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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 JULY 12, 2021 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

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PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Orrick. City Clerk Sue E. McMillan confirmed all members were present and logged on for electronic voting. A quorum was declared by Mayor Luft.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	5:17 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	5:14 PM
Dave Nutter	City of Pekin	Councilman	Present	5:16 PM
Becky Cloyd	City of Pekin	Councilwoman	Present	5:14 PM
Lloyd Orrick	City of Pekin	Mayor Pro-Tem	Present	5:14 PM
John P Abel	City of Pekin	Councilman	Present	5:13 PM
Mark Luft	City of Pekin	Mayor	Present	5:12 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

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

APPROVAL OF MINUTES

Motion to: **Approve Minutes**

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

4.1. City Council - Special Meeting - Jul 1, 2021 12:00 PM

4.2. City Council - Regular Meeting - Jun 28, 2021 5:30 PM

PUBLIC INPUT

There were no comments received from the Public.

CONSENT AGENDA

Motion to: **Approve Consent Agenda**

Mayor Luft presented 3 items for consideration of the Consent Agenda. The Consent Agenda was approved by Omnibus vote.

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

6.1. Accounts Payable To Be Paid Proof List thru July 12, 2021

6.2. Tazewell County Animal Control Billing - May 2021

6.3. Receive and File Bids for 2021 Sidewalk Improvement Project

NEW BUSINESS

7.1. Resolution No. 288-21/22 Application for Honorary Street Designation Carol A. Shields

City Manager Mark Rothert informed the Council that Harland K. Shields had submitted he first application pursuant to a new Section 5-4-9-3 of the City Code for the designation of Veterans Drive between Court and Broadway in honor of Carol A. Shields. City staff reviewed the application and found that the application fulfilled the criteria set forth for the designation of honorary street names. He advised however, the ordinance did limit the designation to one block in length, and allowed for the designation only as to City-owned or controlled streets. The request of Veteran's Parkway from Court to Broadway was more than one City block. Additionally, the intersection of Veteran's and Court and the intersection of Veteran's and Broadway both were owned/controlled in part by the State or the County. Therefore, those intersections were not recommended for installation of honorary street designation signs. Staff was recommending approval of the honorary street designation for "Carol A. Shields Drive" for Veteran's Drive between Griffin Drive and Allentown Road, both of which were entirely City-controlled. If approved, the Street Department would fabricate and install two honorary street designation signs and have the signs remain in place for one year from the date of installation.

Mayor Luft addressed Mr. Shield and family in attendance and explained that he would make the section of Veterans Drive happen while in Springfield on the House floor. Mr. Shields expressed his sincere appreciation to the Council and staff for the work put into the designation and approval.

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

7.2. Resolution No. 289-21/22 Award 2021 Sidewalk Improvement Project to M.E.R.C Construction

City Engineer Josie Esker addressed the request to award the 2021 Sidewalk Improvement project contract to M.E.R.C. Construction Inc. She advised the Council that the project was to remove and replace sidewalks at various locations within the City. Some of the locations were for the City's annual 50/50 program; some locations were based on ADA requests, some locations were in areas where inlet repairs require ADA ramp upgrades. She stated the City received two bids for this project. The low bid was 28.5% percent above the Engineer's estimate of $43,777.25. After reviewing the unit costs for the project, the bid seemed reasonable and responsible, and staff's recommendation was to award this bid as to complete the improvement as planned. Council Member Nutter asked 3 procedural questions and Ms. Esker responded to the following: 1.

concerning only 2 bidders – requests were typically placed in one newspaper and sent to multiple contractors that perform the work; 2. concern of M.E.R.C Construction performance, efficiency and timeliness based on their project at Willow and Parkway – quality of work was not an issue and if timeliness was they would be charged; 3. concern of over budget - that staff would reduce scope of work $6,000 as needed to stay within budget by removing 1 ADA ramp from project.

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

7.3. Resolution No. 290-21/22 TIF Incentive Program for New Residential Home Building

City Manager Rothert introduced the Resolution as a follow-up to a discussion item at the last Council Meeting to create a general policy to allow TIF incentives to be applicable to new home buyers. As proposed the City would establish an incentive program designed to incentivize individuals and families to build a new primary residence on property located in a residentially zoned area of an existing TIF District in the City of Pekin. The annual reimbursement of 80% of net TIF increment generated by paid property taxes, up to a cumulative reimbursement total of $30,000 and over a ten-year (10) timespan. Incentives would be funded on a Pay-as-You-Go basis where homeowners pay their annual property taxes and are then reimbursed in accordance with a redevelopment agreement with the City. Mr. Rothert explained in the north end of town, Lake Whitehurst, Marigold Estates, as well as Deerfield Estates on the south end of town were prime residential developments for this incentive.

Council Member Orrick was told there were approximately 100-50 lots existing in the areas talked about. He questioned if a Council within the 10 years scheduled could cancel the program and was told the program could end but the homeowner would enter into a continued agreement. Council Member Hohimer asked concerns of homeowners that just completed construction. The City Manager reiterated the program intention was to attract new construction and new residents but it would be the discretion of Council if they wished to approve retroactive construction. Council Member Nutter was told reimbursement was once not on purchase of lot and 5 years later on construction of home. Corporations or developers could build the homes but only homeowners or end user were entitled reimbursement. Council Member was also informed that Jacob & Klein would draft a template agreement for homeowners to enter into with intended program language. A revenue line item would be created for tracking the TIF Incentive Program dollars. Council Member Cloyd was told there was no penalty if house sold prior to term of the agreement but the homeowner would miss out on remaining years of reimbursement of real estate taxes.

The Council had indicated an interest in some benefit to existing home owners. Discussion followed on renovation through the TIF. Council was advised the BDD would be more applicable for exiting residential properties in need of rehab.

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

7.4. Resolution No. 291-21/22 Use of BDD Funds To Address Storm Water Flooding Issues Impacting Businesses

The Council was advised that recent heavy raised concern over storm water flooding impacting various businesses in the Business Development District, particularly in alleys off major routes and in the downtown. Engineering solutions to these flooding issues may require new curb and gutter work, grading work, or storm sewer improvements. Staff identified funding availability reallocated from Fire Station maintenance/repairs to address these issues in the BDD Fund. It was recommended Public Works Director and City Engineer assess the storm water flooding issues in the BDD affecting businesses and undertake repairs and solutions utilizing up to the $100,000 in available funds. City Engineer Josie Esker clarified smaller projects below $15,000 that have Manager spending authority would not come back to Council. There were 2 allies being considered. There would be quite a few business flooding issues that could be addressed with the $100,000.00. The City Manager made note of the new Public Works Director Justin Reeise in attendance was available for questions.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Becky Cloyd, Councilwoman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7.5. Resolution No. 292-21/22 Approval To Renew Software Maintenance & Support For One Year On Springbrook Financial Software

Request was submitted by the I.T. Department for the renewal purchase of the software, support and maintenance from Springbrook that helps the City manage financial and human resources reporting systems. Council was made aware that an initial contract with Springbrook was first awarded in 2009 and has continued to use the software to meet the needs of the City. The request was for $81,091.50 for a one year extension.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7.6. Resolution No. 293-21/22 Shared Agency Agreement for Computer Aided Dispatch and Records Systems Management with Motorola

Police Chief John Dossey presented background information in the department's request to enter an agreement with Motorola though Tazewell County Emergency Telephone System Board (ETSB) for radio and Computer Aided

Dispatch (CAD) system. He told the Council the disadvantages of the police department's utilization of a cumbersome and costly records management system (RMS) currently by Central Square and the advantages of a new system. This new agreement would allow Motorola to bill agencies directly. The estimated amount billed the Police Department would be approximately $11,000 annually, which is approximately a $3600 cost reduction. Further, this is locked in for the next 10 years of the contract that the ETSB negotiated.

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

7.7. Discussion - Sale of alcohol at gas stations

Mayor Luft asked the Council Members to bring to the floor and discuss their thoughts on the sale of alcohol at gas stations. The members were aware the City Code presently provided the language as follows: Restrictions on issuance of licenses – Any premises whose primary purpose is the sale of products and services not related to the sale of alcoholic liquor, including, but not limited to, any establishment which pumps motor fuel directly into motor vehicles.

Discussion followed on the numerous locations available to purchase alcohol and in recent years the change and convenience to allow in grocery stores. Some Council Members expressed their concern that gas and alcohol don't mix or drink and drive under the influence of alcohol. It was the consensus of the Council that they were not in support of allowing the sale of alcohol at gas stations.

7.8. Discussion - Ordinance No. 2958-20/21 An Ordinance Creating a General Business License for the City of Pekin Illinois

Mayor Luft stated that over the last several months, the City Council had been discussing the implementation of a business licensing ordinance and would like to move forward. City Manager Rothert informed the Council Members that the benefits of a license would be to identify businesses operating in the City; facilitate the provision of notices to business regarding City programs and services; assist public safety personnel in the event of an accident, natural disaster, criminal activity, and other emergencies at business locations; offer any available incentives or grants; and update the City on issues or projects. Based upon discussion and feedback, it was proposed to create a business licensing program that required the following:

Every business within the City to obtain a business license

No fee required or annual renewal

License would be in addition to any other required

Application, containing basic information would be on the internet using the City website

No license issued to any business owing any debt to the City.

Council Member Orrick indicated he was 100% against the license at the beginning but kept an open mind. After listening to what benefits the information could offer he was in support. Council Member Abel questioned if any business including home businesses would be required to be licensed. All applicable businesses were provided in the definition provisions of the draft ordinance. With consensus on support and to move forward, the Mayor requested the action be placed on the next agenda.

CITY COUNCIL OR STAFF REPORTS

City Engineer Josie Esker reported to the Council and the public that a start date anticipated for this week of Court Street Rehabilitation Project was being postponed to begin Monday, July 19, 2021.

Council Member Orrick noted it was nice to see the community out for the Fourth of July events and hoped that community spirit continued through Marigold activities.

Council Member Abel receiving complaints for Code Enforcement review of 1025 Park Avenue and 2113 Brookview Terrace for violation of weeds and tall grass. Police Chief Dossey indicated that if the owner of properties do not comply, the property locations are sent to the City yard crew. Ms. Newcomb reported that the City Human Resources Department was taking applications for additional yard crew employees.

Council Member Hilst asked Finance Director Bruce Marston for an update on receiving the audit. Mr. Marston reported the preliminary drafts were received from Sikich and final Financial Statements for fiscal year April 30, 2019 were in the final stages.

The question was asked the City Engineer of the steps in the Court Street projects. Council Member Nutter was told work begins on mediums, curbs, sidewalk and after that concrete work, asphalt begins and finishes landscaping.

Council Member Cloyd announced she was taking a tour of the Wastewater Treatment Plant on Friday and would report back.

Mayor Luft felt the Fourth of July Celebration was a victory for the Chamber and the community.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 11. LITIGATION AND 5. PURCHASE OF PROPERTY

9.1. Motion to: **Move into Executive Session**
Motion was made by Council Member Nutter, seconded by Council Member Hohimer to move to Executive Session at 6:45 P.M. to discuss 5 ILCS120/2 (c) 11. Litigation and 5 purchase of Property. On roll call vote, all present voted Aye. Motion Carried.

ADJOURN

The Council returned to open session and without further action to come, motion was made by Council Member Orrick, seconded by Council Member Hohimer to adjourn. Motion carried viva voce. Mayor Luft adjourned the meeting at 7:20 P.M.