

Sharon K. Williams, District 1
Junior Watkins, District 2
Betty Duncan, District 3
Chairperson-Andrew A. Rand, District 4
Brandy Bryant, District 5
Eden S. Blair, District 6
James C. Dillon, District 7
Phillip Salzer, District 8
Kathrin Pastucha, District 9



Andrew A. Rand - Chairperson
Rachael Parker - County Clerk

Robert Reneau, District 10
Linda Daley, District 11
Rachel Reliford, District 12
Vice-Chairperson-James T. Fennell, District 13
Brian Elsasser, District 14
Steven Rieker, District 15
Matthew Windish, District 16
Jennifer Groves Allison, District 17
Paul Rosenbohm, District 18

**PEORIA COUNTY BOARD
MEETING MINUTES
Thursday, March 10, 2022
6:00 PM**

County Courthouse • 324 Main Street • County Board Room 403 • Peoria, Illinois 61602
Voice: (309) 672-6056 • Fax: (309) 672-6054 • TDD: (309) 672-6073
www.peoriacounty.gov

**CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
ROLL CALL BY THE COUNTY CLERK**

Attendance was taken with the Roll Call-Pro voting system, and the following members of the Board were present: Members Blair, Bryant, Daley, Dillon, Duncan, Elsasser, Fennell, Groves Allison, Pastucha, Rand, Reliford, Reneau, Rieker, Salzer, Watkins, Williams, and Windish, with Member Rosenbohm absent.

I. APPROVAL OF MINUTES

- Approval of February 10, 2022 County Board Meeting Minutes

Member Daley moved for approval of the minutes and Member Duncan seconded. The minutes were approved by a unanimous roll call vote of 17 ayes.

II. PROCLAMATIONS & PRESENTATIONS

- A Proclamation recognizing the contributions of Leonard Unes to the Peoria County Zoning Board of Appeals and the entire Peoria County Community
- A Proclamation recognizing April 4-10, 2022 as National Public Health Week

III. CITIZENS' REMARKS

Douglas McCarty addressed the Board with regard to Item 6. Mr. McCarty spoke in favor of the agreement, stating the section known as the Oak Savanna is a treasure for the City of Peoria and County of Peoria. He commented that this area is one of the few remnants of tallgrass prairie in Illinois.

See Item 5 for additional citizens' remarks.

IV. CONSENT AGENDA (including reports to be filed)

- C1.** The Treasurer report consisting of the Bank and CD's Portfolio for the month of January 2022 and Revenue & Expenditure Reports for the 13th period of 2021.



- C2.** The Auditor's report of expenditures from Accounts Payable system is accessible at www.peoriacounty.org/auditor/transparency.
- C3.** A resolution (items 1,2 – conveyances; item 3 – surrender) from the County Administrator and Chairman of the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deeds of said property to the highest bidder, and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from March 10, 2022, and any transaction between the parties involved not occurring within this period shall be null and void. *(Poll vote per Rules of Order, Article V, Section 18C)*
- C4.** A resolution from your Executive Committee recommending approval of Amendment #2 to the By-laws of the Peoria Riverfront Museum.
- C5.** A resolution from your Executive Committee recommending approval to settle Circuit Court civil case number 17-L-14 for a payment of \$200,000.00.
- C6.** A recommendation from your Finance, Audit and Legislative Affairs Committee to approve an Ordinance authorizing the sale of refunding General Obligation Bonds (Alternate Revenue Source), Series 2011 to refund the outstanding portion of Peoria County's 2011 bonds as tax exempt.
- C7.** A resolution from your Public Safety and Justice Committee recommending approval of a rollover appropriation of unspent FY 2020 Justice Assistance Grant (JAG) funds and Unreserved Fund Balance into the FY 2022 C.O.P.S. budget.
- C8.** A resolution from your Public Safety and Justice Committee recommending approval of an FY 2022 budget appropriation in the amount of \$175,402.00 in AOIC funding related to the Illinois Court Technology Modernization Program
- C9.** A resolution from your County Operations Committee recommending approval to settle Workman's Compensation Case #010015-006265-WC-01 for an amount not to exceed \$60,000.00.
- C10.** A resolution from your Infrastructure Committee recommending approval of a Cooperative Research Agreement between the County of Peoria and Bradley University for the purpose of maintaining the Pavement Management Program.
- C11.** A recommendation from your Infrastructure Committee to approve an Ordinance establishing a posted speed limit of 30 mph on W. Robertson Road from Ford Road to Cul-de-Sac.
- C12.** A resolution from your Infrastructure Committee recommending approval of a Preliminary Engineering Services Agreement with Infrastructure engineering, Inc. for Phase I and Phase II Engineering of Slope Wall Replacement of Structure Number 072-3103 on Blue Ridge Road, at a cost not to exceed \$45,300.00.
- C13.** A resolution from your Infrastructure Committee recommending approval of the lowest responsible bid of Stark Excavating, Bloomington, IL, in the amount of



\$258,989.10, for culvert replacement on Todd School Road.

C14. A resolution from your Infrastructure Committee recommending approval of the lowest responsible bid of Porter Brothers, Rock Falls, IL, in the amount of \$248,629.25, for tilling and sealcoating of township roads in Millbrook Township.

C15. A resolution from your Infrastructure Committee recommending approval of the lowest responsible bid of Porter Brothers, Rock Falls, IL, in the amount of \$42,203.48, for tilling and sealcoating township road in Rosefield Township.

C16. Chairman Appointments.

Member Fennell moved to approve the Consent Agenda and Member Blair seconded. Member Dillon asked to pull Item C15; Member Blair asked to pull Item C10. The Consent Agenda, except for Items C10 and C15, was approved by a unanimous roll call vote of 17 ayes.

Member Salzer moved to approve Item C10 and Member Elsasser seconded. Member Blair said she would be abstaining from the vote because the Item involves her employer. The motion was approved by a roll call vote of 16 ayes and 1 abstention, with Member Blair abstaining.

Member Dillon moved to approve Item C15 and Member Fennell seconded. The motion was approved by a roll call vote of 16 ayes and 1 abstention, with Member Windish abstaining.

V. ZONING ORDINANCE AND RESOLUTIONS

- 1.** Case #ZBA-2022-000006, Petition of Briscoe Financial, LLC. A Special Use request from Section 20-5.5.2.2.c of the Unified Development Ordinance. This section allows for Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented; and room are not rented for a period of more than 14 days. The petitioner proposes to provide overnight accommodations on a short-term rental basis through the websites Airbnb and VRBO. The parcel is located in Chillicothe Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Fennell seconded. Member Dillon brought up an additional restriction requiring a certified letter to be mailed to surrounding property owners with the owner's contact information. Member Elsasser commented that he will be voting against the request because of the parking issues. Member Pastucha questioned whether there were any objections against the property. Member Dillon remarked there were a few. Kathi Urban, Planning & Zoning Administrator, stated that objectors included co-owners of an adjacent home. Ms. Urban reported that another objector from the ZBA hearing later testified that the restrictions proposed on the case would address their concerns. Member Pastucha asked if there were any complaints against the property. Member Dillon stated it was filed before it was an Airbnb. Member Williams explained she will also be voting against the request because the parking issues were a big concern. Member Dillon expressed the parking concern was addressed in a staff recommendation as a restriction. He asserted there would be no parking in the shared driveway. Member Fennell specified the property was zoned for four parking places.

The ordinance passed by a roll call vote of 15 ayes and 2 nays, with Members Elsasser and Williams voting nay.



2. Case #ZBA-2022-000007, Petition of Briscoe Financial, LLC. A Special Use request from Section 20-5.5.2.2.c of the Unified Development Ordinance. This section allows for Overnight Accommodations, provided that they meet the requirements set forth in Section 7.8 (Overnight Accommodations) and provided that no more than 5 rooms or suites of rooms are rented; and rooms are not rented for a period of more than 14 days. The petitioner proposes to provide overnight accommodations on a short-term rental basis through the websites Airbnb and VRBO. The parcel is located in Chillicothe Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Fennell seconded. Member Pastucha questioned whether there were objections or complaints. Member Dillon reported there were two consents and zero objections. The ordinance passed by a unanimous roll call vote of 17 ayes.

3. Case #ZBA-2022-000012, Petition of Cornwell Solar, LLC. A Special Use request from Section 20-5.1.3.2.f of the Unified Development Ordinance. This section allows for a special use in the "A-1" Agricultural Preservation Zoning District for a Solar Energy Generation Facility, provided that the conditions in Section 7.17 ("Ground Mounted Solar Energy Equipment") of these regulations are met. The petitioner proposes to construct a 40mW utility-scale Solar Energy Generation Facility. The parcels are located in Princeville Township. The Zoning Board of Appeals recommends approval with restrictions. The Land Use Committee concurs.

Member Elsasser moved to approve the ordinance and Member Dillon seconded. Member Dillon declared this was the first large scale solar project in Peoria County. He reported there were no objections to the request. The ordinance passed by a unanimous roll call vote of 17 ayes.

4. Case #ZBA-2022-000013, Petition of Peoria County. A Text Amendment to amend Chapter 20, Appendix A "Fee Schedule" of the Peoria County Code. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

Member Dillon moved to approve the resolution and Member Blair seconded. Member Dillon explained that this amendment was part of an item on last month's agenda, but there was an error in publishing the amendment. The resolution passed by a unanimous roll call vote of 17 ayes.

5. A resolution from your Finance, Audit, and Legislative Affairs Committee recommending approval to effectuate the sale and disposal of Heddington Oaks and associated costs of refunding the Series 2001 Alternate Revenue Source Bonds issued for the construction of Heddington Oaks Nursing Home.

Member Fennell moved to approve the resolution and Member Blair seconded. Keith Knepp, President & CEO of UnityPoint Health, addressed the Board. Mr. Knepp stressed the organization's long history of commitment to behavioral health services in the community. He remarked this project would help strengthen that commitment. Mr. Knepp emphasized the tremendous need for this project that the pandemic has intensified. He recognized the County's investment in the facility and commented that more would be invested to bring about the renovations the facility needs to meet the project's goals.

Martha Herm, UnityPlace Board of Directors, Past Chairperson, addressed the Board. Ms. Herm described the vision for UnityPlace. She conveyed that she wishes UnityPlace to be the model for a behavioral health system that encompasses prevention, treatment, and recovery. She commented that the organization is sometimes forced to turn away children and their families, and they are



often referred to far-away facilities. She contended the Heddington facility would increase their capacity to offer treatment to local families and offer access to expanded outdoor grounds, including a nature walk and playground. She stressed that the Board's decision would help UnityPlace reach its vision of developing a place where children and teens can reach a state of well-being and prevent further costs as they become adults.

Member Reneau summarized many reasons he struggled with this vote, including that taxpayers will be paying bonds on a facility the County no longer owns. He stressed he does not struggle with the facility's intended use and agrees that it will fill a desperate need in our community. He declared the use of the facility is the sole reason he will be supporting this resolution. Member Blair stressed they could not be beholden to decisions made ten years ago. She said she sees this as the best financial option. Member Groves Allison mentioned she also struggled with the sale on several levels, but she sees the need for this facility daily. She decided to support the resolution and thanked those who had worked on the plan. Member Fennell spoke about the financial benefit of the project. He contended the plan could reduce the amount owed and the number of years to pay off the debt without more funds coming from taxpayers. He said he is very excited to see what this project can do for the community. Member Dillon thanked Mr. Knepp for understanding the community's needs and for the open communication. He remarked that the feedback he heard from the community had been nothing but positive. Member Reliford conveyed that even with the struggle of not knowing the implications from a budget perspective, she recognizes the need in the community and will support the resolution. Member Salzer said he appreciates a local entity will run the program and that they will provide a service that is greatly needed. He expressed that the pandemic has impacted children and teens in the community and that this program will be a great resource for them. Member Elsasser noted concern about the amount of debt the taxpayers would be responsible for paying and how long it would take to pay off. He mentioned that a local entity running the facility makes the decision more palatable. The resolution passed by a unanimous roll call vote of 17 ayes.

6. A resolution from your Executive Committee recommending adoption of an Intergovernmental Agreement between Springdale Cemetery and the County of Peoria, the City of Peoria, and the Park District of Peoria. (*Pending Committee Approval*)

Member Fennell moved to approve the resolution and Member Reneau seconded. Scott Sorrel, County Administrator, summarized the original intergovernmental agreement made twenty years ago. He highlighted key points in the new agreement, including a new term and composition of board members. Chairman Rand thanked Mr. Sorrel for his work on the agreement. Member Pastucha noted both the City Council and Park District Board passed the resolution unanimously at their meetings. The resolution passed by a unanimous roll call vote of 17 ayes.

7. SUSPENSION OF RULES

Member Pastucha moved to suspend the rules and Member Reneau seconded. Jennie Cordis Boswell, Assistant State's Attorney, detailed that to consider the next item, which did not come through a committee, the Board must suspend the rules. The motion passed by a roll call vote of 16 ayes and 1 nay, with Member Windish voting nay.

8. A Proclamation extending the Declaration of Emergency due to COVID-19 in Peoria County, Illinois.

Member Reneau moved to approve the resolution and Member Blair seconded. The resolution



passed by a roll call vote of 14 ayes and 3 nays, with Members Elsasser, Reliford, and Windish voting nay.

VI. EXECUTIVE SESSION – Personnel Matters

Chairman Rand announced there would be no executive session, and the resolution would be voted on during the next meeting.

VII. MISCELLANEOUS AND ANNOUNCEMENTS

Member Blair wanted to think about everyone living in Ukraine and her Ukrainian students.

Scott Sorrel called attention to the FY22 Budgets-in-Brief at the Board member's seats. He invited everyone to the UnityPoint event at Heddington Oaks to kick off their public capital campaign.

VIII. ADJOURNMENT

There being no further business before the Board, the Chairman announced the meeting was adjourned.