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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 SOUTH CAPITOL STREET
ON MONDAY, MARCH 26, 2012 AT 5:30 O'CLOCK P.M.
LAURIE L. BARRA, MAYOR PRESIDING

PRESENT: COUNCIL MEMBERS, ABEL, HENDRICKS, BLANCHARD, SCHMIDGALL, MASSAGLIA, MCCABE, AND BARRA

ABSENT: NONE

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The **Pledge of Allegiance** was led by Mayor Barra.

Roll was called and all Council Members were physically present after a short delay to enter the Council Chambers by Council Member Schmidgall. A quorum was present.

COMMUNICATIONS, PETITIONS, REPORTS

Because of anticipate length of the business meeting Mayor Barra read and presented to Brook Smith the proclamation recognizing her as, a 7th grader at Edison Junior High School who won the Pekin Public School District 108 Spelling Bee and placed 2nd in Tazewell County Spelling Bee. Mayor Barra asked that the "Parkinson's is the Pits Month" proclamation be mailed to Bohlander family who were not represented.

Recognition was also given to Retiree Lieutenant Glenda Hollis for her 36 years of service to the Police Department and the City in changing the lives of many individuals. Police Chief Nelson praised Ms. Hollis for being instrumental in the advocacy of children during her career.

Council paused to allow the chambers to empty of well-wishers and refill with people who intended to speak to a contract for outsourcing janitorial services and to speak to Council on saving West Campus.

PUBLIC INPUT

President of Teamsters Local #627, Keith Gleason, addressed the Council on the proposal to contract with an outside company for custodial services. He opposed displacing good long-term employees, stating the money the City claimed as savings to the budget was again on the backs of employees and teamster membership. He felt the action was in disregards to the savings by the membership in offering the City's participation to all employees in the Teamsters Central States Health Plan Benefit package. He distributed projected cost savings to 2013 from an analysis of health benefit rates.

The following people spoke in support of teamster employees and concerns of an outside contractor:
Elaine Ritchey, 1019 South 12th Street – commented on security of the buildings, supplies, on call 24/7 cleaning of police vehicles.
Tom Hobbs, 1201 Avon – spoke on behalf of Tracey Ritchey's work at the Transportation Building community room.
Larry Wolfer, Wastewater Treatment Plant 42 year employee – informed the Council of previous attempts to save money by out-sourcing plant operations.
Stan Mandrel, Street Department 19 year employee – asked Council to reconsider displacing the employees and spoke of the good job they do.
Bob Schroeder, representing building trades - reminded the Council of the City's attempt to save money on the annual street maintenance by contracting with the lowest bidder for which the City received inferior work.

Garnet Meischner, 1401 Janssen, voiced concern of the costs of the group's attempt to involve the City in saving the West Campus.

Bill Griffin, 900 Washington Street, presented to Council over 2,867 signatures on a petition asking the City to identify West Campus and its site as a priority for rehabilitation and development and to extend the TIF district and other economic incentive opportunities and planning resources as needed to further the priority.

Valerie Moehle Umholtz spoke of the six acres of West Campus as crucial to the future of the City not only in its economy, but its culture and image. She asked the Council to be actively engaged in positive action by immediately acting on the request for extension of the Downtown TIF Business District. She asked that the Council meet representatives with in two weeks to present the plan of rehabilitation and development, to review the agreement that would place a moratorium on demolition and transfer of property from the current owner, and to explain the course of action needed.

Council Members spoke of historic value of West Campus; expressed concern if consideration had been given the interior condition of the building; and advised a development plan was necessary for TIF boundary extension. Mayor Barra said the City was willing to listen to a plan and would work toward development of the TIF if applicable but the use of City money would not be supported. It was hoped the building would not be a liability to the City if efforts to save were unsuccessful.

Jim Donahue, 506 Country Club Drive, also encouraged the Council to identify West Campus as a priority for development.

AGENDA
Motion by Council Member Hendricks, seconded by Council Member Blanchard that **the agenda be approved as presented**. On roll call vote all present voted Aye.

MINUTES
Motion by Council Member Hendricks, seconded by Council Member Massaglia, that the **minutes of the Regular City Council Meeting of March 12, 2012, be approved as written.** On roll call vote, all present voted Aye.

CONSENT AGENDA
Motion by Council Member Hendricks, seconded by Council Member Abel, that the **CONSENT AGENDA be approved as presented.** The following were presented for consideration of the Consent Agenda items by Omnibus Vote.

7.1 Receive and File February Monthly Reports and Minutes: Police Department Report and Building/ Inspections Departments Reports.
7.2 Proclamations: Parkinson's is the Pits Month – April 2012 Brook Smith Day – March 26, 2012
7.3 Receive and Files State Bids for Petri Lane Construction Project. Opened March 9, 2012.
7.4 Receive and Files Bids for WWTP Digester Sludge Removal (Cleaning). Opened March 14, 2012 at 2:00 p.m.
7.5 Receive and File: Proposals/Bids for Janitorial Services. Opened March 8, 2012 at 2:00 p.m.
7.6 Adopt Resolution No. 32-11/12 – Mayor's Appointment of Danielle Owens to the Human Rights Committee to fill the unexpired term of Shanna Shipman and a subsequent 3-year term May 2015.
7.7 Adopt Resolution No. 33-11/12 – Mayor's Appointment of Eric Reader to the Pekin Planning Commission to fill the unexpired term of Dick Cohenour until May 2015.
7.8 Receive and File Zoning Board of Appeals Minutes dated March 14, 2012.
7.9 Receive and File Pekin Planning Commission Minutes dated March 14, 2012.

7.10 Pekin Planning Commission Hearings and Recommendations:

a. Hearing #1846 & 1847 - recommends approval of Site Plan and Special Use for auto repair only located at 1215 S 14th Street submitted by James Dixon.
b. Hearing #1848 & 1849 - recommends approval of Site Plan and Special Use for off premise directional signage located at 225 Hanna Drive submitted by City of Pekin.
c. Hearing #1850 & 1851 - recommends approval of Site Plan and Special Use for a drive-up kiosk located at 2111 Court Street submitted by A Catered Affair Debra Isbell.
d. Hearing #1852 & 1853 - recommends approval of Site Plan Special Use for outside storage of landscape supplies located at 425 Ann Eliza submitted by Dream Scapes, LLC Mitchell O'Shaughnessy.
e. Hearing #1854 - recommends approval of amendment to the Zoning Code to allow storage buildings and warehousing in the original business park by a Special Use permit only.
f. Recommendation #03-0001 – requests that the Council recognize Dick Cohenour for his dedicated service on the Pekin Planning Commission

In response to Council Member Hendricks' question regarding Eric Reader's service on two committees, it was stated that his term on ZBA would expire in May. On Council Member McCabe's question of residency on the new appointment to the Human Rights committee, it was noted that non-resident perception of Pekin was important to the work of the committee and residency was not required. On roll call vote all present voted Aye.

NEW BUSINESS

<u>RESOLUTION N0. 31-11/12</u>

ADOPTING THE FISCAL YEAR MAY 1, 2012 THROUGH APRIL 30, 2013 BUDGET FOR THE CITY OF PEKIN

Motion by Council Member Massaglia, seconded by Council Member Hendricks that Resolution No.31-11/12 be adopted. Assistant City Manager Darin Girdler presented the projected revenues and expenditures for the 2013 fiscal year budget. A public hearing to receive comments was held on March 12, 2012. Council Members questioned the staff for explanations of several expenditures and balances in the budget. Discussion followed if approving the Budget Resolution approved the proposed capital items in the bond expenditure. Members questioned if tax revenues were reasonable or too optimistic. Council Members Hendricks and Blanchard reiterated that the budget still needed to be reviewed by line item and cuts made in areas that staff was directed to find for costs savings. Council Member Blanchard questioned what hidden purchases and staff misled-savings proposals were in this budget such as the ERI and a parking enforcement vehicle. Council Members Blanchard and Schmidgall spoke in support of paying off IMRF early retirement balance being calculated at 7%. On roll call vote Ayes; Abel, Schmidgall, McCabe, Massaglia, and Barra; Nays; Blanchard and Hendricks. Motion carried.

Motion by Council Member Schmidgall, seconded by Council Member Massaglia, that the **COUNCIL CONCUR WITH THE STATE OF ILLINOIS FOR PETRI LANE CONSTRUCTION PROJECT Section 10-00183-00-FP** and that the award to Stark Excavating, Inc. in the amount of $1,188,901.03 be approved. City Engineer Mike Guerra told Council the State bids for Petri Lane from Fawnridge Road north to N. 14th Street had been received and awarded to the low bidder Stark Excavating, Inc. in the amount of $1,188,901.03. The City's 70% share would be covered by PPUATS already approved cost up to $962,000.00. MFT funding of approximately $357,000.00 would be utilized for City's cost. A Participation Agreement was authorized by the Council on September 12, 2011. On roll call vote, all present voted Aye.

Motion by Council Member Schmidgall, seconded by Council Member Blanchard, that the **BID FOR WASTEWATER TREATMENT PLANT DIGESTER CLEANING** in the amount of $57,900.00 be approved and the contract awarded to Synagro Central, LLC. It was recommended by the City Engineer to award a contract to the low bidder for the necessary pumping and cleaning of three digesters in order to continue the work of retrofitting the additional piping for the construction of the new plant. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Massaglia, that the **AGREEMENT WITH LHF COMPOST INC. TO ACCEPT THE CITY DISPOSAL OF YARD WASTE** at $8.25 per cubic yard for one year be approved. It was recommended to Council to approve the terms and condition of the contract in order for yard waste to begin. Efforts for the City's own site on Brenkman Drive were not completed with the IEPA. The City's previous contract with Mahoney had expired in January. On roll call vote, all present voted Aye.

Motion by Council Member Blanchard, seconded by Council Member Abel, that the **AGREEMENT WITH MCP INTEGRATED BUILDING SERVICES FOR JANITORIAL SERVICES** in the amount of $61,404.00 the initial year of a three year contract be approved. The Council was informed by staff that the City solicited proposals for janitorial services for 3 buildings comprising approximately 41,542 square feet of cleanable space for an initial three (3) years plus two (1) year extensions based upon contract performance. The proposals were evaluated based on the proposal evaluation criteria with-in the RFP. It was estimated the City would save 75% of its current costs of personnel and supplies estimated at $205,000.00, a $140,000.00 per year savings. Council Members discussed the salaries and benefits of employees affected. Some members expressed their disapproval as a small savings that would impact 3 full-time and 2 part-time employees. Council Members Massaglia and Barra spoke in support of saving in the budget for taxpayers. On roll call vote, all present voted Ayes; Massaglia and Barra; Nays; Blanchard, Abel, Schmidgall, McCabe, and Hendricks. Motion failed.

Motion by Council Member Blanchard, seconded by Council Member Abel, that the **SITE PLAN FOR AUTO REPAIR AT 1215 S. 14TH STREET** be approved with the exceptions: there be no usage of the eastside doors; screening required if dumpster is moved from the inside to the outside; there be no outside storage. The Planning Commission recommended the Council approve the site plan submitted by James Dixon. On roll call vote, Ayes; Blanchard, Abel, Schmidgall, McCabe, Hendricks, and Barra; Nay, Massaglia. Motion carried.

Motion by Council Member Blanchard, seconded by Council Member Hendricks, that the **SPECIAL USE FOR AUTO REPAIR AT 1215 S. 14TH STREET** be approved. The Planning Commission recommended Council approve the special use for auto repair at the 14th and Derby Street location. On roll call vote, Ayes; Blanchard, Abel, Schmidgall, McCabe, Hendricks, and Barra; Nay, Massaglia. Motion carried.

Motion by Council Member McCabe, seconded by Council Member Blanchard that the **SITE PLAN FOR OFF PREMISE DIRECTIONAL SIGNAGE ON HANNA DRIVE** & Rt 29, Hanna Drive & S.5th Street, Kock Street & Riverway Drive, be approved. The Planning Commission recommended approval of the City's request for the site plan and special use of off premise signage in the RWBP only. On roll call vote, all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Schmidgall that the **SPECIAL USE FOR OFF PREMISE DIRECTIONAL SIGNAGE ON HANNA DRIVE** & Rt 29, Hanna Drive & S.5th Street, Kock Street & Riverway Drive, be approved. On roll call vote, all present voted Aye.

Motion by Council Member Abel, seconded by Council Member Schmidgall that the **SITE PLAN FOR DRIVE-UP KIOSK SERVING COFFEES** at 2111 Court Street, be approved. The Planning Commission recommended that the Council approve the site and the special use request from Debra Isbell, owner of "A Catered Affair." The special use was intended for a drive-up kiosk serving coffees, specialty drinks, light breakfast/lunch menu. The site would be the Southwest corner in County Market lost known as 2111 Court Street. On roll call vote, all present voted Aye.

Motion by Council Member Abel, seconded by Council Member Schmidgall that the **SPECIAL USE FOR DRIVE-UP KIOSK SERVING COFFEES** at 2111 Court Street, be approved. On roll call vote, all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Hendricks that the **SITE PLAN FOR OUTSIDE STORAGE OF LANDSCAPE AT 425 ANN ELIZA**, be approved with following exceptions: Bins are made of landscape timber with height of 6'; Retainer placed on front of each bin to provide erosion control; tarps in place to cover supplies when not in use; dumpster be enclosed with 10' set back. It was recommended for Council to approve the site plan and the special use request from Mitchell R. O'Shaughnessy owner of DreamScaping LLC for outside storage. On roll call vote, all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Schmidgall that the **SPECIAL USE FOR OUTSIDE STORAGE OF LANDSCAPE AT 425 ANN ELIZA**, be approved. On roll call vote, all present voted Aye.

Motion by Council Member Abel, seconded by Council Member Massaglia that the **expenditure in the amount of $9,225.00 for a TAX INCREMENT FINANCING (TIF) INTERIOR LOAN PROGRAM FOR YESTERDAY'S BAR & GRILL**, be approved. The Pekin Main Street Design Committee recommended the Council approve an eligible TIF grant in the amount of $9,225.00 under the terms of the Commercial Retail and Upper Story Housing Loan Program. The eligible interior improvement by owners Jim and Joy Schramm of Yesterday's Bar & Grill at 363 Court Street would include a new HVAC system. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Abel recognized Ed Emmons for his coverage of the history of West Campus and the photos of the demolition on his website.

Council Member Blanchard asked staff to explain the schedule of implementation of the authorization from the voters in February for the City to purchase electrical power for its residents and small business users. Assistant City Manager Darin Girdler advised the Council that they would be presented the Electricity Aggregation Program Plan of Operation and Governance and the authorization to execute a service agreement with the lowest bidder for the supply at the next Council Meeting. The Program Plan and Public Hearings would detail the opt-out provisions for the public. The Councilman also questioned if an audit of the Food & Beverage Tax could be obtained to assure the proper collection of revenues to the City.

Assistant Manager Darin Girdler thanked Council and Staff for their work on the budget and indicated it would be a good operating document for the next fiscal year.

Chief Kurt Nelson warned the community of fraudulent telemarketing companies soliciting contributions to the fire department.

Chief Greg Nelson announced the Fire/Police Charity Basketball Game for Special Olympics on Friday, March 30, 2012 at PCHS.

Melida Heine, Pekin Mainstreet Director, urged the Council to be cautious expanding the Downtown TIF to include West Campus.

Dale Kuntz, 5 Fox Point, suggested the City review the City of Lacon's recent program for street improvement and the possibility of an Illinois Enhancement grant to clean up Court Street. Mr. Kuntz was reminded by Mayor Barra that the State will assume responsibility for the State Rt 9 after Veterans Drive south (VFW Road) is complete.

EXECUTIVE SESSION

Motion by Council Member Abel, seconded by Council Member McCabe, that the Council move to Executive Session at 8:05 p.m. to discuss 5 ILCS 120/2 (c) (2) Collective Bargaining. On roll call vote all present voted Aye.

No further business to come before the Council, motion by Council Member Massaglia, seconded by Council Member Schmidgall to adjourn. Mayor Barra adjourned the meeting in open session.

COUNCIL ADJOURNED AT 8:32 P.M.

Sue E. McMillan
City Clerk