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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 APRIL 25, 2022 AT 5:30 O'CLOCK P.M.
MAYOR PRO TEM BECKY CLOYD PRESIDING

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PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Abel.

CALL TO ORDER

The City Clerk confirmed all Councilmembers were present except Mayor Mark Luft who was absent.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	4:50 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	4:48 PM
Dave Nutter	City of Pekin	Councilman	Present	4:49 PM
Becky Cloyd	City of Pekin	Mayor Pro tem	Present	4:49 PM
Lloyd Orrick	City of Pekin	Council Member	Present	4:51 PM
John P Abel	City of Pekin	Councilman	Present	4:48 PM
Mark Luft	City of Pekin	Mayor	Absent	4:49 PM

APPROVE AGENDA

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

APPROVAL OF MINUTES

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

4.1. City Council - Work Session - Apr 4, 2022 5:30 PM

4.2. City Council - Regular Meeting - Apr 11, 2022 5:30 PM

4.3. City Council - Special Meeting - Apr 19, 2022 5:30 PM

PUBLIC INPUT

John McNish stated to the Council that he recommended a "no" vote for Agenda Item No. 8.1 Ordinance No. 3075-21/22 Adoption of Fiscal Year 2022-2023 Budget, Agenda Item No. 8.2

Ordinance No. 3076-21/22 Amending Designating Area As An Enterprise Zone And Related Matters Under Section 5 of the Illinois Enterprise Zone Act, and Agenda Item No. 8.3 Ordinance No. 3077-21/22 Pekin East Residential Tax Increment Financing District Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Predevelopment Agreement Between the City of Pekin and McKinley Apartments, LLC.

CONSENT AGENDA AS AMENDED

Councilmember Hilst requested that Consent Agenda Item No. 6.1 Accounts Payable To Be Paid Proof List thru April 15, 2022 be removed from the Consent Agenda and placed under New Business Item No. 8.7.

RESULT:	**APPROVED AS AMENDED [5 TO 1]**
MOVER:	John P Abel, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
NAYS:	Rick Hilst
ABSENT:	Mark Luft

6.1. Item 1 was moved to Item 8.7

6.2. Tazewell County Animal Control Billing - March 2022

6.3. Ordinance No. 3070-21/22 Variance Request at 2812 Black Oak Street (Case V 2022-04)

6.4. Ordinance No. 3071-21/22 Variance Request at 111 N. Capitol Street (Case V 2022-03)

6.5. Ordinance No. 3072-21/22 Variance Request at 500 Deerfield Drive (Case V 2022-05)

6.6. Ordinance No. 3073-21/22 Special Use Request for Automotive Repair at 1006 S. 2nd (Case SU 2022-02)

6.7. Ordinance No. 3074-21/22 Final Plat Review for 100 Elizabeth (Case FPR 2022-01)

6.8. Receive and File Hanson Professional Services Memorandum Recommendation Not to Add Parking Lanes South Side of Park Avenue

PUBLIC HEARING FOR THE PROPOSED FY23 BUDGET

Mayor Pro Tem Cloyd opened the Public Hearing regarding the Proposed FY23 Budget at 5:35 PM.

City Manager, Mr. Mark Rothert, described the proposed FY23 Budget as balanced and reviewed the highlights of the budget. Those highlights included how the City was slated to receive the other half of the America Recovery Act in the amount of $11M and slated to receive $20M from the State IDOT for supporting improvements to Court Street. No major changes in the City Manager’s budget, the Clerk’s budget or leadership technology. Mr. Rothert stated that staff was striving to bring the audit up to date. The budget was to add a Chief Building Official and to continue hiring out Safebuilt in the Building Inspections Department. Zoning training to a CDBG staff person and to anticipate hiring a part-time staff person were also included. The Economic Development Department would continue contracting with Mr. Matt Fick and City Solutions. One person was added on police patrol and $100K was budgeted to address and clear dilapidated structures. The fire department had several priorities that included the purchase of a new fire engine. The Public Works Department focused on the Capital Improvement Budget implanting projects. The Bus Department was experiencing high turnover and the airport expansion plans were provided in the Capital Improvement budget. Peoria Mass Transit contract was included for transportation services. A memo was provided to Council listing different funding sources for the Capital Improvement budget. Lastly, it was proposed to fund the pension fund at a higher level than what was required statutory.

Mr. Rothert added that the budget was a legal document. Proposed projects were reallocated, funding was eliminated for those to open up resources for capital needs in the sewer fund and wastewater treatment plant and for storm water issues. Mr. Rothert stated that the highlighted yellow items were changes from the last version of the budget. Mr. Rothert went through each change that included but was not limited to the Tharp Project, the Terrace Project, crack filler, and the State Street Sewer Project. Reserves were dipped into by $200K.

Councilmember Hilst spoke against the priority of the projects in the budget and felt that the airport should not take priority over streets. Councilmember Hilst stated that there were a few other street projects that could be done and to add seasonal help with the street department. Councilmember Hilst spoke against hiring 5 full time bus drivers and cutting monitors.

Councilmember Orrick spoke in favor of adding the crack fill to the budget but stated he did not support BDD funds being utilized for projects outside the BDD.

Councilmember Abel stated that the Street Department was understaff by half, that more money had been used for demolition or rehabilitation of unsafe homes, that the city has done more road construction than previous years and that the city helped keep businesses afloat during COVID.

Councilmember Hohimer thanked Mr. Rothert and his team for putting the budget together.

Councilmember Nutter expressed concern for the five additional employees at the bus department and spoke in favor of adding funds for demolition.

<u>Public Input</u>:

Elaine Ritchey expressed her concern for the five additional bus drivers and what they were going to do over the summer and spoke against the addition in the budget.

John McNish spoke regarding the budget line item referring to the ADA transition plan for engineering questioning the RFQ's submitted and requested a list of items that were cut from the budget. Mr. McNish reminded Council that the budget did not have to be passed tonight.

NEW BUSINESS

8.1. Ordinance No. 3075-21/22 Adoption of Fiscal Year 2022-2023 Budget

RESULT:	**ADOPTED [4 TO 2]**
MOVER:	John P Abel, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Karen Hohimer, Dave Nutter, Becky Cloyd, John P Abel
NAYS:	Rick Hilst, Lloyd Orrick
ABSENT:	Mark Luft

8.2. Ordinance No. 3076-21/22 Amending Designating Area As An Enterprise Zone And Related Matters Under Section 5 of the Illinois Enterprise Zone Act

City Manager, Mr. Mark Rothert presented the request to Council to approve an ordinance amending the Enterprise Zone stating that the amendment would make the zone more effective and streamline boundaries in pekin with other incentive based programs of the City. Changes included adding parcels, deleting undeveloped parcels, amending local incentives to waive certain fees and updating the legal description for the entire STEZ to a format that was more acceptable to the Illinois Department of Commerce and Economic Opportunity. Mr. Rothert stated that a public hearing was held on the amendment on Friday, April 15, 2022 at the Pekin City Hall City Council Chambers. No members of the public attended the hearing. If the amended intergovernmental agreement was approved by Tazewell County and amendment application would need to be completed and sent to the DCEO.

Council discussed the number of past developments.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Council Member
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

8.3. Ordinance No. 3077-21/22 Pekin East Residential Tax Increment Financing District Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Predevelopment Agreement Between the City of Pekin and McKinley Apartments, LLC

City Manager, Mr. Mark Rothert, presented the request to approve and adopt an ordinance regarding the Pekin East Residential Tax Increment Financing District approving and authorizing the Execution of a TIF district predevelopment agreement between the City of Pekin and McKinley Apartments, LLC. Mr. Rothert explained that it was the next step in progression with the development agreement. The business had requested $200K in reimbursable costs for their multi-million dollar 16 unit complex. The incentive was a pay as you go incentive to be paid back their own future dollars of taxes. The full agreement will come back to Council once the East TIF district is created.

Council discussed the timeline of the TIF creation and any new development.

RESULT:	**ADOPTED [5 TO 1]**
MOVER:	Lloyd Orrick, Council Member
SECONDER:	Dave Nutter, Councilman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
NAYS:	Rick Hilst
ABSENT:	Mark Luft

8.4. Ordinance No. 3078-21/22 Purchase of Property at 336 Margaret

City Manager, Mr. Mark Rothert, presented the item requesting to approve the property purchase of 336 Margaret Street for construction of a municipal parking lot. The Capital Improvement plan included a $250K line item for construction and demolition of the lot. The city manager would be allowed to enter into the agreement and make the purchase once approved.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Council Member
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

8.5. Ordinance No. 3079-21/22 Amending Chapter 5, Article IV, Division 2, Section 2-5 of the Pekin City Code Regarding Notification Requirements for Street Openings

City Engineer, Ms. Josie Esker, presented the request to Council to approve an ordinance amending the City Code regarding notification requirements for street openings. The ordinance would prevent road and lane closures without permission of the City. Notification and permission would allow the most efficient operation of emergency services and school bus routes and would also allow staff to check traffic control to ensure public safety.

Council discussed the types of notification acceptable, what companies would be notified and the amount of the $2K fine.

Ms. Esker explained that IDOT was not required to notify the City of any of their projects closing the road. All major utilities would be notified.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Council Member
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

8.6. Resolution No. 411-21/22 Authorization to Proceed with Repair of State St. Lift Station Gate

Public Works Director, Mr. Justin Reeise, presented the request to Council to approve a resolution authorizing the repair of State Street Lift Station gate. Mr. Reeise explained that the State Street Lift Station was one of the locations where the City had a combined sewer overflow to the Illinois River. The sluice gate had reached the end of its useful life and the gate operator system had failed. Staff requested to allow the Public Works Director to select and work with a contractor and equipment manufacturer to develop and execute a plan to get the sluice gate and operator system replaced and back to working order. It was estimated that the cost of the repair would be up to $75,000 but final cost would be determined after working with a contractor to provide further evaluation.

Council discussed that the gate had been in place since the 1980’s.

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

8.7. Accounts Payable To Be Paid Proof List thru April 15, 2022

Councilmember Hilst questioned the expense for kitchen cabinets, countertops, galvanized panel and window sill and not being able to locate the expense in the budget. Mr. Reeise explained that it was related to the Capital Improvement Plan that had terminal upgrade improvements budgeted for around $100,000. Mr. Rothert explained that there was no specific line item for the airport project so they were expensed to the Capital Fund and paid out of General Fund Reserves.

Councilmember Hilst questioned who was snow plowing the fire department. Chief Trent Reeise explained that the maintenance coordinator always plows the fire stations. The Logistics Officer had fitted his vehicle this year.

Councilmember Hilst questioned payments for office furniture for the Risk Manager and felt that the complaints he received from the bus department throwing away used furniture could have been used for other offices or auctioned off.

Councilmember Hilst also questioned the two payments to RA Cullinan for Court Street and stated he was told those payments would be held back during the February 28, 2022 Council meeting until the road issued had been corrected. Ms. Esker stated that RA Cullinan had not been paid in full.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
NAYS:	Rick Hilst
ABSENT:	Mark Luft

CITY COUNCIL AND STAFF REPORTS

Fire Chief Trent Reeise updated Council on an incident last Saturday involving a downtown establishment that went up in flames. Crews arrived and got water on it and they did a tremendous job. The building inspector and the fire department will work on getting the establishment back open. Chief Reeise stated that the establishment had an unfinished upstairs that was inhabitable and squatters had broken in that was unknown to the owner. The Fire Department would have been pressed to do a search on that 2nd floor. Sprinklers would have helped the situation had they been required.

Councilmember Hilst questioned whether all departments had time clocks as discussed during the goal session meetings at the library. Ms. Newcomb explained that the bus department did not have any timeclocks and that the employees on the 2nd floor of City Hall did not punch a clock. An employee self-service program was implemented and employees log in to a portal to enter their time.

Councilmember Hilst felt that there were no checks and balances allowing employees to enter their own time.

Councilmember Hilst continued his questions inquiring an update on the electric bus. Mr. Rothert explained that it was used for the transportation of students.

Bus Department Supervisor, Mr. Jon York, explained that the bus was utilized each day unless they were running tests on it. It was brand new technology and their had been issues charging it.

Councilmember Nutter questioned Mr. Matt Fick on the number of applications submitted for TIF funding and how those would be ranked. Mr. Fick stated that the deadline was the end of the week and had 10 in hand and expected 10-15 more. Mr. Fick explained that the City no longer had the program to rank the applicants but would have them ranked at EDAC to come to Council the last meeting in May.

Councilmember Nutter requested a status update on the audit. Mr. Marston stated it was scheduled to begin May 2.

Lastly, Councilmember Nutter questioned whether there was a job description written for the Chief Building Official. Mr. Rothert explained that the term was used throughout the municipal code and that the transition with Safebuilt would need to be completed before the new Chief Building Official would begin.

Mayor Pro Tem Cloyd requested Council's thoughts on beginning each meeting with a prayer. City Attorney, Ms. Kate Swise, stated that there were pros, cons, risks and benefits to public prayer.

EXECUTIVE SESSION 5 ILCS 120/2 (C)

ADJOURN

There being no further business of the Council, a motion was made by Councilmember Hilst seconded by Councilmember Orrick to adjourn the meeting. Motion carried viva voce. Mayor Pro Tem Cloyd adjourned the meeting at 7:05PM.