

Village of Peoria Heights  
Departmental Meeting – Administration & Economic Development  
November 5, 2019

The meeting was called to order at 6:00 p.m.

Everyone stood for a moment of silence and the Pledge to the Flag.

Upon calling roll, the following Trustees were present: Sherryl Carter, Beth Khazzam, Jeff Goett, Brandon Wisenburg, and Sarah DeVore. Trustee Mariscal was absent. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, and Village Clerk Stephanie Turner.

Trustee Carter made a motion to approve the minutes from the Community Meeting on October 10 and the minutes from the Departmental Meeting on October 22, and Trustee Wisenburg seconded the motion. The motion to approve the minutes passed 5-0.

Clerk Turner read a letter from Sharon and John Amdall thanking Public Works for repairing the Bruce White sculptures.

Mayor Phelan invited Ms. Chris Gaspar forward to present her with a plaque thanking Heights Flowers for its donation of flowers and its work with the Village to make the community look more festive. Ms. Gaspar stated Heights Flowers was proud to be a good neighbor and thanked the Village's groundskeeper, Ms. Tanya Neilson, for her hard work in keeping everything looking nice.

Mayor Phelan opened the meeting to public comment. Hearing none, he moved on to old business.

Trustee Carter invited the trustees to begin the discussion of new water rates with questions or concerns. Mr. David Marfell, Superintendent of Water, came forward to speak about the infrastructure projects prompting the rate increase. Mr. Marfell noted the Village had several mains that were a hundred years old that are too deep for Public Works to safely repair. Trustee Carter asked Mr. Marfell to elaborate, and Mr. Marfell explained past a depth of five feet special safety equipment is required, which the Village doesn't have, so the Water company has to hire a third party. Trustee Wisenburg asked if Public Works had the expertise to make repairs should the necessary equipment be purchased, and Mr. Marfell stated it was both an equipment and safety issue. Mr. Marfell also noted the equipment wouldn't be fiscally responsible because it wouldn't be used very often. Trustee Wisenburg asked about renting the equipment, and Mr. Marfell stated he didn't believe that was possible. Chief Sutton noted the water rate increase was time sensitive and asked if any trustees had an alternate recommendation. Trustee Wisenburg asked if staff could replace the water main to reduce costs. Mr. Marfell stated it wasn't possible as the job would take a seven man crew approximately three to four months. Chief Sutton suggested amending the previously discussed rates to a five year ordinance with rate increases of 9%, 8%, 7%, 0%, and 0% in each successive year. Trustees Khazzam and DeVore agreed with the proposed change. Trustee Khazzam noted the Village is also exploring grants to help subsidize infrastructure costs. Mayor Phelan noted the Village offered a lot of services which are paid for by sales tax revenues, but that water was the one thing people paid for. Chief Sutton stated the water rate increase would be brought back to the Board of Trustees for a vote at the next meeting.

Trustee Khazzam invited Mr. Eric Miller, Executive Director for the Tri-County Regional Planning Commission, forward to explain the bid for a comprehensive community plan received from Houseal

Lavigne. Mr. Miller explained that TCRPC operates the Peoria-Pekin Urban Area Transportation Study and had provided funding to the Village for area studies in the past. He noted that TCRPC had been working with the Peoria Heights Zoning Board of Appeals which eventually led to the request for proposals for a comprehensive Village plan. Chief Sutton stated the cost of the plan was substantial, but the majority of the funds would be spent in the next fiscal year. Trustee Khazzam said the plan would help with economic development in the future and noted that the previous plan was useful in attracting developers to the region. Mayor Phelan explained the Village's previous plans and studies had strengthened the Village's request to the State of Illinois for funds to improve Galena Road. Mr. Miller stated the project would be comprehensive and address all of the residential neighborhoods by engaging residents on what they want to see in their area. Mr. Miller stated the plan would be another step toward attracting families into the Heights. Mr. Miller stated the plan would provide a legal document showing the vision for the Village as a whole. Trustee Carter suggested the Board of Trustees meet to discuss vision and goals, and Trustee Khazzam agreed. Trustee Carter asked how long it would take to produce the plan, and Mr. Miller estimated between six to twelve months depending on how much the process was expedited. Mr. Miller stated TCRPC would be willing to contribute staff time to help reduce costs. The topic will be brought back to the Board of Trustees for action at a later date.

Mayor Phelan asked Mr. Dave Williams to speak about his bid and plans for the vacant lots owned by the Village. Mr. Williams explained that one of the lots was too small to build on so there would only be four new homes being built. Trustee Carter stated she remembered passing an ordinance which granted demoed houses special allowances to lot size in order to rebuild a house. Trustee Khazzam noted that the property previously held a garage rather than a house. Trustee Khazzam stated that Mr. Williams was planning to develop all five lots which would generate property taxes on each of those lots. Trustee Khazzam asked Mr. Williams about possible pricing for the homes, and Mr. Williams stated the houses would be better than what was currently on the property, but the houses had to be priced reasonably within the neighborhood so in a range of \$100,000 – \$150,000. Chief Sutton noted that getting the properties back on the tax rolls and removing the burden of maintenance on the Village was beneficial to everyone. The matter will return to the Board of Trustees for action.

Trustee Khazzam made a motion to approve Ordinance 2019-1609: Approving the First Amendment to the Redevelopment Plan and Projects for Peoria Heights TIF District No. 2, and Trustee Goett seconded the motion. Trustee Khazzam stated that the ordinance on the floor, and those following, were to amend TIF No. 2 to include more commercial and residential properties. Mr. Steve Kline, of the Economic Development Group, came forward to detail the process the Village had taken to reach passing the TIF No. 2 amendments. Mr. Kline explained the first ordinance created the amended plan, the second ordinance designated the new boundaries, and the third was the legal authorization of TIF funding. Trustee DeVore clarified nothing had changed over the length of the process, and the ordinances were the final adoption. Mr. Kline agreed and noted that the water main might be able to benefit from the TIF expansion. He also noted that all of the homes in the Village had one criteria of being blighted because the Village doesn't have a comprehensive plan. Trustee Khazzam asked if the Village could use BDD No. 1 and the other contiguous TIFs to help fund the proposed housing program to allow it to start earlier. Trustee Wisenburg stated he hadn't seen anything about a residential aspect in the TIF documents and expressed concern approving the TIF without the housing program in place. Mayor Phelan noted there had to be public engagement prior to setting up the programs. Trustee Carter noted that the TIF had to be amended prior to setting up the residential program in order to create funding for the program. Ordinance 2019-1609 to approve the first amendment to TIF No.2 passed 5-0.

Trustee Khazzam made a motion to approve Ordinance 2019-1610: Designating the Amended Redevelopment Project Area for the First Amendment to the Peoria Heights TIF District No. 2, and Trustee Goett seconded the motion. Hearing no discussion, Mayor Phelan called for a vote. Ordinance 2019-1610 approving the boundaries for TIF No. 2 passed 5-0.

Trustee Khazzam made a motion to approve Ordinance 2019-1611: Adopting Tax Increment Allocating Financing for the First Amendment to Peoria Heights TIF District No. 2, and Trustee Goett seconded the motion. Hearing no discussion, Mayor Phelan called for a vote. The motion to approve Ordinance 2019-1611 establishing TIF financing in TIF No. 2 passed 5-0.

Mr. Roland Savoie came forward to explain the Illinois Valley Striders was proposing a 5k run on New Year's Day. Trustee Wisenburg stepped out of the meeting at 7:18 pm. Mr. Savoie explained the nonprofit organization would charge a small fee to pay for costs of the event and look to sponsorships to cover the majority of the expenses. Chief Sutton offered the police department's help. Trustee Khazzam made a motion to approve the race, and Trustee DeVore seconded the motion. The Board of Trustees voted 4-0 to approve the event.

Trustee Carter stated she and Mr. Marfell had met with Illinois American Water to discuss the installation of a new transmission pipe within the Village. She noted that IAW had approached the Village a few years ago with the request, and the Village had denied it. Trustee Khazzam asked if the trail had been built the last time the request was presented, and Trustee Goett noted it was prior to the completion of the trail. Trustee Wisenburg reentered the meeting at 7:23 pm. Mr. Marfell stated the request would allow IAW to connect two existing mains. He said he had shared the Board's concerns regarding flooding, and IAW agreed to put in automated control valves at each of the connection points. The valves are designed to close within ninety seconds of sensing a drop in pressure which would cut off water supplies in event of a leak. Mr. Marfell stated the valves alleviated his concerns of flooding. Mr. Marfell said IAW had also agreed to install an interconnect valve at the Toledo water tower which would provide the Village use of IAW's water system if there was an emergency. Trustee Khazzam asked about timing and disruption to the residents. Mr. Marfell stated the work would primarily be done through directional boring which would cause minimal disruption. Trustee Carter requested that the agreement with IAW stipulate residents' property would be returned to the original state. She also added the agreement should stipulate a construction schedule. Trustee Goett stated the constructions would need to be monitored closely. Trustee DeVore agreed citing problems a few months ago with IAW's construction project at Forest Park Hill. Mr. Marfell stated that the Village would have more control over the situation as the construction would be entirely within Village borders. Trustee Khazzam asked if IAW would be willing to address drainage in the area as compensation for the project, and Mr. Marfell stated he had not spoken to them about the issue. Mayor Phelan noted the Village's legal costs should be covered. Trustee DeVore asked for Mr. Marfell's recommendation, and he stated he had no concerns with the project since IAW had agreed to install automated control valves. Trustees Goett and Wisenburg questioned if the Village should seek compensation, and Mr. Marfell stated he didn't believe that was in the Village's best interest as it was important to have a good working relationship with IAW. Trustee Carter noted that the company was a national company rather than a local or regional business. Trustee DeVore noted that IAW was already agreeing to provide benefits to the Village. Chief Sutton and Mayor Phelan recommended including incidental costs to the Village in the agreement. Mr. Marfell stated he would bring the issue back to the Board after arranging to have an IAW engineer present for more discussion.

Trustee Goett noted that the Board of Trustees was not going to have a quorum for the meeting prior to Thanksgiving and made a motion to cancel the Departmental meeting on November 26, 2019. Trustee Khazzam seconded the motion. The Board of Trustees voted 5-0 to cancel the November 26 meeting.

Trustee Goett introduced an ordinance restricting murals and stated the ordinance was designed to set up a permit process so that murals had to be preapproved. Trustee DeVore asked if someone had been upset, and Trustee Khazzam noted that a recently painted mural had sparked another request, and the ordinance was designed to retain control of public spaces. The ordinance will be voted on at a later date.

Mayor Phelan invited the Board of Trustees to share miscellaneous business. Hearing none, he offered his thanks to everyone who helped make the Haunted in the Heights event a success.

Trustee Goett made a motion to pay the bills, and Trustee DeVore seconded the motion. Trustee Wisenburg asked for clarification of the bill paid to William C. Connor and was told Mr. Connor provides legal services for code enforcement. The Board of Trustees voted 5-0 to approve the bills.

Trustee Khazzam made a motion to enter executive session under 5 ILCS 120/2(c)(1) and 5 ILCS 120/2(c)(11) to discuss personnel and possible or pending litigation. Trustee Goett seconded. The motion to enter into executive session passed 5-0 and the Board left open session at 7:44 pm.

The Board of Trustee reconvened regular session at 7:57 pm. Trustee Goett made a motion to adjourn, and Trustee DeVore seconded the motion. The Board of Trustees voted 5-0 to adjourn at 7:58 pm.

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Michael Phelan, Mayor

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Stephanie Turner, Village Clerk