

Village of Peoria Heights  
Board of Trustees Meeting

January 15, 2018

The meeting was called to order at 6:00 pm.

Everyone stood for the Pledge to the Flag.

Upon roll call, the following Trustees were present: Goett, Dan Mariscal, Reichert, Diane Mariscal, and Harn. Trustee Carter was absent. Others present include: Mayor Phelan, Administrator Sutton, Deputy Village Clerk Witbracht, Attorney Walton, Water Technician Dave Marfell, and Foreman Michael Casey.

Trustee Goett made a motion to approve the minutes from December 18<sup>th</sup>, 2018. Trustee Dan Mariscal seconded the motion which passed 5-0.

Trustee Goett made a motion to approve the minutes from December 13<sup>th</sup>, 2018. Trustee Dan Marsical seconded the motion which passed 5-0.

Correspondence: Deputy Clerk Witbracht read a thank-you letter from Sharon and John Amdall.

Announcements: Mayor Phelan updated everyone on the Duryea Apartment Grand Opening and congratulated Hugh Higgins on his cosmetic renovations and ribbon cutting. He also thanked Public Works on their tremendous job plowing.

Trustee Reports:

Economic and Community Development: There was nothing to report.

Police: Chief Sutton explained that there was an increase in complaints in solicitation. He reminded everyone that solicitors need permits and to not let anyone in their homes.

Building/Property Maintenance: Trustee Goett had nothing to report.

Fire: Trustee Reichert had nothing to report.

Public Works: Trustee Harn thanked Public Works for their great job with the snow storm. Dave Marfell gave an update on the Fire Truck being sold to a not-for-profit group and paid \$10,000. Mike Casey explained that the dump trucks were sold to Peoria Public Schools for \$16,000. HE also gave an update on the plowing process and explained that all streets were plowed 4 times.

Administration/Personnel: Trustee Diane Mariscal explained that the new employee handbook will be reviewed on February 5<sup>th</sup> and adopted on February 19<sup>th</sup>. February 26<sup>th</sup> there will be employee training.

Comments from the Audience: David Pitman requested support from the trustees on use of social media to have a Meet the Candidates Night. He explained that there will be a chance to meet the candidates and a list of questions will be produced. HE is requesting the League of Women Voters to moderate the event. He explained that the location will be at TNTS and that a private donor will provide pizza. Mayor Phelan added that administration has met with Mr. Pitman already and reinstated that we will simply be advertising the event, not co-sponsoring the event. Sherryl Fowler from 1130 E. Euclid came forward to get clarification on her water billing. Stephanie Turner came forward and explained that she would be happy to help her. She also inquired about how billing will be conducted in 2019, and Chief Sutton explained that it will be on the agenda next week. She also explained that she has been having some issues with rust in her water. Dave Marfell explained that they have been working on this complicated issue that is not widespread. He also explained that they are making adjustments and stated that its not a health hazard. She also stated she had some concerns about unshoveled sidewalks.

Old Business: There was nothing to report.

New Business: Mayor Phelan introduced Greg Birkland and asked him to give an update on the upcoming projects including 1203 E. Kingman and 4414-4426 N. Prospect Rd. which will turn into a restaurant and residential condos. There were some questions in the audience relating to parking. He further explained that the water tank will be used for seating. It was confirmed that 1203 Kingman is zoned as commercial. Some concerns were stated about traffic being increased near the children's park on Kingman. It was confirmed that there would be 5 residential units at the Greyboy lot, and that there would be both rear and underground parking. Trustee Dan Mariscal made a motion for approval of a purchase contract for 4414-4426 N. Prospect Rd. between the Village of Peoria Heights and Kim Blickenstaff. Trustee Goett seconded the motion. Mark Walton explained that a formal resolution will need to be approved by the board. There will also be some amendments to the contract. He also explained that the contract and lease tonight will be discussional only. Mark Walton explained that procedurally its more formal to go the resolution route and highly recommends doing it that way. The board agrees that the resolution will be on the departmental agenda next week. Trustee Dan Mariscal clarified and made a motion for village counsel to prepare a resolution for the purchase contract and take place at the next departmental meeting. Trustee Goett seconded the motion amendment. Discussion was proceeded. Chief Sutton explained that the building was appraised for \$250,000 and sold for \$350,000 back in 2016. He explained that the balance on the loan to date is \$334,000. Stephanie Turner came forward to clear up questions as to which account funds were being pulled from. She explained that the loan contains 2 buildings and also contained demolition and grass of the previous building. She also confirmed that the payoff is so high because the life of the loan indicates the unborrowed funds. Trustee Diane Mariscal inquired about the closing and how commission will be paid, which will be taken upon by the buyer. Closing costs will be split between the Village and the buyer. Mayor Phelan added that there was an RFP with a 30 day window advertised. Trustee Diane Mariscal inquired about the amendments and Mark Walton explained that they are indicated by redlines on the documents. Mayor Phelan reminded everyone that Kim Blickenstaff is not asking for TIF incentives on any of his projects and sales tax will be received on his properties. It was confirmed that his projects were located within TIF and that they could ask for TIF funds at a later date, however Greg Birkland confirmed that Mr. Blickenstaff

will not be asking for any incentives. This will also greatly benefit the school district. The motion was approved 5-0 to move forward with accepting the purchase contract and moving forward with the resolution. Trustee Dan Mariscal made a motion to direct village attorney to draft a resolution to approve a long-term lease for 1203 E. Kingman between the Village of Peoria Heights and Kim Blickenstaff. Trustee Goett seconded the motion. This will be set up exactly as the purchase contract previously discussed. Mark Walton gave an overview on the terms of the lease and explained that rent will be \$30,000 per year and the contract spans over 30 years. Mark Walton suggested that an amendment be made in the lease to state that the use will be for a restaurant and not have any bands or loud music and any changes would need to go to the village board. There were some questions regarding the cosmetic appearance of the water tank on Kingman, and Greg explained that they are working with architects to properly improve it. The motion passed 5-0. Trustee Dan Mariscal made a motion to approve payment to Mike Bailey through BDD Funds in the amount of \$3,000. Trustee Goett seconded the motion which was approved 5-0. Stephanie Turner explained that this does not need to go through the BDD committee, however these expenditures are presented in their finance reports. Mayor Phelan explained that we want to make sure we communicate to our citizens properly and that will be his role in future projects. Trustee Harn made a motion to request approval for payment to Verkler Truck Sales, Inc. in the amount of \$6,138.07 for public works truck emergency expenditure. Trustee Goett seconded the motion which was approved 5-0. Trustee Dan Mariscal made a motion to approve the Run to Remember on Saturday, May 4<sup>th</sup>. Trustee Goett seconded the motion which was approved 5-0. Trustee Dan Mariscal made a motion to approve Super Shuffle 5K on February 3. Trustee Harn seconded the motion which was approved 5-0. Audrey Williams explained that there is not a snow contingency plan. Trustee Harn made a motion to approve the installation of LED street light fixtures on Prospect from Glen-Lake St. not to exceed \$20,000. Trustee Goett seconded the motion which was approved 5-0 . IT was confirmed that this is a BDD eligible expense.

Trustee Goett made a motion to approve payment of bills. Trustee Dan Mariscal seconded the motion which was approved 5-0

Trustee Harn made a motion to approve the Treasurer's Report. Trustee Dan Mariscal seconded the motion which was approved 5-0.

Trustee Goett made a motion to adjourn, with Trustee Dan Mariscal seconding. The meeting adjourned at 7:09 pm.

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Michael E Phelan, Mayor  
Clerk

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Sarah Witbracht, Deputy Village

