CITY OF Pekin ILLINOIS

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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 27, 2021 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

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PLEDGE OF ALLEGIANCE

1.1. Presentation - Green Medallion Bright Spot Award Winner
Charity Gullett, Chairperson of the Beautification Committee, provided Council a slideshow with pictures of the winners' homes. Ms. Gullett presented the Green Medallion awards to the winners with trophies. The Green Medallion Award was presented to the best of the best of the Bright Spot Winners.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	5:29 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	5:25 PM
Dave Nutter	City of Pekin	Councilman	Present	5:30 PM
Becky Cloyd	City of Pekin	Councilwoman	Present	5:28 PM
Lloyd Orrick	City of Pekin	Mayor Pro-Tem	Present	5:23 PM
John P Abel	City of Pekin	Councilman	Present	5:26 PM
Mark Luft	City of Pekin	Mayor	Present	5:25 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**
Councilmember Nutter made a motion to move agenda item 7.3 Resolution No. 324-21/22 Lease Agreement with Chuck Barth and Woldow Services, LLC at the Pekin Municipal Airport to the next Council meeting and to approve the agenda as amended, seconded by Councilmember Orrick. On electronic vote, all present voted Aye. The agenda was approved as amended.

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

APPROVAL OF MINUTES

4.1. Motion to: **Approval of Minutes**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

4.2. City Council - Special Meeting - Sep 20, 2021 6:00 PM

4.3. City Council - Regular Meeting - Sep 13, 2021 5:30 PM

PUBLIC INPUT

Amy McCoy, Pekin Area Chamber of Commerce President, announced that last weekend's Downtown Street Party, was the third and final of the year and thanked the City for the services provided. Ms. McCoy expressed excitement for the Tourism Committee to begin planning for next years' events. Ms. McCoy also reminded Council that because of the investment with Peoria Area Convention and Visitor's Bureau, the City was eligible for four items that included content for information on the website, invitations to network meetings, invitation to provide on social media spotlight on Discover Peoria and unlimited access on the calendar. The Chamber of Commerce was working on an update to social media pages for the City.

CONSENT AGENDA

Motion to: **Approve Consent Agenda**

Mayor Luft read the 5 items on the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

6.1. Resolution No. 321-21/22 Application for Honorary Street Designation Jay & Peggy Goldberg

6.2. Proclamation "Jay & Peggy Goldberg Day"

Mayor Luft presented read and presented the Proclamation to Jay and Peggy Goldberg and family. Mr. Goldberg spoke giving a brief history of starting his business in Pekin thanking Council and the City.

6.3. Tazewell County Animal Control Billing - August 2021

6.4. Accounts Payable To Be Paid Proof List thru September 17, 2021

6.5. Financial Reports July FY22

NEW BUSINESS

7.1. Resolution No. 322-21/22 Approve the Use of CDBG Funds for Residential Rehabilitation at 1410 South 10th Street

CDBG Program Manager, Mr. David Bess, explained that the owner of 1410 S. 10th Street applied for and was found eligible for the CDBG Residential Rehabilitation Program during the application period in 2019 to complete identified repairs and improvements. The City received one bid from Phoenix Properties, Inc. in the amount of $24,700. Mr. Bess explained that after City staff review, it was determined to eliminate the gutter installation due to the potential risk of identifying necessary change orders during rehabilitation. The total bid recommended for approval with the removal of the gutter installation was $23,200.

Councilmember Nutter stated that he was alarmed that no local contractors submitted a bid.

Councilmember Abel expressed concern that the gutter installation was not a requirement.

Mr. Bess assured Council that initially the gutter installation was very important but with the risk of a change order exceeding the $25,000 would exceed the budgeted amount.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7.2. Resolution No. 323-21/22 Laboratory Services Agreement

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt an agreement with Reditus Laboratories to provide staff each Friday at the Pekin Bus Department with either a COVID-19 vaccine or weekly test to comply with the Governor's Executive Order mandating Health Care Workers and School Personnel employees to receive the vaccine or to be tested weekly.

Councilmember Hilst spoke against the agenda item stating that the financial burden should be on the individual and not city taxpayers and questioned whether the City reached out to any other labs.

Councilmember Nutter expressed cost concerns and requested the step by step procedure for testing and receiving results.

Human Resource Director, Ms. Sarah Newcomb, explained the procedure to Council.

RESULT:	**APPROVED [6 TO 1]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel, Luft
NAYS:	Rick Hilst

7.3. Resolution No. 324-21/22 Lease Agreement with Chuck Barth and Woldow Services, LLC at Pekin Municipal Airport

RESULT:	**POSTPONED [UNANIMOUS]** **Next: 10/11/2021 5:30 PM**
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7.4. Ordinance No. 3016-21/22 FY22 Budget Amendment for Court Street - Segment 1 Addendum Work

City Manager, Mr. Mark Rothert, explained to Council that the next two items go together regarding the budget amendment for Court Street on Segment 1. Mr. Rothert informed Council that the span between Entrance Drive and Veterans Drive were not originally planned to be milled and overlayed with the Court Street project. Due to the delay in funding for Court Street taking years to acquire, the useful life of the payment had since diminished and funding had become more available through the State and city reserves. In order to utilize city reserves a budget amendment was required to appropriate up to $950,000 in general fund reserves to mill and overlay the span between Entrance Drive and Veterans Drive. Staff recommended approval.

Councilmember Hohimer and Mayor Luft spoke in favor of the agenda item.

Councilmember Hilst spoke against the agenda item and expressed more concern over the condition of Derby Street.

Mayor Luft assured Council that steps were being taken to obtain a $9 Million grant for Derby Street.

Councilmember Hilst questioned why the application for Derby Street for funding never came to Council.

City Engineer, Ms. Josie Esker, explained that she expected construction to begin on Derby Street in two years due to the time it takes to obtain funding and IDOT review, using local funds would speed up that process.

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

7.5. Resolution No. 325-21/22 Contract Award for Court Street - Segment 1 Addendum Work

City Manager, Mr. Mark Rothert, explained that the agenda item was to award the contract to UCM.

Councilmember Nutter expressed concern about the massive project on Court Street and how he expected the communication to improve moving forward.

RESULT:	**APPROVED [6 TO 1]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel, Luft
NAYS:	Rick Hilst

7.6. Ordinance No. 3017-21/22 Amending Chapter 3 Article II, Division 3, Section 13 of the City Code Regarding Maintenance of Grease Traps

City Manager, Mr. Mark Rothert, presented the request to Council to amend the City Code clarifying the rules and regulations for businesses or organizations that utilize and maintain grease traps. Major amendments included the inspection of grease control devices every 90 days keeping service logs for at least 5 years, requiring grease traps to be fully pumped out and cleaned once the hydraulic depth of the device reached 25%, requiring inspection reports to be submitted to the City, and pump-out and cleaning of an interceptor shall be required at least every 180 days.

Building Inspector, Mr. Nic Maquet, agreed that the amendment was sufficient and written to provide protection for the City’s sewers.

Mayor Luft was confident that businesses were consulted and felt it was fair ground.

Council continued to discuss businesses that encountered grease trap issues in the past and fines on violations.

RESULT:	**ADOPTED [5 TO 2]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Nutter, Cloyd, Orrick, Luft
NAYS:	Karen Hohimer, John P Abel

7.7. Ordinance No. 3018-21/22 Approving and Authorizing the Execution of a First Amendment to the TIF Redevelopment Agreement with 353 Court, LLC

City Manager, Mr. Mark Rothert, explained that the next three agenda items dealt with TIF. The attached ordinance amended the TIF Redevelopment Agreement with 353 Court, LLC allowing an extension of the agreement due to the COVID-19 pandemic that negatively caused delays in development and recruit for the facility. The agreement was also amended to allow 1/5 of the principal of the loan amount, plus any accrued interest to be forgiven annually by the City commending December 31, 2020 and continuing on December 31st of each year thereafter for the term of the loan.

Councilmember Nutter questioned whether the facility was ready to be occupied and that all construction was complete.

Mr. Rothert informed Council that a Certificate of Occupancy had not been issued and therefore construction was not complete.

Councilmember Nutter stated if legal action would be pursued if they did not meet all requirements.

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

7.8. Ordinance No. 3019-21/22 Approving and Authorizing the Execution of a First Amendment to the TIFand BDD Redevelopment Agreement with East Court Village, LLC and East Court Village II, LLC

City Manager, Mr. Mark Rothert, communicated the request to Council to approve an amendment to the TIF and BDD Redevelopment Agreement with East Court Village, LLC and East Court Village II, LLC to help attract a new tenant to a portion of the property. The amendment allowed for an extension of time, an updated loan payment and amortization schedule and incentives of sales tax and home rule sales tax. The City will provide for an additional reimbursement of the tax bases on performance.

Council discussed the benefit of the agreement and how it was to generate additional retail.

A representative from Cullinan Properties and East Court Village, Mr. Shawn Garret, briefly spoke to answer Councils questions regarding the location that currently housed Halloween Spirit and who the tenant was.

Councilmember Nutter discussed the amortization schedule with Finance Director, Mr. Bruce Marston.

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

7.9. Ordinance No. 3020-21/22 Approving and Authorizing the Execution of an Intergovernmental Agreement with Pekin Public Schools District No. 108 and Pekin Community High School District No. 303 and North Pekin-Marquette Heights School District No 102

City Manager, Mr. Mark Rothert, presented the request to Council to approve an Intergovernmental Agreement pertaining to the Court Street TIF District to arrange with School Districts 303, 108, and 102 to provide reimbursements by the City for real estate incremental tax revenue generated within the TIF District. Mr. Rothert stated that the reimbursement amount was voluntary by the Council.

Councilmember Orrick questioned why they Park District and Township was omitted. Mr. Rothert explained that the agreement was in interest of the school districts to keep it a capital reimbursement program but did not mean the City could not present an agreement with the Park District separately. Councilmember Orrick encouraged such agreement with the Park District.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Becky Cloyd, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

CITY COUNCIL AND STAFF REPORTS

Airport Manager, Mr. Todd Dugan, announced that the Pekin Municipal Airport received an award for Illinois Airport of the year at a presentation in Galena.

Mayor Luft congratulated Mr. Dugan on the elite progress he has made with the airport.

Councilmember Hilst requested an update on the 5 year plan. Ms. Esker said she was open to suggestions and Council opinions. The plan was bare bones.

Councilmember Nutter questioned the new target date on the chip sealing projects. Ms. Esker said that it was today on South Street.

Council discussed the default letter that was sent to Pizza Peel and Mr. Rothert said he assumed it would go to court.

Councilmember Hohimer informed Mr. Justin Reeise that the intersection at Velde and Arlington was falling apart.

Councilmember Abel thanked Ms. Esker for obtaining the grant for the sidewalk along Stadium Drive.

Mayor Luft thoughtfully thanked the citizens of Pekin.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 5. PURCHASE OF REAL PROPERTY FOR USE BY THE PUBLIC BODY

A motion was made by councilmember Cloyd seconded by Councilmember Hohimer to move into Executive Session to discuss Executive Session 5 ILCS 120/2 (c) 5. Purchase of Real Property for Use by the Public Body. Mayor Luft announced that no action would be taken after Executive Session.

9.1. Motion to: **Move to Executive Session**

A motion was made by councilmember Cloyd seconded by Councilmember Hohimer to move into Executive Session to discuss Executive Session 5 ILCS 120/2 (c) 5. Purchase of Real Property for Use by the Public Body. Mayor Luft announced that no action would be taken after Executive Session.

ADJOURN

The Council returned to open session and without further action to come, a motion was made by Councilmember Cloyd seconded by Councilmember Orrick to adjourn. Motion carried viva voce. Mayor Luft adjourned the meeting at 8:35 PM.