CITY OF Pekin ILLINOIS

****

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 JULY 13, 2020 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

****

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 JULY 13, 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 Mayor Mark Luft. The Clerk confirmed by roll call vote, that all Councilmembers were physically present except for Councilmember Garrison, who attended via remote electronic attendance.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Remote	
Rick Hilst	Councilman	Present	
Karen Hohimer	Councilwoman	Present	
Dave Nutter	Councilman	Present	
Lloyd Orrick	Mayor Pro-Tem	Present	
John P Abel	Councilman	Present	

Mark Luft	Mayor	Present	

APPROVE AGENDA

3.1. Motion to: **Approve Agenda**

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

APPROVAL OF MINUTES

4.1. Minutes of June 8, 2020 5:00 PM

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

4.2. City Council - Special Meeting - Jun 15, 2020 5:30 PM

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

4.3. City Council - Regular Meeting - Jun 22, 2020 5:30 PM

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

PUBLIC INPUT

Mr. Mangan spoke via electronic attendance regarding agenda item 7.6 regarding TIF dollars in the Southside TIF District urging Councilmembers who are interested in bring jobs to residents to make a motion to amend the agreement requiring DCX to make a good faith effort to her Pekin residents first.

Mayor Luft commented that the school district was utilized along with other organizations to make sure they hired local and they had no problems with doing that. It was discussed as to whether that could be added to the contract.

Mayor Luft read Mr. Jay McNish's comment that had been submitted via email regarding agenda item 7.6 questioning the accuracy of the work completed and felt chip and seal was not appropriate.

CONSENT AGENDA

6.1. Receive and File Bids for the 2020 Sidewalk Improvement Project

6.2. Receive and File Bids for the Gale Court Outfall Erosion Project

6.3. Receive and File Bids for the St. Clair Sewer Repair project

6.4. Receive and File Bids for the 2020 Chip Seal Project

6.5. Police Department Monthly Stats - June 2020

6.6. Tazewell County Animal Control Billing - June 2020

6.7. Accounts Payable To Be Paid Proof List thru July 10, 2020

6.8. Pekin Public Library Annual Report 2020

6.9. Resolution No. 136-20/21 Mayor's Annual Appointments

Motion to: **Approve Consent Agenda**

Mayor Luft read the 9 items on the Consent Agenda.

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

NEW BUSINESS

7.1. Resolution No. 137- 20/21 Award Contract for 2020 Sidewalk Improvements to C&G Concrete

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 137- 20/21 Award Contract for 2020 Sidewalk Improvements to C&G Concrete. Mr. Rothert summarized the request to remove and replace sidewalks at various locations within the City most being under the City's annual 50/50 program.

Mayor Luft questioned whether any previous ADA work C&G Concrete completed was checked for accuracy.

City Engineer, Ms. Josie Esker, answered that previous work had been inspected at the time of completed along with staff checking the quality of work at the time of construction. Ms. Esker added that the is C&G Concrete was reputable and familiar with ADA requirements.

Council discussed how it was determined to replace the sidewalks at each location and the City Engineer read the list of repair locations.

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

7.2. Resolution No. 138-20/21 Award the Contract for the Gale Court Outfall Erosion Project to Pipco Companies LTD

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 138-20/21 Award Contract for Gale Court Outfall Project to PIPCO. Mr. Rothert summarized the request to award the contract to make repairs to the storm sewer outlet causing significant erosion to PIPCO. Mr. Rothert added that the City does not have the equipment to complete the project in house. Two bids were received and it was noted that there was an error in the bid tab. City Engineer, Ms. Josie Esker, handed out to Council a corrected bid tab sheet during the meeting. The low bid was over the Engineer's estimate but seemed reasonable and responsible to award.

Council discussed how the project had been held up due to the resident performing another project on the property.

Council thanked the committee for moving forward on the project.

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

7.3. Resolution No. 139-20/21 Award the Contract for the St. Clair Sewer Repair Project to G.A. Rich & Sons Inc.

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 139-20/21 Award Contract for St. Clair Sewer Repair to G.A. Rich. Mr. Rothert explained that this was an emergency sewer repair on St. Clair because of a sinkhole that rapidly developing. The sanitary sewer in the area was almost twenty feet deep and the City did not have the necessary equipment to complete the repair. Mr. Rothert continued to state that the City received two bids for the project with the low bid below the Engineer's estimate. Mr. Rothert added that the bid was reasonable and responsible.

Council discussed past sewer problems at St. Clair and Valle Vista and how the project was beyond the City's scope.

City Engineer, Ms. Josie Esker, stated that the root cause was age and that the pipes have met their expected life. Ms. Esker added that she would like to target these issues before developing by the use of cameras.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.4. Resolution No. 140-20/21 Award the Contract for the 2020 Chip Seal project to United Contractors Midwest

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 140-20/21 Award Contract for Chip Seal to UCM. Mr. Rothert explained the request to award the project to R.A. Cullinan to chip seal the roads as approved in the 2020 Street Maintenance Plan. Only one bid was received for the project as only a limited amount of companies are able to perform the work in this area. Mr. Rothert added that the bid was favorable and 6% under the Engineer's estimate.

Councilmember Able addressed Mr. McNish's comments and stated that chip and seal was the next best alternative to blacktop or concrete considering the City's financial resources.

Council discussed with the City Engineer, Ms. Josie Esker, the 5-7 year life span from chip seal and explained how the City does not have resources to rebuild the load with mill and overlay. Ms. Esker added that the City does not have financial resources to do more than one residential road a year.

Council discussed the millions of dollars it would take to every road in the City and how the focus has been on main streets more so the last couple of years than in the past 10 years. Also discussed by Council was alternative options for funding the roads.

Councilmember Abel pointed that the public was surprised about the cost of ADA compliance on the Willow and 14th Street projects.

Councilmember Nutter suggested communicating with the public on social media regarding motorcycle season.

Ms. Esker discussed the timeline on how quick it was to safely ride a motorcycle after the project and how the chips are recycled after being swept up.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Hohimer, Nutter, Orrick, Abel, Luft

7.5. Resolution No. 141-20/21 Addendum to Intergovernmental Agreement for Transportation Services with Tazewell County Health Department

City Manager, Mr. Mark Rothert, presented the agenda item to Council to approve and adopt Resolution No. 141-20/21 Addendum to Intergovernmental Agreement for Transportation Services with Tazewell County Health Department. Mr. Rothert explained that the health department wishes to further engage with the City to participate in their learning program offering a broad range of additional services and activities. The resolution called for an addendum that added language to the existing Intergovernmental Agreement entered into earlier this year for the team reach program.

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

7.6. Ordinance No. 2891-20/21 TIF Redevelopment Agreement with DCX-CHOL Enterprises, Inc.

City Manager, Mr. Mark Rothert presented the agenda item to Council to approve and adopt Ordinance No. 2891-20/21 TIF Redevelopment Agreement with DCX-CHOL Enterprises, Inc. Mr. Rothert pointed out that an amended redevelopment agreement and ordinance was provided to Council before the meeting except for Councilmember Garrison, who was off-site. Mr. Rothert explained that DCX is located in Pekin and they indicated that they are interested in expanding current operations. Mr. Rothert continued to give a background summary about the company that included five different locations across the country and in India. The company reached out to the City to defray the cost of rehabilitation upwards toward $2M. Mr. Rothert continued to explained that the company was on an aggressive timeline and wanted to proceed as soon as possible. The grant funding is in the amount of $700k should they be successful with the shovel ready program. The grant is only effective if the grant with the state is not accepted, therefore the attachment may change. Mr. Rothert pointed out that the big change was a five year loan program with 1/5 being forgiven each year if the company stayed in the same location. Mr. Rothert updated Council on the balance of the TIF Fund.

Mr. Rothert clarified that the City was the applicant and if the City doesn’t receive the grant then TIF money would kick in. The City would then purchase the property and transfer it over to DCX.

Council discussed the timeline of awarding the grant with the City Manager from the Department of Commerce. Mr. Rothert added that the company has not officially purchased the property and explained that the goal was to entice them to stay and expand in Pekin.

Council then discussed properties and the money going into the TIF District as displayed on the website.

Council also discussed working with the city on the hiring process to help ensure the company hires local employees and defending economic development.

Mr. Rothert assured Council that the state was very interested in the project as it pertains to growth but there is competition with other applicants.

Council finally discussed the lowered purchase price of the commercial property.

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

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Mr. Jim Mangan spoke via electronic attendance regarding the required thickness of chip and seal. Mr. Mangan also questioned whether the City was reimbursed for March Madness.

Mayor Luft read a comment submitted by Mr. Jay McNish regarding the future demolition of the property on Orchard Street.

Mr. Rothert explained that the City's budget for tree trimming was only $100K and stated that money and resources were scarce. The Orchard property is scheduled to be demolished with CDBG funds but requires the 2019 Action plan be amended per requirements by Federal Government and HUD along with the amendment of the 2020 Action Plan due to money received for COVID-19. Therefore the bids may need to be refreshed.

Mr. Rothert announced that the TIF meeting scheduled had to be canceled and rescheduled due to issues with Zoom's toll free number listed on the public notice not working properly. A new notice would be forthcoming.

Mr. Rothert also stated that Riverway Drive was deteriorating due to truck traffic and staff is looking into options for funding through the construction of Front Street. The City is hoping to receive a grant and if successful will have discussions with contractor to fit into guidelines.

Mr. Rothert continued his announcements regarding the scheduling of a special meeting on Monday and preparing the agenda as if the City was awarding grant funds for Court Street.

Mr. Rothert again gave updates on State grants related to the Coronvirus TEARS application.

Mr. Rothert gave an update on 228 Margaret Street with regards to the asbestos found during the environmental study along with an update on SEICO discussions regarding the property line.

Lastly, Mr. Rothert announced that he had spent some time scrubbing the website by making it more user friendly.

Council discussed the reopening of City Hall at Phase 5.

Councilmember Abel commented on the property at Capitol and Ann Eliza with regards to the 3 foot high grass.

Councilmember Orrick praised Mayor Luft for his hard work and dedication during the pandemic.

Councilmember Nutter questioned the completion of Sheridan Road, the electric rate from the previous Council meeting and the bus departments plan once school resumes.

Mayor Luft thanked D.A. Points for making the golf tournament happen last weekend.

EXECUTIVE SESSION 5 ILCS 1`20/2 (C)

9.1. Motion to: **Move to executive session for the purpose of 5 ILCS 120/2 (c) Purchase of Real Estate**

Mayor Luft stated no action would be taken after the conclusion of Executive Session.

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

ADJOURN

There being no further business coming to Council, a motion was made by Councilmember Orrick to adjourn seconded by Councilmember Abel. Motion carried viva voce. Mayor Luft adjourned the meeting at 7:30 PM.