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**PROCEEDINGS OF THE REGULAR SCHEDULED MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL
ON MONDAY, MARCH 27, 2000, AT 5:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING**

PRESENT: COMMISSIONERS, ORRICK, BARRA, JONES, AND RICHMOND

ABSENT: NONE

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The **Pledge of Allegiance** was led by Kim Uhlig.

The Mayor extended appreciation to WEEK/NBC Channel 25 for the hat he wore and their donation of $20.00 to the American Cancer Society Relay for Life.

Roll was called and all commissioners were present.

Agenda

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that the **Agenda be approved as presented.** On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **Minutes of the Regular City Council Meeting of March 13, 2000 and the Special Council Meeting of March 17, 2000 be approved as written**. On roll call vote, all present voted Aye.

Public Input on Agenda Items

Kim Albers, Operations Superintendent Illinois-American Water Company, read a prepared statement regarding the report Council would receive from Raftelis. He expressed the company's concerns that the method or methods used for the analysis may not result in an accurate estimate of the true value of the water system.

Consent Agenda

As a point of personal procedure, the Mayor removed an agreement with the Illinois Department of Natural Resources from consent and placed it under New Business. Motion by Com'r. Richmond, seconded by Com'r. Barra, that the C**onsent Agenda be approved as presented.**

1. Receive and File Monthly Reports: Fire and Cash & Investments

2. Proclamation:

Proclamation:	"TAPS Week"	March 25 – April 1, 2000
	"PCHS/GU Partnership Days"	April 1-15, 2000
	"Month of the Young Child"	April 9-15, 2000

3. Receive and File Pekin Planning Commission Minutes Dated March 8, 2000

4. Receive and File Zoning Board of Appeals Minutes Dated March 8, 2000

5. Receive and File Request from Residents to Purchase Lot between 1209 and 1301 Coolidge

6. * removed

7. Resolution No. 48 - Zoning Map of the City of Pekin

8. Receive and File Pekin Planning Commission Recommendations:
   a. #1399 - recommends approval of the request to rezone the parcel from OS-1 (Office Service) to R-3 (Single Family Residential) for lot 419 Holiday Hills, submitted by James D. Lane
   b. #1400 - recommends approval of the Preliminary Plat of Lane Subdivision for lot 419 Holiday Hills, submitted by James D. Lane
   c. #1401 - recommends approval of Special Use Request for a Home Occupation of a realty business at 415 Charles Street, submitted by Wayne H. Barber

   d. #1402 - recommends approval of the Site Plan for a realty business at 415 Charles Street, submitted by Wayne H. Barber

e. #1403 - recommends approval of Special Use Request for a Day Care at 1310 Hilltop Drive, submitted by Owen & Jane Miller
f. #1404 - recommends approval of the Site Plan for a Day Care at 1310 Hilltop Drive, submitted by Owen & Jane Miller

On roll call vote all present voted Aye.

Communications, Petitions, Reports

With no objection from Council the Public Hearings were placed next on the agenda. A **PUBLIC HEARING** was opened at 5:35 p.m. to receive comments on the amended 1998-1999 & 1999-2000 Community Development Block Grant Action Plan. There were two projects that would not spend allocated funds by the end of the current fiscal year, the Down Payment Assistance and Brentwood Ditch Drainage Projects. Requests had been received to reallocate those monies to fund other activities, Housing Rehab, Homeless Shelter and Street Maintenance. No comments had been received during the 30-day review period. The hearing was closed at 5:37 p.m.

A second **PUBLIC HEARING** was then opened to provide an opportunity to comment on the proposed Fiscal Year 2000 Community Development Block Grant Action Plan and the 2000 Consolidated Plan. Meetings were held in March in which residents were invited to attend and discuss programs for a five-year plan on allocating the City's share of CDBG money. Jill Ellestad, Assistant Director of Planning and Development, answered questions from the Council regarding the activities. The Mayor asked for public input, no one wished to be heard and the hearing was closed at 5:45 p.m.

RAFTELIS FINANCIAL CONSULTING, PA provided a report that documented the estimate of their valuation of Illinois American Water Company-Pekin District. In a slide presentation, George Raftelis, also reported on the estimated economic impact on current IAWC water customers, should the City acquire the water company for the proposed valuation amount. This benefit would provide approximately $45.0 million in savings over 30 years with no rate increases until 2005. In determining the purchase price of $13.0 million, Raftelis believed the income capitalization approach was best used in valuing the system. The report built on and validated the findings of the Water Study Task Force.

New Business

RESOLUTION NO. 46
AMENDING THE FISCAL YEAR 1998-1999 AND 1999-2000
COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that Resolution No. 46 be adopted. On roll call vote, all present voted Aye.

RESOLUTION NO. 47
AUTHORIZING THE FISCAL YEAR 2000
COMMUNITY DEVELOPMENT BLOCK ACTION PLAN
AND THE 2000 CONSOLIDATION PLAN

Motion by Com'r. Richmond, seconded by Com'r. Barra, that Resolution No. 47 be adopted. On roll call vote, all present voted Aye.

ORDINANCE NO. 1568-A113
PROVIDING FOR THE ZONING OF CERTAIN PROPERTY/LANE

Motion by Com'r. Jones, seconded by Com'r. Barra, that Ordinance 1568-A113 be adopted. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **PRELIMINARY PLAT OF LANE SUBDIVISION**, be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **SPECIAL USE REQUEST FOR A HOME OCCUPATION** of a realty business at 415 Charles Street, submitted by Wayne H. Barber, be approved. Council members discussed concerns of a business not clearly listed in the zoning code as a permitted or prohibited use in a clearly residential area. On roll call vote: Ayes, Comr's. Orrick and Barra; Nayes, Comr's. Jones, Richmond and Mayor Tebben. The Mayor declared the motion failed and stated consideration or action on the site plan for the business was unnecessary.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **SPECIAL USE REQUEST FOR A DAY CARE**, at 1310 Hilltop Drive, submitted by Owen and Jane Miller be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **SITE PLAN FOR A DAY CARE,** at 1310 Hilltop Drive, submitted by Owen and Jane Miller be approved. On roll call vote, all present voted Aye.

ORDINANCE NO. 2194

AUTHORIZING THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL COOPERATION AGREEMENT

Motion by Com'r. Barra, seconded by Com'r. Orrick, that Ordinance 2194 be adopted. Council commended the City for again participating in a mortgage program for first time homebuyers. On roll call vote, all present voted Aye.

ORDINANCE NO. 2195

REAFFIRMING REDEVELOPMENT AGREEMENT AND APPROVING AMENDED AGREEMENT WITH LAKE WHITEHURST, INC.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that Ordinance 2195 be adopted. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **AGREEMENT WITH ENVIRONMENTAL SCIENCE AND ENGINEERING, INC. FOR WASTEWATER PUMP STATION IMPROVEMENTS** in an amount not to exceed $115,300.00 be approved. On roll call vote, all present voted Aye.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that the **LEASE AGREEMENT WITH ILLINOIS DEPARTMENT OF NATURAL RESOUCES** for a parcel of land at Pekin Lake be approved. On roll call vote, all present voted Aye.

Other Business

Reporters from the Peoria Journal Star, the Pekin Daily Times and news media stations were given the opportunity to ask questions.

Motion by Com'r. Orrick, seconded by Com'r. Barra, that Council move to **Executive Session** at 6:55 P.M. to discuss Pending Litigation and Collective Bargaining. On roll call vote, all present voted Aye.

No further business to come before the Council, a motion was made by Com'r. Orrick, seconded by Com'r. Barra, that Council adjourn. Motion carried by voice vote.

COUNCIL ADJOURNED AT 7:20 P.M.

Sue E. McMillan
City Clerk