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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 AUGUST 10, 2020 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

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THIS WILL BE A REMOTE MEETING HELD VIA "ZOOM MEETINGS". THE PUBLIC CAN ONLY ATTEND THIS MEETING REMOTELY; DUE TO THE GOVERNOR'S EXECUTIVE ORDER REGARDING COVID-19 AND THE RELAXING OF THE OPEN MEETING ACT REQUIREMENTS, THIS MEETING WILL BE HELD REMOTELY VIA ZOOM MEETINGS WITHOUT AN IN-PERSON MEETING LOCATION FOR THE PUBLIC TO ATTEND. YOU WILL BE ABLE TO LISTEN TO THE MEETING AND SUBMIT COMMENTS DURING THE TIME FOR PUBLIC COMMENTS BY SENDING A DIRECT MESSAGE TO THE MEETING HOST USING ZOOM MEETINGS

TO JOIN IN THE MEETING FOLLOW THIS LINK: HTTPS://ZOOM.US/J/6898035689. BY PHONE, DIAL IN AND LISTEN TO THE MEETING AS FOLLOWS: 1-312-626-6799; THEN ENTER MEETING ID 689 803 5689. PRIOR TO THE MEETING, YOU CAN ALSO SUBMIT A PUBLIC COMMENT REMOTELY BY EMAIL, BY 3 PM THE DAY OF THE MEETING, BY SENDING AN EMAIL TO THE CITY CLERK AT SMCMILLAN@CI.PEKIN.IL.US AND INSERTING IN THE SUBJECT LINE FOR THE EMAIL "PUBLIC COMMENT FOR MEETING ON AUGUST 10, 2020".

TO VIEW MEETING ONLINE GO TO: HTTP://PEKINIL.IQM2.COM (CLICK BANNER AT THE TOP THAT STATES "VIEW LIVE MEETING") OR CHANNEL 22

PLEDGE OF ALLEGIANCE

Due to the Governor's Executive Order regarding COVID-19 and the relaxing of the Open Meeting Act requirements, this meeting was held remotely via Zoom Meetings without an in person meeting location for the public to attend. Therefore, the provisions of the City Code regarding electronic attendance did not apply. The Pledge of Allegiance was led by Councilmember Orrick.

Mayor Luft acknowledged the passing of retired firefighter Steve Higdon and a few moments of silence was requested for his behalf.

The Clerk confirmed by roll call vote, that all Council Members were physically present.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Present	5:10 PM
Rick Hilst	Councilman	Present	5:21 PM
Karen Hohimer	Councilwoman	Present	5:10 PM
Dave Nutter	Councilman	Present	5:10 PM

Lloyd Orrick	Mayor Pro-Tem	Present	5:21 PM
John P Abel	Councilman	Present	5:08 PM
Mark Luft	Mayor	Present	5:21 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

APPROVAL OF MINUTES

4.1. City Council - Regular Meeting - Jul 27, 2020 5:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

PUBLIC INPUT

City Clerk Sue McMillan confirmed that Tim Golden submitted written comments and questions for Council. Mayor Luft explained that he spoke to Mr. Golden earlier that day regarding Agenda Item 7.2. Mr. Golden understood the length of his questions and therefore did not expect an answer that evening. Mayor Luft stated that Mr. Golden's comments and answers would be included in the minutes as a response would be given in writing at a later time.

Clerk Note: Mr. Golden's comments regarding Agenda Item 7.2 are available in the Office of the City Clerk.

There were no other written comments received or request to be heard from the public.

CONSENT AGENDA

6.1. Resolution No. 151-20/21 Appointment of Debbie Ratliff to Pekin Public Library Board of Trustees

6.2. Police Department Stats - July 2020

6.3. Accounts Payable To Be Paid Proof List thru August 7, 2020

6.4. Receive & File Bids for the Phase 3A CSO Project

Motion to: **Approve Consent Agenda**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

NEW BUSINESS

7.1. Resolution No.152- 20/21 Award the Phase 3A CSO Project Bid to Leander Construction Inc.

City Manager, Mr. Rothert, presented to Council to approve and adopt the resolution. Mr. Rothert noted that the City originally planned to fund this project through an IEPA loan, but the deadline had since passed and was recommended that the project be funded in the first 6 months through the Reserve and

Sewerage Fund. Mr. Rothert confirmed that City Engineer, Ms. Josie Esker and Finance Director, Mr. Bruce Marston, were available via Zoom to answer any questions.

Council discussed with Ms. Esker and Mr. Marston how the timeline of the project would line up at the same time as the Front Street construction.

Council also discussed the $7M Sewerage Fund balance and how the majority of the cost of this project would be expended after the initial 6 months therefore only utilizing approximately $1-2M at the most. Mr. Marston also explained that the funds for the Court Street project would be expended out of the Capital Fund and there is no anticipation that the Sewerage Fund would be depleted moving forward.

Ms. Esker added that a small amount of the Sewerage Fund will be utilized for the Court Street Drainage Study and should not impact this project.

Mr. Rothert also added that the $5.5M requested was only for Section 3A but Sections 3B and 3C would probably be bid out and would have separate costs associated with them at an amount to be determined. The remainder of the funds after the utilization of the first $1-2M of reserves would be financed.

Council continued to discuss budgeted line item and it was explained that not all projects would be completed this fiscal year. The anticipated $4M budgeted was the maximum amount to expend this fiscal year, not the amount of the $6.3M total project cost.

Mr. Rothert explained that once the bond is sold those funds would not be placed back in the reserves as that fund was built up for capital projects.

Mr. Marston added that the anticipated costs incurred for the project would not jeopardize the fund balance for future bond payments.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.2. Resolution No. 153- 20/21 Award the Safe Routes to School Sidewalks Bid to Otto Baum Company

Mr. Rothert, presented the agenda item to Council to approve and adopt the resolution.

Council discussed the driveway approaches as part of the project and how it is not done generally for citizens unless it is part of a bigger project when it is not possible to do one without the other. Ms. Josie explained that sidewalks in less than desirable shape would remain that way until it could be fixed as part of another project. The areas to be cut will be determined once the City Engineer walks the project again. Ms. Esker also explained to Council that Ottobaum is not yet aware of the cuts but assured Council that it is not an uncommon practice to alter the project as it is written in the specs to do so. They will be told and assured Council that they will not have an issues with it.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.3. Resolution No. 154-20/21 Midwest Transit Equipment Bus Lease

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt the resolution.

Council discussed the price difference between the 54 passenger bus and the handicap bus as well as a discussion of how this was a 5 year lease with a repurchase agreement at the end of 3 years therefore only making 3 years' worth of payments before entering into a new lease agreement. Mr. Marston added that the advanced payment already required will count as tax exempt.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.4. Resolution No. 155-20/21 Memorandum of Understanding With Board of Education Pekin Community High School District 303 Regarding High School Police Liaison Officer Agreement

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt the resolution. Mr. Rothert stated that an agreement was passed out to Council before the meeting. The agreement renews annually and the Memorandum of Understanding spells out special conditions related to COVID-19 along with the payments to the City should schools go to distance learning.

Chief John Dossey, explained that the agreement pertains to 5 or more consecutive school days related to COVID-19 and does not relate to any snow days or the like.

Mr. Rothert added that the agreement was retroactive to August 1st of this year.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.5. Resolution No. 156-20/21 Allocation of Remaining CDBG Funding for Eligible Priorities

City Manager, Mr. Mark Rothert, presented the agenda item to approve and adopt the resolution.

Council discussed the option to issue additional funds for the FY21 program year to local businesses sooner rather than later. Mr. Rothert stated that there is no penalty to rollover the funds to the next program year. Mayor Luft expressed concern for those businesses that weren't aware of the funding and wanted to give them the opportunity to apply.

Mayor Luft and Councilmember Orrick spoke in favor of the agenda item and opening the application process back up to include those left out.

Council also discussed the list of applicants and those that have received an award. Mr. Rothert added that there were still small businesses that have not finished the application process but funds have been obligated to them. Mr. Rothert did not feel that the City should state that those businesses would receive additional funds but a cushion could be built in and a deadline set for new applicants communicated to the public by the Chamber.

CDBG Program Manager, Mr. Dave Bess stated that 20 businesses have already received the remaining 10% and part of the documentation requirement was expenditure reports with some businesses having other grants in place like PPE that forces them to prioritize expenditures. Mr. Bess will submit feedback to Council and make any necessary changes.

Councilmember Hilst spoke against the agenda item and felt all the funds should go back to the businesses, hence why he did not rate where the funds should be allocated.

Councilmember Abel applauded those businesses that have remodeled and put money into their business during the pandemic.

Mr. Rothert suggested another program with the USDA Rural Development Department that would loan the City up to $1M to lend out to businesses at an interest rate of the City's choosing. Staff could apply to seek it out but does come with an obligation to pay back the Federal Government the full amount. Mr. Rothert felt it might be helpful to incentivize businesses in the TIF or Enterprise Zone to leverage different funding sources.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.6. Ordinance No. 2892-20/21 An Ordinance To Establish A Date For A Public Hearing For The Proposed Pekin Court Street Tax Increment Financing (TIF) District

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt the Ordinance. Mr. Rothert explained that the item was in relation to help reinvigorate economic development in key areas of the community. Mr. Rothert continued to describe the agenda item pointing out that it was in relation to the TIF District public hearing required per the TIF Act to receive additional public input. The City conducted a meeting last week but this would be a public hearing. Mr. Rothert made reference to the next agenda item stating that it was similar public hearing to create a Business Development District. Mr. Rothert handed out a map to the Council for review. No vote would be taken at either public hearing, just to hear public comment. Mr. Rothert reminded Council of the brief summary provided in the request for each district. The summary explained abilities to help redevelopment by funding new construction as the primary driver to help pay for infrastructure along Court, Derby and other areas to incentivize growth.

Council discussed whether Aldi was in agreement. Mr. Rothert explained that a Joint Review Board meeting would be held in which a representative would discuss TIF and a meeting scheduled with the School Superintendent next week to discuss. No disinterest had been voiced.

Council also discussed overlapping taxing districts and how TIF districts can be formed without consent from other taxing bodies. Mr. Rothert gave examples of multiple ways the City can interface with other taxing districts. Mr. Rothert added that more discussion will happen next week.

Finally, Council discussed the process of creating a BDD versus a TIF and that the requirements for a public meeting for a BDD is not required as it is for the TIF. The requirement for a public hearing is the same for both. Other requirements, such as how businesses are notified would have to be discussed with the TIF Consultants. Councilmember Orrick suggested letters be sent to businesses to notify them of the creation of the new BDD district as is done for the TIF District. A public hearing was confirmed for October 19th for the TIF and September 14th for the BDD.

RESULT:	**ADOPTED [6 TO 1]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hohimer, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst

7.7. **Ordinance No. 2893-20/21 An Ordinance To Establish a Date for a Public Hearing Regarding the Designation of and Development Plan For the Pekin Business Development District 1**

Councilmember Orrick suggested once again that letters be sent out in advance for the public hearing.

RESULT:	**ADOPTED [6 TO 1]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hohimer, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Mayor Luft announced that Council would be moving into Executive Session and no action would be taken as a result.

Councilmember Abel inquired about the property at Parkway and Court. Mr. Rothert explained that it was in the process of being sold and fell through, but Chief Dossey was taking the property through the court system.

Councilmember Able also inquired about the property between 9th and 10th Street and expressed concern for an electric wire going through the block in front yards.

Councilmember Hohimer requested major potholes from Parkway to Hilltop on Court Street be addressed.

Councilmember Nutter expressed appreciation for the firefighters looking into the contract regarding the frame rail aspect and opened discussion for opening City Hall.

Council discussed the requirements, enforcements and challenges that come along with opening City Hall.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 6. SETTING PRICE FOR SALE OF PROPERTY AND 5. PURCHASE OF PROPERTY

City Attorney, Ms. Kate Swise, clarified the motion to include 5 ILCS 120/2 (c) 6. Setting Price for Sale of Property and (c) 5. Purchase of Property.

ADJOURN

There being no further business coming to Council, a motion was made by Council Member Orrick to adjourn seconded by Council Member Nutter. Motion carried viva voce. Mayor Luft adjourned the meeting at 8:25 P.M.