



\*\*\*\*\*

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 AUGUST 23, 2021 AT 5:30 O'CLOCK P.M.  
MARK LUFT \* CHAIR \* PRESIDING

\*\*\*\*\*

### FLAG PRESENTATION FROM TYLER RUE TO CITY OF PEKIN

Mayor Mark Luft, Fire Chief Trent Reeise and Police Chief John Dossey were each presented with a Certificate of Appreciation and American Flags that were flown for not less than 24 hours over Afghanistan during an operation in 2019. Illinois National Guard member Tyler Rue, whose troop was deployed to Afghanistan out of Bartonville, presented the flags on behalf of himself and his family in gratitude for the protection provided to the City of Pekin by the police and fire department.

### PLEDGE OF ALLEGIANCE

National Guard Service member, Tyler Rue, led the Pledge of Allegiance. City Clerk, Sue E. McMillan, confirmed all members were present and logged on for electronic voting. A quorum was declared by Mayor Luft.

| Attendee Name | Organization  | Title         | Status  | Arrived |
|---------------|---------------|---------------|---------|---------|
| Rick Hilst    | City of Pekin | Councilman    | Present | 5:10 PM |
| Karen Hohimer | City of Pekin | Councilwoman  | Present | 5:12 PM |
| Dave Nutter   | City of Pekin | Councilman    | Present | 5:28 PM |
| Becky Cloyd   | City of Pekin | Councilwoman  | Present | 5:09 PM |
| Lloyd Orrick  | City of Pekin | Mayor Pro-Tem | Present | 5:13 PM |
| John P Abel   | City of Pekin | Councilman    | Present | 5:12 PM |
| Mark Luft     | City of Pekin | Mayor         | Present | 5:11 PM |

### APPROVE AGENDA

4.1. Motion to: **Approve agenda**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | John P Abel, Councilman                           |
| <b>SECONDER:</b> | Karen Hohimer, Councilwoman                       |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

### APPROVAL OF MINUTES

5.1. **City Council - Regular Meeting - Aug 9, 2021 5:30 PM**

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | John P Abel, Councilman                           |
| <b>SECONDER:</b> | Lloyd Orrick, Mayor Pro-Tem                       |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

### PUBLIC INPUT

Mr. John Marshall spoke to Council questioning why the City does not provide land surveys and expressed his concern regarding the pig at 1408 Charlotte.

Amy McCoy, Executive Director of the Pekin Chamber of Commerce, informed Council the details of the upcoming Marigold Festival hosted September 9-12, 2021.

## **CONSENT AGENDA**

Motion to: **Approve Consent Agenda**

Mayor Luft welcomed comments or questions regarding the Consent Agenda.

Councilmember Hilst questioned the \$600 yearly subscription to the Journal Star newspaper on the Accounts Payable report that was charged to the Street Department. City Clerk Sue McMillan explained that the Journal Star was delivered to the Street Department in order to check legal notices as they are published in the paper. City Manager, Mr. Mark Rothert, informed Council that he would investigate cost savings to switch to the online service.

Councilmember Hilst also questions the premiums paid from Risk Management totaling \$231,000 that was being charged to this years' budget. Human Resources Director, Ms. Sarah Newcomb, explained that the amounts were from previous years and that they added up to the mid/max difference.

Finance Director, Mr. Bruce Marston, explained to Councilmember Hilst that they items were charged to the current fiscal year and that they were not budgeted as they were unknown amounts.

Council continued to discuss the insurance premiums and how the min/max program works.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [6 TO 1]</b>                    |
| <b>MOVER:</b>    | Dave Nutter, Councilman                    |
| <b>SECONDER:</b> | Becky Cloyd, Councilwoman                  |
| <b>AYES:</b>     | Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |
| <b>NAYS:</b>     | Rick Hilst                                 |

- 7.1. Police Department Stats - July 2021**
- 7.2. Accounts Payable To Be Paid Proof List thru August 20, 2021**
- 7.3. Financial Reports June 2021**
- 7.4. Resolution No. 305-21/22 Mayor's Appointment of Becky Cloyd to the Infrastructure Improvements Committee**
- 7.5. Resolution No. 306-21/22 Grant Justin Reeise Signature Authority for IDOT Documents**
- 7.6. Resolution No. 307-21/22 Add Handicap Parking Signs at 4 N. 19th St.**
- 7.7. Resolution No. 308-21/22 Add Deaf Child Sign at 101 N. 18th St.**
- 7.8. Resolution No. 309-21/22 No Parking Zone on Prince Between 7th & 8th**
- 7.9. Ordinance No. 3005-21/22 Final Plat for El Camino Fields 2nd Addition**
- 7.10. Ordinance No. 3006-21/22 Variance Request for Property Located at 905 Derby Street**

## **NEW BUSINESS**

- 8.1. Ordinance No. 3007-21/22 Special Use Request for a Vehicle Impound Yard located at 1500 S 2nd Street**  
City Manager, Mr. Mark Rothert, explained to Council that Staff made the recommendation to deny the special use request for a vehicle impound yard located at 1500 S 2<sup>nd</sup> Street.

Economic Development Director, Mr. Matt Fick, explained to Council that the request went before the newly formed Board of Appeals. The applicant was a previous business owner in Pekin that had issues with the previous property he owned. The Zoning Board of Appeals voted to recommend denial. Mr. Fick answered the Council's questions and explained that the applicant could not come back to the Board of Appeals for the same request on the same property but Mr. Mackey had another use in mind that would also require a special use that was similar to a retail use.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>FAILED [0 TO 7]</b>                            |
| <b>MOVER:</b>    | Dave Nutter, Councilman                           |
| <b>SECONDER:</b> | John P Abel, Councilman                           |
| <b>NAYS:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

**8.2. Ordinance No. 3008-21/22 An Ordinance Amending Article IV, Division 5 Section 5-4-5-2 of the Pekin City Code Regarding Sidewalk Use Permits**

City Manager, Mr. Mark Rothert, presented the request to council to approve and adopt an ordinance amending the code regarding the Sidewalk Use Permit that was passed by Council earlier in the year. The current code stated the application shall be submitted to the Building Department/Development Director but upon dealing with various applications it was determined that an inspection of the sidewalk to ensure ADA compliance would be best performed by the Public Works Department or his designee. Staff recommended approval to amend Section 5-4-5-2 of the city code to have all applications and form be submitted to the Public Works Department for review, inspection and approval.

Council discussed violation procedures regarding ADA compliance. City Attorney, Ms. Kate Swise explained that a repeated violation would result in their permit being pulled and they could also be charged with a code violation.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Karen Hohimer, Councilwoman                       |
| <b>SECONDER:</b> | Lloyd Orrick, Mayor Pro-Tem                       |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

**8.3. Resolution No. 310-21/22 Purchase of Additional Garbage and Recycle Carts from Cascade Engineering**

City Manager, Mr. Mark Rothert, presented the request to Council to purchase 510 garbage carts for the Solid Waste Department due to the low number of carts in the current inventory. The vendor chosen in the Sourcwell contract was Cascade Engineering. A 10 year warranty was included but it did not cover damaged wheels, cracks or broken bars. Delivery time was estimated to take 3—4 weeks.

Council questioned what the warranty did cover and was told that lids were the only part of the cart that was not excluded.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [6 TO 1]</b>                   |
| <b>MOVER:</b>    | Karen Hohimer, Councilwoman                |
| <b>SECONDER:</b> | John P Abel, Councilman                    |
| <b>AYES:</b>     | Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |
| <b>NAYS:</b>     | Rick Hilst                                 |

**8.4. Resolution No. 311-21/22 Approve Change Order for Court Street**

City Engineer, Ms. Josie Esker, presented the request to approve a change order with R.A. Cullinan due to deteriorated concrete pavement that was discovered during median and pavement repairs between Valle Vista and Veterans Drive. The deteriorated concrete pavement was mostly limited to the turn lanes between Olt and Veterans. Ms. Esker explained that cores were taken in advance but it was not discovered in the samples.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Rick Hilst, Councilman                            |
| <b>SECONDER:</b> | Becky Cloyd, Councilwoman                         |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

**8.5. Resolution No. 312-21/22 Purchase of Motorola Starcom Radios for the Police Department**

Police Chief John Dossey, addressed the Council regarding the purchase of Motorola Starcom Radios for the police department. Chief Dossey explained that the police department radio system was failing with many system failures and part replacements becoming obsolete. Chief Dossey explained with the Starcom replacement, the area would be the biggest hub in the State of Illinois. The replacement would reap many benefits for public safety not only in Tazewell County but would simulcast out of Peoria County. A 5 year warranty, a lower cost with a radio package that included chargers, microphones, belt holders and batteries, was negotiated as part of the contractual agreement entered into by Tazewell County ETSB and Motorola last December. Chief Dossey explained that the police department had been working on this project since 2015.

Council discussed whether the old radios could be sold for parts. Chief Dossey suggested he could list them on Govdeals but did not believe the city would get very much for them. Chief Dossey added that once the equipment was installed at the dispatch area they could go live immediately. The tentative live date as June 2022.

Councilmember Nutter spoke in favor of the purchase.

Chief Dossey addressed the Council's questions regarding funding. Chief Dossey explained that with the dissolution of TP/CCC the remaining funds in the accounts were split between the City of Pekin and Tazewell County Sheriff with the City's share of \$233,898.28 that was deposited into the General Fund on April 23, 2021. The City also received a grant for \$2,000 through the Police Foundation. The difference between the requested amount of \$180,694.87 and the budgeted amount of \$178,000, would come out of the operating budget. The Fire Department may utilize the remaining funding for radios at a later date as well.

City Manager, Mr. Mark Rothert, applauded the Police Chief for taking a leadership role across the county and felt fortunate to have him with Pekin. Mayor Luft concurred.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Rick Hilst, Councilman                            |
| <b>SECONDER:</b> | Karen Hohimer, Councilwoman                       |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

**8.6. Resolution No. 313-21/22-Approval of the CDBG 2020 Consolidated Annual Performance and Evaluation Report (CAPER)**

CDBG Program Manager, Mr. David Bess, presented the approval of the CDBG 2020 Consolidated Annual Performance and Evaluation Report explaining that HUD requires each year to produce a report of how many benefited from CDBG. Mr. Bess added that a public comment period was provided during the public hearing. Mr. Bess pointed out that due to a calculation error in the HUD system, a modification was made on Page 199 correcting the number to include a few of the activities.

|                  |                                                   |
|------------------|---------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Becky Cloyd, Councilwoman                         |
| <b>SECONDER:</b> | Lloyd Orrick, Mayor Pro-Tem                       |
| <b>AYES:</b>     | Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |

Motion to: **Amend Resolution 314-21/22 Amendment to TIF Incentive Program for New Residential Home Building Effective as the Adoption Date of the Court Street TIF**

Following Council discussion of the TIF Incentive Program for new residential home building, Councilmember Orrick made a motion to amend Resolution No. 314-21/22 Amendment to TIF Incentive Program for New Residential Home Building effective as of the adoption date of the Court Street TIF, seconded by Councilmember Hohimer. All present vote Aye by electronic vote. Motion passed.

City Manager, Mr. Mark Rothert, believed the adoption of the Court Street TIF was January 12, 2021.

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

**8.7. 2743 : Resolution No. 314-21/22 Amendment to TIF Incentive Program for New Residential Home Building as amended**

City Manager, Mr. Mark Rothert, presented the request to Council to approve the resolution regarding the amendment to the TIF Incentive Program for new residential home building. Mr. Rothert explained that at the July 12, 2021 Council meeting, a new residential tax increment financing incentive program was created to help foster residential growth and development within the community. The program was designed to incentivize individuals and families to build a new primary residence on property located in a residentially zoned area of an existing TIF District in the City of Pekin. Mr. Rothert further described the program affirming that any homeowner building a new home on residentially zoned property within the City's TIF District would be eligible for incentives that included an annual reimbursement of 80% of net TIF increment generated by paid property taxes, up to a cumulative reimbursement total of \$30,000 and over a ten-year timespan. Incentives would also be funded on a pay-as-you-go basis where homeowners pay their annual property taxes and are then reimbursed in accordance with a redevelopment agreement with the City. Mr. Rothert declared that reimbursement benefit stayed with the property and was transferable to any new homeowner of that property if sold within the ten year incentive timeframe. The benefit would be limited by the life expectancy of the tax increment finance districts in the City which were set to expire at varying times. Mr. Rothert continued to discuss the program describing the proposed tiered system that

would allow homeowners to sell and to increase incentive to purchase lots to help trigger development.

Mayor Luft spoke in favor of the program.

Council discussed scenarios in which the homeowner would benefit and the start date of the program.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [6 TO 1]</b>                   |
| <b>MOVER:</b>    | Becky Cloyd, Councilwoman                  |
| <b>SECONDER:</b> | John P Abel, Councilman                    |
| <b>AYES:</b>     | Hohimer, Nutter, Cloyd, Orrick, Abel, Luft |
| <b>NAYS:</b>     | Rick Hilst                                 |

**8.8. Discussion - Police Operations and Staffing**

Police Chief John Dossey led the discussion regarding police operations and staffing. Chief Dossey enlightened the Council of new concerns of the house bill that will affect the future of the department. Chief Dossey informed Council that two officers had retired and many individuals were out on injuries creating inadequate staffing levels. Due to the massive amount of overtime officers are becoming overworked. Chief Dossey outlined the intricate details of hiring and training officers and how it affects the department. He has been looking at other options to stay competitive with other agencies that offer incentives. Offering the ability to allow a lateral transfer with time and rank would allow a cost saving of \$7,000 by not having to send them to academy as the City of Peoria and Peoria County do. Another incentive would be to lift the residency requirement in order to further expand the pool of hiring officers. Chief Dossey stressed that there were several officers able to retire and he would like to plan ahead.

Mayor Luft commented that between the new House Bill and the residency specifications there has been a trend of incentives to bring police officers to other areas. The highest incentive he had seen was \$30,000 with no residency requirements, a relocation fee and good salary.

Council discussed the current crime rate in Pekin and drug related arrests.

Chief Dossey asserted that a lateral candidacy ordinance would be forth coming and residency would be contractual.

**8.9. Discussion - Five Year Capital Improvement Plan FY22-FY26**

City Manager, Mr. Mark Rothert, led the discussion regarding the Five Year Capital Improvement Plan for FY22-FY26. Mr. Rothert presented a list of 150 projects that included streets, sewers, sidewalks, and vehicle purchases to be completed over the next 5 years. The CIP will be discussed at the next Public Infrastructure meeting in September for additional input and a recommendation to be forwarded at the second City Council meeting in September.

Mayor Luft encouraged Councilmembers to attend next month's Public Infrastructure Meeting, to look over the projects and to meet with the City Manager to absorb information before Council meets again with too many questions.

**8.10. Discussion - Goal Setting for City Council**

City Manager, Mr. Mark Rothert, led the discussion with Council regarding goal setting for the City Council. Mr. Rothert reviewed the goals set in 2019 and how it could be found on every request for Council action. Mr. Rothert informed Council that 90% of those objectives were obtained with the exception of the Five Year

Capital Improvement Plan that was presented in draft form. Mr. Rothert questioned Council's desire to revisit the goals for a similar exercise to see where the City was headed. Mr. Rothert asked for feedback from Council to move forward and what timeline was desired.

Mayor Luft commented that the last two years moved the City into a transformation for the better.

Councilmember Orrick requested copies of the past few budgets to compare how money was spent within the different departments and how the transfer from the Enterprise Fund impacted the General Fund.

## **CITY COUNCIL OR STAFF REPORTS**

Councilmember Orrick encouraged everyone to give back and participate in the upcoming Marigold Festival.

Councilmember Hohimer was looking forward to the Reditus open house tomorrow night.

Councilmember Abel announced new events for the upcoming Marigold Festival that included a Friday night home game with fireworks.

Councilmember Hilst requested an update on the audit.

Finance Director, Mr. Bruce Marston, gave an updated stating that he had a conversation with the managing partner and agreed on a firm date of October 31, 2021 for the FY19 audit.

Councilmember Hilst questioned Public Works Director, Mr. Justin Reeise, regarding a traffic issue by the school on Capitol Street. Mr. Reeise informed Councilmember Hilst that he had reached out to them but did not have a conversation. Mr. Reeise believed that after speaking with the crew that the issue correlates with school drop off with temperature checks.

Mayor Luft announced that the Marigold Festival Committee was in need of volunteers and encouraged everyone to participate.

## **EXECUTIVE SESSION 5 ILCS 120/2 (C) 2. COLLECTIVE NEGOTIATION MATTERS AND 11. LITIGATION**

A motion was made by Councilmember Orrick seconded by Councilmember Abel to move into Executive Session to discuss 5 ILCS 120/2 (c) 2. Collective Negotiation Matter and 11. Litigation at 7:41 PM.

Mayor Luft stated that no action would be taken after Executive Session.

## **ADJOURN**

The Council returned to open session and without further action to come, motion was made by Council Member Orrick, seconded by Council Member Hohimer to adjourn. Motion carried viva voce. Mayor Luft adjourned the meeting at 8:55 P.M.