

Departmental Meeting Village of Peoria Heights

March 26th, 2019

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

Everyone stood for the Pledge to the Flag.

Upon roll call, the following Trustees were present: Goett, Dan Mariscal, Diane Mariscal, Reichert, Harn, and Carter. Others include: Mayor Phelan, Administrator Sutton, Deputy Clerk Witbracht, Michael Casey, Dave Marfell, and Stephanie Turner.

Trustee Goett made a motion to approve the minutes from March 5, 2019. Trustee Dan Mariscal seconded the motion which was approved 6-0.

Comments from the Audience: There were no comments.

Old Business: There was no old business.

New Business: Trustee Dan Mariscal made a motion to approve Resolution 2019-01; Proposed First Amendment Tax Increment Financing District No. 2 Redevelopment Project- Inducement Resolution. Trustee Goett seconded the motion. Steve Kline explained that a private developer has asked for TIF assistance which is just outside of the current boundary in TIF 2. He explained that this piece of property is located at Monroe and War Memorial and owned by Gary Kempf. He explained that this is a non-binding resolution to allow Mr. Kempf to begin to incur costs and for the Village to decide and document if this is a viable project to begin amending the TIF 2 boundary. He stated that this pertains to the Subway restaurant and relocating them to this location due to the Mr. Blickenstaff displacement. He also explained that additional property would need to be included as there is a requirement for properties within the TIF to be contiguous. There would be another 200-300 feet that would be needed to make it contiguous. Trustee Harn inquired about the total cost to extend the TIF. Mr. Kline stated that it could cost \$12-20,000 and that now would be the time to extend the TIF district. Steve confirmed from Mayor Phelan that he had originally recommended connecting TIF districts. Steve confirmed that the life span of the TIF district is not affected by amending the TIF. Mayor Phelan reiterated that Administrator Sutton and he have met with many developers and that administration is being proactive on this request to find them a new home as soon as possible. Steve also explained that the parking lot has a low assessment and that any new additions would be reassessed, and that the village would capture the increase in the life of the TIF district. If TIF 1 is made contiguous with TIF 2, then both TIFS can share funds back and forth. Trustee Carter inquired about dollars requested by the developer, and Steve confirmed that projections would have to be performed before this question can be answered. Steve explained the importance of helping current businesses. Trustee Carter questioned the TIF process and request of funds and inquired why some private developers request TIF assistance and why others do not. Mayor Phelan explained that Mr. Blickenstaff offered a place for Subway, however they weren't willing to be out of business for that long and wanted an immediate location. Steve also confirmed that the developer will not do the project without TIF incentives. The motion approved 6-0.

Trustee Carter passed out a code enforcement update and explained that Jodie is active with this because of spring. Chief Walters gave an update on the hill fire from this past weekend which was caused from an unattended burn pit. 24 Firefighters responded on scene. He also explained that he will retire November 3rd, 2020. Mauricio Portales is requesting a boot drive stop sign fundraiser

to be placed on the next agenda. Trustee Reichert made a motion and Trustee Harn seconded to place this request on the agenda which approved 6-0.

Trustee Harn led the discussion on the proposed installation of a 24-inch Illinois American Water Main on Village of Peoria Heights Right-of-Way. He explained that they are offering to refurbish roads and right-of-way, and they would allow us to hook up to their water main in a catastrophic event. Dave Marfell explained that this is a very large water main and that this would tear-up Toledo and the current state of houses. Illinois American Water would 100 percent fund and maintain this. Mayor Phelan inquired about the legal costs. Attorney Walton recommended that their attorney prepare the easement agreement. Trustee Reichert inquired about the connection between the two water mains. Dave reinforced the concern about the drainage issues on this street. Dave will set up a formal meeting and invite Trustee Harn. Dave also gave an update on hydrant flushing and explained that the fountain is deteriorating, and the parts are becoming obsolete and that the fountain will need replaced within the next couple of years.

Trustee Diane Mariscal moved forward with the final review on the budget. Trustee Reichert inquired about the donations line item. Bookkeeper Turner explained that one final change will be made to the fire department, which will not affect the line-items. The budget will be approved at full board in April.

Trustee Diane Mariscal made a motion for discussion of an Ordinance 2019-1586; An Ordinance Amending Title 10, Chapter 7B and Chapter 7C of the Village Code of the Village of Peoria Heights, for the Purpose of Modifying Certain Requirements for Residential Uses. There were some concerns with this ordinance in relation to the PH Samuel, LLC project. Attorney Walton explained that this amendment was recommended by the Zoning Board of Appeals. He also reminded everyone that this does not pertain to the PH Samuel project and is moving forward only. Trustee Reichert feels that this would complicate projects for developers. Mark explained that the Zoning Board was being sensitive to the neighbors in residential areas. The board prefers to table and reconsider later. Trustee Dan Mariscal made a motion to approve a donation request from Peoria Heights Youth Baseball. Trustee Harn seconded the motion which was approved 6-0 in the amount of \$1,000. Trustee Dan Mariscal made a motion to approve a donation request from the Peoria Heights Alumni Association in the amount of \$100. Trustee Carter seconded the motion which approved 6-0. Trustee Dan Mariscal made a motion to approve an event request for a CASA book drive, and Trustee Harn seconded the motion which approved 6-0. A Bradley student came forward to explain her request in further detail. She is requesting to use Village Hall on April 27th. Trustee Dan Mariscal made a motion to approve the Peoria Heights Cheerleader Stop sign Fundraiser request. Trustee Goett seconded the motion which approved 6-0 for one date. Trustee Dan Mariscal would like to approve one weekend for them. Trustee Dan Mariscal made a motion to approve a stop sign fundraiser from ST. Jude Runs. Trustee Goett seconded the motion which approved 6-0

Trustee Goett made a motion to enter Executive Session and Trustee Harn seconded at 7:24 which was approved at 7:24pm.

The meeting adjourned at 8:25pm with a motion by Trustee Goett and second by Trustee Carter.

Michael Phelan, Mayor

Sarah Witbracht, Deputy Village Clerk

