



Official Proceedings

Of the City of Peoria, Illinois

Tuesday, August 11, 2026

Mayor
Dr. Rita Ali

Council Members
Denise Jackson, District 1
Alex Carmona, District 2
Timothy Riggerbach, 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, August 11, 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, Riggerbach, Velpula, Vespa, Mayor Ali – 10; Absent: Cyr – 1.

Invocation & Pledge of Allegiance

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

Proclamations, Commendations, Etc.

National Emergency Management Awareness Month

Announcement – Northwoods Mall TIF District

Mayor Ali announced there would be a public meeting held by the City of Peoria regarding the proposed first amendment to the Northwoods Mall Tax Increment Financing (TIF) District at 6:00 P.M. on Wednesday, August 19, 2026, at Holy Family School, 2329 West Reservoir Boulevard, Peoria, Illinois. She said the purpose of the public meeting was to enable the City to advise the public, taxing districts who had real property in the redevelopment project area, taxpayers who owned property in the redevelopment project area, and to advise any residents in the area as to the City's possible intent to prepare the first amendment to the Northwoods Mall TIF District Redevelopment Plan, Project, and Redevelopment Project Area, and to receive public comments.

Minutes

Council Member Riggerbach moved to approve the July 28, 2026, Joint City Council and Town Board Proceedings; seconded by Council Member Velpula.

Approved by roll call vote.

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

Nays: None.

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

- (26-202) Town of the City of Peoria Financial Statements (Annual Audit) and Supplementary Information for Year Ended March 31, 2026, with Request to Receive and File.**

Trustee Gordon-Young moved to receive and file the Town of the City of Peoria financial statements and supplementary information for year ended March 31, 2026; seconded by Trustee Allen.

Approved by roll call vote.

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

Nays: None.

- (26-203) Request from the Town Officials to Approve the July 2026 Actual Expenditures and to Approve the August 2026 Anticipated Expenditures for the Town of the City of Peoria.**

Trustee Gordon-Young moved to approve the July 2026 actual expenditures and to approve the August 2026 anticipated expenditures for the Town of the City of Peoria.

Approved by roll call vote.

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

Nays: None.

City of Peoria – Petitions, Remonstrances & Communications

Public Hearings

- (26-204) Public Hearing for the Proposed Peoria West Main Tax Increment Financing (TIF) District.**

Council Member Oyler moved to open the public hearing for the proposed Peoria West Main Tax Increment Financing District; seconded by Council Member Kelly.

Approved by roll call vote.

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

Nays: None.

Mayor Ali opened the public hearing at 6:09 P.M.

City Manager Urich said this public hearing was the second step in the process for establishing a tax increment financing (TIF) district. He said this item would come back to the City Council for approval at a later date, noting the City's TIF consultants, Jacob & Klein LTD and The Economic Development Group LTD were present to answer questions.

Mayor Ali asked if any citizens were interested in speaking regarding the proposed Peoria West Main Tax Increment Financing District.

Per Ellingson, a concerned citizen, asked the Council to consider the impact TIFs had on local communities, referencing information from Strong Towns, a nonprofit advocacy group for municipalities. He emphasized incremental development investment to create solutions to existing issues rather than implementing a large-scale redevelopment plan. He said the walkability and character of the West Main area was important to maintain.

Patrick Wilmington, a resident within the proposed TIF, inquired how the proposed Peoria West Main TIF District would benefit neighborhoods. In response, City Manager Urich explained the proposed TIF would support redevelopment in the area, noting TIFs provided incremental growth without the City taking on debt to offer economic development incentives.

Sarah Howard, 3rd District Board of Education Member for District 150, said she wanted better coordination between the City and the local taxing bodies affected by TIF Districts. She reviewed the historical revenue-sharing agreement between District 150 and the City when the East Village Growth Cell (EVGC) TIF District was established, noting that it successfully brought funds to Peoria Public Schools (PPS). In reference to similar revenue-sharing agreements between local municipalities and school districts, she urged the Council to consider meeting with PPS Officials to discuss revenue-sharing options.

Tony Scott, a concerned citizen, said he was opposed to establishing TIF Districts. He cited the City's many construction projects and unmet infrastructure needs, and urged the Council to fix those problems first.

Katie Eckert, a concerned citizen, said she supported continued development and enhancement of the West Main area. She explained that she was concerned the proposed West Main TIF would lead to gentrification of the area and urged the City to take precautions to preserve the neighborhood's vibrancy and character.

In response to Council Member Kelly regarding the proposed boundaries of the West Main TIF, City Manager Urich said the neighborhoods off of West Main Street were intentionally included to include as many commercial properties as possible. He noted the few residential properties included would also benefit from the proposed TIF, similar to the EVGC TIF.

After stating his support for the proposed Peoria West Main TIF, Council Member Riggensbach moved to close the public hearing for the proposed Peoria West Main Tax Increment Financing District; seconded by Council Member Oyler.

Approved by roll call vote.

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

Nays: None.

Mayor Ali closed the public hearing at 6:35 P.M.

Consent Agenda Items by Omnibus Vote, with Recommendations as Outlined

- (26-205) Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid and Award a Contract to Microsurfacing Contractors, LLC, for the Slurry Seal Contract 2026, in the Amount of \$411,431.82, with an Additional Authorization of \$38,568.18 (9.4%) for Contingencies, for a Total Amount of \$450,000.00. (Council Districts 2, 4, 5)
- (26-206) Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of R.A. Cullinan & Son, a Division of UCM, Inc., and Award a Contract for the Gale Ave and Greenleaf Street Resurfacing Project, in an Amount Not to Exceed \$600,000.00. (Council Districts 1 & 2)
- (26-207) Communication from the City Manager and Director of Public Works with a Request to Approve the Low Bid of J.C. Dillon, Inc. and Award Contract for the Concrete Patching 2026 Project, in the Amount of \$596,246.75, with an Additional Authorization of \$59,623.25 (10%) for Contingencies, for a Total Amount of \$655,870.00. (Council District 4)
- (26-208) Communication from the City Manager and Director of Public Works with a Request to Approve Resolution No. 26-208 for Proposed Match Funding for the Highway Safety Improvement Program (HSIP) for the Forrest Hill Avenue and Sterling Avenue Intersection Project. The Federal Funding Requested will be \$833,238.90, with a Local Match for Construction of No Less Than \$92,582.10. (Council District 1)
- (26-209) 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. 18,390 to Amend Existing Special Use Ordinance No. 13,932, as Amended, in a Class C2 (Large Scale Commercial) District for a Shopping Center to Allow the Construction of Four Apartment Buildings with 84 Total Units for the Property Located at the Intersection of West American Prairie Drive and North Route 91 (Parcel Identification Number 13-11-177-02), Commonly Known as The Shoppes at Grand Prairie (Parcel Identification Nos. 13-10-201-012, 13-10-201-013, 13-10-201-014, 13-10-201-015, 13-10-201-016, 13-10-201-017, 13-02-351-003, 13-02-351-005, 13-02-351-006, 13-11-100-001, 13-11-101-002, 13-11-101-003, 13-11-126-001, 13-11-126-004, 13-11-126-005, 13-11-126-009, 13-11-126-011, 13-11-126-012, 13-11-126-013, 13-11-126-014, 13-11-126-015, 13-11-177-001, 13-11-177-002, 13-11-176-001, 13-11-176-002, 13-11-176-003, 13-11-176-005, 13-11-176-007, 13-11-176-010, 13-11-176-011, 13-11-176-012, 13-11-176-013, 13-11-151-002, 13-11-151-003, 13-11-151-005, 13-11-151-006, 13-11-151-009, 13-11-151-010, 13-11-151-011, 13-11-151-012, 13-11-151-013, 13-11-151-014, 13-11-151-017, 13-11-151-016, 13-11-151-019, 13-11-151-021, 13-11-151-024, 13-11-151-026, 13-11-151-027, 13-11-151-028, Peoria, IL. (Council District 4)

- (26-210) * Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats, LLC, to be Located in the South Village TIF District, (Council District 1)**

A revised ordinance and Schedule 3-A were distributed to all Council Members.

Mayor Ali inquired whether any Council Members wished to remove any items from the Consent Agenda for further discussion.

Council Member Jackson requested Item No. 26-210 be removed for further discussion.

Council Member Gordon-Young moved to approve the Consent Agenda items as outlined in the Council Communications; seconded by Council Member Oyler.

Item Nos. 26-205 through 26-210 (excluding Item No. 26-210, which was removed for further 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, Riggerbach, Velpula, Vespa, Mayor Ali – 10;

Nays: None.

- (26-210) ** Communication from the City Manager and Director of Community Development with a Request to Adopt an Ordinance Approving an Amended and Restated Redevelopment Agreement with Peoria Opportunities Foundation and MacArthur Senior Flats LLC, to be Located in the South Village TIF District. (Council District 1)**

A revised ordinance and Schedule 3-A were distributed to all Council Members.

Council Member Jackson moved to defer Item No. 26-210 to the August 25, 2026, City Council Meeting; seconded by Council Member Kelly.

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. 26-210 will appear on the August 25, 2026, City Council Agenda.

Regular Business

(26-211) Communication from the City Manager and Chief of Police with a Request for the Following:

- A. Approve a Sole Source Purchase of Two Ford Explorer Interceptors from a No-Bid Procurement Source (Morrow Brothers Ford on an Illinois Government Contract) in the Amount of Approximately \$91,576.00 (\$45,788.00 each) (Requires 2/3 Vote of Council Members Voting - No Less than 6 Votes); and,**
- B. Approve the Purchase of Parts and Labor Estimated at \$40,000.00 to have the Vehicles Equipped with all the Necessary Equipment.**

Police Chief Brad Dixon said on June 7, 2026, two police vehicles were damaged while responding to an incident. He explained that, per the City's Fleet Policy, the recommendation was to purchase two new vehicles because the damage exceeded the recommended repair limits.

Council Member Oyler moved to approve a sole-source purchase of two Ford Explorer Interceptors from a no-bid procurement source in the amount of approximately \$91,576.00; seconded by Council Member Carmona.

Approved by roll call vote.

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

Nays: None.

Council Member Allen moved to approve the purchase of parts and labor estimated at \$40,000.00 to have the vehicles equipped with all the necessary equipment; seconded by Council Member Carmona.

Approved by roll call vote.

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

Nays: None.

(26-212) Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to Adopt an Ordinance Rezoning Property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and to Approve a Special Use for Apartments with Waivers for the Property Located at 2702 West Krause Avenue (Parcel Identification Number 18-19-126-010) Peoria, IL. (Council District 1)

Community Development Director Joe Dulin explained the background of the proposed special use on West Krause Avenue. He said the project was a part of the City's broader strategy to revitalize the 61605 area through significant investments in housing, infrastructure, the demolition of blighted properties, sidewalks, fire protection, and brownfield remediation. He stated that the proposed development would provide permanent supportive housing for families

experiencing homelessness, in partnership with OSF Healthcare. The location was selected because it meets funding criteria, is in a targeted revitalization area, is near schools and parks, and has access to public transportation. The project also includes an OSF community health clinic that would serve both residents and the surrounding neighborhood. He explained that City Staff and Phoenix Community Development Services have worked to ensure the project is a good fit for the area. Residents would receive access to services such as health care and workforce assistance. He said the project would also include dedicated housing vouchers through the Peoria Housing Authority (PHA), providing long-term stability for the development. He noted there is a demonstrated need for this type of housing. Local service providers have identified numerous families who could immediately benefit from the units, including those currently on the coordinated entry list. He concluded his remarks by stating that the project represents a coordinated commitment from the City, OSF Healthcare, PHA, and social service partners to address homelessness by creating additional housing and supportive services in the community.

Planning and Zoning Manager Debbi LaRue said the proposed ordinance included four waivers: to remove the minimum floor height to save on building costs, to exceed the maximum buildable area due to the lot size, to eliminate the requirement for operable door spacing for security concerns, and to change the minimum parking requirement to 1.25 spaces per unit.

Mayor Ali inquired about the specific investment figure and the occupancy plan for the single-bedroom units.

Christine Kahl, Chief Executive Officer of Phoenix Community Development Services, said the total investment was approximately \$29 million, with \$23 million specifically for construction costs. She said the tenant selection plan prioritized families with one child for the single-bedroom units, noting that many such families were waiting on the coordinated entry list.

Council Member Jackson expressed her appreciation for the continued investments in the 61605 area. She said she wanted Phoenix Community Development Services and OSF Healthcare to prepare a formal presentation for the City Council, be available to answer questions from affected community members, and alleviate any concerns.

Council Member Jackson moved to defer Item No. 26-212 to the September 8, 2026, Joint City Council and Town Board Meeting Agenda; seconded by Council Member Kelly.

Mayor Ali said she did not support the deferral, noting the proposed project needed approval tonight to meet upcoming deadlines. She said the partner agencies could make presentations to the Council at a later date.

Discussions were held regarding the deferral, resident objections, and financial deadlines.

Community Development Director Dulin clarified that the Illinois Housing Development Authority (IHDA) required paperwork to be submitted by September.

Council Member Oyler said that, because of the upcoming deadlines, he would not support the deferral.

Motion to defer Item No. 26-212 to the September 8, 2026, Joint City Council and Town Board Agenda was defeated by roll call vote.

Yeas: Jackson, Kelly – 2;

Nays: Allen, Carmona, Gordon-Young, Oyler, Riggensbach, Velpula, Vespa, Mayor Ali – 8.

Council Member Riggensbach moved to adopt an ordinance rezoning property from a Class R4 district to a Class CN district and to approve a special use for apartments, with waivers, for the property located at 2702 West Krause Avenue; seconded by Council Member Oyler.

In discussion with Council Member Allen, Community Development Director Dulin clarified the project funding breakdown, the availability of special tax credits, the residential selection process, and the promised vouchers from PHA. He said the complex would have staff on-site 24/7.

Council Member Allen said this project would fill an unmet need in the community and stated he would support the motion.

Council Member Gordon-Young said continued investment in 61605 was an important priority, noting that the area had been ignored for many decades. She expressed her enthusiasm for broader access to communal green spaces and for reduced blight. She said it was important for the Council to find these opportunities, noting that the unhoused community faces significant bias. She stated her support for continued transparency and dialogue regarding this project, noting that she would vote in favor of the item.

Council Member Carmona inquired about the commitment to public safety and access to transportation. CEO Kahl said there would be both indoor and outdoor security. She emphasized that access to a bus stop was crucial when selecting the location and said Phoenix Community Development Services offered transportation services, with continued expansion of their offerings. Council Member Carmona asked about OSF's commitment to the project.

Representative Ryan Spain, Director of Government Relations for OSF Healthcare, said his organization was excited about this project. He said the vision was to become an anchor tenant in the area, to engage with the local community, and to develop the right healthcare model to serve the area. He explained that the vision for the clinic was similar to that of the OSF On Call Urgent Care locations, noting a focus on offering additional services. He said OSF had a 15-year lease for the space and expected a long-term commitment from his organization.

Council Member Carmona said access to the PHA vouchers was critical to the project's success and urged continued transparency for the public.

Council Member Riggensbach reviewed the project's history, noting that the initial location was unsuitable to meet the needs of permanent supportive housing. He expressed his gratitude to Phoenix Community Development Services and OSF Healthcare for their investments in the community. He said the City did a good job of engaging the public and providing many opportunities for feedback. He said he would vote in favor of the item.

Council Member Kelly expressed skepticism about the project, noting that the funds could be better used to help 61605 residents rehabilitate the area. He expressed uncertainty about the project's long-term viability and said he could not support the motion.

Council Member Velpula said he was appreciative that a vacant parcel would be developed, transforming the neighborhood. He said he would vote in favor of the item.

Council Member Oyler said the discussion around the project should focus on whether the location is appropriate for the special use. He said he supported the motion, noting the location was ideal for access to community resources.

Council Member Vespa said the project was a significant investment for 61605, noting it would benefit many people. He said the City should consider issuing additional public notices, stating that the legal requirements were inadequate. He said he would vote in favor of the item.

Mayor Ali said she grew up in the 61605 area and had family members who still resided there. She said the area had been ignored for many years, which drove the residents to relocate to other parts of Peoria. She expressed her appreciation for the community partners and her excitement for the project.

Ordinance No. 18,391, rezoning property from a Class R4 district to a Class CN district and to approve a special use for apartments with waivers for the property located at 2702 West Krause Avenue, was adopted by roll call vote.

Yeas: Allen, Carmona, Gordon-Young, Oyler, Riggenbach, Velpula, Vespa,
Mayor Ali – 8;

Nays: Jackson, Kelly – 2.

(26-197) Communications from:

- A. Council Member Jackson with a Request to Adopt an Ordinance Amending Chapter 20 Regulating Multifamily Rental Property with the Addition of Article X Titled "Security Provisions;" and,**
- B. City Manager and Corporation Counsel with a Request to Receive and File the First Reading of an Ordinance to Amend Chapter 20, Article VIII- Nuisances – Sections Related to Chronic Nuisance Properties.**

Corporation Counsel Hayes said Item B was the draft of the Nuisance Ordinance revisions produced by Staff as a potential solution to Council Member Jackson's concerns. He said Staff took special care to ensure that the changes to the ordinance were enforceable. He reviewed the changes to the violation structure: 3 violations in a year for an entire complex, instead of 3 violations in 6 months for a single unit. He said that if a property hit the violation threshold, it would trigger a meeting with the City, and the owner would need to implement specific remedies to avoid penalties. He said the remedies focused on security provisions, noting that Item B was presented for a first reading before the Council to discuss before considering adoption of the ordinance.

Council Member Jackson expressed her appreciation for Staff's hard work on finding solutions to dealing with nuisance properties. She reiterated her support for Item A, noting that the ordinance included suggestions from residents and police officers. She said she was willing to take more time to consider the potential financial impacts of Item A and gather additional public safety perspectives.

Council Member Jackson moved to defer Item No. 26-197 to the September 8, 2026, Joint City Council and Town Board Meeting. Motion died for lack of a second.

Council Member Jackson moved to adopt an ordinance amending Chapter 20, Regulating Multifamily Rental Property, with the addition of Article X titled "Security Provisions". Motion died for lack of a second.

Council Member Kelly moved to receive and file the first reading of an ordinance to amend Chapter 20, Article VIII-Nuisances – sections related to Chronic Nuisance Properties; seconded by Council Member Allen.

In discussion with Council Member Riggerbach, Corporation Counsel Hayes said the proposed changes to the Nuisance Ordinance were intended to allow broader application to potential violations. He said Staff had an abatement plan to bring those property owners in violation back into compliance, noting that if those actions were not completed, they would be required to appear before the City's Administrative Hearing Officer.

Council Member Riggerbach suggested including these proposed changes: installing security cameras that connect to the Police Department's FUSUS database, making on-site case managers from local non-profit organizations available, and requiring the eviction of problematic tenants.

Counsel Hayes said Staff would consider the suggestions, but warned that specific provisions in the Illinois Human Rights Act made it difficult to include language about evictions.

In response to Mayor Ali, Community Development Director Dulin said that if Staff adopted the revisions to the Nuisance Ordinance, Staff would communicate those changes to local landlords and property owners.

After stating he was unprepared to make any decisions regarding the Nuisance Ordinance, Council Member Oyler moved to make a substitute motion deferring the first reading of an ordinance to amend Chapter 20, Article VIII-Nuisances – sections related to Chronic Nuisance Properties; seconded by Council Member Carmona.

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. 26-197-B will appear on the September 8, 2026, Joint City Council and Town Board Agenda.

(26-213) Communication from the City Manager and Finance Director/Comptroller with a Request to Receive and File the Month-Ended June 30, 2026, Unaudited Financial Report.

Finance Director Cratty reviewed the June unaudited financial report and stated that it was very similar to the May unaudited financial report. He said revenues and expenditures were on track, noting that discrepancies in the figures were due to the renewal of some large contracts on different timelines than in previous years. He said the City's budget was in a good place ahead of the upcoming 2027 Revised Budget discussions.

Council Member Jackson exited Council Chambers at 8:19 P.M.

Council Member Allen moved to receive and file the month-ended June 30, 2026, unaudited financial report; seconded by Council Member Carmona.

Approved by roll call vote.

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

Nays: None.

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

- (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 Clerk Stefanie Tarr said this item was withdrawn and needed no further action taken by the City Council.

- (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)**

City Clerk Stefanie Tarr said the applicant had withdrawn the request and that no action would be taken on this item.

New Business

It was determined that there was no New Business to discuss.

Citizens' Opportunity to Address the City Council/Town Board

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

Jessie McGown, Jr., a citizen of Peoria, said he was having ongoing issues with City code enforcement. He explained that he purchased a blighted house next to one of his rental properties, noting that significant back taxes were owed on the property. He said he paid the money he owed and hired a tree service to tend to the scrub brush, stating that the house would need to be demolished next. He said he had communicated this to City code enforcement, noting he had only owned the property for about a month before he received a summons to housing court. He shared his frustration regarding the situation.

David Williams Jr., a concerned citizen, shared his concerns about traffic safety at intersections in the City. He said intersections with flashing yellow turn lights posed safety issues and recounted a recent incident in which another driver using the flashing yellow turn light to turn left nearly hit his vehicle, causing an accident. He asked the Council to consider conducting a traffic study to see how the flashing yellow turn lights affected public safety.

Cinda York, a Peoria resident, shared her concern that her home was considered a nuisance property. She said her complex had been without an on-site manager for many months, had considerable maintenance problems that needed to be resolved, and that she was unable to reach the out-of-town property owner. She said she and other tenants felt like targets when their packages were stolen and vehicles vandalized.

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, affection 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 5 ILCS 120/2(c)21 Discussion of minutes of meetings lawfully closed under this Act, whether for purposed of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Council Member Allen moved to enter into Executive Session pursuant to 5 ILCS 120/2(c)(11) Litigation, when an action is against, affection 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 5 ILCS 120/2(c)21 Discussion of minutes of meetings lawfully closed under this Act, whether for purposed 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 Carmona.

Approved by roll call vote.

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

Nays: None.

Adjournment

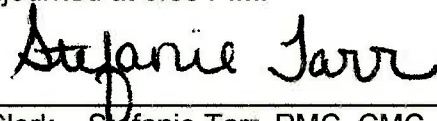
Council Member Allen moved to adjourn the August 11, 2026, Joint City Council and Town Board Meeting; seconded by Council Member Carmona.

Approved by roll call vote.

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

Nays: None.

The Joint City Council and Town Board Meeting adjourned at 8:38 P.M.

A handwritten signature in black ink that reads "Stefanie Tarr". The signature is written in a cursive style with a large, looped 'S' and a trailing flourish.

City Clerk – Stefanie Tarr, RMC, CMC, MMC

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