

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



Andrew A. Rand - Chairperson
Rachael Parker - County Clerk

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

**PEORIA COUNTY BOARD
MEETING MINUTES
Thursday, May 13, 2021
6:00 PM**

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

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

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

I. APPROVAL OF MINUTES

- Approval of April 8, 2021 County Board Meeting Minutes

Member Blair moved for approval of the minutes, Member Daley seconded. The minutes were approved by a unanimous roll call vote of 16 ayes.

II. CITIZENS' REMARKS

Lyn Carmichael, Landmark Farms, addressed the Board regarding Item #2. She explained that her family farms 80 acres near the subject parcel. She emphasized that the 30-acre parcel will have drainage implications on their land and identified the land use as adding to urban sprawl.

County Clerk Rachael Parker read the submitted public comment. See attached for the comment.

III. CONSENT AGENDA (including reports to be filed)

- C1.** The Treasurer report consisting of the Bank and CD's Portfolio for the month of March 2021 and Revenue & Expenditure Reports for the month of February 2021.
- C2.** The Auditor's report of expenditures from Accounts Payable system is accessible at www.peoriacounty.org/auditor/transparency.
- C3.** A resolution (items 2-10 conveyances; item 11 defaulted reconveyance) from the Ways and Means Committee recommending that the County Board Chairman be authorized and directed to execute deeds of said property to the highest bidder,



and be authorized to cancel the appropriate Certificates of Purchase. This resolution shall be effective ninety days from May 13, 2021 and any transaction between the parties involved not occurring within this period shall be null and void.

- C4.** A resolution from your Executive Committee recommending approval of performance based compensation and new Employment Agreement for the County Administrator.
- C5.** A resolution from your Finance, Audit, and Legislative Affairs Committee recommending approval of an appropriation in the amount of \$98,480.00 in the FY 2021 budget of FY 2021 PCEA Contract increases and additional items not included in the FY 2021 adopted budget.
- C6.** A resolution from your Public Safety and Justice Committee recommending approval of the most responsive bid of SCRAM Systems of Illinois, Joliet, IL, for the provision of electronic and alcohol monitoring services, in an amount not to exceed \$193,121.00.
- C7.** A resolution from your Public Safety and Justice Committee recommending approval of an Agreement between the Peoria County Sheriff's Office and Summerill Group, LLC to conduct a Cost Study and negotiation of Per Diem Rate with the United States Marshal Service for prisoners housed at the Peoria County Jail.
- C8.** A resolution from your Public Safety and Justice Committee recommending approval of the renewal of a Lease Agreement between the Metropolitan Airport Authority of Peoria and Peoria County for the Public Safety Building, for the term July 1, 2020 through June 30, 2025.
- C9.** A resolution from your Infrastructure Committee recommending approval of a Phase II Preliminary Engineering Agreement with Midwest Engineering Associates, Inc., Peoria, IL, for reconstruction of Old Galena Road, at a cost not to exceed \$401,178.25.
- C10.** A resolution from your Infrastructure Committee recommending approval of an Engineering Agreement with Maurer-Stutz, Inc., Peoria, IL, to design erosion repairs of a stormwater detention basin located at the former Heddington Oaks nursing home, at a cost not to exceed \$25,000.00.
- C11.** A resolution from your Infrastructure Committee recommending approval of a Joint Agreement between the Illinois Department of Transportation and Peoria County for the purpose of resurfacing a portion of Maher Road.

C12. Chairman Appointments

Member Williams moved to approve the Consent Agenda and Member Duncan seconded. Chairman Rand asked to pull Item C10. The Consent Agenda, except for Item C10, was approved by a unanimous roll call vote of 15 ayes and 1 nay, with Member Windish voting nay.

C10. A resolution recommending approval of an Engineering Agreement with



Maurer-Stutz, Inc., Peoria, IL, to design erosion repairs.

Member Dillon moved to approve Item C10 and Member Salzer seconded. Chairman Rand inquired about the County's responsibility for the problem, and Mr. Sorrel detailed a downhill runoff issue into a ditch near Farmington Road that must be cleaned occasionally by IDOT. He expressed the study would propose a solution.

Chairman Rand asked about the responsibility for the culvert at the bottom of the hill, and County Engineer Amy McLaren informed that the discharge comes from the Hedington Oaks property and is expelled near the road. Chairman Rand confirmed with Ms. McLaren that the ditch at the bottom is the State's responsibility to maintain. Chairman Rand inquired about the stormwater control on the County's property, and Ms. McLaren discussed a large rock reinforcement that has been pushed due to storms. Chairman Rand asked about the issue being design or maintenance-based, and Ms. McLaren remarked that both could be true.

Chairman Rand contended that the fix's cost is undetermined and asked about the extent of project responsibility. Ms. McLaren identified that the State controls the right-of-way and ditch. Chairman Rand asserted that private property owners have not paid for runoff fixes for county-maintained ditches. He inquired about whether the County would pay for the repairs and about any discussion with IDOT regarding the issue. Mr. Sorrel summarized that the payment source is undetermined and that the estimate can help determine responsibility.

Member Pastucha identified that a major repair project has been completed on the hillside near Galena Road, the situation may be the same, and that there could be some coordination. She proposed sending the project back to committee to answer questions.

Member Dillon discussed that a design decision was made to slow the runoff, that the massive rains have created a problem, and noted the cleaning and mitigation efforts by IDOT. He conveyed that for full disclosure, the problem must be studied.

Member Pastucha moved to substitute the approval motion to refer the item back to committee and Member Bryant seconded. Member Dillon asked about the purpose of sending it to committee because the problem needs to be studied. He contended that questions could be solved while it is studied. Member Pastucha expressed that more information is needed on who pays before voting.

Member Rieker suggested collaboration with IDOT to mitigate any conflict over a fix. Member Dillon highlighted that it is a small amount of money to spend to find the problem, and the construction cost can be found later. He maintained that the problem is created on the County's property and it must solve it.

Member Elsasser entered the meeting via teleconference.

Member Pastucha detailed that there is no urgent need and that the questions could be answered before the money is spent.

Chairman Rand asked about contact with IDOT, and Ms. McLaren noted that she can contact the maintenance and engineering groups with IDOT. Chairman Rand inquired about the project's genesis, and Mr. Sorrel explained that there is an erosion problem, and as a good property owner, it is the County's responsibility. Member Dillon urged a no vote because the amount for the engineering study is small and necessary.



The substitute motion to refer back to committee failed by a roll call vote of 7 ayes, 9 nays, and 1 abstention. Members Bryant, Duncan, Pastucha, Rand, Reliford, Watkins, and Windish voted aye, with Member Elsasser abstaining due to late entry to the meeting.

Item C10 was approved by a roll call vote of 13 ayes, 3 nays, and 1 abstention. Members Pastucha, Reliford, and Windish voted nay, with Member Elsasser abstaining.

IV. ZONING ORDINANCE AND RESOLUTIONS

1. Case #013-21-U, Petition of Becky L. Murphy. A Special Use as required in Section 20-9.1.5.1 of the Unified Development Ordinance. This section allows for a special use in order to deem a nonconforming use or structure to be in conformity and to be allowed to continue and expand as a lawfully existing use or structure. The petitioner proposes to expand an existing nonconforming use in the "I-1" Light Industrial District. The parcel is located in Medina Township. The Zoning Board of Appeals recommends approval. The Land Use Committee concurs.

Member Elsasser entered the meeting in person.

Member Dillon moved to approve the ordinance and Member Williams seconded. The ordinance passed by a unanimous roll call vote of 17 ayes.

2. Case #014-21-U, Petition of Linda Martin. A Special use as required in Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25-acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the "A-2" Agricultural District. The petitioner proposes to divide three 10-acre parcels from an existing 30.45 acre tract. The parcel is located in Medina Township. The Zoning Board of Appeals recommends approval with restriction. The Land Use Committee concurs.

Member Dillon moved to approve the ordinance and Member Blair seconded. Member Rieker asked for a summary and its objective. Planning and Zoning Director Kathi Urban indicated that the petition is to split the land into three parcels, it is within the zoning area for the City of Peoria, and that it scores low for agricultural preservation.

Member Rieker inquired about the property being annexed into the city and Ms. Urban noted that it would not be annexed at this time, but a pre-annexation agreement requires certain criteria for the land.

Member Elsasser asked about objections to the case, and Ms. Urban detailed an objection submitted related to drainage and chemical application on neighboring property. The ordinance passed by a roll call vote of 16 ayes and 1 nay, with Member Elsasser voting nay.

3. An Ordinance from your Ways and Means Committee establishing a Property Assessed Clean Energy (PACE) Program.

Member Fennell moved to approve the resolution and Member Blair seconded. Mr. Sorrel detailed that the program allows for clean energy improvements to be done to a property and that the cost is recovered through the property tax.

Member Fennell confirmed that the program is available inside the city of Peoria. Member Elsasser inquired about the program's cost, and Mr. Sorrel informed that costs can be recovered



under the law and detailed each. The resolution passed by a roll call vote of 16 ayes and 1 nay, with Member Windish voting nay.

4. A resolution from your Finance, Audit, and Legislative Affairs Committee recommending approval of an appropriation in the amount of \$2,197,150.00 from the IT Services Fund to the Enterprise Requirements Planning Capital Fund. (*Pending Committee Approval*)

Member Fennell moved to approve the resolution and Member Duncan seconded. Mr. Sorrel explained that the resolution is the funding mechanism for replacing the ERP and time management software. He presented the work completed, the roadmap to implementation, the current and future costs, and the use of savings to pay for it. He expressed that some savings will be realized by not using local hardware.

Member Pastucha asked about the saving process for the software, and Mr. Sorrel noted that the saving process has taken 5 years. Member Pastucha emphasized that she likes to spend from savings.

Member Rieker inquired about the benefits to software as a service, and Chief Information Officer Mark Little highlighted that there are savings for not having a local database and security pieces beyond the savings for not hosting the software. He remarked on increased flexibility to access the software from anywhere. Member Rieker conveyed that he is a proponent of software as a service and that the savings should be realized.

Member Daley confirmed with Mr. Little that required reporting to employees will be completed.

Member Elsasser asked about the previous vendor and the potential for future support, and Mr. Little detailed that Microsoft will no longer support the platform the software is built on in June 2022. Member Elsasser inquired about others in the same position, and Mr. Little summarized many are experiencing the same transition.

Chairman Rand contended that the current software provider has an obligation under the service agreement to provide updates and has chosen to cease doing so. Mr. Little discussed that the vendor has switched architectures, decided to focus on a different customer, and decided not to bid in the RFP.

Member Elsasser asked about another provider running the software and support, and Mr. Little detailed that the vendor solely owns the product.

Chairman Rand inquired about the timing for the maintenance and hosting agreement and costs associated prior to implementation. Mr. Sorrel identified that the collection of the fees begin when the software is installed. Chairman Rand asked about negotiating out the cost, and Mr. Little expressed that it is traditional for the vendor to collect the fee because they incur costs in hosting the service, and he does not have knowledge on negotiating out the term.

Chairman Rand and Mr. Sorrel discussed the costs expected before the go-live date, the service agreement lasting 9 years after that intended date, and the use of the consultant in the project. Chairman Rand highlighted that the fee favors the vendor and that it is not the proper way to sell services to a taxpayer-funded organization.

Member Elsasser urged the Board to vote no because the consultant did not protect the County's interest and that there is no need to spend more with them to implement a software like what the



city uses.

Member Pastucha described that a consultant is an expert, and it is good due diligence to use one. Member Reneau brought up the upfront cost for both the County and the vendor, which justifies the spending.

The resolution passed by a roll call vote of 14 ayes and 3 nays, with Members Elsasser, Rand, and Windish voting nay

5. A resolution from the Chairman of County Operations Committee and the County Administrator recommending approval of the lowest responsible bid of Tyler Technologies, Yarmouth, ME for an Enterprise Resource Planning (ERP) System comprised of software, conversion, implementation services, and training in an amount not to exceed \$1,798,279.00. *(Poll Vote per Rules of Order, Article V, Section 18C)*

Member Reneau moved to approve the resolution and Member Duncan seconded. Mr. Sorrel reported that the item is the contract award to Tyler Technologies, described the evaluation process of the respondents, and identified the progress towards pricing of the software.

Member Rieker asked about any assurance that the software will not be discontinued and be supported, and Mr. Little discussed that Tyler is a leader with over 2,000 clients and that the topic can be part of the contract negotiation. Mr. Sorrel confirmed the subject would be included in the contract negotiation.

Chairman Rand inquired where the money in the resolution will be spent, and Mr. Little detailed the affected areas of the County's business and costs related to the project. Chairman Rand asked about the share of the cost related to licensing, and Mr. Little noted that the license fee is built into the software as a service and summarized that the spend covers the licensing, hosting, and implementation.

The resolution was approved by a roll call vote of 15 ayes and 2 nays, with Members Elsasser and Windish voting nay.

6. A resolution from the Chairman of County Operations Committee and the County Administrator recommending approval of a contract with Berry Dunn McNeil and Parker, LLC (BerryDunn), Portland, ME, for Enterprise Resource Planning (ERP) Implementation Consulting Services in an amount not to exceed \$398,880.00. *(Poll Vote per Rules of Order, Article V, Section 18C)*

Member Fennell moved to approve the resolution and Member Reneau seconded. Member Rieker asked about a need for any future phases with the consultant, and Mr. Sorrel informed that nothing further is anticipated. The resolution passed by a roll call vote of 15 ayes and 2 nays, with Members Elsasser and Windish voting nay.

7. A resolution from the Chairman of County Operations Committee and the County Administrator recommending approval of the Collective Bargaining Agreement (CBA) extension between Peoria County and LIUNA Local 165, IUOE Local 649, and Teamsters Local 627. *(Poll Vote per Rules of Order, Article V, Section 18C; and pending union ratification)*

Member Reneau moved to approve the resolution and Member Daley seconded. Member Reneau reported that the contract is with the bargaining unit that previously took a 0% one-year extension. Mr. Sorrel thanked the negotiating team and detailed the contract term and the pay



increases. He noted that the contract covers the employees who maintain the County's highway network. The resolution passed by a unanimous roll call vote of 17 ayes.

8. SUSPENSION OF RULES

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

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

Member Pastucha moved to approve the resolution and Member Williams seconded. The resolution passed by a roll call vote of 15 ayes and 2 nays, with Members Elsasser and Windish voting nay.

V. MISCELLANEOUS AND ANNOUNCEMENTS

Member Salzer recognized Member Duncan's grandson for signing a contract with the Green Bay Packers.

Member Pastucha urged all to support a fundraising effort for an accessible park at Tower Park in Peoria Heights through the Together We Play organization. She informed that the fundraising goal is \$100,000.

Member Fennell mentioned a new tower with a telescope for eagle watching on the Chillicothe riverfront.

Member Duncan congratulated Rita Ali for her new position as the City's Mayor.

VI. ADJOURNMENT

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



The following public comment was submitted.

Board meeting May 13th 6 pm

Those who wish to enter in a public comment may do so by submitting their written statement to the Peoria County Clerk via email, fax, mail, or in-person drop-off by 3:00 p.m. on May 13. • Email: countyclerk@peoriacounty.org • Mail/in-person: Peoria County Clerk, 324 Main St, Room 101, Peoria, IL 61602 Fax: (309) 672-6063

Public Comment regarding Agenda Item:

IV. ZONING ORDINANCE AND RESOLUTIONS: 3. An Ordinance from your Ways and Means Committee establishing a Property Assessed Clean Energy (PACE) Program.

Peoria County Board Members:

Thank you for the opportunity to submit public comment on the PACE Program which will be up for discussion tonight.

My name is Kiersten Sheets. I am the Solar PV Division Manager for Ruyle Mechanical Services, Inc. in Peoria, IL. Ruyle Mechanical serves many commercial and industrial customers in the County for HVAC maintenance service, design and new installations, for all types of electrical services, for energy efficiency work in HVAC, lighting and building controls and of course design and installation of solar pv arrays. The team at Ruyle Mechanical is excited to add the Peoria County PACE program as a financing option for our clients.

“Under Illinois law, counties and municipalities may establish C-PACE programs and create related ‘PACE areas’ in order to offer for-profit and non-profit owners of commercial, industrial, and multi-family (of 5 or more units) properties long-term, fixed-rate financing or refinancing for up to 100% of the costs of their respective alternative energy, energy efficiency, renewable energy, resiliency, and water use improvement projects.” IL Finance Authority

PACE will assist and improve all of Peoria County, from residents to building owners to business owners. PACE will allow energy efficiency and resiliency projects to commercial buildings across the county, even in the agricultural sector. Commercial building owners will be able to look at alternative long term financing for building improvements and add PACE funding to lower upfront capital investment made toward building improvements. These projects will increase the value of the commercial property, lower the energy consumption of the building and building users, increase the amount of available construction projects in the County, increase the amount of jobs with the construction companies working in the PACE program, increase the amount of jobs involving the local supply chain for equipment, increase the jobs for local engineers designing these projects, as well as many others.

PACE will allow, for a solar project, up to 25 year loan terms, rather than the short term financing available through a standard capital loan of 5-7 years. PACE financing will be added

to the federal and state incentives as well as the incentives from Ameren IL for a better financial forecast for solar projects.

For HVAC projects improving the energy efficiency to heat and cool the building, those projects would qualify for 15 years or more financing, again over the standard capital loan of 5-7 years.

Combining energy efficiency improvements AND solar pv installation would allow for larger projects being implemented on a quicker timeline and with better efficiency with the use of the Peoria County PACE program. In other words, a larger impact can be made on a commercial building and on a faster timeline than projects using traditional financing.

Small businesses will be able to take advantage of PACE as well as we can utilize the warehouse offered by the IL Finance Authority to group projects across the state into larger loan amounts and secure equal financing opportunity for small business owners as those for large commercial and industrial business owners. The same is true for non-profit building owners who often can't afford the upfront capital costs of some energy efficiency projects.

Again, utilizing the Ameren Illinois Saves energy efficiency incentive program along with PACE long term financing will be a great tool for businesses like Ruyle to be able to present to our clients. We look forward to utilizing this program in the near future.

Thank you for your progressive action in bringing C-PACE to Peoria County.

Kiersten Sheets
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