City of Pekin

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, JANUARY 22, 2024 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Nutter.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in except for Council Member Orrick.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	5:30 PM
Karen Hohimer	City of Pekin	Council Member	Present	5:30 PM
Dave Nutter	City of Pekin	Mayor Pro Tem	Present	5:30 PM
Becky Cloyd	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Lloyd Orrick	City of Pekin	Council Member	Absent	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Approval of Minutes

4.1. City Council - Regular Meeting - January 8, 2024 - 5:30 PM

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Karen Hohimer
SECONDER:	Mayor Pro-Tem Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Public Input

Mr. McNish raised several points for consideration. He discussed concerns regarding police and fire pensions, city employee salaries, workers' compensation insurance and claims, the expenditures of the city attorney, and expenditures related to Amazon purchases. Mr. McNish emphasized the need to reassess staffing levels within the police and fire departments to manage pension obligations effectively, suggesting potential cuts or a hiring freeze. He highlighted the importance of fair compensation for city employees while expressing dismay over excessive workers' compensation claims, particularly questioning safety measures for bus attendants. Mr. McNish also scrutinized city attorney expenditures and urged prioritizing local businesses over Amazon to retain revenue within the community. Lastly, he sought clarification on the funding sources for a $4 million taxpayer-funded project, expressing concerns about the city's financials.

Consent Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

6.1. Accounts Payable To Be Paid Proof List thru December 22, 2023

6.2. Financial Reports December 2023

6.3. Resolution No. 91-23/24 Mayor's Reappointment of David Volz to the Pekin Housing Authority Board to a term until January 14, 2029

6.4. Ordinance No. 4143-23/24 Site Plan Approval at 3312 S. Veterans Dr. with PIN# 11-11-07-400-035

6.5. Ordinance No. 4144-23/24 A Special Use request submitted by O’Rourke Enterprises, LLC for 1327 Executive Ct

6.6. Ordinance No. 4145-23/24 Approving a Variance for the Property Located at 2104 Lafayette Ave.

New Business

7.1. Ordinance No. 4146-23/24 Approving and Authorizing the Execution of a Third Amendment to the Tax Increment Financing (TIF) District and Business Development District Redevelopment Agreement by and between the City of Pekin, East Court Village LLC, and East Court Village II LLC

RESULT:	**PASSED (5 TO 1)**
MOVER:	Mayor Pro-Tem Dave Nutter
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hohimer, Council Member Onken

NAYS:	Council Member Hilst
ABSENT:	Council Member Lloyd Orrick

City Manager Mr. John Dossey presented Ordinance No. 4146-23/24 to the Council, focusing on a proposed third amendment to the Tax Increment Financing (TIF) District and Business Development District Redevelopment Agreement involving the City of Pekin, East Court Village LLC, and East Court Village II LLC. This amendment follows the approval of a second amendment on August 28, 2023, which outlined various incentives for the redevelopment project, including a $5 million loan, revised tax revenue agreements, and performance milestones. However, Cullinan, the project developer, failed to meet the initial milestone of securing three leases by the end of 2023, resulting in the nullification of the second amendment. Cullinan seeks an extension to fulfill this requirement by February 29, 2024, while progressing on subsequent milestones. The council deliberated two options: either approve the third amendment, maintaining incentives from the second amendment, or revert to the first amendment, devoid of performance milestones. Staff recommended the former, citing long-term benefits for the city. The financial impact involves a requested amount of $2.5 million in FY24 and FY25, allocated from the Business Development District Fund, with a remaining budget of $6,386,901. Despite no changes to the previously approved second amendment, the FY25 budget must accommodate funds for the second tranche.

City Manager Mr. John Dossey provided an update on the progress of the redevelopment project for East Court Village properties. He informed the council that two leases have been executed, with a third under final review. Mr. Dossey also mentioned ongoing work at the Bergner's building, including EPA asbestos removal and construction permitting. While acknowledging delays in meeting deadlines due to legal issues, Mr. Dossey expressed optimism about the project's future and recommended moving forward with approving the agreement. Economic Development Director Mr. Josh Wray emphasized the planned $5 million loan's potential return to the city over time and highlighted the project's alignment with the business district's expenditure goals. He noted that while the lease deadline is extended to February 29th, other milestones and associated penalties remain unchanged.

7.2. Ordinance No. 4147-23/24 Amending the City Code, Chapter 2 Governance and Organizational Structure, Article 6 Board, Commissions and Committees, creating the Economic Development Advisory Committee

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Mayor Pro-Tem Dave Nutter
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Ordinance No. 4147-23/24 proposes amending Chapter 2 of the City Code, which pertains to Boards and Committees, by introducing the creation to the city code of an existing committee, the Economic Development Advisory Committee. The incentive for this amendment stems from a request made by the Economic Development Advisory Committee during its December meeting, urging staff to review the existing committee charter and propose updates. Subsequently, staff conducted a comprehensive review of the charter, last revised in 2011, and suggested amendments aimed at enhancing specificity and aligning language with other city boards and committees. Notable changes include transitioning the selection of the committee chair from member election to mayoral appointment, a shift intended to promote consistency and reduce potential contention among members. Additionally, adjustments were made to the committee's mission, goals, duties, and responsibilities to ensure clarity and effectiveness in promoting economic development initiatives. Furthermore, the committee's size is proposed to be reduced from 13 to 7 voting members, to be phased in after current members complete their terms through May 2026. Staff recommends approval of the ordinance, emphasizing the benefits of the proposed changes for the Economic Development Advisory Committee and the city at large.

Council proposed an amendment suggesting that it be incorporated into the language that the secretary is obligated to post minutes within 14 days after approval. However, instead of directly amending the code, Mr. Wray recommended that staff enhance their efforts to enforce the posting of minutes of committees. Additionally, it was noted that the Economic Development Advisory Committee (EDAC) is currently chartered under Policy No. 12. It was acknowledged that staff did not consider Policy No. 12, and thus, there was a suggestion to repeal it. This matter will be revisited and brought back for discussion at a future council meeting.

7.3. Ordinance No. 4148-23/24 Amending the City Code, Chapter 2 Governance and Organizational Structure, Article 6 Boards, Commissions and Committees, Modifying the Provisions Governing Boards, Commissions and Committees

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Mayor Pro-Tem Dave Nutter
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Mr. Josh Wray, the Economic Development Director, proposed a change to the City Code regarding the Economic Development Advisory Committee, suggesting a modification to the language for all other boards, commissions, and committees. The proposal aimed to establish a mayor-appointed chairperson for each public body, unless a specific office is designated by the Code. If approved, all current chairs, who are currently selected by the membership of their respective public bodies, would be appointed by the mayor for a term consistent with their regular membership term. It was clarified that this procedural change was not intended to replace existing chairs, and the ordinance ensured that current chairs would continue to serve until the end of their terms. The rationale behind this change was to mitigate contention among members and provide more consistent leadership for each public body. While member-selected chairs are not uncommon, it was noted that mayor-appointed chairs are more prevalent in Illinois municipalities. Research indicated that most municipalities in the immediate vicinity of Pekin utilize a combination of membership-selected, mayor-appointed, and code-designated chairs. Additionally, the proposed ordinance stipulated that the Zoning Board of Appeals would serve as the Groundwater Appeals Committee to enhance

government efficiency, as the Groundwater Appeals Committee currently lacks appointed citizen members and meets infrequently. Staff recommended approval of this ordinance.
Mr. Wray stated that the ordinance was deemed effective immediately. This will allow for the City Clerk to successfully locate all current chairs. During the discussion, Council Member Nutter raised a query regarding the possibility of appointing Vice Chairs and Secretaries, noting that some committees currently lack either position. It was emphasized that ensuring continuity throughout the process was crucial, particularly in terms of notification. Council Member Nutter expressed approval of the direction in which the council was moving, commending the efforts made thus far.

7.4. Ordinance No. 4149-23/24 An Ordinance Annexing the Property known as Gamblewood Farms to the City of Pekin

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Rick Hilst
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

City Attorney, Ms. Kate Swise presented Ordinance No. 4149-23/24 regarding the annexation of the Gamblewood Farms property into the City of Pekin. This property was recently purchased by the City and is contiguous to the current city limits. As there are no electors residing there and the City owns the property, annexation can proceed via ordinance without the need for a petition. The only prerequisite was to notify the Central Groveland Fire Protection District, which currently serves the area, of the annexation.
The ordinance officially annexes the property into the city and designates it as agricultural zoning, as recommended by the Zoning Board of Appeals. Additionally, it authorizes the City Clerk to file the necessary paperwork with the County to finalize the annexation process.

During the discussion, Mr. Dossey addressed inquiries from the Council regarding the farmhouse on the property, which will eventually need to be demolished. Future plans for the area include development following the construction of the Veterans Roadway, with potential uses including commercial, retail, or residential.

Council Member Hilst inquired whether the property was within a TIF (Tax Increment Financing) district. Ms. Swise clarified that the property is not currently within a TIF district and explained that any amendment to include it would need to be made separately by the Council, as annexation does not automatically include it in the TIF district.

7.5. Resolution No. 92-23/24 adopting the 2023 Tazewell County Multi-Jurisdictional Multi-Hazard Mitigation Plan

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council

	Member Onken
ABSENT:	Council Member Lloyd Orrick

Deputy Fire Chief Tony Rendleman provided an overview of the county's five-year planning process, which is currently being managed by American Environmental for all county jurisdictions. This planning initiative involves analyzing potential risks to public safety within the county and identifying strategies to mitigate these risks. The risks include weather-related events, acts of nature, flood planning, and flood control measures. All jurisdictions within the county collaborated to discuss potential future challenges and hazards.

The purpose of this planning process is to acknowledge the existence of potential hazards and develop a plan to address them. While participation in the planning process is not mandatory, it is a crucial aspect of emergency management. It also ensures eligibility for FEMA grants, flood control funding, and other sources of financial support. By demonstrating inclusion of these risks in previous planning processes, jurisdictions can access funding for projects related to stormwater runoff, flood control, and other emergency management initiatives.

Ultimately, the planning process serves as an analysis of potential risks and outlines a wishlist of actions that jurisdictions would like to accomplish if they had the necessary staff, funding, and resources available.

7.6. Resolution No. 93-23/24 Approval for Airport T- Hanger Construction Overage due to Unsuitable Soil Conditions

RESULT:	**PASSED (5 TO 1)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hohimer, Council Member Onken
NAYS:	Council Member Hilst
ABSENT:	Council Member Lloyd Orrick

Resolution No. 93-23/24 Approval for Airport T-Hangar Construction Overage due to Unsuitable Soil Conditions pertains to approving additional costs incurred due to unsuitable soil conditions encountered during the excavation of perimeter footings and interior pads. On-site inspections and soil density tests conducted by a licensed testing agency revealed areas of unsuitable soil that could not be sufficiently compacted. Consequently, the decision was made to over-excavate and widen the foundation, necessitating the placement and compaction of granular fill material before concrete placement. The additional costs primarily cover 141 yards of concrete overage and 80 tons of CA6 gravel. Notably, 95% of these extra costs are reimbursable through IDOT Aeronautics.

During the discussion, Council Member Nutter requested further elaboration on the matter. Public Works Director, Mr. Dean Schneider explained that while most projects typically conduct soil borings, no inconsistencies were initially found in this case. However, as excavation progressed from the south to the north end of the foundation, soil conditions progressively deteriorated. Soil density measurements indicated a discrepancy between the design specifications and actual soil conditions, necessitating remedial action.

The solution involved widening the footings and using additional CA6 gravel to maintain the building's footprint. Mr. Schneider also clarified that after negotiations with the contractors and engineers, the cost was reduced by about 10%. Additionally, he outlined the reimbursement process, stating that the city would

initially pay the full cost upfront, with IDOT Aeronautics reimbursing 95% of the expenses due to the unforeseen nature of the expense.
Council Member Nutter sought clarification on whether the reimbursement would be applied against a grant, to which Mr. Schneider explained that it's a reimbursable expense, not deducted from a grant. He noted that Hanson would handle the reimbursement process. Council Member Nutter thanked Mr. Schenider for the detailed explanation.

7.7. Resolution No. 94-23/24 Adopting Amendment to Court Street Engineering Design Agreement with Hanson

RESULT:	**PASSED (5 TO 1)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hohimer, Council Member Onken
NAYS:	Council Member Hilst
ABSENT:	Council Member Lloyd Orrick

City Engineer, Ms. Josie Esker, provided an overview of the resolution aimed at approving an addendum to the original agreement with Hanson Professional Services. The initial agreement covered the engineering for Phase 1 and Phase 2 of the Court Street project. However, since then, there has been additional work required beyond the original scope. The project's scope has been challenging to define, leading to additional tasks such as utility coordination, land acquisition services, and adherence to IDOT requirements.
Ms. Esker highlighted several factors contributing to the need for the addendum. These include increased utility coordination due to retirements among utility workers, additional land acquisition services necessitated by unexpected property purchases, and IDOT's requirement to split the project into two separate plan sets. Splitting the project facilitates easier bidding for the portion not governed by IDOT.

Cindy from Hanson Professional Services further explained the need for the addendum. She emphasized that while the project was initially scoped during Phase 1 and 2, the specific needs become clearer only after IDOT permits the acquisition of right-of-way. Unforeseen factors such as relocations, sidewalk placements, and utility coordination have led to additional costs. Additionally, delays in Phase 1 approval by IDOT contributed to increased spending.
Council Member Nutter sought clarification on the progress of the original contract. Cindy explained that the majority of the $2 million had been utilized, and they were anticipating further expenditures as the project progresses.

Regarding IDOT involvement, Cindy clarified that while federal funding was still involved for the project, the split into two contracts was required to meet IDOT's specifications. The portion from 8th to 10th will utilize federal funds through IDOT letting, while the section from 10th to the Stadium will involve IDOT oversight and utilize MFT funds.
Council Member Nutter expressed concern about the city's history with IDOT, to which Cindy explained the differences in approval processes between Phase 1 and the current phase, emphasizing that the project has already obtained necessary environmental signoffs, reducing potential delays.

7.8. Ordinance No. 4150-23/24 Approve Acquisition of Stadium Drive Easements

& Right of Way from Pekin High School for Multi-Use Path

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Ordinance No. 4150-23/24 seeks approval for the acquisition of easements and Right-of-Way from Pekin High School for the construction of a multi-use path along Stadium Drive. This path is planned to stretch from Court Street to the existing bike path north of the 4-H buildings. A portion of the path is intended to extend onto Pekin High School's property.

To proceed with the construction of the path, the City requires the High School's approval for the purchase of Right-of-Way, a permanent easement, and a temporary easement. City staff have engaged in discussions with High School staff regarding the possibility of a donation of the Right-of-Way and easements, considering the High School's support for the project.

Based on these discussions and the support received from the High School, city staff recommend approval of this ordinance to facilitate the construction of the multi-use path project along Stadium Drive.

City Attorney, Ms. Swise added that the high school will be granting some right-of-way to the city but wishes to obtain an easement for the existing retaining wall. However, Ms. Esker clarified that the city cannot grant itself easements; they must be formally granted by the high school and the park district.

Ms. Swise further explained that according to the Local Governmental Property Transfer Act, the recipient (the city, in this case) must pass a resolution stating the need for the property before the seller (the high school or park district) can do so. The park district won't vote on their resolution until the city has produced a resolution stating the need for the property.

Council Member Nutter raised a concern about whether the park district would want money for the easements. Ms. Esker noted that both the city and the park district have passed statements of need, but an agreement is still pending. Given that the property is being donated, it seemed unnecessary to separate the resolution into two items.

Ms. Swise clarified that the resolution essentially states that the city could use the property, and if provided, they would accept it. If there is an intergovernmental agreement, it would be brought back to the council for approval.

7.9. Ordinance No. 4151-23/24 Approve Stadium Drive Easements from Pekin Park District for Multi-Use Path

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Karen Hohimer

AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

Ordinance No. 4151-23/24 seeks approval for Stadium Drive easements from the Pekin Park District to facilitate the construction of a multi-use path. This path is planned to extend along Stadium Drive from Court Street to the existing bike path north of the 4-H buildings. A portion of the path is intended to extend onto Pekin Park District property.

To proceed with the construction of the path, the City requires approval from the Park District for a permanent and temporary easement. City staff have engaged in discussions with Park District staff regarding the possibility of a donation of these easements, given the Park District's support for the project.

Based on these discussions and the support received from the Park District, city staff recommend approval of this ordinance to facilitate the construction of the multi-use path project along Stadium Drive.

Any Other Business To Come Before The Council

8.1. Solid Waste & Sewer Budget Presentation

During the Solid Waste and Sewer Budget Presentation by Public Works Director Mr. Dean Schneider, an overview of the fiscal year 2024 was provided. In the previous year, the city purchased three new sideloader garbage trucks, all of which have been successfully deployed on the streets. The solid waste department currently consists of nine drivers and one supervisor, with a monthly fee of $20/month, unchanged since 2019.

Looking ahead to fiscal year 2025, there are several budget impacts to consider. Landfill tipping fees are expected to increase from $57.50 to $59.50 per ton as the current contract agreement with GFL comes to an end. Additionally, lease payments for the new sideloader trucks amount to $168,000 per year for all three. It's projected that the solid waste department will operate at a loss for the third consecutive year without a rate increase.

Comparing solid waste rates with surrounding communities, Pekin's rate is currently $20/month, while Peoria charges $24/month, Washington $16.10 plus a $10.56 landscaping fee, and Morton $18.50. Bloomington's rates vary based on the size of the container, ranging from $18.54 to $33.62, and Normal charges $32/month.

A proposed rate increase in 2020 was rejected due to COVID-19. However, staff will recommend an increase at the beginning of fiscal year 2025, with an additional raise expected in 2026 to accommodate a 40% increase in tipping fees. It's anticipated that no additional trucks will be needed for the next three years.

In response to Council Member Hohimer's inquiry about contact with GFL, Dean mentioned plans to hold a meeting this summer and execute three contracts as one.

During the presentation on the sewer budget by Josie Esker, several key points were highlighted. The sewer plant, rebuilt in 2012, is operating efficiently with a team of five individuals led by Chris Schaefer. They have found innovative ways to save the city money, including handling more testing in-house, resulting in savings of at least $20,000 annually. Additionally, repurposing an old tandem truck from the street department to haul sludge has saved costs previously incurred by hiring an external company for this task. Training two employees in-house to handle sludge transportation further contributed to cost savings. Furthermore, the recent GFL leachate agreement has generated almost $70,000 in revenue.

Regarding sewer system infrastructure, there is a significant need for maintenance, particularly with stormwater pipes. Many pipes require replacement or lining due to corrosion caused by gases in the sewer. Efforts are being made to prioritize lining as it is a cost-effective solution. The fiscal year 2025 budget includes the CSO Phase 3B project, with an estimated cost of $15 million. This project is the last section mandated by the Illinois EPA under the consent decree.

The sewer fund has been operating at a deficit for the past few years. The current volumetric rate is $7.66 per thousand gallons, along with a capital improvement charge. Although the capital improvement charge was lowered in FY22, it is nearly back up to previous levels in FY25. Despite not raising rates for five years, staff will be proposing a rate increase in the sewer budget for FY25. This is mainly due to sewer rates not keeping up with inflation.

In response to Council Member Nutter's query about tipping fees, Josie confirmed that there are indeed tipping fees for sludge, with increases observed across the board.

8.2. Utility Billing Presentation

Mr. Bob Grogan presented on Utility Billing and began clarifying the proposed increase in sewer rates, indicating a modest rise of $1 per customer, constituting roughly one percent of the sewer fund's revenues, which currently stand at $6 million with 13,000 customers. He also discussed efficiency measures in utility billing, such as eliminating the lockbox expense of $1,700 per month and reallocating staffing resources to absorb the task. Concerns were raised regarding shutoff policies, with Mr. Grogan explaining the due diligence process and considerations for penalties.

Council Member Hilst inquired about tenant responsibilities for water bills, prompting clarification from Mr. Grogan that landlords are typically billed, but tenants are now notified to avoid surprises. The discussion expanded to include issues of housing management and contractual obligations between landlords and tenants, with the consensus that such matters fall outside the city's purview.
City Manager Mr. Dossey and City Attorney Ms. Kate Swise also shared insights on addressing landlord-tenant disputes and breach of contract scenarios.

Executive Session 5 ILCS 120/2 (c)

Adjourn

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Council Member Karen Hohimer

AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro-Tem Nutter, Council Member Hilst, Council Member Hohimer, Council Member Onken
ABSENT:	Council Member Lloyd Orrick

There being no further business to come before the Council, a motion was made by Council Member Abel seconded by Council Member Hohimer to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 6:58 PM.