
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 MARCH 26, 2018 AT 5:30 O'CLOCK P.M.
JOHN MCCABE * CHAIR * PRESIDING

PLEDGE OF ALLEGIANCE

All Council Members were present. A quorum was declared by Mayor McCabe.

Attendee Name	Title	Status	Arrived
James A Schramm	Council Member	Present	5:19 PM
Michael Garrison	Councilman	Present	4:51 PM
Lloyd Orrick	Mayor Pro-Tem	Present	4:48 PM
John P Abel	Council Member	Present	4:49 PM
Michael Ritchason	Council Member	Present	5:18 PM
Mark Luft	Council Member	Present	5:22 PM
John McCabe	Mayor	Present	4:48 PM

APPROVE AGENDA

3.1. Motion to: Approve agenda

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

APPROVAL OF MINUTES

4.1. Motion to: Approval of Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

4.2. City Council - Regular Meeting - Mar 12, 2018 5:30 PM

CONSENT AGENDA

- 5.1. Tazewell County Animal Control Billing - February 2018**
- 5.2. Police Department Stats - February 2018**
- 5.3. Building Department Report - February 2018**
- 5.4. Pekin Plan Commission Minutes Dated October 11, 2017**
- 5.5. Pekin Zoning Board of Appeals Minutes Dated November 8, 2017**
- 5.6. Receive and File Notice of Properties to be Demolished Utilizing Funds From the FY2017/2018 Budget**
- 5.7. Bid Tabs RFP Auditing Services**
- 5.8. Motion to: Motion to Amend Consent Agenda**

Council Member Orrick motioned to amend item 5.6 to remove 1007 S. Capitol Street from the agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

5.9. Motion to: Motion to Approve Consent Agenda as Amended

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Luft, Council Member
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

COMMUNICATIONS, PETITIONS, REPORTS

6.1. Tazewell County Health Department Tobacco 21

Stacie Ealey introduced Julie Angle to give a presentation on the Tazewell County Health Department Tobacco 21 program. She explained that one of the grants in Illinois is to become a tobacco free community. She gave a power point presentation with supportive facts on why it is important to have a tobacco free community for our youth. Many surrounding communities are looking to pass ordinances and 5 states have already passed ordinances.

6.2. Discussion of proposed revisions to the Employee Handbook

City Manager, Anthony Carson, explained that due to changes in state law it was necessary to make some changes to the handbook including the section on the collective bargaining agreement and other material that is outdated. Human Resources Director, Sarah Newcomb, went through the details of how clarification was needed with regards to insurance benefits, union contracts, classification and compensation plans, administrative leave, grievance procedures, retention, smoking policy and performance evaluation. Council Member Luft inquired about whether staff raises were determined by the agreement of Council. Mr. Carson confirmed that they are.

PUBLIC INPUT

Jim Mangan brought up questions concerning the TIF consulting firm, the TIF District and PAL Technologies.

John McNish spoke at the podium with comments and questions regarding the Ms. Newcomb's presentation on the changes to the employee handbook.

Ann Witzig stood up to point out that she did some investigating with regards to PAL Technologies and the TIF District.

NEW BUSINESS

8.1. Resolution No. 85-17/18 Authorization to Engage Professional Services for the purpose of Annual Audit

City Treasurer, Jim Wolf addressed the Council regarding audit services. Mr. Wolf explained that Mr. Warning was no longer going to be doing the City's audit. A request for proposal was mailed to seven different firms and a notice was

published in the Journal Star as well as on the City's website. The City received four proposals with the lowest proposed fee from Sikich LLP which the City is recommending. He believes the fees are comparable to Mr. Warning's firm. He pointed out that we require the audited financial statements to include a CAFR which includes good, helpful, statistical information. Mr. Wolf spoke with the finance director at Peoria County to get an opinion and he indicated that he was very pleased with the transition. Sikich LLP has 90 employees and has a heavy concentration with state and municipal agencies. Mr. Wolf answered questions from Council regarding specifics of CAFR and the single audit fee.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Ritchason, Council Member
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

8.2. Ordinance No. 2778-17/18 An Ordinance Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters

Assistant City Manager, Mark Rothert, presented the Volume Cap. For many years, the City of Pekin and a collection of other Illinois local governments have collaborated to bring affordable mortgages to qualified homebuyers in what has historically been known as the Assist Homeownership Program ("Assist") and through Mortgage Credit Certificates (MCC). Assist is a program that offers a full 3.00% cash grant on the amount borrowed on a mortgage to qualified home buyers in Pekin with a Federal Housing Administration, Veterans Affairs, or USDA Rural Development, 30-year, fixed-rate mortgage. The cash assistance may be used to offset some or all of the home loan's down payment and closing costs. The Assist program therefore minimizes the amount of money needed on hand to purchase a home. The issuance of MCCs are through a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers. MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year. MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan.

In 2017, a total of 98 loans were made to Pekin home buyers totaling almost \$7.8 million using one of these programs. That trend is expected to continue in 2018. To provide these incentives to Pekin homeowners, the City of Pekin (and many other municipalities) pledges its Volume Cap to another unit of local government that spearheads the implementation of the programs. Volume Cap comes from a federal tax law and is an annual limit placed on cities that puts a cap on the amount of municipal bonds that can be issued each year to finance capital projects undertaken by for-profit, taxing entities. Volume Cap is allocated under the Internal Revenue Code on a calendar year basis. The applicable statewide allocation in Illinois (and most other states) is \$105 per capita in 2018. This year, based on a population of 34,094, Pekin's 2018 volume cap is \$3,579,870.

The attached ordinance approves the transfer of the City of Pekin's volume cap over to the City of Aurora, who is spearheading the Assist and MCC programs. Program incentives are then made available on a continuing basis through a participating lender network, who in turn work with

homebuyers. Allocation of the City's cap needs to be accomplished not later than April 30, 2018 and any transfers of 2018 cap need to be reported to the State within 14 days of the transfer.

Council Member Orrick commented that he thinks it is a worthwhile program that helps first time homebuyers and families; children that are raised in a home turn out better than children that are not.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

- 8.3. Ordinance No. 2779-17/18 An Ordinance Approving and Authorizing the Execution of a Professional Service Agreement for the First Amendment to the Southern Industrial Park Conservation Area Tax Increment Financing District By and Between Jacob & Klein, LTD and the Economic Development Group, LTD and the City of Pekin**

City Manager Anthony Carson explained that agenda items 8.3, 8.4 & 8.5 are all related. Jacob & Klein Ltd. will be handling all administrative duties, reporting requirements and meetings. They will also be providing all the information to the State government. This agreement will allow the ability to expand the Southern TIF District as a lot of properties during creation were left out. This will be a 4-6 month process. Mr. Carson clarified comments that were made earlier in the meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

- 8.4. Ordinance No. 2780-17/18 An Ordinance Approving and Authorizing the Execution of a Professional Services Agreement for Annual Administration of the Southern Industrial Park Conservation Area Tax Increment Financing District by and between Jacob & Klein, LTD and The Economic Development Group, LTD and the City of Pekin, Illinois**

City Manager, Anthony Carson, explained that these are three year agreements and are paperwork requirements that the city has to follow on an annual basis.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

- 8.5. Ordinance No. 2781-17/18 An Ordinance Approving and Authorizing the Execution of a Professional Services Agreement for Annual Administration of Central Business District Tax Increment Financing District by and between Jacob & Klein, LTD and The Economic Development Group, LTD and the City of Pekin, Illinois**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

8.6. Resolution No. 86 - 17/18 Award of Contract for Repair of Roof on City of Pekin Airport Hangar B

Airport Manager, Todd Dugan, explained that this contract was for routine maintenance and that 5-Star was the best bid we received with a 20 year warranty. He stated that prevailing wage will be done. Council Member Orrick asked how old the hangar was and Mr. Dugan answered that it was built in 1964. Council Member Ritchason commented that he was out to the airport recently and that there is a lot of work going on.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James A Schramm, Council Member
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

8.7. Lease Agreement with Brian Aviation Enterprise

City Manager, Anthony Carson, explained that this is a ground lease and that we are just receiving rent for the ground underneath. He added that the building was constructed 30 years ago.

Airport Manager, Todd Dugan, presented the lease between the City and Brian Aviation Enterprise.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Tom Veatch spoke as a Pekin Firefighter thanking police and fire for going above and beyond.

Rick VonRohr, Chairman of the Pekin Police Union, spoke about the upcoming budget and public safety.

John McNish spoke about the budget and fixing the roads.

Linda Harmon approached the podium to discuss the storm water issue on Vista Grande Drive and the upcoming budget.

Elaine Ritchie had questions regarding her wastewater bill and thanked the police and fire departments for their actions.

Rick Hilst expressed his support for public safety, brought up questions regarding the changes to the employee handbook and commented on the Motor Fuel Tax deposits.

Trent Reese also spoke about the upcoming budget and his personal connection with each Council Member.

Charity Gallett voiced her support of the firemen and policemen as well. She also commented on the upcoming budget and wastewater bills.

Council Member Schramm thanked police and fire for their help with the fire on Caroline.

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ADJOURN

No further action to come before the Council, motion was made by Council Member Ritchason, seconded by Council Member Luft that Council adjourn. Motion carried viva voce. Mayor McCabe adjourned the meeting at 7:43 p.m.