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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 24, 2018 AT 5:30 O'CLOCK P.M.
JOHN MCCABE * CHAIR * PRESIDING

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PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor McCabe.

The Clerk confirmed that all Council Members were present. A quorum was declared by Mayor McCabe.

Attendee Name	Title	Status	Arrived
James A Schramm	Council Member	Present	5:17 PM
Michael Garrison	Councilman	Present	4:25 PM
Lloyd Orrick	Mayor Pro-Tem	Present	4:20 PM
John P Abel	Council Member	Present	4:25 PM
Michael Ritchason	Council Member	Present	5:19 PM
Mark Luft	Council Member	Present	5:13 PM
John McCabe	Mayor	Present	4:20 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

APPROVAL OF MINUTES

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

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

4.2. City Council - Regular Meeting - Sep 10, 2018 5:00 PM

PUBLIC INPUT

Jim Mangan spoke against the Redevelopment Agreement with Maquet, Inc. and SPWT, LLC and asked Council to reject the proposal.

Donald Shore, Mike Neville, Alice Neville, Charity Gillett, Brandon Zimmerman, Justin Michaels, Elaine Ritchie addressed the Council to express their individual reasons in supporting and asking Council to approve the Special Use Request for a park.

CONSENT AGENDA

6.1. Pekin Plan Commission Minutes - August 8, 2018 Meeting

6.2. Zoning Board of Appeals Minutes - May 9, 2018

6.3. Pekin Area Chamber of Commerce Day

6.4. Tazewell County Animal Control - August 2018

6.5. Motion to: **Motion to Approve Consent Agenda**
Mayor McCabe presented the Consent Agenda and read the Proclamation Pekin Area Chamber of Commerce Day. The consent agenda items were approved by omnibus vote of Council.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Ritchason, Council Member
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

PRESENTATION STORM WATER PROJECTS

City Engineer Michael Guerra introduced Project Engineer Josie Esker. Mrs. Esker gave a power point presentation of the accomplishments of working with the Street Department on designing and constructing projects throughout the City. Projects including the purchase of a mini excavator, before and after pictures of the DeSoto Court ditch, Orchard Avenue ditch and Dogwood Lane, all which presented the cost savings to the City.

Mayor McCabe, Council Member Orrick and Council Member Abel thanked the members of the subcommittee for putting these projects together.

UNFINISHED BUSINESS

8.1. 1515 : Motion to remove from the table and to adopt Ordinance Adopting the 2015 International Building Codes
City Inspector John Lebegue presented the proposed ordinance adopting the 2015 version of the International Building Code. Mr. Lebegue explained that three versions have been published since the 2006 code. He continued to explain that all the fees have been removed and will be included in the recodification as a separate ordinance. Key aspects of the proposed code include elimination of sprinkler systems in residential homes, load bearing walls in residential constructions, and the requirement of stamped plans for commercial and industrial construction to protect the welfare health and safety of the public.

Chief Kurt Nelson added that the fire code blends well with the 2015 International building code as they were written together.

Council Member Luft, Council Member Orrick and Council Member Garrison were each against the 2015 International Building Code.

RESULT:	**ADOPTED [4 TO 3]**
MOVER:	Michael Ritchason, Council Member
SECONDER:	James A Schramm, Council Member
AYES:	James A Schramm, John P Abel, Michael Ritchason, John McCabe
NAYS:	Michael Garrison, Lloyd Orrick, Mark Luft

NEW BUSINESS

9.1. Ordinance No. 2802-18/19 An Ordinance Providing For And Approving The Third Amendment To The Pekin South Industrial Park Tax Increment Financing District Redevelopment Project Area, Plan & Projects

Interim City Manager, Mr. Mark Rothert, explained that the proposed Ordinance does not change the findings of the TIF study or outline.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.2. Ordinance No.2803-18/19 Redevelopment Agreement with Maquet, Inc. and SPWT, LLC for use of Central Business District Tax Increment Financing for redevelopment of 223 Court Street, Pekin, Illinois.

Interim City Manager, Mr. Mark Rothert introduced the item and owner of Maquet's Railhouse approached the podium to answer questions from Council. He explained that he is asking for assistance from the City through its Central Business District tax increment financing (TIF) fund with total estimated projects costing around $590,000 to expand his business to an adjacent property at 223 Court Street. Mr. Maquet is requesting TIF assistance in the amount of $389,000 to assist with land assembly, site preparation, rehabilitation and renovation. The expansion would include the availability of additional seating, kitchen, new menu items, extra capacity for cold and dry storage and additional bathrooms. The second floor to the building will not be utilized at this time. Since this project is a restaurant expansion in addition to a real estate redevelopment, the City should realize an annual return on investment through increased sales tax generation and property valuation. Mr. Maquet also plans to hire 8-10 full-time equivalents with the expansion as well. Mr. Rothert stated that Maquet’s Railhouse is currently producing a 7-8% return each year to the City thus far. Mr. Maquet is anticipating opening in late spring to early summer next year.

Council Member Abel, Council Member Luft and Mayor McCabe were all in favor.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mark Luft, Council Member
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.3. Request for Special Use Authorization for a private park use on a vacant parcel on Black Street

City Inspector, Mr. John Lebegue, presented the petition by Alice Neville for a Special Use Authorization to establish a private park use on a vacant parcel on Black Street, currently located in the B-3, General Business District, located to the north of 1307 Derby Street and to the south of 1219 Black Street. Ms. Neville proposes to construct the private park to provide a safe play environment for the neighborhood children, as no public park is located in that area of the city. No use category for a public or private park use exists in any of the use districts of the current zoning code, therefore the proposed private park use is being considered a special use and being reviewed for its appropriateness at the proposed location by the Plan Commission. It was a unanimous decision to approve the special use by the Plan Commission.

Mike Neville approached the podium to answer questions from Council. Mr. Neville stated that him and his wife own Rocky Top, Inc. and Rocky

Top Real Estate Co. They are asking for donations and want to consider what neighbors think and about liability, but they intend to improve it in some way.

Council Member Luft, Council Member Garrison, Council Member Abel, Council Member Orrick and Mayor McCabe all spoke in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.4. **Purchase Agreement for an IT Server in the amount of $13,332.48**
Interim City Manager, Mr. Mark Rothert presented the item to authorize the Interim City Manager to direct IT to purchase a new server with 3 years maintenance in the amount of $13,332.48. The city IT Department proactively replaces servers due to age at 4 to 5 year intervals. Once a server reaches 5 years of age its reliability decreases rapidly and failure of that server becomes increasingly likely. Server failure can affect several core city applications such as Email, GIS, E-Ticketing (Dacra), and the file servers that all city users use to store their work files. The oldest two servers in the City's Server Environment are both 4 years old. By replacing one of the two oldest servers this year, the city will successfully have all servers on a two per year replacement schedule with all replacements happening in a timely manner within the 4 to 5 year timeframe. This will allow for easier budgeting for the IT Department as well as ensure the server environment continues to operate at peak reliability and efficiency. The server replacement is a budgeted expense.

Council Member Orrick asked what the breakdown of costs were. Mr. Rothert advised that he did not have that information with him but would provide it after the meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John P Abel, Council Member
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Dave Nutter approached Council for clarifications from the engineering department on the excavator purchase. He also expressed his approval regarding the stormwater projects and inquired about the property next to Gold's Gym. Council Member Abel answered that it will be a Hampton Inn.

Jim Mangan provided a handout to Council Members with information on switching the current budget system from Officer to the IL Municipal Budget Law.

Interim City Manager announced that he attended the IML Conference in Chicago.

Council Member Orrick thanked the community for coming forward with the neighborhood park.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 1. PERSONNEL

Motion was made by Council member Abel and seconded by Council Member Luft to move to executive session at 7:05 PM to discuss 5 ILCS 120/2 (c.) 1. Personnel The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.

11.1. Motion to: **Motion To Move to Exec Session**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Council Member
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

ADJOURN

No further action to come before Council, motion was made by Council member Luft, seconded by Council Member Garrison that Council adjourn. Motion carried viva voce. Mayor McCabe adjourned the meeting in open session at 7:24 PM.