****

PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY AUGUST 28, 2006 AT 5:30 O'CLOCK P.M.
FRANK H. MACKAMAN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, BLANCHARD, JONES, MADDOX AND DAGIT
ABSENT: NONE

****

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

Roll was called and all commissioners were present.

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

Minutes
Motion Com'r. Jones, seconded by Com'r. Dagit, that the **Minutes of the Regular City Council Meeting of August 14, 2006 be approved as written.** On roll call vote, all present voted Aye.

Public Input on Agenda Items
Dennis Crotty 1913 State Street addressed Council on his question regarding the City's ability financially to reimburse the school district from the general fund as outlined in the Tax Increment Finance Agreement. Treasurer Charles Renner responded to Mt. Crotty's questions regarding breakdown of bonds outstanding and estimated total owed.

Consent Agenda
Mayor Mackaman presented and read the following items under Consent Agenda.
Motion by Com'r. Jones, seconded by Com'r. Dagit, that the Consent Agenda be **approved as presented.**

1. **Receive and File Reports and Minutes:** T/PCCC Report, Inspections Department Building Report, Liquor Commission Minutes, and Pekin Planning Commission Minutes

2. **Proclamation: "Chamber of Commerce Week" September 11, 2005 through September 15, 2006**

3. **Receive and File U.S. Department of Housing and Urban Development Program Year End Review Letter 2003 and 2004**

4. **Receive and File Planning Commission Hearings and Recommendations:**
    a. Hearing #1723 - approval of the Special Use Request for Outdoor Display at 431 Henrietta Street from Peoria Monument Co. Lease-holder
    b. Hearing #1724 - approval of the Site Plan for Outdoor Display at 431 Henrietta Street from Peoria Monument Co. Lease-holder
    c. Hearing #1725 - denial of the rezoning of Osprey Court Subdivision
    d. Hearing #1725 - tabled the Preliminary Plat for Osprey Court Subdivision

On roll call vote, all present voted Aye.

Communications, Petitions, Reports
MONTHLY FINANCIAL REPORT FOR JULY 2006
Treasurer Charles Renner submitted his comments for the First Quarter FY '07 Financial Status of the City. He presented consolidated Revenue and Expense figures for the quarter. He noted the numbers looked encouraging, however, Council should not be misled by the two-to-one ratio of Income vs. Expenses reported. He explained the present ratio was due to timing issues and unbudgeted property sales. A downward trend in the Telecommunications Tax was discussed.

PUBLIC HEARING
Mayor Mackaman opened the hearing at 6:47 p.m. for the purpose of discussing the sale of 7.24 acres of municipally owned property to Steven Stanridge. The parcels included abandoned GM&O Railroad between Sheridan Road and Illinois Route 98. The proposal was in the amount of $3,000.00. Proper Notice was published on August 12, 2006 in the Peoria Journal Star. City Manager Dennis Kief reported that the property was of no use to the City and had been used as a “dumping grounds” by others. The purchaser intended to use the land as a continuation of his adjacent riding trails for his horse stables.

No additional comments were heard. The Mayor closed the hearing at 6:49 p.m.

New Business

ORDINANCE NO. 2488-06/07
ACCEPTING AN OFFICER TO PURCHASE AND AUTHORIZING THE SALE OF MUNICIPALLY OWN REAL ESTATE AND AUTHORIZING THE SALE TO STEVEN STANRIDGE

Motion by Com’r. Blanchard, seconded by Com’r. Maddox, that Ordinance No. 2488-06/07 be adopted. Com’r. Maddox noted that the property was narrow and essentially unusable. The sale would place the parcels back on the tax rolls making it a win-win for the community. On roll call vote, all present voted Aye.

Motion by Com’r. Blanchard, seconded by Com’r. Maddox, that the **SPECIAL USE REQUEST FOR OUTDOOR DISPLAY FROM PEORIA MONUMENT COMPANY LOCATED AT 431 HENRIETTA STREET**, zoned B-3 (General Business District) be approved. The Pekin Planning Commission recommended approval of the use and the site plan. On roll call vote, all present voted Aye.

Motion by Com’r. Blanchard, seconded by Com’r. Maddox, that the **SITE PLAN FOR OUTDOOR DISPLAY FROM PEORIA MONUMENT COMPANY LOCATED AT 431 HENRIETTA STREET**, be approved. On roll call vote, all present voted Aye.

Motion by Com’r. Maddox, seconded by Com’r. Blanchard, that the **AGREEMENT WITH MAUER-STUTZ, INC. FOR BROADWAY AND PARKWAY INTERSECTION IMPROVEMENTS** in the amount not to exceed $40,000.00, be approved. Joseph Wuellner, Public Works Director informed the Council that the improvement was approximately 1000 feet in each direction from the center. Significant changes in the design due to conflicts with businesses and utilities since the project began 6 years ago required amendments to engineering expenses. Construction would begin June 2007. On roll call vote, all present voted Aye.

RESOLUTION NO. 162-06/07
APPROPRIATING ADDITIONAL MOTOR FUEL FUNDS FOR BROADWAY AND PARKWAY INTERSECTION

Motion by Com’r. Maddox, seconded by Com’r. Blanchard, that Resolution No. 162-06/07 be adopted. On roll call vote, all present voted Aye.

Mayor Mackaman introduced the following 2 items by reading a general definition of Tax Increment Financing. He asked that any comments of a proposed unrelated Southside TIF not be mixed in discussion.

Motion by Com’r. Dagit, seconded by Com’r. Jones, that the **TAX INCREMENT FINANCING AGREEMENT WITH PEKIN GRADE SCHOOL DISTRICT 108** be approved. City Manager Dennis Kief then explained the specifics of the two agreements which provide for compensating District 108 for lost taxes due to extending TIF 1 until 2019 from the General Fund and District 303 from TIF Fund designated to vocational training. Com’r. Jones requested a comparison of the EAV from TIF inception in the 80’s to today. Com’r. Blanchard questioned if the TIF did not expire until 2009 would it be wiser not to extend the agreements until all governmental agencies were on board. Com’r. Maddox spoke in favor of the agreements holding the districts harmless for educational reasons. On roll call vote, all present voted Aye.

Motion by Com’r. Dagit, seconded by Com’r. Jones, that the **TAX INCREMENT FINANCING AGREEMENT WITH PEKIN COMMUNITY HIGH SCHOOL DISTRICT 303** be approved. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL
Mayor Mackaman commented on the success of the initial Employee Informational Meetings held the previous week. He felt the forum, attended by approximately 105 employees and staff, and was beneficial.

Com'r. Blanchard complimented Pamela Anderson, Community Development Director, on her work presented in the U.S. Department of Housing and Urban Development program Year End Review Letter 2003 and 2004. He also complimented the hard work of the janitors in having the grout replaced in the City Hall Lobby and the large clean up. Com'r. Blanchard reminded members and staff that under Quality of Life theme from the Conceptual Plan, that the position of Council was to implement a permit fee for tracking of landlords/renters. These provisions would require greater inspections.

Com'r. Maddox noted that citizens' violation complaint would be resolved. There were only 4 inspectors to handle the calls so the process may take a few days. He urged the community to attend a presentation in City Hall on September 12, regarding the first slave freed by Abraham Lincoln and the connection with Pekin.

Com'r. Dagit presented a proposed resolution in support for Jessica's Law. He explained the law puts GPS tracking on the existence of sexual predators across the state. Chief Tim Gillespie spoke in favor of the tool that would assist the police department. Com'r. Dagit explained that he road with 2nd and 3rd shift police and that there was no down time.

Com'r. Jones asked that Council consider increasing the inspectors when reviewing the proposal for the 5 Year Personnel Plan. He also stated that in the early 90's the community report for changing the form of government to managerial studied the ward and aldermanic systems. They were not in support. He asked that the Mayor look carefully at wording his position paper on the advantages and disadvantages of increasing the Council from 5 to 7 members that would be presented at the last meeting in September.

City Manager Dennis Kief addressed several topics and/or provided informational handouts regarding the following:

- Status of applicants for Finance Director and Economic Development Director
  Received very good qualified applications
  To interview 6 of the 9 economic development applicants and 4 of the 6 finance applicants
- Discussions with Randy West regarding terms of a possible franchise agreement with Illinois American Water Company
  Invited Council members to discuss with him the items listed that could potentially be in the agreement
- Potential Derby Street TIF
  Disseminated an ambitious time-line for fulfilling the requirements and creation of a new Tax Increment Finance district and Southside Redevelopment Plan
- Third Party Audit of Cash Management Account
  Disseminated a draft of the Request for Proposal that would be discussed at the September 11 Council meeting.
- Additional education and professional development plan of the City Manager stipulated in the Employment Agreement
  Disseminate framework from which he would compile the recommended studies.
- 5-Year Capital Plan and 5-Year Personnel Plan
  Reported draft completed and final to be presented at the September 11 Council meeting.
- September 11th Remembrance Ceremony
  Reported committee was finalizing plans

Mayor Mackaman asked that members meet with the manager regarding comments and input on these items.

Public Properties Director, Greg Ranney reported on the total amounts of toters sold to residents to be in compliance with provisions of the Code that called for mandatory use by September first.

Boll Gilroy 1312 S 11th Street expressed concerns regarding abandon cars and conditions of alleys. Greg Ranney reported that the department has a plan for clean up and enforcement for weed compliance that will be initiated in the Fall.

Dennis Crotty 1913 State Street addressed Council on several issues including toters, truck route, third party audit and traffic. He expressed concern that the flow of traffic is confusing because of a turn and straight lane together at Park Avenue and 14th Street intersection. He asked that the new intersection improvement lane striping be reviewed or possible turn arrow on signal.

Tim Sangalli 3503 Cattail Cove expressed dissatisfaction with calls for code violations and enforceability.

Thomas Harrison 3520 Cattail Cove asked that Council address the issue of speed on Sheridan at Wingfoot. He was informed that Traffic Safety Committee would take the matter under consideration.

Reporters from the *Peoria Journal Star and Pekin Daily Time* were given the opportunity to ask questions.

Motion by Com'r. Dagit, seconded by Com'r. Jones, that Council move to Executive Session at 7:05 P.M. to discuss Sale of Property 5 ILCS 120/2 (c.) 6. and Pending Litigation 5 ILCS 120/2 (c.) 11. On roll call vote, all present voted Aye. The Council returned to open session.

No further business to come before the Council, Mayor Mackaman called the meeting closed.

COUNCIL ADJOURNED AT 7:40 P.M.

Sue E. McMillan
City Clerk