointment only. Please visit peoriacounty.org/1018 to get information. There is an Electronics Recycling Event scheduled on October 9, 2021 from 9:00 AM to 12:00 PM at the Festival Building. There are costs associated with recycling some electronics. He commended Lisa Sherman and Korey Atterberry who assisted some East Peoria residents with help with their yard work who cannot do the work themselves. There is a form that can be filled out so that teams can be put together to help in the future. He encouraged everyone to attend the last three weeks of the Farmer's Market.

Commissioner Sutherland explained that the water main replacement project on Faulkner Road has begun and will hopefully be completed over the next several weeks. In addition, the water tower off of Pekin Avenue is being repaired due to a leak.

Mayor Kahl expressed thanks to staff at EastSide Centre, the Fire Department and the Water Department on their assistance on the successful Duck Race event. The Center for Prevention of Abuse sold in excess of \$30,000 ducks and all proceeds go toward their mission. The garbage pick-up schedule for the city is off by a day due to the Labor Day Holiday. The city is accepting applications from experienced Police Officers through September 22, 2021. Applications can be obtained at City Hall or on the city's website.

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Motion by Commissioner Sutherland, seconded by Commissioner Decker; Mr. Mayor, I move you that we adjourn until Tuesday evening, September 21, 2021 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 7:16 P.M.

/s/ Morgan R. Cadwalader

City Clerk Morgan R. Cadwalader