
**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, JULY 14, 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

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

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

AGENDA

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

MINUTES

Motion by Council Member Abel, seconded by Council Member Hendricks that the **minutes of the Regular City Council Meeting of June 23, 2014 be approved as written**. On roll call vote; all present voted Aye.

PUBLIC INPUT ON AGENDA ITEMS

Ordinance No. 2702 Crime Free Property:

Matt Stropes Real Estate, 1908 Quail Hollow Road stated he managed over 350 rental units. He endorsed the co-operation that could be gained between tenants, landlords and police from the adoption of the ordinance. Dave Callahan stated he managed 6 rental unit recommended the Council vote yes to the provisions of the ordinance would establish. Dennis Green, Pekin Housing Authority spoke to the education and co-operation the licensing requirements would provide. He gave the example of the difference in problem tenants over the years through communications with the police department.

Bob Bramham, 2108 Velde Drive, addressed the zoning of West Campus. He questioned who owns the property and asked the Council to table the ordinance until the public was told.

Sally Johnson, 1503 N. 13th Street and Steve Schroeder, 900 Eisenhower addressed the Council regarding the Pekin Planning Commission Hearing for a site plan on the West Campus property in connection with the rezoning. Mr. Schroeder stated he represented the building trades union and spoke of his opposition in considering the construction of a General Dollar store in that location. He asked that Council uphold the PPC denial. Jack Staffer, representing General Dollar addressed the Council on the site plan put was told the Site Plan was not an action item on this agenda.

EXECUTIVE SESSION

Motion by Council Member Abel, seconded by Council Member Hendricks that the Council move to Executive Session at 5:45 p.m. to discuss 65 ILCS 120/2 (c) (11.) Potential Litigation. be approved. On roll call vote, all present voted Aye.

Council returned to open session at 6:10 p.m. All members were present.

CONSENT AGENDA

Motion by Council Member McCabe, seconded by Council Member Gillespie that the **CONSENT AGENDA be approved as presented**. The following was presented for consideration of the Consent Agenda items by Omnibus Vote.

7.1 Receive and File Monthly Reports: Human Rights Committee Minutes April 23, 2014 and Tazewell County Animal Control June Report.
7.2 Receive and File Bids for Broadway Reconstruction – Court Street to 8 th Street opened July 8, 2014.
7.3 Receive and File Minutes of the Planning Commission Special Meeting dated June 25, 2014.
7.4 Receive and File Pekin Planning Commission Hearings and Recommendations: a. Hearing #06-1879 recommends the denial for the Rezoning from R-4 (Single Family Residential District) to B-3 (General Business District) located at 207, 210 and 211 N. 9th Street (West Campus Property) b. Hearing #06-1880 Pekin Planning Commission dismissed the Site Plan due to the denial of rezoning of property located at 207, 210 and 211 N. 9th Street (West Campus Property)

On roll call vote all present voted Aye.

NEW BUSINESS

ORDINANCE NO. 1568-A199-14/15 **PROVIDING FOR THE REZONING OF CERTAIN PROPERTY** **PIN #04-04-35-363-001 AND PIN #04-04-35-363-002**

Motion by Council Member McCabe, seconded by Council Member Abel that Ordinance No.1568-A199-14/15 be adopted. Council was presented the rezoning of property from R-4 (Single Family Residential) District to B-3 (General Business) District located at 207,210 and 211 N. 9th Street. The Pekin Planning Commission denied a recommendation of the West Campus property. Attorney Dancy read from an agreement for purchase and sale of the property between the City and Chicago Land Trust section 5.5 Seller Obligation to facilitate rezoning of the property. Council was advised to consider the whole parcel not project specific request from a submitted site plan. Council Member Golden felt the demolition was incomplete as required by the developer. The attorney was questioned if Merle Huff was involved in the development and how the City could enter an agreement not knowing the owner. On roll call vote Ayes Orrick, Gillespie, McCabe, Abel, Hendricks, and Barra; Nay, Golden. Motion Carried.

ORDINANCE NO. 2702-14/15 **AMENDING TITLE 6, CHAPTER 2 OF THE CODE OF THE CITY OF PEKIN 1995** **REGARDING CRIME FREE PROPERTY/NUISANCE PROPERTY ABATEMENT**

Motion by Council Member Gillespie, seconded by Council Member Orrick that Ordinance No. 2702-14/15 be adopted. Officer May Pulliam, Problem Oriented Policing and Chief Greg Nelson presented the tool to assist landlords in dealing with problem tenants and the City to deal with irresponsible landlords who do not address illegal activities on their properties. The licensing of landlord and seminar requirements was intended to educate and foster communication. Council Member Golden expressed his concerns. He felt the ordinance posed a significant time committee of the officer and was unnecessary for landlords. Council Member Orrick stated he would like to see more nuisance property maintenance abatement. 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 **PEKIN HOUSING AUTHORITY REHABILITATION CONSULTING CONTRACT** be approved. The Council was informed of the terms and conditions The term of the renewed contract was for a one year term from May 1, 2014-April 30, 2015 with the Housing Authority at \$31,164 annually. Staff addressed Council Member Golden's concern with the position's qualifications exhibit to the contract regarding knowledge of the BOCA Codes. On roll call vote all present voted Aye.

Motion by Council Member Orrick, seconded by Council Member Abel that the **CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT** be approved. Pamela Anderson, Community Development Director presented both the Consolidated Annual Performance Evaluation Report for the Community Development Block Grant (CDBG) entitlement and the 2014 Action Plan Amendment #1. She stated that HUD requires a yearly evaluation report stating the accomplished goals for the past fiscal year and

performance measurements based from the Five Year Consolidated Plan. The draft had been on public review from June 23- July 11, 2014 with a public hearing on July 10, 2014 at 5:00 p.m. Changes to the allocation of dollars required an amendment, reallocated from the 2013 CAPER to 2014 HUD fiscal year projects. Therefore she presented to Council a 2014 Action Plan Amendment. Council Member Golden asked if all ADA ramps had been accounted for and how many of the reported 800 ramps in the 1995 Americans with Disabilities Act Transition Plan had been completed or work left to be compliant. On roll call vote all present voted Aye.

Motion by Council Member Orrick, seconded by Council Member Hendricks that the **2014 ACTION PLAN AMENDMENT #1 FOR COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT** be approved. On roll call vote all present voted Aye.

Motion by Council Member Hendricks, seconded by Council Member Orrick that the **BID FOR BROADWAY RECONSTRUCTION – COURT STREET TO 8TH STREET** be approved **IN THE AMOUNT OF \$214,785.05 AND THE CONTRACT AWARDED TO UNITED CONTRACTORS MIDWEST**. City Engineer Michael Guerra recommended the approval of the low bid to address the deteriorated section of the downtown. He reported that 6th Street would be the detour and that work was scheduled to be completed prior to August 30, 2014. On roll call vote all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Attorney Dancey acknowledged the time and work that Officer May Pulliam and Attorney Sue Bosich contributed to the completion of the Crime Free Housing Ordinance.

City Engineer Michael Guerra reported Sheridan Road bridge project was being delayed by the rain.

Council Member Abel questioned if the inspections department was writing violations for 8” grass and weeds. Code Enforcement Officer Ron Sieh reported the quantity of hearings that were being conducted on Thursdays and the amounts of mowing work orders requested this summer. Council Member Orrick requested that the property owner at Enterprise Drive in the Business Park be contacted concerning the weeds. The Council Member also extended a welcome to Darin Girdler on his first Council Meeting as Manager.

Douglas Jones, 16526 VFW addressed the Council with his concerns regarding 8 feet weeds, speed of vehicles, and the danger in front of his property during the Veterans Drive extension construction. He asked that the City mow the area.

Bob Bramham, 2103 Velde Drive express his concerns regarding the agreement between the City and the purchaser of the West Campus, his opposition to government checking on landlords, City lots not mowed.

Sally Johnson, 1503 N. 13th asked for confirmation that the City budget was a balanced budget.

Shirley Faichney, 320 State Street, stated Pekin did not need improvements to the Library.

Ann Witzig, 11501 Antioch Tremont, Il, voiced concern that the inspections department did not answer her complaints. She requested the weeds at 1410 S. 12th property be issued a violation.

EXECUTIVE SESSION

Motion by Council Member Hendricks, seconded by Council Member Orrick that the Council move to Executive Session at 8:05 p.m. to discuss 65 ILCS 120/2 (c) (6.) Sale of Municipally Owned Property and (5.) Purchase or Lease of Property be approved. On roll call vote, all present voted Aye.

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

COUNCIL ADJOURNED AT 8:05 P.M.

Sue E. McMillan
City Clerk