

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

OCTOBER 6, 2020

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 6:10 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 September 15, 2020 and the minutes of the Special Meeting for a Working Session held on September 15, 2020 be approved as printed.

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

Nays: None.

Mayor Kahl declared the motion carried.

Mayor Kahl proclaimed October 4-10, 2020 as "Fire Prevention Week". Fire prevention is usually done in the schools; however, the firefighters have come up with creative ways to get the information out via video that is in the works. Commissioner Mingus commented on how dangerous fires can be and how seriousness of the proclamation. He explained that it is important to look at kitchens, garages and other places that may be fire issues and having a plan with your family. Commissioner Mingus and Mayor Kahl thanked the Firefighters on their service. There was a discussion about services that the city provides including a professional fire department that is second to none in the area.

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.

Roy Sorce from Sorce Enterprises came up to the podium. He explained that he has a conditional use for an adult use recreational cannabis dispensary and asked for any questions that the City Council may have. There were no questions from the City Council.

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

Resolution No. 2021-049 by Commissioner Hill, seconded by Commissioner Decker; **BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS** that the claims as listed on Schedule No. 10 be allowed. Mr. Mayor, I, move that the Clerk is hereby authorized and directed to issue orders on the Treasurer for the various amounts, totaling \$3,994,565.98, and the schedule of bills be hereby adopted as presented.

Commissioner Hill explained that the dollar amount is higher due a payment for the Wastewater Treatment Plant being over \$2 million.

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

Nays: None

Mayor Mingus declared the motion carried.

Motion by Commissioner Hill, seconded by Commissioner Decker; Mr. Mayor, I move you that Ordinance No. 4522 hereto attached, (AN ORDINANCE AUTHORIZING A CONDITIONAL USE FOR PROPERTY LOCATED AT 300 S. MAIN 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 Conditional Use is for Mr. Sorce for an adult use recreational cannabis dispensary. The location meets the requirements set for in the City Code. There are some conditions that must be followed by Mr. Sorce. ZBA voted 3-2 for approval. While the City Code says that any special use requires four votes in favor of approval or it is a recommendation for denial, there is still city staff that believes that the conditional use should go forward. The house on the property must be removed, security measures must be approved, and Mr. Sorce must comply with other regulations.

Mayor Kahl explained that Mr. Sorce has been very patient through this process and that there were no comments received from neighbors.

Commissioner Decker explained that this property fits the zoning regulations for this type of business and he will be voting in favor.

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

Nays: Commissioner Sutherland.

Mayor Kahl declared the motion carried.

Motion by Commissioner Hill, seconded by Commissioner Mingus; Mr. Mayor, I move you that Ordinance No. 4520 hereto attached, (AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATED AT 2480 WASHINGTON ROAD 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 this site is the former Cueworks and is being rezoned for R-4 multi-family development.

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. 4521 hereto attached, (AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PROPERTY LOCATED AT 200 NEUMANN LANE 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 is asking for a larger than allowed accessory structure. The Zoning Board of Appeals voted 5-0 for approval, and it fits with the neighborhood. Commissioner Decker explained that he has not heard any negative comments so he will be voting in favor.

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. 4519 hereto attached, (AN ORDINANCE AMENDING ZONING REGULATIONS IN TITLE 5 OF THE EAST PEORIA CITY CODE FOR SPECIAL USES ALLOWED IN CONSERVATION DISTRICTS) 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 code change permits tree farming as a special use in conservation districts. It establishes a special use of minimal harvesting, feeling and minimal processing of trees which will improve the conservation efforts. There are constraints on properties that are authorized for this special use which includes requiring the property to have at least ten contiguous acres of property to be eligible for the special use.

Commissioner Decker inquired about notices regarding the hearings. Commissioner Hill believes that there is a set date in advance of the meeting that the notice is published in the paper and sent to neighboring property-owners.

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. 4523 hereto attached, (AN ORDINANCE APPROVING A LOAN FROM MORTON COMMUNITY BANK FOR FINANCING THE ACCESS ROAD 6 IMPROVEMENT PROJECT FOR SPECIAL SERVICE AREA 2019A) 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 the Access Road Number 6 needed repairs, and the City did not have the funds to repair it. The owners along the road will be paying for the repair of the roadway. The City is obtaining a loan and will be taxing those owners to pay the loan.

Commissioner Hill explained that there were several readings and a hearing on the improvement and process, and there were no objections. The upgrade made a world of difference on the access road, which is now a concrete road. The loan is through Morton Community Bank at an interest rate of 1.95%

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2021-047 by Commissioner Mingus, seconded by Commissioner Hill; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2021-047, hereto attached, a Resolution accepting the lowest responsible bid for EastSide Centre HVAC System Replacement Project received from Connor Company in the amount of \$9,409.87, be approved. Mr. Mayor, I move you that this Resolution No. 2021-047 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 explained that this resolution and the next are for the replacement of older HVAC units. There is an Ameren incentive for the project that decreases the amount of the project.

Commissioner Hill explained that the City has been able to tap into the Ameren energy program that has been beneficial to the City. The cost of the project is being paid for with energy aggregation funds that allows for these projects.

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

Nays: None.

Mayor Kahl declared the motion carried.

Resolution No. 2021-048 by Commissioner Mingus, seconded by Commissioner Hill; BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, ILLINOIS that Resolution No. 2021-048, hereto attached, a Resolution accepting the lowest responsible bid for Firehouse Number 3 HVAC System Replacement Project received from Connor Company in the amount of \$7,416.03, be approved. Mr. Mayor, I move you that this Resolution No. 2021-048 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 explained that HVAC replacement project is for Firehouse Number 3 and it uses an Ameren incentive and will utilize the energy aggregation funds to pay for the project.

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 Commissioner and Zoning Board of Appeals Chairman Jim Weber who passed away on Sunday. Commissioner Decker explained that Junk Pickup Week is occurring this week on residents' regularly scheduled garbage pickup day. He encouraged people to be careful about things placed close to the curb if they do not want to get rid of those items. Commissioner Decker thanked everyone for their help on the Traveling Vietnam Memorial Wall and on its success. He thanked Ty Livingston, Mayor Kahl, Jill Peterson, the Police and Fire Chiefs, Doug McCarty and Rick Swan. He explained that the curator of the Wall said that it was one of the best Wall exhibits they have had and one of the best attended. The Wall event raised over \$23,000, and it is possible that the Wall could come to East Peoria again in another three to four years. If residents are in need of brush pickups, they need to call requests for pickup no later than October 14 to get on the schedule for pickup.

Commissioner Hill expressed condolences to Jim Weber's family on his passing. He explained that the last Farmer's Market was last Friday and asked for anyone with comments or concerns about the Farmer's Market to contact the City.

Commissioner Sutherland expressed condolences to the family to Jim Weber on his passing. Commissioner Sutherland commented on the city water bill. He explained an average water bill. If someone's water and sewer bill is more than normal, they can schedule to see if there is a leak, if the increase is not due to other explanations such as using more water to fill a pool or water plants or the lawn. There is a person in the water department who can come and verify your usage. The sewage charges match the water unless you have an auxiliary meter. The new sewer capital charge matches the water usage. Park of sewer capital charge had to freeze the sewer bill and the sewer capital charge will go up, but the sewer charge will freeze. Sewer capital is capped in August 2021. Commissioner Sutherland explained that he investigated his water bills and that he is consistent in his water usage. He explained that during the Pandemic with kids being home more, filling pools, and other uses a person's water use will increase. He commented on property taxes and the amount that actually goes to the City of East Peoria with a majority of the property taxes going toward pensions. He explained that pensions are not going to change, as it is a state law for pensions. Commissioner Sutherland commented on the upcoming election and encouraged people to get out and vote. There is early voting occurring now with Election Day on November 3, 2020.

Commissioner Mingus commented on the water bills and usage. He expressed condolences to Jim Weber's family on Mr. Weber's passing. Car seat checks are scheduled tomorrow at Central Firehouse. There is delayed pickup of brush, and open burning will begin October 15 and go through November 30.

Mayor Kahl asked residents to be mindful and respectful of others when burning. The City allows opening burning twice a year. He expressed condolences to the family of Jim Weber on his passing. Mayor Kahl expressed gratitude to Commissioner Decker and Justin Hale for bringing the Vietnam Traveling Memorial Wall to East Peoria. A number of people spent a lot of time and effort on the Wall. Mayor Kahl commented on water bills. He explained that the City will be creating a video that shows the key components of the water bill and try to alleviate concerns by educating the public on their water bills. Until there is an understanding of the water bill, there will continue to be frustration. Mayor Kahl explained that there is no faulty equipment or corruption by elected officials. The water bills are based off consumption. There are three rates which are the water rate, sewer rate, and sewer capital rate. There is a loan around \$41 million, and there is no loan forgiveness or deferral. Mayor Kahl explained that the City is not in a position to defer the charges, and he urged people, if they believe their bill is wrong, to call city hall. The City staff is here to help. Mayor Kahl commented on the five-year sewer capital charge plan tied to the loan. Next year, the sewer capital charge caps out at another 10%. He explained that he appreciates people bringing up their concerns.

Motion by Commissioner Sutherland, seconded by Commissioner Decker; Mr. Mayor, I move you that we adjourn until Tuesday evening, October 20, 2020 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 7:08 P.M.

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