

Village of Peoria Heights
Board of Trustees
October 17, 2023

The meeting was called to order at 5:30 p.m.

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

Upon calling roll, the following Trustees were present: Sarah DeVore, Jeff Goett, Elizabeth Khazzam, Jennifer Reichert, Matthew Wigginton, and Brandon Wisenburg. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, Village Clerk Stephanie Turner, and Village Counsel Attorney Mark Walton.

Trustee Goett made a motion to approve the minutes from the October 3, 2023 meeting. Trustee DeVore seconded the motion. The minutes were approved 6-0.

Mayor Phelan announced there would be an event praying to end gun violence at Peoria Heights Tower Park on October 21, 2023 from 11:00 am – 12:00 pm.

Mayor Phelan opened the meeting to public comment.

Ms. Cathy Stevenson, 1505 E Glen Avenue, thanked the Board for their hard work. She expressed the importance of the water company and encouraged community involvement and consideration of long term ramifications. She noted the City of Peoria is considering repurchasing their system.

Mr. Norm Reichert, 5016 N Glen Elm Dr, noted with the City of Peoria reevaluating purchasing their system the impact on the Village of Peoria Heights partnering with Illinois American Water.

Hearing no additional public comment, Mayor Phelan invited representatives from IAW to come forward for a presentation. Mr. David Marfell provided an overview of IAW's infrastructure, services, and employees both nationally and locally. Mr. Kyle Smith spoke about the acquisition process answering common questions and concerns. Mr. Smith noted many details are subject to negotiation. Mr. Smith explained how price would be determined as well as emphasizing that the process was voluntary. He finished by providing a timeline for acquisition noting it typically took between 12-13 months. Trustee Khazzam noted water quality was important and asked about the timeline to mitigate water discoloration issues. Representatives explained water treatment as well as build up in the pipes impacts water quality noting it isn't a quick process to correct as there are required studies and testing. Additionally, engineering impacts water quality. The timeline to address could be upwards of 18 months. Trustee Wigginton spoke with IAW representatives about different chemical treatments. Trustee Wigginton asked Mr. Smith the latest the Village could exit the acquisition process. Mr. Smith noted it could be exited at any point up to state approval and a signed agreement. He also noted that it was a long process, and there was a possibility some changes could be made to the water treatment during the acquisition process. He emphasized that water quality changes weren't quick processes. Trustee Wigginton asked representatives to address the City of Peoria's review of repurchasing their system. Mr. Smith noted IAW isn't looking to sell the system, and it would have to be negotiated. Trustee Wisenburg asked about IAW's number of brown water quality complaints. IAW stated they would get information and explained how they address the issue. Trustee Wisenburg asked if IAW would have the infrastructure to provide water to the Village in the absence of the City of Peoria's water

system. Mr. Smith stated it would depend on the negotiation of a possible sale and noted IAW may not decommission the Village's water infrastructure. Trustee Wisenburg asked if any municipalities had repurchased their system. Mr. Smith noted he was unaware of any in Illinois, but they had sold some systems in New York. Trustee DeVore asked if residents could expect water discoloration could be addressed in 2-5 years or 5-7 years. Mr. Smith stated he thought it could be addressed in 2-5 years. Trustee DeVore noted the capital improvement plan prepared by Woodard and Curran would require \$4.5 million and a minimum of 6 years. Mr. Don Taul, representative from Woodard and Curran, came forward to explain the Village had recently submitted an application for a low interest loan from IEPA for a manganese treatment facility. The facility has been designed to have room for treatment of additional requirements under discussion by the EPA and IEPA. Mr. Taul noted Woodard and Curran is working on the lead service line inventory, and municipalities they've worked with have been able to receive 100% forgiveness for replacement of lead service lines. Trustee DeVore asked Mr. Taul to speak about the timeline of building the manganese treatment facility. He stated the facility could potentially be out to bid by next year and built within 12 months. Mr. Taul noted the Village could reduce any water discoloration from manganese with a flushing program. Trustee Wigginton noted water rate increases were necessary regardless if the water system was sold or retained. Mayor Phelan asked if all water infrastructure, including water towers, would be included in the sale. Mr. Smith noted IAW was aware that the Observation Tower would need to be retained by the Village, and it would be part of negotiations. Otherwise, all water equipment and infrastructure would be acquired by IAW subject to negotiations.

The Board moved on to old business.

Trustee DeVore made a motion to approve Ordinance 2023-1709: an Ordinance Amending Title 4, Chapter 1 of the Village Code of the Village of Peoria Heights for the Purpose of Adding a New Supplemental Liquor License Allowing for Package Liquor Sales for Class B License Holders. Trustee Khazzam seconded the motion. Trustee DeVore explained the Board has previously discussed the ordinance, and the changes discussed were added. The Board approved 2023-1709 by a vote of 6-0.

Having concluded old business, the Board moved on to new business.

Trustee DeVore made a motion to approve Resolution 2023-15: a Resolution of the Village of Peoria Heights Accepting a Project Services Agreement with Farnsworth Group for Phase I Environmental Site Assessment at Poplar Park and Al Fresco Park. Trustee Goett seconded the motion. Trustee DeVore explained the services will be a site assessment should there any requests for development in those areas. Director of Community Development, Mr. Wayne Aldrich, agreed noting it was a due diligence process. There could be additional research in a Phase II depending on the information discovered. Trustee Wisenburg asked if the Board was considering development at Poplar Park. Trustee Khazzam noted the Board might consider public development such as an observation deck, board launch, or other recreational facilities. Mr. Aldrich noted development was difficult because most of the area was within a flood plain. Trustee Wisenburg expressed concern spending funds planning projects without funding. The Board discussed a voided lease with KDB Group for Al Fresco Park. Mayor Phelan noted Phase I was the first step in planning projects. Trustee Wigginton requested Farnsworth Group include a title search of the property. Village Counsel, Attorney Mark Walton, noted his office could take care of that. The Board approved the resolution 6-0.

Trustee Khazzam made a motion to approve Ordinance 2023-1710: an Ordinance Approving and Authorizing the Execution of a Business Development District No. 1 Redevelopment Agreement by and

between the Village of Peoria Heights, Illinois and Robert J. Koszuta (1306, 1308, & 1308A E Seiberling Ave). Trustee Wigginton seconded the motion. Trustee Khazzam explained the owner was investing funds in the exterior beautification of the property. The property includes 3 sales tax generating businesses. Director Aldrich explained the project was different than past requests, but he'd tried to be consistent with past projects while offering expanded eligibility for life safety and improvement projects. Trustee Wigginton complimented the project but noted his concern that the Board had been presented a policy change within the project. He requested the Board consider policy regarding property owners as opposed to business owners. The Board voted 6-0 to approve Ordinance 2023-1710.

Trustee Khazzam made a motion to approve an art exhibit and display agreement. Trustee Wisenburg seconded the motion. Trustee Khazzam explained the agreement acknowledges the statue is property of the artist and is on display for four years. Trustee DeVore asked if the display stand would remain afterward. Trustee Khazzam noted it had been donated by the Park District and another piece may be displayed later. The Board approved the agreement 6-0.

Trustee DeVore made a motion to approve Ordinance 2023-1711: an Ordinance Adding Title 2, Chapter 4 of the Village Code of the Village of Peoria Heights Creating and Establishing a Firefighters Pension Fund and Creating a Board of Trustees of the Firefighters Pension Fund. Trustee Goett seconded the motion. Attorney Walton explained that since the Board was considering hiring full-time firefighters it created the necessity of establishing the pension fund and Board to oversee the pension fund. Trustee Wigginton asked the relation of the firefighters' pension board to levying property taxes. Attorney Walton explained tax levying authority was retained by the Village Board. The Board approved the ordinance 6-0.

Trustee DeVore made a motion to approve Ordinance 2023-1712: an Ordinance Amending Title 2, Chapter 2 of the Village Code of the Village of Peoria Heights Regarding the Establishment of the Board of Fire and Police Commissioners. Trustee Goett seconded the motion. Attorney Walton explained the change was necessary for hiring full-time firefighters. Trustee Reichert asked about the appointment process. Chief Sutton noted it was by mayoral appointment and explained the commissioners' part in interviewing and hiring of police officers. The Board's authority will now expand to include firefighters as well. The Board approved the ordinance 6-0.

Mayor Phelan asked for a motion to defer the appointment of Fire Chief. Trustee Goett made a motion to defer the appointment of Fire Chief. Trustee Khazzam seconded the motion. Trustee Wisenburg asked if the Village was moving forward with additional candidates. Mayor Phelan agreed. The Board voted 6-0 to defer.

Trustee Wigginton made a motion to defer Village of Peoria Heights Fire Chief Employment Agreement. Trustee DeVore seconded the motion. The Board voted 6-0 to defer the agreement.

Mayor Phelan asked for miscellaneous business.

Trustee Wisenburg shared Saturday, October 21, 2023 was the Grade School PTO annual trunk or treat. He invited residents to come out noting the event was a blast. He asked if the event could be listed on the Village event board. The Peoria Heights Police Department and the Peoria Heights Fire Department will be represented at the event.

Trustee Khazzam noted she had multiple residents requesting the Village have a larger event board. The Board will take it into consideration.

Superintendent of Public Works, Mr. Chris Chandler, thanked Heights Flowers for donating the mums which have been planted all around the Village.

Trustee DeVore noted she'd received a compliment for the Peoria Heights Public Works for fixing the manhole. The Greater Peoria Sanitary District had done the work and was prompt in fixing the issue.

Director Aldrich announced staff will be mailing out information about the HUD Healthy Home grant program to residents in census track 43. There will a presentation the first week of November at St. Thomas Church regarding the program. The program will include safety improvements for about 15 homes in the census track.

Hearing no additional business, Trustee Goett made a motion to approve payment of the bills. Trustee Khazzam seconded the motion. There were no questions on the bills. The Board voted 6-0 to approve payment of the bills.

Clerk Turner read the Treasurer's Report. In the Village controlled accounts, there was \$8,059,946.42 and in the Water controlled accounts there was \$2,146,338.46. Trustee Wisenburg made a motion to approve the Treasurer's Report, and Trustee DeVore seconded the motion. Trustee Wisenburg asked if the Village was doing well. Chief Sutton noted the Village had a surplus. The motion passed 6-0.

Mayor Phelan noted the Board had heard a presentation from IAW, and the Board could provide Chief Sutton and himself with direction regarding next steps. Trustee Wigginton noted Woodard and Curran could provide a financial evaluation of system. Mr. Taul stated they could provide that information in 2-3 months. The Board discussed the viability of testing homes that complain of discolored water. Superintendent Chandler will work with Woodard and Curran regarding testing options. Trustee Wigginton asked about filtration. Superintendent Chandler noted the Village doesn't filter water. Mayor Phelan asked for an update on the approved ice pigging process. Superintendent Chandler explained it was estimated for November and would target the areas with the highest rates of complaints.

Trustee Goett made a motion to adjourn, and Trustee Wisenburg seconded the motion. The Board of Trustees voted 6-0 to adjourn at 7:26 pm.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk