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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 MAY 10, 2021 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

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NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS WILL BE HELD ON MONDAY, MAY 10, 2021 AT 5:30 P.M. IN THE CITY HALL COUNCIL CHAMBERS, 111 SOUTH CAPITOL STREET, PEKIN, ILLINOIS 61554. THE PUBLIC MAY ATTEND WITH PROPER SOCIAL DISTANCING.

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. YOU MAY SUBMIT COMMENTS DURING PUBLIC INPUT BY SENDING A DIRECT MESSAGE TO THE MEETING HOST USING ZOOM MEETINGS.

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

Mayor Luft requested Mayor Pro-Tem Orrick lead those assembled in the Pledge of Allegiance.

City Clerk Sue E. McMillan confirmed that all Council Members were physically present except Council Member Garrison who was absent. Mayor Luft declared a quorum was present.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Absent	
Rick Hilst	Councilman	Present	5:17 PM
Karen Hohimer	Councilwoman	Present	5:07 PM
Dave Nutter	Councilman	Present	5:13 PM
Becky Cloyd	Councilwoman	Present	6:21 PM
Lloyd Orrick	Mayor Pro-Tem	Present	5:06 PM
John P Abel	Councilman	Present	5:09 PM
Mark Luft	Mayor	Present	5:10 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

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

APPROVAL OF MINUTES

4.1. Motion to: **Approval of Minutes**

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

4.2. City Council - Regular Meeting - Apr 26, 2021 5:30 PM

PUBLIC INPUT

Jim Mangan addressed the Council regarding his concern that provisions in Ordinance 2932-20/21 adopted in December 14, 2020 for the sale of property in the 100 block of Elizabeth Street were not followed. He quoted and questioned if the language was to be “found true and correct” and “full force and effect after passage and approval” how could Council in consider a lease agreement on the same property in Ordinance 2969-21/22. He asked what changed; if legal charges and payment for survey work in December were dollars wasted by the taxpayers; if errors were made; who broke the agreement; how a new ordinance could be voted on if the original not rescinded. Mr. Mangan urged the council to change language that gave blanket approval to the Manager.

John McNish referred to the history of Court Street/Veterans Drive including a 4 cent gas tax in 1996, lanes opening at Commercial and Veterans 2003, and the $30 million State funding for the transfer of Rt 9. He expressed concern of continuing to drive Court Street with potholes. Mayor Luft explained the funding history, delays, and the anticipated sections scheduled for maintenance construction of Court Street as well as money b put in roads for Parkway and Derby Streets. Mr. McNish continued and commented on the following topics: Pizza Peel development agreement, budgeted funds for ADA Class Action lawsuit, funding of fire and police pensions, solid waste collection of mattresses, The public’s questions not being answered, and the parking lot study.

CONSENT AGENDA

Motion to: **Approve Consent Agenda**

Mayor Luft read and presented 5 items for consideration by the Council. 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
ABSENT:	Michael Garrison

6.1. Financial Reports March FY2021

6.2. Accounts Payable to be Paid Proof List thru April 30, 2021

6.3. Police Department Stats - March 2021

6.4. Police Department Stats - April 2021

6.5. Proclamations Municipal Clerk Week and Public Works Week and Public Service Week

CITY COUNCIL OR STAFF REPORTS

Council Member Michael Garrison was recognized for his service to the City over the 4 year term by Mayor Luft and then by each Council Member. The Members expressed pleasure in serving with the councilman and his different point of view he brought to the discussions with some surprises along the way. Mayor Luft noted Council Member Garrison's contribution to the Infrastructure Improvements Committee and was invited to remain as a public member. A fitting parting gift would be presented to him.

ADJOURN SINE DIE

8.1. Motion to: **Motion to adjourn Sine Die**
Council adjourned at 6:10 p.m.

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

OATH OF OFFICE

The Oath of Office for newly elected Council Members was administered by City Clerk Sue E. McMillan to Lloyd A. Orrick, David B. Nutter, and Becky Cloyd for four year terms until May 12, 2525.

PROCEEDINGS OF THE REGULAR MEETING

OF THE CITY OF PEKIN, ILLINOIS

HELD IN THE COUNCIL CHAMBERS OF CITY HALL

111 S. CAPITOL STREET

ON MONDAY, MAY 10, 2021 AT 6:20 O'CLOCK P.M.

MARK A. LUFT*MAYOR* PRESIDING

10.1. Roll Call
PRESENT: COUNCIL MEMBERS, ABEL, ORRICK, HOHIMER, HILST, NUTTER, CLOYD AND MAYOR LUFT

ABSENT: NONE

Roll was call and all Council Members were physically present. A quorum was declared.

APPROVE AGENDA

11.1. Motion to: **Approve Agenda**

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

PUBLIC INPUT

Terri Gambetti representing Pekin Mainstreet Board of Directors, presented Downtown Parking Concerns. She stated that the organization was committed to promoting the rehabilitation and historic preservation of Downtown and were seeking assistance with a lack of safe and accessible parking. Nine improvement items from the Board and representatives was submitted to the Council.

1. Tazewell County to enforce employees to park in designated county lots
2. Remove unnecessary/unsightly poles that held “reserved” signs
3. Patch holes in lots and alleys
4. Remove old signs not needed in parking lots
5. Restripe parking lots
6. Restripe the north side of lower 200 Court for diagonal parking
7. Restripe crosswalk and install pedestrian signage from 2nd and Court to Park District lot
8. Restripe crosswalk at 3rd and Court Streets
9. Consider converting alleyway on north side of Court to pedestrian traffic

NEW BUSINESS

13.1. Resolution No. 250-21/22 Adopt CDBG 2021 Annual Action Plan

David Bess, CDBG Program Manager presented the request to adopt the annual Action Plan. He advised the Council as part of the City of Pekin’s application to receive continued Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD), the City must complete and submit an Annual Action Plan. The Annual Action Plan outlines the anticipated projects to be undertaken during the associated program year and generally aligns with the overall strategy contained in the 5-Year Consolidated Plan previously approved by the City Council.

He told the Council that a draft version of the proposed document was available for public review and comment on the City’s website since April 9, 2021 and the City held a public hearing on April 26, 2021. It was anticipated that this program income would total $75,000 and he was recommending that the program income would be best utilized for the project category of “public facilities and infrastructure.” The proposed plan included the following anticipated expenditures: Demolition $59,995, Public Services $187,306, Public Facilities $519,267, Fire Prevention $535,000, Economic Development $60,000, Residential Rehab $20,000, Administration $93,133.

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

13.2. Resolution No. 251-21/22 Approve Change Order 2 for Phase 3A CSO Project

City Engineer Josie Esker explained to the Council that the item was for a change order to the existing Combined Sewer Overflow contract with Contractor, Leander Construction. The change order for 56 days and $46,805.00 was an addition to the current contract of $5.5 million. The request for a time extension was due to delays with Railroad negotiations, discussions, and revisions prior to the track crossing work; material delivery delays due to supplier and other sourcing fabrication delays; and unknown utility conflict resolution. The cost change was due to additional compacted subgrade lifts below the railroad tracks at the road crossing. The railroad requirements for backfill below the tub crossing were unclear at the time of bid. Staff chose to bid the project anyway as to avoid delays with the Front Street road project. Ms. Esker recommended the change order as necessary to complete the project. Council Member Orrick questioned the percent of change order to the project and was told .8%.

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

13.3. Resolution No. 252-21/22 Approving Environmental Systems Research Institute Inc. (ESRI) Enterprise Software Agreement

Council was advised that the City's Environmental Systems Research Institute (ESRI) Enterprise License Agreement for Geographic Information System (GIS) software would expire on 5/14/2021. The I.T. Department was seeking to renew the agreement for a period starting 5/15/2021 and expiring on 5/14/2024. This agreement would have three annual payments of $42,500.00 as budgeted in the forthcoming budget year starting 5/1/2021 and in the two following years, for a total contract of $127,500.00. The ESRI GIS software was vital to the operation of the City because it was utilized by almost all departments within the City. The GIS system was comprised of computer servers; informational databases that house information for assets in the City; the ESRI software that utilizes the databases; and aerial imagery. Council was further advised of how and where the GIS system was used:

- Address locations for the 911 responses
- Zoning information for zoning maps;
- Routing information for solid waste collection;
- Mapping for economic development purposes;
- Street information for different types of street maps;
- Type, size, depth and location of sewers in the City;
- Street light locations;

- Traffic sign locations; and
- No parking locations.

City Engineer Esker felt the renewal of the software was imperative due to its integral impact on operational efficiency. Mayor Luft questioned if updates came with the software. Dave Hess, Network Support Administrator addressed questions and spoke in support of the expenditure.

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

13.4. Ordinance No. 2969-21/22 Lease Agreement with Stratus Networks on City Lot in 100 Block of Elizabeth Street

City Manager Rothert reported that Stratus Networks Inc. was interested in entering into a long term lease with the City for .241 acres on a lot owned by the City (PIN: 04-04-34-436-015) in the 100 block of Elizabeth Street. Stratus intended to construct a utility cabinet to support their fiber network in the area. Other portions of the lot had previously been used by a cell tower company; leased by the adjacent SEICO; and available for public parking. Stratus Network's ultimate goal was to purchase this property from the City in the future. Mr. Rothert explained the terms of the lease as

- Term: twenty (20) years
- Rent: first lease year $5,000 second lease year and beyond $500
- Lot paving: within the first year
- Equipment removal: property of Stratus,
- Option to purchase: during term of Lease
- Purchase price ($15,600) reduced by all rent previously paid

Council Member Orrick questioned the real estate taxes and was informed that the property was not presently on the tax rolls but as a leased property would be and Stratus responsible for payment. Council Member Nutter questioned moving forward as a lease when there was a halt on purchasing the property. Council was advised Miller Hall & Triggs had reviewed the real estate transaction and the lease was the best option while working through clear title with the cell tower company located on the parcel.

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

13.5. Discussion - Downtown Parking Lot Study & Pekin Main Street Recommendations

Discussion was opened by Mayor Luft noting the State was entering the Bridge Phase 5 for reopening and the City could move in a direction to address such project as the parking study without COVID holdups.

Council reviewed the conceptual layouts provided by Mauer-Stutz for 2nd to 3rd Parking Lot, 3rd to Capitol Parking Lot, and 4th & Ann Eliza Parking Lot. Opinion of Probable Construction Cost for each of the lots was provided. City Engineer Esker indicated the schematics for 2nd to 3rd Parking Lot was no longer correct because the City did not acquire 228 Margaret. She spoke to Minstreet's strategies for diagonal parking with restriping and felt a smaller area could be done to judge public reception initially. Discussion of Council followed. Council Member Abel noted there has been interest in the empty buildings downtown but parties are hesitant to occupy because of parking. Council Member Nutter felt that the City could address the suggestions for patching the holes in lots and alleys and the restriping of lots. The Council Member expressed concern that the City continued to survey 2nd to 3rd Street lot when 228 Margaret Street was not purchased and that 353 Court parking was not in the study. City Manager Rothert addressed questions regarding expense, allocation of TIF money, and how much the City had to spend. Council Member Orrick requested the the study interface with the businesses downtown for additional input. Council Member Hilst was not supportive of paving a privately owned parking lot with taxpayer money. Council requested that the Manager obtain estimates for parking lots behind West Dublin Pub, 353 Court, additional information that was suggested and return in a few weeks for discussion and direction from the Council.

CITY COUNCIL OR STAFF REPORTS

The Manager reported that as of April 30, 2021 waiving of late fees would end.

Council Member Orrick stated he did not agree with the information he received of that the City would be accepting applications for TIF funds only until June 4, 2021 at which time that would be review for selection of processing and funding. Council further discussed how the process would work. Council Member Hilst felt changing the process should have come to the Council and set as a Policy. Council requested the Manager to extend the due date until July.

Council Members welcomed and congratulated new Council Member Becky Cloyd in her election to the Council.

Council Member Hilst questioned if an employee had a State license to spray weeds.

Council Member Nutter encouraged the public to attend Pekin Farmers Market now open on Thursday's 3:00 p.m.-6:00 p.m. at the Miller Centers.

Council Member Cloyd expressed appreciation for those attending her fundraiser at the Coffee Connection at which all funds were donated to Pekin Outreach 515 Elizabeth.

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

Motion was made by Council Member Nutter to move to Executive Session 5 ILCS 120/2 (c) 11. Litigation and 5. Purchase or Lease of City Owned Property, seconded by Council Member Orrick at 7:45 p.m. On roll call vote all present voted Aye. Motion Carried.

ADJOURN

There being no further business to come before the Council a motion was made by Council Member Cloyd, to adjourn, seconded by Council Member Orrick. Motion carried viva voce. Mayor Luft adjourned the meeting at 9:10 p.m.