
**PROCEEDINGS OF THE REGULAR SCHEDULED MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
ON MONDAY, SEPTEMBER 27, 1999, AT SPECIAL TIME 6:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING**

PRESENT: COMMISSIONERS, ORRICK, BARRA, JONES, AND RICHMOND

ABSENT: NONE

The **Pledge of Allegiance** was led by Mayor Tebben.

Roll was called and all Commissioners were present..

Agenda

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Agenda be approved as presented**.
On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Minutes of the Regular City Council Meeting of September 13, 1999 be approved as written**. On roll call vote, all present voted Aye.

Consent Agenda

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that the **Consent Agenda be approved as presented**.

1. Receive and File Monthly Reports: Zoning and Inspections (Building, Code Enforcement, Sewer & Plumbing, Electrical, HVAC), Police, Fire
2. Charitable Solicitation: Kiwanis Peanut Day Friday, November 5, 1999
3. Receive and File the Bids for the purchase of one chassis mounted heavy duty material spreader, snow plow, and hydraulics mounted on 1999 Chevrolet truck chassis for the Street Department

Monroe Truck Equipment	Koenig Body & Equipment Inc.
\$27,513.00	\$31,811.00

4. Receive and File Safety Committee Meeting Minutes Dated September 14, 1999
5. Receive and File Pekin Planning Commission Meeting Minutes Dated September 8, 1999
6. Receive and File the Pekin Planning Commission Hearing
 - a. #1349A - recommends approval for Preliminary Plat of a two-lot subdivision, Golfview, Section #1., submitted by Brown Management Co.
 - b. #1350 - recommends approval for the Special Use, submitted by County Market for a self-serve gas station at 2101 Court Street
 - c. #1351 - recommends approval for the Site Plan, submitted by County Market for a self-serve gas station at 2101 Court Street
 - d. #1352 - recommends approval for the Special Use submitted by Bob's Photo, 2120 Court Street for a drive-thru window
 - e. #1353 - recommends approval for the Site Plan submitted by Bob's Photo, 2120 Court Street for a drive-thru window
 - f. #1354 - recommends approval for the Special Use for a Day Care in a residential zone, submitted by Mary Johnston 1116 Redwood, subject to being limited to caring for no more than six children
 - g. #1355 - recommends approval for the Site Plan for a Day Care in a residential zone, submitted by Mary Johnston, 1116 Redwood

On roll call vote all present voted Aye.

Communications, Petitions, Reports

Dr. Smalley gave a short presentation on the **HEART WALK** to be held in Pekin on Saturday, October 2, 1999 at 7:00 a.m. Funds raised on the 1 and 4 mile walk will benefit the American Heart Association. The slides included facts regarding cardiovascular disease and the walk's generation of research and education funds.

Questions were raised at the last meeting regarding the City Manager's recommendation to hire a

CONSTRUCTION MANAGER FOR MUNICIPAL OFFICES PROJECTS. Mayor Tebben opened the floor for continued discussion of the concept. Commissioner Richmond supported the idea, as long as that manager would not be acting as the general contractor for the project. Commissioner Orrick questioned if the City's course of action was to renovate City Hall to meet current space needs or to relocate. Mayor Tebben stated Lincoln Office had completed their study but Council needed costs estimates to consider if the options were feasible. There was consensus from Council to direct Mr. Hierstein at the next meeting to prepare specification for hiring a construction manager after addressing the issues discussed including how far the scope of work would go and if Council had to commit to the construction manager's assessment.

Unfinished Business

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Ordinance No. 2175 be removed from the table. The Chair informed members that removing the ordinance from the table and defeating the motion was a matter of housekeeping in amending a section to be considered separately. Unquestioned sewer fee increases would be addressed in subsequent New Business and costs participation for sewer inspection requested by property owners would be presented at a later meeting. On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Barra, that **ORDINANCE NO. 2175 AMENDING TITLE 4, CHAPTER 4A AND 4B OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING SEWERS** be adopted. On roll call vote, all present voted Nay.

New Business

ORDINANCE NO. 2178
AMENDING TITLE 4, CHAPTER 4A AND 4B
OF THE CODE OF THE CITY OF PEKIN 1995
REGARDING SEWERS

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Ordinance No. 2178 be adopted. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **PRELIMINARY PLAT OF A TWO-LOT SUBDIVISION, GOLFVIEW, SECTION #1.**, submitted by Brown Management Co. be approved. Com'r. Jones questioned if Lot 11 would need a variance for setbacks. It was noted that the Planning Commission pointed out that a shallow structure would conform to the required setbacks. A previous issue of sidewalks was addressed and shown on the plat. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **SPECIAL USE REQUEST SUBMITTED BY COUNTY MARKET**, for a self-serve gas station at 2101 Court Street be approved subject to the following conditions: 1. County Market shall obtain and provide cross easements for ingress and egress with the property immediately adjacent to the subject parcel, to permit joint access to Cottage Grove Avenue. No building permit will be issued until such time as said easements have been obtained, and such access provided. 2. The special use permit shall expire three (3) years from this date unless construction on the proposed self-serve gas station has begun prior to that expiration date. The Chair asked for members' approval in allowing open discussion with anyone attending the meeting who had concerns for the project. Steve Wavering of Nieman Foods and owner of County Market asked for Council's approval of the special use. The engineer stated he had worked with the City in developing a traffic scheme with the placement of islands. Bill Leman, Monge Property Management requested that Council approve the special use without conditions. Developer Bob Monge voiced displeasure that the City was placing an undue burden on Market Square to take responsibility for access from Cottage Grove Avenue but did not enforce similar provisions in its agreement with developer Mike Wisdom for the adjacent Crossroads Centre complex.

Motion by Com'r. Orrick, seconded by Com'r. Jones, that the conditions attached to the original motion to approve a special use request submitted by County Market for a self-serve gas station at 2101 Court Street be removed from the motion. On roll call vote; Ayes, Orrick, Jones; Nays, Barra, Richmond, Tebben. Motion failed.

On roll call vote; Ayes, Barra, Richmond, Tebben; Nays, Orrick, Jones. Motion carried.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **SITE PLAN SUBMITTED BY COUNTY MARKET**, for a self-serve gas station at 2101 Court Street be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Richmond, that the **SPECIAL USE REQUEST SUBMITTED BY BOB'S ONE-HOUR PHOTO**, for a drive-thru window at 2120 Court Street be approved. Council questioned the increase traffic in the immediate area of new development but in discussion with the owners in attendance, were told the drive-thru was a matter of convenience for present customers. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **SITE PLAN SUBMITTED BY BOB'S ONE-HOUR PHOTO**, for a drive-thru window at 2130 Court Street be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **SPECIAL USE REQUEST SUBMITTED BY MARY JOHNSTON**, for a day care in a residential zone at 1116 Redwood be approved, subject to being limited to caring for no more than six children. Questions regarding the above ground pool and the security for the children were answered by the owners of the property who were in attendance. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **SITE PLAN SUBMITTED BY MARY JOHNSTON**, for a day care in a residential zone at 1116 Redwood be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Richmond, that the **BID OF MONROE TRUCK EQUIPMENT** for one chassis mounted heavy-duty material spreader, snowplow and hydraulics for the Street Department in the amount of \$27,513.00 be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **INTERGOVERNMENTAL AGREEMENT FOR ANIMAL & RABIES CONTROL SERVICES** with Tazewell County in the amount of \$40,965.00 be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **AGREEMENT FOR PROFESSIONAL SERVICE WITH CRAWFORD, MURPHY & TILLY, INC.** for the design of the extension of Riverway Drive in the amount not to exceed \$49,895.00 be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **AGREEMENT WITH MAUER-STUTZ, INC.** for the construction supervision of 14th @ Broadway in the amount not to exceed \$40,380.00 be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Barra, that the City of Pekin **AUTHORIZE THE GRANTING OF SERVICE CREDITS FOR OUT-OF-STATE SERVICE** with the City of Raytown, Mo. from 9-17-84 to 4-12-94 for Robert A. Reis, Sr. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **PROPOSAL TO PURCHASE CITY OWNED PROPERTY AT 117 AND 117 1/2 SAPP STREET**, Lots 71 through 77, be received and filed. The Chair noted that disposal of public property requires a public hearing and that a competitive bids on the property had been received late in the week for Council review at the next meeting. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Barra, that the **PROPOSAL OF GOLF GREEN LAWN CARE**, for parking lot landscape improvements at City of Pekin Lot C in the amount of \$13,390.17 be approved. Attorney Oberle advised Council regarding the legal authority to accept a proposal without bidding the project. Com'r. Orrick expressed concern that there was not enough documentation furnished the Council in advance to make an informative decision for the tax payers. Public Property Director Greg Ranney was instructed to receive quotes in the future from at least 2 or more firms for Council to be more comfortable. It was Mr. Ranney's position that the agreement needed approval as soon as possible to take advantage of this planting season. Com'r. Orrick made a motion to layover the proposal for Golf Green

Lawn Care. Motion died for lack of second. On roll call vote; Ayes, Barra, Jones, Richmond, Tebben; Nay, Orrick.

Other Business

Commissioner Orrick encouraged everyone to attend the Chamber of Commerce Ambassadors sponsored Chili Cook Off on Saturday, October 2 in the Downtown. Commission Jones noted the dollar amount for building permits reported for the month totaled 2.9 million dollars. Mayor Tebben expressed the City's enthusiasm for the beginning signs of improvement at the Mall with the announcement of the addition of Hobby Lobby in the old Sears location. Director of Public Property Greg Ranney announced the plans and locations for the October 9th Spruce Up Pekin.

Reporters from the Peoria Journal Star, the Pekin Daily Times and news media stations were given the opportunity to ask questions.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that Council move to **Executive Session** at 7:55 p.m. to discuss Pending Litigation. On roll call vote, all present voted Aye.

No further business to come before the Council, a motion was made by Com'r. Jones, seconded by Com'r. Orrick, that Council adjourn. Motion carried by voice vote.

COUNCIL ADJOURNED AT 8:05 P.M.

Sue E. McMillan
City Clerk