



Official Proceedings of the City of Peoria, Illinois

Tuesday, July 14, 2026

Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Riggenschach, District 3
Dr. Andre Allen, District 4
Denis Cyr, District 5
Dr. Bernice Gordon-Young, At-Large
John L. Kelly, At-Large
Zachary M. Oyler, At-Large
Dr. Kiran Velpula, At-Large
Mike Vespa, At-Large

A Regular Meeting of the Joint City Council and Town Board of Peoria, Illinois, was held on Tuesday, July 14, 2026, at 6:00 P.M. at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding and proper notice posted.

Roll Call

Roll Call showed the following Council Members were present: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenschach, Velpula (electronic attendance), Vespa, and Mayor Ali – 10; Absent: Cyr – 1.

Electronic Attendance

Mayor Ali said a notice was received by Council Member Velpula of the City Council, in accordance with rules established in Ordinance No. 16,142, Council Member Velpula would be deemed authorized to attend the meeting electronically unless a motion objecting to Council Member Velpula's electronic attendance was made, seconded, and approved by two-thirds of the members of the City Council physically present at the meeting. After no such motion was made, Mayor Ali declared that Council Member Velpula's request to attend electronically would be deemed approved by the City Council, and the presiding officer, Mayor Ali, declared Council Member Velpula present.

Invocation & Pledge of Allegiance

Mayor Ali requested a moment of silent prayer or reflection, then led the recitation of the Pledge of Allegiance.

Proclamations, Commendations, Etc.

Great Neighbor Appreciation Week – July 18-24, 2026
85th Anniversary of Penicillin Research in Peoria
Grace Baptist Church – 80th Anniversary

Minutes

Council Member Riggenschach moved to approve the minutes of the June 23, 2026, City Council Meeting, as printed; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggenschach, Velpula, Vespa, and Mayor Ali – 10;

Nays: None.

Town of the City Of Peoria - Petitions, Remonstrances & Communications

- (26-179) Request from the Town Officials to Approve the June 2026 Actual Expenditures and to Approve the July 2026 Anticipated Expenditures for the Town of the City of Peoria.**

Trustee Gordon-Young moved to approve the June 2026 actual expenditures and to approve the July 2026 anticipated expenditures for the Town of the City of Peoria; seconded by Trustee Allen.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, and Chairwoman Ali – 10;

Nays: None.

City of Peoria - Petitions, Remonstrances & Communications**Public Hearings**

- (26-180) Public Hearing for the Proposed Twin Towers Place Special Service Area.**

A handout was distributed to all Council Members titled, "Twin Towers Place Long-Term Special Assessment" from Daniel Niehaus of Neihaus Engineers.

Council Member Allen moved to open the public hearing for the proposed Twin Towers Place Special Service Area; seconded by Council Member Gordon-Young.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Riggerbach, Velpula, Mayor Ali – 8;

Nays: None;

Abstentions: Oyler, Vespa – 2.

Council Member Oyler abstained due to a conflict of interest, as he is a resident and property manager of Twin Towers.

Council Member Vespa abstained due to a conflict of interest, as he is a resident of Twin Towers.

Mayor Ali opened the public hearing at 6:18 P.M.

Corporation Counsel Hayes reviewed the proposed Special Service Area (SSA) for the residential towers of Twin Towers. He explained that the condo association's capital projects drained reserve funds, prompting the SSA request. He discussed financing options, noting final details would be settled when the matter returned to the City Council in September. He said the purpose of this item was to conduct a public hearing to gather community input.

Following a third call for comments from the public on the proposed Twin Towers Place SSA, Beverly Fratto approached the podium.

Beverly Fratto, a resident of Twin Towers, asked where information regarding the terms of the city loan, interest rates, and other details would be made available for review.

Corporation Counsel Hayes said he would be willing to attend the next couple of condo association meetings in order to answer residents' questions.

Following the third call for public comments, Mayor Ali determined that no one else wished to speak, and she requested a motion to close the public hearing.

Council Member Kelly moved to close the public hearing for the proposed Twin Towers Place Special Service Area; seconded by Council Member Gordon-Young.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Riggerbach, Velpula,
Mayor Ali – 8;

Nays: None;

Abstentions: Oyler, Vespa – 2.

Mayor Ali closed the public hearing at 6:26 P.M.

CONSENT AGENDA ITEMS BY OMNIBUS VOTE, WITH RECOMMENDATIONS AS OUTLINED

- (26-181) **Communication from the City Manager and Director of Public Works with a Request to Approve the Purchase of Property at 1020 W. Virginia Ave. for the Culvert Improvements — Dry Run Creek Tributary A Gift to MacQueen Avenue Project, in the Amount of \$86,000.00.**
- (26-182) **Communication from the City Manager and Director of Public Works with a Request to Approve a Professional Services Agreement with Roadway Asset Services, LLC (RAS), for the Base Bid for the Pavement Condition Index (PCI) Update 2026 Project, in an Amount Not to Exceed \$114,800.00, to Include an Alternative Bid Contingent Upon Grant Funding, in the Additional Amount Not to Exceed \$180,500.00 for Imagery-Based Asset Extraction. (All Council Districts).**
- (26-183) **Communication from the City Manager and Fire Chief with a Request to Approve Resolution No. 26-183 Approving the Classification of Qualified Members of the Fire Department as Peace Officers for the Purpose of Investigating Fire or Explosions, which are Suspected to be Arson or Arson-Related Crimes.**
- Handouts: A Resolution and Training Certificates.
- (26-172) **Communication from the City Manager and Director of Community Development with a Request to Adopt Ordinance No. 18,384 to Amend Appendix A, the Unified Development Code, Relating to Home-Based Food, Clothing, and Household Item Distribution.**
- (26-184) **Communication from the City Manager, Corporation Counsel, and Finance Director/Comptroller with a Request Adopt Ordinance No. 18,385 Amending Chapter 18, Article XIV, Section 18-621 of the Code of the City of Peoria, Relating to Tobacco Retail Licenses.**
- (26-185) **Appointment by Mayor Ali to the Advisory Committee on Police-Community Relations with a Request to Concur:**

Doug Gathers (Voting) — Term Expires 06/30/2029

(26-186) Communication from the City Manager and Corporation Counsel with a Request to Receive and File the Annual AMT Response Time Report.

Mayor Ali asked whether any Council Members wished to remove items from the Consent Agenda for discussion. Upon hearing no requests, Council Member Oyler moved to approve the Consent Agenda as outlined in the Council Communications; seconded by Council Member Jackson.

Item Nos. 26-172 and 26-181 through 26-186 were approved as outlined on the Consent Agenda by roll call vote under the Omnibus Vote Designation.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

First Readings

(26-187) Communication from the City Manager and Director of Community Development with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 5, Section 5-97, of the Code of the City of Peoria, Relating to Building Permit Fees.

Land Bank Manager Matt Smith explained that the Ordinance reduced building permit fees for specific projects constructed on Land Bank-owned properties. He said the reduction served as an incentive to developers utilizing Land Bank parcels and clarified that the fee cuts would not apply to subdivisions or larger commercial developments.

Council Member Kelly stated he was not in favor of building permit fees in general and questioned the practice of charging fees to build structures within the City. He noted that while other municipalities charged these fees, eliminating them entirely would set a positive precedent, and said he would vote in favor of this specific item.

Council Member Carmona moved to receive and file the First Reading of an Ordinance to amend Chapter 5, Section 5-97, of the Code of the City of Peoria, relating to building permit fees; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

Clerk's Note: Item No. 26-187 will be placed on the agenda for the July 28, 2026, City Council Meeting for consideration of adoption.

REGULAR BUSINESS ITEMS, WITH RECOMMENDATIONS OUTLINED**(26-188) Communication from the City Manager and Police Chief with a Request to Approve a Letter of Intent with Peoria Hospitals' Mobile Medical Services a/k/a Advanced Medical Transport of Central Illinois for the Construction and Co-Location of a Police Substation and Ambulance Station.**

City Manager Ulrich described the proposed Police Substation at Allen Road and Van Winkle Way, just north of Route 6. He said Staff planned to relocate the Altorfer Drive substation to this new co-located facility built by Advanced Medical Transport (AMT), which would serve as a base for Officer roll calls and report filing. He said the City combined \$4.5 million already allocated from two related projects, including \$1.5 million from the Capital Budget for substation upgrades. He said this letter of intent was the first step before construction contracts were presented to the Council, noting that Staff supported the project.

After City Manager Ulrich outlined the project's next steps, Police Chief Dixon discussed how the current retrofitted 1997 firehouse substation, which lacked public services, forced residents to travel Downtown for paperwork, fines, and meetings. He said the new substation would include a public window, meeting spaces, and better parking, greatly enhancing travel and response times for northern districts.

Council Member Riggenbach moved to approve a Letter of Intent with Peoria Hospitals' Mobile Medical Services a/k/a Advanced Medical Transport of Central Illinois for the Construction and Co-Location of a Police Substation and Ambulance Station; seconded by Council Member Oyler.

Discussions were held regarding operational impacts, budget funding sources, staffing requirements, and the scope of public safety benefits across the City of Peoria.

In response to Council Member Gordon-Young regarding roll calls and response-time impacts, Chief Dixon explained that hosting the pre-shift briefings and intelligence-sharing on the north end allowed Officers to hit the streets directly within their sectors, improving response times. Council Member Gordon-Young said the facility was necessary and important for the public and the Officers.

Council Member Jackson inquired about the funding, the number of current substations, and local crime statistics. City Manager Ulrich reiterated the funding came from combining two separate budgeted projects. Chief Dixon said the City currently operated two locations: the main Police Station downtown and a substation on Altorfer Drive. The substation served as the daily reporting location for area Officers. He said the expansion was justified by improved customer service, administrative capabilities, and geographic efficiencies across multiple Council Districts, noting he would provide specific crime statistics at a later date. They continued to discuss the administrative and public-safety work that the new location would enable.

Council Member Riggenbach praised the public-private partnership, thanking Council Member Oyler, AMT leadership, and Fire Chief Sollberger for their efforts, noting the facility would benefit the entire City by removing the cumbersome need to travel downtown.

In response to Council Member Kelly's question about uniform and civilian staffing needs, Chief Dixon said the new substation would be staffed by civilian personnel to operate the public window and facilitate private conversations with victims or suspects. He confirmed that the expansion would not require additional uniformed Staffing, as current personnel could staff both locations.

Mayor Ali called the proposal a creative win-win opportunity that improved efficiency for AMT, the Police Department, and residents. She stated she would support the item.

Motion to approve a Letter of Intent with Peoria Hospitals' Mobile Medical Services a/k/a Advanced Medical Transport of Central Illinois for the Construction and Co-Location of a Police Substation and Ambulance Station was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, and Mayor Ali – 10;

Nays: None.

(26-189) Communication from the City Manager and Corporation Counsel to Approve a Lease Agreement Renewal for the Parking Lot at Hamilton and Madison between the City of Peoria and Heartland Parking.

City Manager Ulrich requested a one-month deferral to the August 11, 2026, City Council Meeting.

Council Member Carmona moved to defer this item to the August 11, 2026, City Council Meeting; seconded by Council Member Gordon-Young.

Motion to defer Item No. 26-189 to the August 11, 2026, City Council Meeting was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, and Mayor Ali – 10;

Nays: None.

Council Member Carmona said important developments needed a detailed parking evaluation, noting City leadership aimed to reach a solid Agreement for the Main Street development that would benefit developers, the Madison Theater, and the City. He said a comprehensive plan would improve parking as new shops opened. He praised Staff for their hard work on the Agreement.

Unfinished Business (Including But Not Limited To Motions To Reconsider Items, If Any, From The Previous Regular Meeting)

(26-163) Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Deny a Special Use in a Class R3 (Single-Family Residential) District for a Short-Term Rental for the Property Located at 3614 N Gale Avenue (Parcel Identification No. 14-30-401-031), Peoria, IL. (Council District 1).

Mayor Ali said this item was deferred from the June 23, 2026, City Council Meeting to allow Council Member Jackson to weigh in because it was located within Council District 1.

After she said she reviewed the case details and wanted to follow Staff's recommendation to deny the request, Council Member Jackson moved to deny a Special Use in a Class R3 (Single-Family Residential) District for a Short-Term Rental for the Property Located at 3614 N Gale Avenue (Parcel Identification No. 14-30-401-031), Peoria, IL; seconded by Council Member Kelly.

Motion to deny a Special Use in a Class R3 (Single-Family Residential) District for a Short-Term Rental for the Property Located at 3614 N. Gale Avenue (Parcel Identification No. 14-30-401-031), Peoria, IL was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Velpula, Vespa, and Mayor Ali – 10;

Nays: None.

New Business

Springdale Cemetery Metal Thefts

Council Member Riggerbach said Springdale Cemetery General Manager Aaron Comte presented information to the community regarding recent thefts at the cemetery and Mausoleum. He said unknown individuals removed metalwork from the exterior of the 1929 Mausoleum and the adjacent building, resulting in an estimated replacement cost of upwards of \$38,000.00. He requested the Police Chief and City Manager Ulrich to reach out to initiate collaborative discussions and a threat assessment, and he noted a handout with detailed information was distributed to the Council.

Building Permit Team Recognition

Council Member Riggerbach shared his recent experience obtaining a deck permit, visiting the Development Center, and working with Staff who collaborated with the contractor. He praised their professionalism and helpful suggestions, saying the process was extensive but logical. He said he wanted to recognize the building permit team for their excellent customer service.

Reservoir Boulevard Renovation Praise

Council Member Allen extended his appreciation to the Public Works Operations team regarding the recent improvements to Reservoir Boulevard. He said the Department delivered exceptional work by providing an effective temporary solution ahead of permanent infrastructure projects planned in a few years.

Motorized E-Bike Enforcement Report

Council Member Allen requested a Report from Chief Dixon on public safety concerns regarding motorized e-bikes traveling through local neighborhoods, noting that some were traveling at high speeds. He said the Illinois Secretary of State's Office recently passed legislation on e-bikes and emphasized the need to discuss how these rules impacted local enforcement and compliance strategies. He said the community must be made aware of the regulations and requested that a formal report be presented at the next Council meeting for distribution to residents.

Neighborhood All-Terrain Vehicle Regulations

Council Member Jackson requested an addition to the e-bike Report, noting that she observed all-terrain vehicles (ATVs) operating in local neighborhoods. She said public safety remained a major concern and requested comprehensive information on existing ATV laws to ensure residents remained safe and fully compliant.

Citizens' Opportunity to Address the City Council/Town Board

Mayor Ali granted the privilege of the floor to those who wished to address the City Council/Town Board.

Michelle Thomas, a resident at a local HUD housing complex, said the building has experienced severe management turnover and has lacked an active manager since mid-March. She described ongoing pest infestations alongside numerous unaddressed maintenance issues. She stated that the residents felt completely voiceless despite making multiple outreach attempts to HUD, code

enforcement, and law enforcement. She noted she was told the situation did not fall under the City's purview but expressed frustration over the lack of resolution.

Linda Wilson, a concerned resident, shared comments regarding a multimillion-dollar housing project planned for the old Harrison School site, noting that the City had a critical need for homelessness housing solutions but that local homeowners were repeatedly excluded from planning conversations. She questioned the neighborhood's lack of essential resources, the worsening food desert, and the general decline in infrastructure. She asked why the development moved forward before addressing neighborhood deficiencies, and suggested alternative locations or single-family-home strategies instead.

Kelli Martin, representing her porch pantry in Peoria, said she sought clarification regarding an upcoming City Council regulatory vote affecting local porch pantries. She noted communication challenges with the city administration because notification emails were being filtered into her spam folder. She requested that City leadership actively include her in future discussions, noting she operated the only porch pantry within the city limits.

Pastor Thomas M.S. Carpenter, a local resident reliant on public transit, said a critical lack of sidewalks forced pedestrian traffic and wheelchair users onto dangerous roadways. He said motorists frequently traveled at high speeds through low-speed zones, noting infrastructure repairs and ADA accessibility upgrades were more important than Downtown construction projects. He described how pedestrian intersection obstacles and damaged roads compromised transit safety, noting his own wheelchair was recently damaged in a vehicular accident.

Executive Session

Council Member Gordon-Young moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21), discussion of minutes and meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06; seconded by Council Member Kelly.

Motion to enter into Executive Session pursuant to 5 ILCS 120/2(c)(21), discussion of minutes and meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06 was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

Adjournment

Council Member Gordon-Young moved to adjourn the July 14, 2026, Joint City Council & Town Board Meeting; seconded by Council Member Kelly.

Motion to adjourn the July 14, 2026, Joint City Council & Town Board Meeting was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

The Joint City Council and Town Board Meeting adjourned at 7:21 P.M.

City Clerk - Stefanie Tarr, RMC, CMC, MMC

cc