



PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY SEPTEMBER 28, 2020 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

**THIS WILL BE A REMOTE MEETING HELD VIA "ZOOM MEETINGS".
THE PUBLIC CAN ONLY ATTEND THIS MEETING REMOTELY;
DUE TO THE GOVERNOR'S EXECUTIVE ORDER REGARDING
COVID-19 AND THE RELAXING OF THE OPEN MEETING ACT
REQUIREMENTS, THIS MEETING WILL BE HELD REMOTELY
VIA ZOOM MEETINGS WITHOUT AN IN-PERSON MEETING
LOCATION FOR THE PUBLIC TO ATTEND. YOU WILL BE ABLE TO
LISTEN TO THE MEETING AND SUBMIT COMMENTS DURING
THE TIME FOR PUBLIC COMMENTS BY SENDING A DIRECT
MESSAGE TO THE MEETING HOST USING ZOOM MEETINGS**

TO JOIN IN THE MEETING FOLLOW THIS LINK:

**HTTPS://ZOOM.US/J/6898035689. BY PHONE, DIAL IN AND
LISTEN TO THE MEETING AS FOLLOWS: 1-312-626-6799; THEN
ENTER MEETING ID 689 803 5689. PRIOR TO THE MEETING,
YOU CAN ALSO SUBMIT A PUBLIC COMMENT REMOTELY BY
EMAIL, BY 3 PM THE DAY OF THE MEETING, BY SENDING AN
EMAIL TO THE CITY CLERK AT SMC MILLAN@CI.PEKIN.IL.US
AND INSERTING IN THE SUBJECT LINE FOR THE EMAIL
"PUBLIC COMMENT FOR MEETING ON SEPTEMBER 28, 2020".**

**TO VIEW MEETING ONLINE GO TO: HTTP://PEKINIL.IQM2.COM
(CLICK BANNER AT THE TOP THAT STATES "VIEW LIVE
MEETING") OR CHANNEL 22**

PLEDGE OF ALLEGIANCE

Due to the Governor's Executive Order regarding COVID-19 and the relaxing of the Open Meeting Act requirements, this meeting was held remotely via Zoom Meetings without an in person meeting location for the public to attend. Therefore, the provisions of the City Code regarding electronic attendance did not apply. The Pledge of Allegiance was led by Councilmember Orrick.

The Clerk confirmed by roll call vote, that all Council Members were physically present.

1.1. Declaration Honoring Elizabeth Snider

Mayor presented and read the proclamation honoring a City of Pekin employee bus driver, Ms. Elizabeth Snider. Ms. Snider saved a lost 1 year old from harm.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Present	5:19 PM
Rick Hilst	Councilman	Present	5:28 PM
Karen Hohimer	Councilwoman	Present	5:03 PM

Dave Nutter	Councilman	Present	5:19 PM
Lloyd Orrick	Mayor Pro-Tem	Present	5:19 PM
John P Abel	Councilman	Present	5:03 PM
Mark Luft	Mayor	Present	5:03 PM

APPROVE AGENDA

- 3.1.** Motion to: **Approve agenda**
Councilmember Orrick motioned to amend the agenda by removing New Business items 7.2 and 7.3 and approve the agenda as amended, seconded by Councilmember Garrison.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

APPROVAL OF MINUTES

- 4.1.** City Council - Regular Meeting - Sep 14, 2020 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

PUBLIC INPUT

Mr. Golden submitted questions to the Clerk. Mayor Luft read Mr. Golden's questions and City Manager, Mr. Mark Rothert, read City Engineer, Ms. Josie Esker's responses after each question as follows:

- 1.) Has enough property been purchased for the addition of sidewalks along Allentown Rd. in order to facilitate safer and easier access to the bike trail for pedestrians? [Sidewalk will not be added as part of this project, but 6 foot wide shoulders will be added.](#)
- 2.) If the purchase is approved, will someone (yard crew/street dept) be cutting / trimming back the overgrown vegetation creating poor visibility conditions around the dangerous curve / hill and entrance to the bike trail now? The guard rails and entrance are barely visible due to overgrown vegetation. (Perhaps coordinate with the Park District?) [Vegetation will be cut down to facilitate construction. The purpose of this project is to make the curve / hill less dangerous.](#)
- 3.) Since Hanson Engineering is behind this project, as well as the Court St. design, has anyone approached Pekin Insurance, Hallmark House, Schwartz Electric and the church about the construction of sidewalks along Allentown Rd.? I would point out since Pekin Insurance does not allow pedestrians to use their new road behind their building to more safely access the bike trail, I would think they (Pekin Insurance) would / should be willing to donate any property needed for sidewalks or road widening along Allentown Rd. [Midwest Engineering is completing the plans for this project, not Hanson. Sidewalk is not part of this project.](#)
- 4.) If for some reason, sidewalks are deemed "not feasible" and backed up by proper documentation, what would prevent the addition of dedicated and painted bike lanes along Allentown Rd.? [This project is considered a "rural" section with ditches and no curb, which generally does not require sidewalks. Also, there are no sidewalks on either end of the job limits. There will not be painted bike lanes at this time.](#)
- 5.) Does the city plan to adopt a 25mph or slower speed limit along this stretch of road and/or install traffic calming strips? Vehicle traffic drives FAR too fast for such a pedestrian heavy

location as this. This section of road will be 30mph. If significant speeding occurs on this road after the project, we can have the police put up a speed spy to determine if any additional traffic calming measures are needed.

Ms. Chris Heine, representative for DMGL, LLC spoke telephonically in support of the proposed Business Development District and discussed DMGL's damaged land referred to as Broadway Farms. She felt the city had been negligent in the past and was hopeful that the proposed BDD would benefit Broadway Farms.

CONSENT AGENDA

6.1. Ordinance No. 2897-20/21 Directing the Sale of City Owned Real Estate

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

6.2. Ordinance No. 2898-20/21 Size and Height Variance Request for an Accessory Structure Located at 1514 Southmoor Street

6.3. Ordinance No. 2899-20/21 Side Yard Variance Request Regarding 1403 Delray Avenue

6.4. Ordinance No. 2900-20/21 Front Yard Variance Request Regarding 2409 Holly Drive

6.5. Ordinance No. 2901-20/21 Ornamental Fence Variance Request Regarding 1315 Sommerset

6.6. General Fund Revenue vs Expense Pd 3 July FY21 and Non General Fund Revenue vs Expense Pd 3 July FY21

6.7. Accounts Payable to be Paid Proof List thru September 18, 2020

Motion to: **Approve Consent Agenda**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

NEW BUSINESS

7.1. Ordinance No. 1568-A215-20/21 Rezoning Request from R-4 One Family Residential to RM-2 Multi-Family Residential for Property Located at 740 Prince Street

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Ordinance No. 1568-A215-20/21 Rezoning Request from R-4 One Family Residential to RM-2 Multi-Family.

Councilmember Hilst questioned Mr. Matt Fick if anyone from the public was present at the meeting. Mr. Fick confirmed that there were not.

Mr. Fick added that there was a change in ownership and the bank requested that the zoning be correct.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.2. Ordinance No. 2904-20/21 Local CURE Program Financial Support Conditions and Certification

City Manager, Mr. Mark Rothert, read the request to Council to approve and adopt Ordinance No. 2904-20/21 Local CURE Program Financial Support Conditions and Certification. Mr. Rothert handed out an updated version of the summarized sheet of attachments of projects and costs.

Council questioned the procedures of the Department of Commerce. Mr. Rothert explained that there was test the local government utilized for each item to determine whether they qualify. The program works on a reimbursement basis and paid invoices are submitted to the state only once a month until the end of the year.

Mr. Rothert added that quotes and bids will be obtained as necessary. No projects will be pre-approved by the State.

The resolution was drafted so the purchases are made on an emergency basis. Mr. Rothert will notify the Council of all expenditures.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.3. Ordinance No. 2905-20/21 Approve the Purchase of Property at 2708 Allentown Road

City Manager, Mr. Mark Rothert, summarized the request to Council to approve and adopt Ordinance No. 2905-20/21 Approve the Purchase of Property at 2708 Allentown Road.

City Engineer, Ms. Josie Esker, confirmed that the purchase is the City's responsibility although most would be funded by the State along with local matching.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hohimer, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst

7.4. Resolution No. 170-20/21 Partial Release of Mortgage

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 170-20/21 Partial Release of Mortgage regarding East Court Village LLC (ECV) approximate 1.2 acres of land in PIN 11-11-07-307-023, located at the easterly corner of S. Veterans and Commercial Street.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

- 7.5. **Resolution No. 171-20/21 Approval of Verizon Connect GPS Tracker Contract**
City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 171-20/21 Approval of Verizon Connect GPS Tracker Contract.

Council discussed which vehicles the GPS trackers are installed on.

Street Department Supervisor, Mr. Brett Olson, confirmed that street, police, fire, treatment plant and engineering are included. The buses are not included.

Fleet Manager, Mr. Dan Jost, explained that bus uses the fleet tracking system included in their own bus package. Police uses it through the L.E.A.D.S. program. Tracking is also on street department, fire, police, wastewater, heavy equipment and trailers.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

- 7.6. **Resolution No. 172-20/21 Lift Station Cleaning**
City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 172-20/21 Lift Station Cleaning. Hunter Hydro Vac, Inc. and Hoerr Construction were the two bids received.

Street Department Supervisor, Mr. Brett Olson, discussed with Council the benefits of having two contractors. He stated that some work is more urgent than others and with past issues with pumps, it may need to be cleaned up to five times a year.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

- 7.7. **Resolution No. 173-20/21 Donation of Permanent Easements to Fletcher Hitting Center**
City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 173-20/21 Donation of Permanent Easements to Fletcher Hitting Center.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

- 7.8. **Resolution No. 174-20/21 Allocate CDBG Funding for Rehabilitation of 1604 Caroline Street**
City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 174-20/21 Allocate CDBG Funding for Rehabilitation of 1604 Caroline Street.

Council discussed the need for the home to be repaired and HUD regulations and requirements.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Mr. Jim Mangan spoke telephonically to remind Council members of an email he sent last week and asked members to drive on the chip and seal roads. Mr. Mangan felt that gravel was being wasted.

City Engineer, Ms. Josie Esker, explained that extra rocks were put down to prevent oil from getting on vehicles.

City Manager, Mr. Mark Rothert, appreciated and rebutted DMGL's Chris Heine's public comments earlier in the meeting, to explain that multiple conversations had been had and the City just recently received a response after conversation last July. The City has been responsibly working towards an agreement. Mr. Rothert also stated that with regards to the BDD, Council chose to pull those agenda items as they desired additional information and he will at a later date provide impact, what it applies to and gain feedback from the community as well.

Councilmember Abel spoke regarding the proposed BDD. He stated that he had heard some business people and the public appreciated tabling this item to receive a better explanation of what is taxed. Councilmember Abel also announced that residents around Lake Kennedy have complained of people walking around on the property from the cemetery, camping out, and leaving garbage.

Councilmember Nutter inquired as to when street sweeping would begin. Mr. Olson confirmed that it would start next week once the chip seal was completed, and then through December.

Councilmember Hilst discussed the truck routes, overgrown weeds on Highland Avenue, and whether there would be a sidewalk near the new car wash. He stated that a sidewalk was approved, #19 on the plan checklist for sidewalks states that there would be one along Valle Vista and that the Planning Commission expressed interest in having a public sidewalk and found it acceptable by the applicant if required by the City.

City Engineer, Ms. Josie Esker, stated that no sidewalk was going to be put in near the carwash because no sidewalk was included in the site plan that was approved by the previous City Engineer. She assumed there was no sidewalk there because no sidewalks exist on either side of the development.

Mayor Luft that only five regular meeting were left for the year and that special meetings will be coming up. The Mayor thanked staff, the attorney and Council for their hard work and team effort.

EXECUTIVE SESSION 5 ILCS 120/2 (C)

ADJOURN

There being no further business coming to Council, a motion was made by Council Member Abel to adjourn seconded by Council Member Orrick. Motion carried viva voce. Mayor Luft adjourned the meeting at 6:32 P.M.