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PROCEEDINGS OF THE SPECIAL 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 3, 2023 AT 9:00 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 Hilst.

CALL TO ORDER

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	8:36 AM
Karen Hohimer	City of Pekin	Councilwoman	Present	8:39 AM
Dave Nutter	City of Pekin	Councilman	Present	8:39 AM
Becky Cloyd	City of Pekin	Mayor Pro tem	Present	8:36 AM
Lloyd Orrick	City of Pekin	Council Member	Present	8:36 AM
John P Abel	City of Pekin	Councilman	Present	8:39 AM

APPROVE AGENDA

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

PUBLIC INPUT

Deborah Montgomery reminded everyone that tomorrow was Election Day.

CONSENT AGENDA

Councilmember Hohimer stated that Tyler Chasco withdrew his application.

Mayor Pro Tem Cloyd stated that Katlyn Price also withdrew her application.

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

5.1. Resolution No. 573-22/23 Mayor Pro Tem Appointments to the Historic Preservation Commission

NEW BUSINESS

Motion to: **Delete Section 4 Paragraph B4 from the Developer's Agreement with Enviro-Safe Refrigerants, Inc.**

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

6.1. 3447 : Resolution No. 574-22/23
Approving Agreement for Private Development between the City of Pekin and Enviro-Safe Refrigerants, Inc. as Amended

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve a resolution approving a development agreement for the 300 Block of Court Street with Enviro-Safe Refrigerants, Inc. On February 27, 2023 the City Council authorized the sale of a certain parcel of real estate in the 300 Block of Court Street to Enviro-Safe Refrigerants, Inc. contingent on the approval by the Council of a Development Agreement establishing a schedule for the completion of the development proposed in Enviro-Safe's response to the request for proposal.

Council discussed the terms of the agreement and questioned the zoning, Tazewell County's requirement regarding the Tobin Building, the alley and parking at 300 Margaret Street.

Mr. Randy Price explained that he planned on developing the property over the next 4 years and would like to receive some TIF funding if possible. Mr. Price also explained that the developer would not commence construction of the property until the exterior wall had been stabilized. The Tobin Building was 38 feet tall and 1.5 that distance was required to be deemed safe for construction.

Council discussed Tazewell County's Tobin Building and their plans for making a decision on stabilizing the wall or tearing the building down. It was discussed that the County was waiting to make a decision until after the election.

Councilmember Hohimer spoke against Tazewell County's requirement to stabilize the Tobin Building's wall as stated in the contract with Enviro-Safe.

Council discussed tabling the item until Tazewell County made a decision on stabilizing the wall of the Tobin Building.

Mr. Price reminded Council that he was aware of the issues with the Tobin Building and was willing to take the risk.

City Engineer, Ms. Josie Esker, stated that the Tobin Building had not been formally deemed dangerous but stated that the building was a hazard and it was her opinion that it was dangerous. Ms. Esker explained that the concrete façade was not attached to the building properly.

Councilmember Orrick seconded by Councilmember Hilst motioned to delete Section 4 Paragraph B4 of the developer's agreement. On roll call vote all present voted Aye. Motion carried.

A motion was made to approve Resolution No. 574-22/23 Approving Agreement for Private Development between the City of Pekin and Enviro-Safe Refrigerants, Inc. as amended, seconded by Councilmember Hilst. On roll call vote all present voted Aye. The Resolution was approved.

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Council Member
SECONDER:	Rick Hilst, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel

WORK SESSION FY24 BUDGET

7.1. Budget Work Session

Interim City Manager, Mr. Bruce Marston, led the discussion regarding the FY24 Budget. Mr. Marston stated that the budget had been finalized and included a personnel summary.

Council discussed merit increases, TIF applications, ARPA funding and current road projects that included Court Street, Parkway Drive, Derby Street and the CSO project.

Mayor Pro Tem questioned whether fees collected could pay for employee salaries. City Attorney, Ms. Kate Swise, stated she was looking into the answer.

Council continued discussing the budget focusing on the possibility of removing the video gaming fees and how the formula for the personal property replacement tax modified.

Mayor Pro Tem Cloyd stated that she would like to see a budget for the next three years for efficiency and questioned the punch card system being in the next budget.

Mr. Marston added that an in house attorney was budgeted along with code enforcement, and reimbursement for a SRO Officer.

Council requested that an Assistant City Manager also be included in FY24's budget.

Mr. Marston stated that the draft budget would be posted on the website and hard copies were available at the front counter at City Hall.

ADJOURN

There being no further business of the Council, a motion was made by Councilmember Cloyd seconded by Councilmember Nutter to adjourn the meeting. Motion carried viva voice vote. Mayor Pro Tem Cloyd adjourned the meeting at 10:58 AM.