



Peoria County Board Meeting Minutes

Peoria County

Sep 14, 2023 at 6:00 PM CDT

@ County Courthouse, 324 Main Street, County Board Room 403, Peoria, IL

Attendance

Present:

Members: Eden Blair, Brandy Bryant, Camille Coates, Linda Daley, Jimmy Dillon, Betty Duncan, Brian Elsasser, Nathan Hoerr, Daniel Kelch, Danny Phelan, Rob Reneau, Paul Rosenbohm, Terrence Ruhland, Phil Salzer, Sharon Williams, Matt Windish

Absent:

Members: Jennifer Groves Allison, Steve Rieker

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL BY THE COUNTY CLERK

I. APPROVAL OF MINUTES

Member Williams moved to approve the August 10, 2023, minutes and Member Blair seconded. The onBoard system was not working properly. Chairman Dillon asked for a motion to suspend the rules to take a voice vote instead of a roll call vote. Member Rosenbohm moved to suspend the rules and Member Williams seconded. The motion to suspend the rules passed with a unanimous roll call vote of 16 ayes. The minutes were approved by a unanimous voice vote of 16 ayes.

II. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation recognizing Dean Troutman
- B. Proclamation recognizing September as Hunger Action Month
- C. Proclamation recognizing September as National Preparedness Month
- D. Proclamation recognizing The Clubs at River City
- E. Proclamation recognizing September 18-24, 2023 as Rail Safety Week
- F. Recognizing Mark Little, Chief Information Officer for IT, for 10 years of Service

III. CITIZENS' REMARKS

Kimberly Strack addressed the Board and asked them to accept the moratorium to put a pause on the CO₂ pipeline so more safety protocols can be put into place and to keep our neighborhoods safe.

Laura Hendrickson addressed the Board about her criticisms of Animal Control as well as the handling of the feral cat colony on her property.

Paul Trainer addressed the Board over his grievances pertaining to a culvert issue on his property in Kickapoo Township and with the Kickapoo Township Road Commissioner, Member Kelch.

IV. CONSENT AGENDA

- C1. The Monthly Treasurer's Report
- C2. The Auditor's report of expenditures from Accounts Payable system is accessible at www.peoriacounty.gov/auditor/transparency.
- C3. July 2023 Delinquent Taxes
- C4. August 2023 Delinquent Taxes
- C5. Intergovernmental Agreement with City of Peoria for participation in Greater Peoria Auto Crimes Task Force (GPACT)
- C6. Cost of Living Adjustment (COLA) for Peoria County Sheriff
- C7. Appropriation of unspent FY2021 JAG Grant Funds into Sheriff's C.O.P.S. Fund
- C8. Cost of Living Adjustment (COLA) for Peoria County Public Defender
- C9. Personnel Policy Update for Election Judge Time Off
- C10. FY2024 Annual PPUATS Joint Funding Agreement
- C11. Johnson Controls Metasys Service Agreement
- C12. Juvenile Detention Center Boiler Replacement
- C13. Chairman Appointments

Member Salzer moved to approve the Consent Agenda and Member Daley seconded. The Consent Agenda was approved by a unanimous voice vote of 16 ayes.

V. ZONING ORDINANCE AND RESOLUTIONS

1. #ZBA-2023-0030, Petition of Ronald Porter and Sue Graves

Member Rosenbohm moved to approve the petition and Member Daley seconded. The petition was approved by a unanimous voice vote of 16 ayes.

2. #ZBA-2023-0033, Petition of Theresa M. Holshouser

Member Rosenbohm moved to approve the petition and Member Blair seconded. The petition was approved by a unanimous voice vote of 16 ayes.

3. #ZBA-2023, 0035, Petition of Peoria County

Member Rosenbohm moved to approve the petition and Member Elsasser seconded. Member Rosenbohm explained the amendment is to clean up the language on battery storage for solar farms. The petition was approved by a unanimous voice vote of 16 ayes.

4- Peoria County Multi-Jurisdiction Multi-Hazard Mitigation Plain

Member Rosenbohm moved to approve the resolution and Member Duncan seconded. Member Rosenbohm turned the floor over to Reema Abi-Akar, from the Tri-County Regional Planning Commission. Ms. Abi-Akar noted that the document represents Peoria County and aims to identify, assess, and mitigate hazard risk to better protect the people and property within the County. She conveyed that this document represents both natural and man-made hazards and is updated every five years by the Tri-County Regional Planning Commission. She explained if this does pass the Board, the community system rating program will continue. She reported that this voluntary incentive program recognizes and encourages community floodplain management practices. She remarked that this document is nearly 450 pages but is available on the Tri-County Regional Planning Commission website. The resolution was approved by a unanimous voice vote of 16 ayes.

5. Authorization of Financial Commitment to Safe Routes to School Grant

Member Salzer moved to approve the resolution and Member Williams seconded. Member Salzer reported a special meeting was held and Amy McLaren, County Engineer, asked for authorization to continue pursuing the grant from the State. He reported that they authorized her to proceed with trying to secure the grant. The resolution was approved by a unanimous voice vote of 16 ayes.

6. Broker Agreement with NAI Farbman for One Technology Plaza

Member Salzer moved to approve the resolution and Member Kelch seconded. Scott Sorrel, County Administrator, mentioned that in the late 1990s, the Board at that time, decided to invest in the construction of One Technology Plaza, which has resulted in them still today owning 7,523 square feet in the building. He conveyed that in 2012 the owner of the rest of the building, refinanced their debt, and last year the financial institution that held that debt foreclosed. He said the financial institution hired the real estate agent who they are recommending to partner with, to hold an auction. He summarized after several conversations the agreement was made pending approval; they could participate but also kept separate to maintain maximum flexibility. He noted that should the auction price be to the County's satisfaction the space can be sold but if the price doesn't, they can hold and retain ownership of the space. He mentioned currently there is a lease from the State of Illinois, which is occupied by the Department of Health and Human Services. He explained they are currently in year three of a ten-year lease or two consecutive five-year lease agreements. He highlighted the lease agreement has brought in revenue and income however they have had to pay the building owner for other expenses, for example, common area maintenance. Member Elsasser asked if there was going to be a price reservation for the sale. Administrator Sorrel explained that the building minus the County's 7,500 square feet is going to auction, and it is very likely someone from outside the community will buy the property for tax sheltering purposes. He emphasized that if the Board approves the resolution on the table, they will be included in the auction, however, when the day comes, depending on the price, they can choose whether or not to agree to the sale of their 7,500 square feet of the property. He stressed that he is more than willing to talk to each member individually to explain the parameters that were discussed in the Infrastructure Committee. Member Elsasser inquired if there would be a reserve from the larger group that is selling.

Administrator Sorrel commented that he believes the bank has set a reserve for their portion of the building, but he doesn't know what it is. Member Elsasser asked how this particular brokerage service was selected. Administrator Sorrel reported the County did not select them; the company was the one that was hired by the bank to handle the auction. Member Elsasser inquired if they would be contracted to work with the local realtors if feasible. Administrator Sorrel said the County would be hiring them to represent them at the auction process in the same way they are representing the bank. He reported if the auction price is unacceptable, the County can always work directly with the new owner or work with a local commercial realtor to sell their space. Chairman Dillon explained this is the most attractive office building in Peoria due to upgrades and general conditions would be bought by an out-of-state firm would buy the property for rental purposes. Member Elsasser asked after the County invested \$987,000, if any money is still owed. Administrator Sorrel stated the Board in the late 1990s paid that amount in cash as well as paying cash to build out the 7500 square feet that they own. He reported taking into account the lease income the County has received and the amount they have had to pay for common area maintenance, the County has received a substantial amount of revenue over the last 25 years. Member Elsasser asked if it is possible for the bank to sell their portion of the property but the County retain their portion. Administrator Sorrel acknowledged that the statement was correct. The resolution was approved by a unanimous voice vote of 16 ayes.

VI. MISCELLANEOUS AND ANNOUNCEMENTS

Member Blair highlighted at Bradley last week the Turner Center for Entrepreneurship held their small business awards. She congratulated Lifting Up, LLC, which won the Small Business Advocate of the Year award.

Chairman Dillon mentioned that he handed out a Proclamation this week to the Irish Delegation of Clonmel, for 25 years of twinning of the two towns.

Member Elsasser thanked Santa Claus again.

Scott Sorrel, County Administrator, reminded the Board the 2024 recommended budget books are out and the members can follow along on their iPads if they wish to do so electronically. He said that committees will have their regular budget meetings at the

end of the month as usual. He mentioned that he along with the Finance Team is more than happy to sit down with any of the members and answer any questions they may have.

Chairman Dillon thanked Member Williams for sitting in on those meetings as well as Ms. McCord and her team for all their hard work as well as the staff and the elected officials. He remarked things were very good and very professional and how much he appreciated everyone's work that was put into it. He went on to acknowledge Mr. Brunner who has one of the largest budgets.

Member Daley remarked that she is already looking ahead to the Christmas potluck and asks that anyone who may have her giant bowl, please get it back to her.

VII. ADJOURNMENT

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