



Official Proceedings

Of the City of Peoria, Illinois

Tuesday, July 28, 2026

Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Rigganbach, 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 28, 2026, at 6:00 PM at City Hall, Council Chambers (Room 400), 419 Fulton Street, with Mayor Ali presiding, and with proper notice having been posted.

Roll Call

Roll Call showed the following Council Members were present: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Rigganbach, Vespa, Mayor Ali - 9; Absent: Cyr, Velpula - 2.

Invocation & Pledge of Allegiance

Mayor Ali requested a moment of silent prayer or reflection, and then she led the pledge of allegiance.

Minutes

Council Member Rigganbach moved to approve the July 14, 2026, Joint City Council & Town Board Proceedings; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Rigganbach, Vespa,
Mayor Ali – 9;

Nays: None.

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

(26-190) Communication from the Town Attorney with a Request to Approve a Resolution Establishing the City of Peoria Township *Ad Hoc* Committee to Study Township Senior Services.

Town Attorney John Redlingshafer reviewed the proposed resolution and referred to the May 12, 2026, Special Town Meeting where the Electors of the City of Peoria Township had voted to send a recommendation to the Town Board to consider the creation of an *Ad Hoc* Committee to study senior services. He said the Town Board had the authority to create this committee, which would be tasked with preparing a report for the Board's consideration.

In response to Chairwoman Ali regarding the structure of the *Ad Hoc* Committee, Attorney Redlingshafer clarified the Town Chair and Town Supervisor would be able to appoint members to the Committee, whose appointments would then be considered for concurrence by the Town

Board. He explained Town Supervisor LaTrina Leary could be made an *ex officio* member of the Committee and would act as liaison to the Town Board.

In discussion with Trustee Riggerbach regarding the *Ad Hoc* Committee membership demographics, Attorney Redlingshafer said the Township Code required a committee focused on senior services to have at least one-third of its members be older adults who resided within the boundaries of the Town of the City of Peoria. Trustee Riggerbach said there should be an effort to seek out potential committee members with expertise in senior services.

Trustee Allen asked for clarification on what resources the *Ad Hoc* Committee would need and where the funding would come from. Attorney Redlingshafer said the committee would not need any resources because its only duty was to produce a report for the Town Board to act on.

In discussion with Trustee Carmona regarding the potential financial implications from the *Ad Hoc* Committee's report, Supervisor Leary said she was preparing a financial report for the Town Board, noting it was difficult to quantify the potential impact to the Township's budget without specific details that would be provided in the *Ad Hoc* Committee's report. She said the Town Board had not allocated any funds in this year's budget for senior services, noting the Town Board had the authority to amend the budget at any time. She explained that when the finalized report was presented to the Town Board, discussions could begin on whether the Township had the funds to implement the report's recommendations or whether additional funds would need to be raised through a tax levy.

In response to Chairwoman Ali regarding the committee's authority, Attorney Redlingshafer clarified that Section 2 of the Resolution established the committee's ability to establish rules for procedures, meetings and operations, and that Section 3 outlined the committee's powers. He explained the Town Board was able to provide guidance to the *Ad Hoc* Committee.

Trustee Allen moved to approve Resolution No. 26-190 establishing the City of Peoria Township *Ad Hoc* Committee to study Township Senior Services; seconded by Trustee Gordon-Young.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Vespa,
Chairwoman Ali – 9;

Nays: None – 0.

Chairwoman Ali granted privilege of the floor to citizens wishing to speak on the creation of the *Ad Hoc* Committee.

Joyce Harant, a concerned citizen, thanked the Town Board for the positive vote to create the *Ad Hoc* Committee. She said she served on the Peoria Park District Board and had worked closely with the petitioner, Peggy Jacques, to advance this initiative, adding that she was eager to see it continue.

Christa Fuller, Program Coordinator at Graceland Center for Purposeful Aging, thanked the Town Board for voting to allow the formation of the *Ad Hoc* Committee. She said aging was a privilege, noting senior services were more than just socialization and included access to resources.

Peggy Jacques, Founder and Executive Director at Graceland Center for Purposeful Aging, said this was her tenth year of efforts in trying to create more senior services in the Peoria area. She explained that, given her background as a nurse working in nursing homes, she knew the

challenges in those institutions and how overwhelming the work was for healthcare workers, noting that those experiences inspired her to work toward a goal of bringing the concept of healthy aging to Peoria. She said Peoria was lacking resources compared to other urban areas. She explained she did not have a total solution to this issue but was grateful for the opportunity presented by the Township.

City of Peoria - Petitions, Remonstrances & Communications

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

- (26-191)
* **Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution of Intent to Form the Peoria Tourism Improvement District (PTID and Fixing the Time and Place of the Public Hearing Regarding the District Formation.**
- (26-192) **Communication from the City Manager and Corporation Counsel with a Request to Approve Resolution No. 26-192 Regarding the Release of Closed Session Minutes.**
- (26-187) **Communication from the City Manager and Director of Community Development with a Request to Adopt Ordinance No. 18,386 to Amend Chapter 5, Section 5-97, of the Code of the City of Peoria, Relating to Building Permit Fees.**
- (26-193) **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 Adopt Ordinance No. 18,387 Rezoning Property from a Class O1 (Arterial Office) District to a Class R6 (Multi-Family Residential) District for the Property Located at 1428 West Northmoor Road (Parcel Identification Number 14-17-326-004), Peoria, Illinois.**
- (26-194) **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 Adopt an Ordinance No. 18,388 to Approve a Special Use in a Class CN (Neighborhood Commercial) District for Auto Repair for the Property Located at 1207 South Western Avenue (Parcel Identification Number 18-18-283-017), Peoria, IL. (Council District 1)**
- (26-195)
** **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 an Amendment to the Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Modification of an Existing Off-Premises Sign to Add Electronic Messaging for the Property Located at 8103 N Knoxville Avenue (Parcel Identification Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)**

(26-196) Appointment by Mayor Ali to the Firemen's Pension Fund Board of Trustees with a Request to Concur:

Shalesse Pie (Voting) – Term Expires 04/30/2027

Mayor Ali asked whether any Council Members wished to remove items from the Consent Agenda for discussion. Council Member Riggensbach requested Item No. 26-195 to be removed for discussion. Council Member Carmona requested Item No. 26-191 to be removed for further discussion.

Council Member Kelly moved to approve the Consent Agenda as outlined in the Council Communications; seconded by Council Member Jackson.

Item Nos. 26-191 through 26-196 (excluding Item Nos. 26-191 and 26-195, which were removed for discussion) 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, Riggensbach, Vespa, Mayor Ali – 9;

Nays: None.

(26-191) * Communication from the City Manager and Corporation Counsel with a Request to Approve a Resolution of Intent to Form the Peoria Tourism Improvement District (PTID and Fixing the Time and Place of the Public Hearing Regarding the District Formation.

Council Member Carmona raised concerns about imposing additional taxes on the City of Peoria. He said he felt it was counterintuitive to raise taxes to promote the City, noting it would make it hard to compete with the surrounding area on tourism.

Council Member Allen said Discover Peoria President and CEO JD Dalfonso was present to speak regarding the Peoria Tourism Improvement District initiative.

JD Dalfonso, President and CEO of Discover Peoria, said he was present on behalf of the hotel owners in Peoria, to speak regarding the proposed intention to form the Peoria Tourism Improvement District (PTID). He said the hotel owners had made significant investments in Peoria, which helped drive the tourism economy. He explained that the proposed PTID was modeled after the success of other cities across the country and would allow the City to collect a 1.5% tax on all short-term sleeping rentals, which could then be remitted to the PTID. He said Discover Peoria would help execute the tourism plan for the hotel owners.

Council Member Allen thanked President Dalfonso for the overview of the proposed PTID, stating his appreciation for the effort to intentionally bring in additional revenue for the community.

Mayor Ali thanked President Dalfonso for his efforts to bring the hotel owners together and demonstrate that they supported the proposal. She said the proposed PTID would help drive tourism in the City and inquired if other municipalities in Illinois had implemented tourism districts. President Dalfonso said Chicago and Rockford had gone through this process, but noted many other places were in the implementation process. He said the hotel owners had other properties in tourism districts and had firsthand experience that tourism districts worked.

Council Member Vespa said he was initially hesitant about the proposal but, after considering the information, he supported the item. He said he was excited to see more people coming into the City, which would generate additional revenue for the City, noting the extra tax would be paid by outsiders, not City residents.

Council Member Gordon-Young and Council Member Kelly expressed their appreciation and support for the proposed PTID. Council Member Jackson said she was confident this would not affect residents and would vote in favor of the resolution.

Council Member Jackson moved to approve a resolution of intent to form the Peoria Tourism Improvement District (PTID) and fixing the time and place of the public hearing regarding the District Formation; seconded by Council Member Riggensbach.

Resolution No. 26-191 was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

**(26-195) 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 an Amendment to the
Existing Special Use Ordinance No. 13,807, as Amended, in a Class C2
(Large Scale Commercial) District for a Shopping Center to Allow the
Modification of an Existing Off-Premises Sign to Add Electronic Messaging
for the Property Located at 8103 N Knoxville Avenue (Parcel Identification
Numbers 14-05-476-027 & 14-05-476-028), Peoria, IL. (Council District 5)**

Council Member Riggensbach moved to defer Item No. 26-195 to the August 11, 2026, Joint City Council and Town Board Meeting; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

Clerk's Note: Item No. 26-195 will be placed on the Agenda for the August 11, 2026, Joint City Council and Town Board Meeting for consideration by the City Council.

First Readings

**(26-197) Communication from Council Member Jackson with a Request to Receive
and File the First Reading of an Ordinance to Amend Chapter 20 Regulating
Multifamily Rental Property with the Addition of Article X Titled "Security
Provisions".**

A document listing the affected apartment complexes and the police calls for service was distributed to all Council Members.

Corporation Counsel Hayes explained that Council Member Jackson had asked Staff to draft an ordinance requiring any rental operators with more than 50 units to have an on-site property manager and on-site security personnel. He said there had been ongoing discussions regarding criminal behavior at several large apartment complexes and how to ensure community safety for

residents. He said that, due to changes to the Illinois Human Rights Act in recent years, the City's Nuisance Ordinance was inadequate in addressing these issues. He said the security provisions would place the burden on rental operators to ensure compliance with community safety standards.

Council Member Jackson said it was not her intention for the proposed ordinance to be punitive, stating she knew most rental operators were not causing problems. She explained that many citizens had approached her with concerns about ongoing criminal activity that made them feel unsafe in their homes, noting that the proposed ordinance could help address those issues. She said there was a waiver process for rental operators meeting the City's standards.

Council Member Jackson requested the privilege of the floor for those who wished to speak on this item. asked a few citizens to share their experiences.

Hearing no objection, Mayor Ali granted Privilege of the Floor to those citizens who wished to address the City Council.

Michael Winters, resident at Schlarman House, said he had been assaulted after asking some men to turn down their music. He explained that he had been in contact with the Police whenever issues arose. He said change was needed and that he had started a neighborhood watch to combat criminal activity.

Corinna Clinton, a home healthcare worker, said she had a patient who lived at Schlarman House and visited the area many times over the last few months. She said she noticed criminal drug behavior and reported each incident to the Police. In reference to an incident last month, Ms. Clinton said she was coming to visit her patient and got into an altercation with another woman who had assaulted her and then tried to run her over with her vehicle, and she intervened when she was calling 911. She said the incident was traumatic, but she would not let it stop her from doing her job, stating she should feel safe in her workplace.

Eugenia Ross, resident at Oak Woods Apartments, said she had experienced her car being vandalized and her apartment being broken into many times. She said food and other items were taken from her residence, noting that she had photographic evidence showing someone had pried the lock on her door to get inside. She stated that her apartment complex had been without an office manager for many months, and that the last person hired left on the second day.

Helen Reyes, a long-term resident at Oak Woods Apartments, said she felt the property needed security and an on-site manager. She said the complex had struggled with bug infestations, deteriorating conditions, and loose dogs. She stated she recently witnessed and intervened in an incident involving another resident and a squatter who was hassling her for money.

A resident at Oakwoods Apartments said she had lived there for over 15 years and that, at the beginning, the living conditions were fine. She said her apartment complex changed landlords, and then conditions got worse. She said she was a part of a large deaf community who lived there, who are now fearful for their safety and are considering moving.

Council Member Jackson said the proposed ordinance was not a perfect solution but could address many of the issues. She said the details were discussed and refined during a meeting with City Manager Urich, Corporation Counsel Hayes, former Police Chief Echevarria, and City Police Officers. She emphasized the Police Officers were in favor of the proposed ordinance as a solution to the ongoing criminal behavior.

Police Chief Brad Dixon said the Police Department needed cooperation from the rental operators to address criminal trespass issues in the complex's common areas. He reviewed the police calls for service, noting calls were down from last year but up from 2024 figures. He said Police Officers conducted several self-initiated business checks and noted that the Police Department had a good working relationship with the Lexington Hills Apartment management. In discussion with Chief Dixon, Council Member Jackson inquired about how on-site security and camera surveillance systems would help Police. Chief Dixon said those would alleviate police calls and help find criminal offenders. Council Member Jackson said she understood the costs that would be incurred if the proposed ordinance were adopted and implied that corporate rental operators could afford them.

In a discussion with Mayor Ali, City Manager Urich clarified that the proposed ordinance originated with Council Member Jackson. He said several meetings had been held to discuss her concerns over the last few months, stating Corporation Counsel Hayes had drafted this ordinance with direction from Council Member Jackson. Mayor Ali inquired how the City historically dealt with these types of issues.

Corporation Counsel Hayes explained the City's Nuisance Ordinance was modified about 6 years ago to bring it into compliance with the Illinois Human Rights Act. He said the proposed amendments to the Nuisance Ordinance would make it easier to enforce action after certain actions, noting for large apartment complexes it would change the violation structure to trigger when there were three violations in a year's time in a unit as opposed to the current enforcement of three violations in the same unit during a 6-month timeframe. He said that once the proposed violation threshold was triggered, rental operators would need to add security features to remedy the violation rather than just be fined. He explained this would prevent the City from taking punitive actions against the non-offenders.

Council Member Oyler said he was sympathetic to the issues, emphasizing the City needed some type of intervention. He said in his experience as a property manager, the proposed ordinance was impractical. He said costs would likely be passed on to tenants, making it harder to afford rental housing. He said because of those reasons, he could not support the proposed ordinance.

In discussion with Council Member Carmona regarding the cost to rental operators, Corporation Counsel Hayes said the rough yearly estimate would be around \$500,000.00. He said there could be variation in cost, noting that hiring competent staff was expensive. In response to Council Member Carmona, Corporation Counsel Hayes said the City would not be liable for rental operators who qualified for waivers. He explained that the proposed ordinance could face a constitutional challenge, which could expose the City to potential legal liability. He said it was a risk any time municipalities decided to regulate businesses.

Council Member Carmona commended Council Member Jackson for her efforts to work on these issues. He expressed concerns that the proposed ordinance would have many unforeseen consequences, such as higher rents and stricter conditions on new developments. He said he supported modifications to the City's Nuisance Ordinance, as it was a better way to hold rental operators accountable.

Council Member Vespa said the residents' testimony was moving, noting his desire to help the situation. He said he was fearful that residents would bear the brunt of the cost of hiring on-site management and security staff, indicating he feared this would worsen the housing affordability crisis. He said Peoria desperately needed more housing options and that he was open to considering the proposed ordinance.

Council Member Allen expressed his gratitude and apologies to the tenants, acknowledging that many more people had similar experiences. He thanked Council Member Jackson for bringing this issue to the Council's attention. He said any decisions the Council made regarding these issues would need to be data-driven and as objective as possible. He said the proposed ordinance was imperfect and did nothing to address the root cause of the problem. He said he was opposed to implementing any changes that would be passed on to the renters, noting he could not support the proposed ordinance at this time.

Council Member Gordon-Young said Peoria had a big problem with landlords, noting it went beyond the large apartment complexes. She expressed concern about the data provided to Council, noting that it needed more detail to show the types of police calls and whether they were office-initiated. She said she was unprepared to support the proposed ordinance at this time.

Council Member Riggensbach expressed his sympathies to the residents, noting the affordable housing crisis was not unique to Peoria. He reviewed the recent closure of New Hope Apartments and the passage of the Anti-Camping Ordinance in 2024, both of which have worsened housing affordability. He explained his support for a revised Nuisance Ordinance to address these issues and asked Staff to prepare a proposal.

Mayor Ali said the lack of housing options made these types of problems worse. She commended Council Member Jackson for her efforts to find a solution but disagreed with the need for expensive security provisions. She indicated her support for a revised Nuisance Ordinance, with more data provided to Council.

Council Member Jackson said she understood the Council's concerns regarding rising rents and worsening housing affordability. She said the proposed ordinance was not a perfect solution and emphasized the lack of public safety for these tenants, urging the Council to take action.

Council Member Allen moved to receive and file the first reading of an ordinance to amend Chapter 20 Regulating Multi-Family Rental Property with the Addition of Article X Titled "Security Provisions" and to place a second reading of the same ordinance at the August 11, 2026, Joint City Council and Town Board Meeting; seconded by Council Member Gordon-Young.

Approved by roll call vote.

Yeas: Allen, Gordon-Young, Jackson, Kelly, Riggensbach, Vespa, Mayor Ali – 7;

Nays: Carmona, Oyler – 2.

Clerk's Note: Item No. 26-197 will appear on the August 11, 2026, Joint City Council and Town Board Agenda.

Council Member Gordon-Young requested that Staff present a detailed breakdown of police calls for service, including the type of call, the time of the call, and whether the call was police-initiated.

Presentations

(26-198) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2025 Annual Comprehensive Financial Report, Audited by CliftonLarsonAllen LLP.

Bound copies of the 2025 Annual Comprehensive Financial Report were distributed to all Council Members.

City Manager Urich said representatives from CliftonLarsonAllen LLP (CLA) were in attendance to provide an overview of the 2025 Audit.

Brian Mateas, Director at CLA, provided a brief overview of the audit deliverables, which included the 2025 Annual Comprehensive Financial Report, the Government Audit Standards and Single Audit Report, the Tax Increment Financing Report, and the Governance Communication Letter.

In response to Council Member Oyler, Director Mateas said overall it was a clean audit, with nothing unexpected and some small reporting issues that were corrected.

Council Member John Kelly moved to receive and file the 2025 Annual Comprehensive Financial Report, audited by CliftonLarsonAllen LLP; seconded by Council Member Gordon-Young.

Motion to receive and file the 2025 Annual Comprehensive Financial Report, audited by CliftonLarsonAllen LLP was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

Regular Business Items, with Recommendations Outlined

(26-199) Communication from the City Manager and Corporation Counsel with a Request to:

- A. Adopt an Ordinance Approving the Redevelopment Agreement with 500-516 Main Street LLC, to Renovate Three Commercial Units and Convert the Second Floor to Boutique Guest Lodging at 500-516 Main Street in the Hospitality Improvement Zone District; and,**
- B. Approve the Purchase Agreement of the Parking Lot at Hamilton and Madison between the City of Peoria and 500-516 Main Street, LLC. (Council District 2)**

A revised redevelopment agreement and a revised purchase agreement were distributed to all Council Members.

City Manager Urich expressed his enthusiasm for the proposed development, noting it would develop the Main Street side of the Madison Theater properties. He reviewed the development, stating it was a mixed-use project that would include three restaurants and a 24-bed hotel, and provided figures for the total development cost and the reimbursement structure. He said the developer had agreed to redo the sidewalks to make them ADA accessible. He said the parking lot at Hamilton and Madison was currently leased to IDOT but would end mid-2027. He said the property closing would occur after the lease ends, noting that the developers would be making parking lot improvements.

Council Member Carmona invited the developers to address the Council regarding the proposed development.

Jeffrey Giebelhausen, said they got involved in this project many years ago, stating the redevelopment of the 500 block of Main Street was the first step in bringing back the Madison Theater. He said the proposed restaurants would include an expansion of Hoops, a fine dining restaurant, and a deli with a bakery. He explained that developing the property's second floor into a boutique hotel would be a first for Peoria. He detailed the commitment to redeveloping the Madison Theater, including efforts to install ADA-accessible sidewalks, perform joint sewer improvements, and improve downtown access to parking.

Gerald Ritterbush, said acquiring the parking lot was necessary for the development. He said the Madison Theater was an important landmark to Peoria and referenced its historic features. He said he was committed to seeing the Madison Theater reopened and making the area an attractive place to visit.

Council Member Carmona moved to adopt an ordinance approving the redevelopment agreement with 500-516 Main Street LLC, to renovate three commercial units and convert the second floor to Boutique Guest Lodging at 500-516 Main Street in the Hospitality Improvement Zone District; seconded by Council Member Oyler.

Ordinance No. 18,389 was adopted by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

Council Member Carmona moved to approve the purchase agreement of the parking lot at Hamilton and Madison between the City of Peoria and 500-516 Main Street, LLC; seconded by Council Member Oyler.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

(26-200) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the 2027 Revised Budget Timeline.

Finance Director Cratty reviewed the proposed 2027 Revised Budget Timeline. He said Staff had begun the budget process in early July, with the first draft due on August 12, 2026. He said the timeline was as in previous years, noting that, due to a recent change in state law, there would be no meeting on Tuesday, November 3, 2026, since it was election day.

Council Member Kelly moved to receive and file the 2027 Revised Budget Timeline; seconded by Council Member Oyler.

Motion to receive and file the 2027 revised budget timeline was approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

(26-201) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended May 31, 2026, Unaudited Financial Report.

Director Cratty reviewed the May 31, 2026, Unaudited Financial Report, noting revenues were slightly down compared to estimates but higher than last year's figures. He said expenses were up approximately 6% compared to last year, likely due to the timing of large payments and subscription renewals.

Council Member Carmona moved to receive and file the month-ended May 31, 2026, Unaudited Financial Report; seconded by Council Member Kelly.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggerbach, Vespa,
Mayor Ali – 9;

Nays: None.

Unfinished Business (Including but Not Limited to Motions to Reconsider Items, if Any, From the Previous Regular Meeting)

It was determined there was no unfinished business to address.

New Business

Nuisance Ordinance Request

Council Member Kelly requested Staff present an updated Nuisance Ordinance as a First Reading at the next meeting on August 11, 2026.

Children's Home Construction Update

Council Member Riggerbach updated the Council on the progress happening at the Children's Home on Knoxville Avenue. He expressed appreciation for the project, noting its purpose was to provide housing for children aging out of foster care. He invited the Council Members to visit the project site.

Richard Mitchell Memorial

Council Member Riggerbach recognized the passing of Richard Mitchell, a longtime member and Chair of the East Village Growth Cell Advisory Committee. He said Mr. Mitchell had made multiple contributions to the East Bluff Community over the years and invited the Council to his Memorial Service at the East Bluff Community Center on August 8, 2026, from 2-4:00 P.M.

Citizens' Opportunity to Address the City Council/Town Board

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

Steve West, a concerned citizen, said there were issues with potholes in his neighborhood. He said the East Bluff had extensive road construction projects over the last several years, detouring traffic through small residential side streets. He explained that the increased traffic had damaged the streets, noting that many potholes needed to be filled. He asked Public Works Staff to address these issues.

Heather Stacy, Director of Outreach at LULA NFP, reminded the Council that her organization was still helping unhoused individuals. She said despite the Anti-Camping Ordinance, people were still living in tents. She explained that unhoused people face lots of uncertainty and deal with abandonment issues. She urged the Council to carefully consider any ordinances or policies that would increase those issues.

Darcie Cady, a concerned citizen, said she was moved by the tenant's testimony. She appreciated the Council's concerns but asserted it was hard for them to empathize with the situation. She said the City's demographics were not represented by the Council. She said it was challenging to organize marginalized people to advocate for themselves, noting extensive barriers to involvement. She expressed criticism of the Council's stance on helping the unhoused when the Council adopted the Anti-Camping Ordinance. She urged the Council to learn from the viable solutions other municipalities had utilized to solve these problems.

Camilla Pietreniak, a concerned citizen, said she was present to speak to the Council regarding the City's treatment of the unhoused. She said these people were degraded and dehumanized, often suffering from complex health issues or were the victims of abuse. She explained many were trying to find their way out of poverty and were forced back into being unhoused. She criticized the City's Anti-Camping Ordinance as inhumane, stating that everyone deserved dignity.

D. Doc McClellon, a concerned resident and member of Westside Environmental Plan of Action Committee, expressed his condolences to the family of Isis Horn and the man who was murdered and placed into a freezer. He said he wished he was in a position of power to change things in the City to help marginalized folks. He expressed his criticisms of various City initiatives, mentioning increased disappointment with the current City Council Members.

Kathy McNeil, a concerned citizen, urged the Council to consider every Peoria resident when making decisions, noting that many residents were struggling financially. She commended Council Member Jackson and Peoria Park District Trustee Alex Sierra for hosting an event on July 29, 2026, to hear from citizens and discuss community solutions. She said she was also present to remind the Council to take action to protect the Detweiller Playground and Marina, noting the public access to the Illinois River was important to preserve.

Executive Session

Consideration of a Motion for the City Council to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 2(c)(21) Discussion of minutes of 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.

Council Member Gordon-Young moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that such an action is probable or imminent and pursuant to 2(c)(21) Discussion of minutes of 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 Allen.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

Adjournment

Council Member Gordon-Young moved to adjourn the Joint City Council and Town Board Meeting; seconded by Council Member Allen.

Approved by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Jackson, Kelly, Oyler, Riggensbach, Vespa,
Mayor Ali – 9;

Nays: None.

The July 28, 2026, Joint City Council and Town Board Meeting adjourned at 9:01 P.M.



City Clerk- Stefanie Tarr, RMC, CMC, MMC

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