
**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 13, 2007 AT 5:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING**

**PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, JONES, KORTKAMP, STRAND,
AND DUNN**

ABSENT: NONE

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

Roll was called and all Council Members were present.

Agenda

Motion by Council Member Kortkamp, seconded by Council Member Jones, that the **agenda be approved as presented**. On roll call vote, all present voted Aye.

Motion by Council Member Kortkamp, seconded by Council Member Blanchard, that the **minutes of the Regular City Council Meeting of July 23, 2007 be approved as written**. On roll call vote, all present voted Aye.

Consent Agenda

Motion by Council Member Kortkamp, seconded by Council Member Blanchard, that the Consent Agenda be approved as amended.

Mayor Tebben read and presented the following for consideration of the Consent Agenda items by Omnibus Vote.

1. **Monthly Reports and Minutes: July Police Report and Traffic Safety Committee Minutes
Dated August 3, 2007.**
2. **Proclamation: "Pekin's Woman's Club" Month of October 2007
Knights of Columbus "Mentally Handicapped Week" September 16-23, 2007
Save a Life Foundation "Save a Life Month" Month of September 2007**
3. **Charitable Solicitation: Phyllis McGill medical expenses jars in businesses
Knights of Columbus Tootsie Roll Drive September 21- 23, 2007
Patrick Dollar Benefit September 25, 2007**
4. **Receive and File IDOT Review and Certification of Land Acquisition Project HS-M-6761 (002)
Parkway / Broadway Intersection completed by Public Works Director Joe Wuellner**
5. **Resolution No. 12-07/08 – Final Plat Osprey Court Subdivision**
6. **Receive and File Pekin Planning Commission Hearings and Recommendations:**
 - a. Hearing #07-1747 – recommends to accept the packet with the following changes,
Delete page 30, Delete Front Yard definition on page 17 and replace by moving Front Yard
definition from page 8, Page 67 Section D to change all RH to RV, Add paragraph K to Pg 68
starting see diagram attached & following regarding minimum dimensions and setbacks to
the City of Pekin City Council.

On roll call vote, all present voted Aye.

Communications, Petitions, Reports

WASTEWATER TAP-ON FEE AND USER FEE PRESENTATION

City Manager Dennis Kief gave a general explanation to Council of two scenarios of possible rate adjustments. In a PowerPoint presentation the cost of the proposed expansion and upgrade of the Sewer Treatment Plant was explained. It was suggested that the existing sewer tap-on fee of \$400.00 for residential

property be increased to \$2,400.00 to offset part of the cost of the capacity increase. He then presented the history of changes to the wastewater user fee. To keep up with inflation and to offset revenues lost since the introduction of Winter Averaging a slight increase to the present fees was outlined. Justifications for the 2007 adjustments and background information of the Sewerage Fund were given. Council responded to Mr. Kief on their initial reactions to the proposed changes. It was generally felt that the increase to the tap-on fee was justifiable and would not deter growth in Pekin but rather the cost of expansion of the treatment plant would be borne by the additional users increasing the capacity by development. Council Member Blanchard stated he would not be in favor of any increase in fees.

A **PUBLIC HEARING** was opened by Mayor Tebben at 5:53 p.m. for the purpose of contemplating the adoption of an ordinance authorizing the annexation of the 3 tracts of property commonly known as 1606, 1618, and 1620 South Fifth Street. Clerk Sue McMillan confirmed that the notice of annexation was properly published in the Pekin Daily Times on July 24, 2007. Interested parties were given the opportunity to be heard. Code Enforcement Officer Ron Sieh advised Council that the residential properties were surrounded and bound by the City. The property was less than 60 acres in total area. Gary Allen 213 Gunion addressed Council and was informed that the residents were not required to hookup to sewer immediately but Tazewell County Health Department would require City sewer if/when septic systems fail. City Manager Dennis Kief stated that the sewer line was extended at the time the adjacent property annexed at 5th and Koch Streets. There were no additional comments. The hearing was closed at 5:58 p.m.

New Business

ORDINANCE NO. 2525-07/08

PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEKIN 1606, 1618, AND 1620 SOUTH FIFTH STREET

PIN # 10-10-11-100-001, 10-10-11-100-002, 10-10-11-100-003

Motion by Council Member Jones, seconded by Council Member Kortkamp, that Ordinance No. 2525-07/08 be adopted. Council was informed during the Public Hearing that the corporate boundaries of the City currently surrounded the tracts of land. Statutes provided for annexation without petitioning for total areas less than 60 acres. The three residential property owners would receive City services now including fire protection consistent with other property owners along 5th Street. On roll call vote, all present voted Aye.

Motion by Council Member Jones, seconded by Council Member Abel, that the **VISITOR'S BUREAU GRANT FROM THE YWCA FOR PAINT THE TOWN RED AND RUN THE TOWN RED** in the amount of \$500.00 be approved. Recommendation was made to Council to approve the grant from tourism funds under the Community Event Grant guidelines. The check was to be held until final documentation was submitted. Council Member Blanchard commended the YWCA for the programs offered to the community and encouraged everyone to attend this their largest fund raiser. On roll call vote, all present voted Aye.

ORDINANCE NO. 2526- OA -07/08

AMENDING TITLE 9, CHAPTER 2, AND THE SCHEDULE OF REGULATIONS OF THE CODE OF THE CITY OF PEKIN 1995 REGARDING RESIDENTIAL DISTRICTS

Motion by Council Member Strand, seconded by Council Member Abel, that Ordinance No. 2526-OA 07/08 be adopted. Council received recommendation from the Pekin Planning Commission for several changes to the zoning code. Council was informed that they would only be acting on the changes in districts and regulations; definition of duplex; replacing all referenced to row house with the term villa; frontage minimum of 30 ft; and RV Districts added. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Abel, that the **BID FOR THE DEMOLITION OF THE COMMERCIAL BUILDING AT 121 SOUTH 2ND STREET** be approved and the contract be awarded to R. Love Demolition in the amount of \$19,000.00. Code Enforcement Officer Ron Sieh recommended to Council that the low bid be accepted for the demolition of the old Vogel Building. Council discussed with Mr. Sieh the specification to retain the historic bricks for use by a developer in the Riverfront area and the contractor's cost to sell additional brick. Council requested that a report be given on the history of the site and its use as a firehouse. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Dunn, that the **BID FOR THE PARKING LOT EXPANSION OF MIDWEST EYE CARE AT 101 N. PARKWAY DRIVE** be approved and the contract be awarded to Otto Baum Company, Inc. in the amount of \$28,685.00. Public Works Director Joe Wuellner explained that the improvement to the parking lot was part of the Parkway/Broadway intersection-widening project. The corner doctor's office would lose 6-7 parking spaces but there was room to expand to the west. Council Member Strand questioned and was told that the cost of the low bid was in addition to the price paid in the right-of-way purchase agreement from Dr. Farrell Trust. On roll call vote; Ayes, Kortkamp, Jones, Blanchard, Dunn, Abel, and Tebben; Nay, Strand. Motion Carried.

RESOLUTION NO. 13-07/08

APPROVING THE TRANSFER OF THE CABLE FRANCHISE TO COMCAST

Motion by Council Member Abel, seconded by Council Member Blanchard, that Resolution No. 13-07/08 be adopted. City Manager Dennis Kief informed the Council that the terms of the franchise with Insight Communications Midwest, LLC including the Channel 22 access would be honored and remain part of the obligation. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Blanchard commented that it had been one year since franchise agreement negotiations began with Illinois American Water Company. He requested that the City Manager report back to the Council on the status of those discussions.

Mayor Tebben referred to the saying that he feels expresses the City's willingness to help the community: "I'm from the City and I'm here to help you." He then told Council that he had received a phone call that an employee had completely taken care of an issue from a citizen in a timely manner. Mayor Tebben commended Public Works Director Joe Wuellner for his actions with a "that a boy."

Bill Gilroy, 1312 South 11th Street addressed Council regarding his continued concern that the inspections department needs to follow through on issuing citations to violations for weeds. He also expressed concern that the railroads would be difficult to deal with in providing crossing at Hanna Drive based on their maintenance of other railroad crossings.

Public Property Director Greg Ranney informed the Council and community that garbage pick-up would continue to start at 6:00 a.m. as long as the temperature was reaching over 90 degrees.

Public Works Director Joe Wuellner alerted Council to the fact that work continues on the railroad crossing at 2nd Street and that Rt 29 traffic has been detoured.

Reporter Sharon Harris from the *Pekin Daily Time* was given the opportunity to ask questions.

Motion by Council Member Dunn, seconded by Council Member Blanchard, that Council move to Executive Session at 6:35 P.M. to discuss the setting of price for the sale and/or lease of municipally owned property 5 ILCS 120/2 (c.) 6. On roll call vote, all present voted Aye.

No further business to come before the Council, in open session, the Mayor called the meeting closed.

COUNCIL ADJOURNED AT 6:55 P.M.

Sue E. McMillan
City Clerk