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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 SOUTH CAPITOL STREET
ON MONDAY, AUGUST 11, 2014 AT 5:30 O'CLOCK P.M.
LAURIE L. BARRA * MAYOR * PRESIDING

PRESENT: COUNCIL MEMBERS, ABEL, GILLESPIE, GOLDEN, ORRICK, HENDRICKS, MCCABE, AND BARRA

ABSENT: NONE

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

Scouts from Troop 62 were introduced by Mayor Barra. Noah Barnard and Holden Newkirk announced the troop' fundraiser event at the Italian Beef Booth of the Marigold Festival. The scouts were asked to return for a meeting to present the Pledge of Allegiance.

Roll was called. All members were physically present. A quorum was present.

AGENDA

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

MINUTES

Motion by Council Member Gillespie, seconded by Council Member Abel that the **minutes of the Regular City Council Meeting of July 28, 2014 and the Special Meeting of August 4, 2014 be approved as written.** On roll call vote; all present voted Aye.

PUBLIC INPUT ON AGENDA ITEMS

Robert Brahman, 2108 Velde Drive, expressed his displeasure with the Council and stated it does no good to voice his opinion. Mr. Brahman left the meeting.

Ann Witzig, 11501 Antioch, Tremont, addressed the Council on 3 New Business items. She questioned the locations of the cell tower leases and what fund the income would be credited to, who was responsible for change order needs to the Water Waster Treatment Plant project, and expressed concern that grants were being considered for 517/519 Court Street without testing for asbestos.

Sally Johnson, 1503 N. 13th Street, questioned if the TIF programs items were loans and would be paid back. Sally Johnson also asked the Council how many more phases there were to the Waste Water Treatment Plant project.

Larry Wolfer, 1931 Dane-Kelsey, spoke to the Council in regard to the WWTP Change Order. Mr. Wolfer expressed concerns of variances to the NPDES permit during construction of the improvements allowing discharge of raw sewage and stormwater into the river.

Mayor Barra noted that the IEPA would fine the City Daily for non-compliance if improvements were not initiated on the aging plant.

NEW BUSINESS

Motion by Council Member Orrick, seconded by Council Member Hendricks that the **OPTION & LAND LEASE AGREEMENTS WITH SBA/VERIZON WIRELESS** for installation of cellular towers on three locations of City owned property be approved. City Manager Darin Girdler advised that the leases had an initial five year term and four automatic five year renewals with 3% increase yearly. Monthly payment of $1,000.00 would be collected for each location, 1621 Sheridan Road, Street/Bus facility on Koch Street and frontage road of the Riverway Business Park. Additional income was possible for companies to co-locate on towers at $300.00. On Roll call vote all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Orrick that the **TIF COMMERCIAL/RETAIL INTERIOR LOAN PROGRAM AGREEMENT** with TandKBrawner, LLC for 517 and 519 Court Street in the amount of $27,900.00 be approved. Economic Development Director Leigh Ann Brown presented the recommendation of the Main Street Design Committee to pay Terryl and Kathy Brawner, owners of Rhythm & Brews, according to the terms of both TIF programs the eligible amounts to improve the property for the new location of their successful liquor establishment. Discussion followed on site conditions and minimum building requirements. Council Member Golden expressed his concerns that there seemed to be a disconnect between state minimum requirements for projects versus TIF application requirements. Mrs. Brown advised the TIF application and program dealt with funding eligible building items whereas the work is completed under the Inspection Department to comply with any other building and construction code requirements. Council Member Abel suggested the code enforcement and inspections officer be available at Council meetings to answer building questions and concerns. On roll call vote, Ayes, Orrick, Gillespie, McCabe, Abel, Hendricks, and Barra; Nay, Golden. Motion Carried.

Motion by Council Member McCabe, seconded by Council Member Gillespie that the **TIF FAÇADE PROGRAM AGREEMENT** with TandKBrawner, LLC for 517 and 519 Court Street in the amount of $860.00 be approved. Council was informed of the reimbursement of 1/2 the eligible exterior signage expense. On roll call vote, Ayes, Orrick, Gillespie, McCabe, Abel, Hendricks, and Barra; Nay, Golden. Motion Carried.

Motion by Council Member Golden, seconded by Council Member Orrick that the **JOINT AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION** for Intersection Design Studies for IL 29 intersections with Fayette, Washington, and Distillery Streets, be approved. City Engineer Michael Guerra reminded the Council during the May 12m 2014 meeting and presentation of the Front Street project the agreement with Hanson Professional Services was approved. He recommended the approval of the financial assistance from IDOT for the portion of the study involving IL 29 for an amount not to exceed $32,000.00. On roll call vote, all present voted Aye.

Motion by Council Member Hendricks, seconded by Council Member Orrick that the **CHANGE ORDER #4 FOR PHASE 2B OF THE WASTE WATER TREATMENT PLANT** in the amount of $69,127.00 be approved. Council discussed the amendment to the agreement with Williams Brothers for 6 items due to changes needed to complete the construction project. Modifications were necessary to make sure that operation of the plant continued. Changes were anticipated in the project estimate. The 3% loan contingency and remaining dollars of $60,882.00 were discussed. Council Member Golden asked Farnsworth Project Manager Patric Sheridan specifics of the scope of the project and expressed his concerns in change orders process, in particular, the way oral instruction was given to the contractor to proceed with change order work prior to the Council approving the change order amount. It was explained that the policy of the department project had been to bundle the change orders every three months during the construction phase. On roll call vote, Ayes, Orrick, Gillespie, McCabe, Abel, Hendricks, and Barra; Nay, Golden. Motion Carried.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member McCabe spoke in support of the Downtown Tax Increment Financing District and the owners' investment in the Commercial and Façade TIF programs. He congratulated Pekin's participation in raising $110,000.00 for St. Jude.

Council Member Able noted he receives compliments on the riverfront parks and City property except the condition of the restroom facilities. City Manager Girdler stated he would look into the criticism of drug paraphernalia at the riverfront.

Council Member Orrick asked for an inventory of City owned empty lots throughout the community. He noted that Pekin Township EAV was falling which would affect tax bills. He requested that the Council be presented revenue and expense reports in a timely manor to prepare for evaluation of the budget.

Council Member Golden noted again that there was unsafe gravel from the patching of the street at the end of Hanna and 14th Streets, Mr. Girdler reported he would contact the Street Department.

Ann Witzig was informed that Golf Green was the company contracted to mow lots with tall weeds once reported as a complaint. She asked that Council check to verify that asbestos report was or was not mandatory when remodeling a commercial building.

Sally Johnson stated that one day 4:00 p.m. until 6:00 p.m. was not enough time for the Farmers Market.

Larry Wolfer again expressed his concern of the discharge limits at the Treatment Plant. He also noted for the record that the waste water bill would rise above the potable water bill for the construction of an elaborate treatment plant that was not needed.

EXECUTIVE SESSION
Motion by Council Member Abel, seconded by Council Member Hendricks that the Council move to Executive Session at 6:45 p.m. to discuss 65 ILCS 120/2 (c) (6.) Sale of Municipally Owned Property. On roll call vote, all present voted Aye.

No further business to come before the Council, motion by Council Member Abel, seconded by Council Member Orrick that Council adjourn. Motion carried voice vote. Mayor Barra adjourned the meeting in open session.

COUNCIL ADJOURNED AT 7:05 P.M.

Sue E. McMillan
City Clerk