



REGULAR COUNCIL MEETING MONDAY, MARCH 9, 2015
5:30 P.M.

	1	2
1.0 CALL TO ORDER		
2.0 PLEDGE OF ALLEGIANCE <i>Mayor Laurie L. Barra</i>		
3.0 ROLL CALL <i>Clerk to Call the Roll</i>		
4.0 APPROVAL OF AGENDA <i>ACTION: Motion to approve the meeting agenda.</i> <i>VOTE REQUIRED</i>		
5.0 APPROVAL OF MINUTES <i>ACTION: Motion to approve minutes of the Regular Council Meeting February 23, 2015.</i> <i>VOTE REQUIRED</i>		
6.0 PUBLIC INPUT <i>Speakers to state name. Speakers may address the Council on any topic.</i>		
7.0 CONSENT AGENDA		
7.1 Receive and File Monthly Reports: Traffic Safety Committee Minutes dated February 6, 2015.		
7.2 Receive and File: Zoning Board of Appeals Minutes dated February 11, 2015.		
7.3 Receive and File: Pekin Planning Commission Minutes dated February 11, 2015.		
7.4 Receive and File: Pekin Planning Commission Hearings and Recommendations: a. Hearing #02-1888 recommends the infrastructures (Street Lights) be installed and working as approved by the previous Council for Gingoteague Subdivision #5 located on Remington Road in Tazewell County, Illinois.		
7.5 Resolution No. 115-14/15 – Zoning Map of the City of Pekin		
7.6 Resolution No. 116-14/15 – Urging The Governor and General Assembly to Protect Full Funding of Local Government Distributive Fund Revenues <i>ACTION: Motion to approve all items listed on the Consent Agenda by Omnibus Vote.</i> <i>VOTE REQUIRED TO APPROVE CONSENT AGENDA</i>		
8.0 COMMUNICATIONS, PETITIONS, REPORTS		
8.1 Nine Month Quarterly Financial Report present by Treasurer Jim Wolf	JW	5

9.0 NEW BUSINESS		
9.1 Tax Increment Financing Commercial Loan Program For Seico, Inc. DESCRIPTION: Authorization to pay property owner under the terms of the Central Business District TIF Commercial/Retail Upper Story Housing Loan Program in the amount of \$57,123.30 for eligible expenses of project costs to cover additional office space for 132 Court Street property. Recommendation of the Pekin Main Street Design Committee. ACTION: Motion to approve the bid in the amount of \$57,123.30. VOTE REQUIRED	LAB	1
9.2 Change Order 6 for Phase 2 B Wastewater Treatment Plant Project DESCRIPTION: Change includes the addition of 1 item, an extension of the hoist crane and a credit for 1 item, adjustment for flashing not needed. ACTION: Motion to approve the change order in the amount of \$3,180.00. VOTE REQUIRED	MG	3
9.3 Resolution No. 117-14/15 – Motor Fuel Tax Fund General Maintenance Operations for Street Department DESCRIPTION: Appropriation of \$542,000.00 allows MFT Funds to pay items such as salt, electricity and repairs of street lights, materials for bituminous street repair, and tree removal on ROW, etc. ACTION: Motion to adopt the Resolution. VOTE REQUIRED	MG	3
9.4 Community Development Block Grant 2015-2019 Consolidated Plan DESCRIPTION: HUD requires a Consolidated Action Plan which states the needs and priorities for the City of Pekin and plans for the CDBG dollars for the upcoming 5 fiscal years (HUD 2015-2019). ACTION: Motion to approve the Community Development Block Grant 5 year Consolidated Plan. VOTE REQUIRED	PA	4
9.5 2015 Action Plan Community Development Block Grant (CDBG) DESCRIPTION: HUD requires an Action Plan every year stating the needs, priorities, and plans for the upcoming fiscal year and performance measurements based from the Five Year Consolidated Plan. ACTION: Motion to approve the 2015 Community Development Block Grant 2015 Action Plan. VOTE REQUIRED	PA	4

9.6 Ordinance No. 2718-14/15–Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters DESCRIPTION: An ordinance authorizing the transfer of the City of Pekin’s Volume Cap in connection with Private Activity Bond Issues and the Assist Program first time homebuyer program. ACTION: Motion to adopt the Ordinance. VOTE REQUIRED	PA	4
10.0 ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL 10.1 Staff 10.2 Council # 10.3 Press Time		
11.0 EXECUTIVE SESSION 65 ILCS 120/2 (c)		
12.0 ADJOURN No Vote Required		

Column 1 Key:

DG	Darin Girdler City Manager	MG	Michael Guerra City Engineer
PA	Pamela Anderson Community Development Director	LAB	Leigh Ann Brown Economic Development Director
JW	James Wolf Treasurer		

Column 2 Key:

- 1 A Prosperous Community.** To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
- 2 A Safe Community.** To protect community life and property by providing effective, principled police and fire services.
- 3 A Strong Foundation.** To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
- 4 A High Quality of Life.** To support or provide services that improve the quality of life for Pekin’s residents.
- 5 An Effective Government.** To deliver effectively the services that Pekin’s residents want, need, and are willing to support.

**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, FEBRUARY 23, 2015 AT 5:30 O'CLOCK P.M.

LAURIE L. BARRA * MAYOR * PRESIDING

**PRESENT: COUNCIL MEMBERS, ABEL, GILLESPIE, GOLDEN, ORRICK, MCCABE AND
BARRA**

ABSENT: COUNCIL MEMBER HENDRICKS

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

Roll was called. All members were physically present except Council Member Hendricks. A quorum was present.

AGENDA

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

MINUTES

Motion by Council Member Gillespie, seconded by Council Member Abel that the **minutes of the Regular City Council Meeting of February 9, 2015 be approved as written**. On roll call vote, all present voted Aye.

PUBLIC INPUT

Austin Grant, an amateur radio operator, asked what actions had been taken on his previous request before the Council to consider review of the policy and change to a \$2,500.00 fee required for his radio tower, as per Code 9-13-1. Mr. Grant was told he would be contacted in the next day by the City after speaking with the Planning/Code Enforcement departments.

Robin Garlish and Kady McFadden distributed information and addressed the Council regarding The Central Illinois Healthy Community Alliance (CIHCA), individuals and organizations committed to creating a sustainable and healthy community for Central Illinois. They stated CIHCA was concerned about the air and water pollution created by the E.D. Edwards coal plant now owned by Dynegy. The representatives encouraged Pekin awareness and participation in advocating rules that protect the community.

Sally Johnson stated that the Council was making it hard on Pekin residents. She voiced her concerns and asked the Council to stop the unnecessary spending on the following: Library improvements, garbage fee, sewer project, federal prison, Court Street improvements, Veterans Drive.

Ann Witzig voiced her concern that the Council did not make appropriate plans but goes to the people as a bank to fund projects.

Robert Bramham questioned if the funds appropriated from that State for Veterans Drive were \$30 million or \$31 million dollars.

CONSENT AGENDA

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

7.1 Receive and File Monthly Reports: Building Department Inspections & Zoning January Report and Tazewell County Animal Control January Report.

7.2 Receive and File: N. Veterans Drive Mill and Overlay Project opened February 11, 2014 @ 10:00 a.m.

On roll call vote, all present voted Aye.

COMMUNICATIONS, PETITIONS, REPORTS

PUBLIC HEARING

A Public Hearing was opened by Mayor Barra for the Community Development Block Grant CDBG Five-Year Consolidated Plan and CDBG Action Plan Period of May 1, 2015-April 30, 2021 at 5:50 p.m. Community Development Director Pamela Anderson presented the draft phase of the plan to the Council. The plan would be available for public review and comment from February 9, 2015 to March 9, 2015. A second Public Hearing would be held on March 5, 2015 at 5:15 p.m. in the Council Chambers of City Hall. She summarized for the Council the purpose of the plan to develop a viable community by providing decent housing, suitable living environment and expansion of economic opportunities principally for low and moderate incomes persons. The summary included objectives, evaluation of past performance, housing, workforce, educational needs, implementation, resources and goals from analyzed data. Comments were received from each Council Member. Comment for the hearing was also received from Ann Witzig that as a landlord she observed her filled vacancies were tenants from the public housing. No additional comments were heard. The Public Hearing was closed at 6:25 p.m.

NEW BUSINESS

Motion by Council Member Orrick, seconded by Council Member Gillespie that the **BID FOR N. VETERANS DRIVE MILL AND OVERLAY PROJECT in the amount of \$189,586.43 be approved AND THE CONTRACT AWARDED TO R.A. CULLINAN AND SON A DIVISION OF UMC, INC.** City Engineer Michael Guerra recommended Council's approval of an original piece of roadway on north Veterans from Court Street to the end of the asphalt section to bring the quality of all sections of Veterans up to acceptable standards. Mr. Guerra noted only one bid was received, 5.1% higher than estimate but still within the original authorized \$200,000.00 for the project. Council's questions regarding IDOT changes to the specifications on how the bituminous prime coat was measured and IDOT's recommended change to the hot mix asphalt surface course mix were address. It was the engineer's opinion that re-bidding the project would result in no change to the number of bidders or the amount of the bid. On roll call vote, all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Orrick that the **INTERGOVERNMENTAL AGREEMENT WITH TAZEWEEL COUNTY for upgrade digital orthophotography in the amount of \$3,224.88 be approved.** Council was asked to approve a joint effort to share the cost to acquire current regional aerial photography. The cost included the City's own copy of geo-reference photography for 27 square miles of the City and surrounding area to integrate with our GIS system. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member McCabe recognized the Pekin girls basketball team and Destination Imagination team for their commendable recent winning efforts.

Council Member Orrick noted the CDBG agencies and the City were fortunate to work with the coordination of Pamela Anderson.

Council Member Golden asked that an issue involving a resident's complaint that an improper citation led to a missed hearing and court cost be resolved.

EXECUTIVE SESSION

Motion by Council Member Abel, seconded by Council Member Orrick, that the Council move to Executive Session at 7:00 p.m. to discuss 65 ILCS 120/2 (c) (6.) Lease of Municipally Owned Property and (1.) Personnel. On roll call vote, all present voted Aye.

No further business to come before the Council, motion by Council Member Abel, that Council adjourn. Motion carried voice vote. Mayor Barra adjourned the meeting in open session.

COUNCIL ADJOURNED AT 8:20 P.M.

Sue E. McMillan
City Clerk

**CITY OF PEKIN TRAFFIC SAFETY COMMITTEE MINUTES
FEBRUARY 6, 2015 @ 8:30 a.m.
CITY HALL CONFERENCE ROOM**

PRESENT: Darin Girdler, Kurt Nelson, Ron Mayeur, Mike Guerra, Bob Shaw, Will Taylor.
Also present: Jim Kaminski, Bill Scarcliff, Lee Ann Wrhel.

The meeting was called to order at 8:30 a.m.

Motion by Will Taylor to approve the agenda, seconded by Ron Mayeur. All in favor.

Motion by Darin Girdler to approve the December 5, 2014 meeting minutes, seconded by Mike Guerra. All in favor.

Old Business:

None

New Business:

1. Speed Limit Consideration – Sheridan Rd. from California Rd. to Veterans Dr.

Mike made a suggestion to place 30 mph signs in both directions in this area to make motorists aware of the speed limit in this location. The signs will be installed.

2. School Crossings (Dist. 108 and Aramark scheduled to attend)

Glawn Worrell from Pekin Public School District 108 along with Jordan Salas and Jessica Spencer from Aramark were invited to this meeting to discuss this agenda item. The crossing that was addressed was Parkway Dr. and Willow St. They reported that since Aramark now posts two crossing guards there it isn't as intimidating. The police have also been monitoring the area. There was discussion of what more can be done at this intersection for school crossing purposes. The most favorable solution would be to either put traffic signals in place or install a HAWK signal similar to what is in place on Parkway Dr. at Coal Miners Park. At issue with these ideas is funding. Mike is unsure of what funding will be available going forward. He will keep it on the potential project list. It was noted that this intersection does have crosswalks painted on the pavement. In the spring when the painting begins again, hash marks will be added in the crosswalks in this location for increased awareness. Glawn also presented a concern from parents regarding Velde Dr. at Arlington Cir. This location does not qualify for hazardous area for school pedestrians at this time. The police are already doing extra patrols on Velde Dr. on an ongoing basis. If this crossing were to be marked, it would give pedestrians a false sense of security. As more homes are built in this area, this can be readdressed in the future.

3. Planning Commission On-Street Parking Restriction Proposal

The proposal put together by the Planning Commission is very similar to the Traffic Safety Committee proposal. Both groups would like to see this issue addressed. Mike has a copy of the Planning Commission proposal and this committee will take their recommendations under consideration.

4. Warning Lights for Icy Bridge

This suggestion was presented by Will from a fellow police officer. It was noted that this would be an IDOT issue.

5. On-Street Parking Request – Olt Ave.

Tammy Jess, Pekin Veterinary Clinic, 21 Olt Ave., 346-1375, was in attendance at this meeting and had made this request. Pekin Veterinary Clinic has been in this location since 1990. Since that time their business has grown to the point where they are in need of additional parking. They do have additional parking in the rear of their facility, however, it is remote from the customer entrance. Olt Ave. is currently posted as no parking on both sides of the street. She is requesting that the northwest side of the street (which is the side opposite their location) be opened up for on street parking with lines to identify individual spaces. They do have customers who park in the area of the Kmart parking lot that is in that immediate area, but a fence is in place separating the parking lot from the street and their customers have to walk around the fence to be able to cross the street. She is concerned about losing customers due to the parking issues. It was noted that the no parking in this location has always been in place due to it being a business district. This committee is working towards eliminating parking throughout the city. The suggestion has been for neighboring businesses to work towards shared parking in this type of situation. Will made a motion to have the Traffic Safety Committee draft a letter to Kmart suggesting that they create a gap in the fence for customers of Pekin Veterinary Clinic to be able to cross the street. Ron seconded the motion. All in favor.

6. Stop Sign Request – Intersection of Prince St. @ S. Seventh St.

This item was brought to the committee through a Facebook comment on the City of Pekin page. It was noted that this is a wide open intersection with no issues regarding line of sight. Kurt made a motion to leave the intersection as is. Will seconded the motion. All in favor.

7. Parking Concern – 1531 S. Fifth St.

Al and Ruth McGinnis, 11479 Wagonseller Rd., 267-1451, who own the rental house at 1531 S. Fifth St. were in attendance at the meeting and had made this request. They are concerned that parking is unavailable without crossing the street for this residence. Due to the new sports park in this area, the no parking on Koch St. was put in place due to vehicles blocking driveways when attending events at the sports park. This area will continue to be monitored regarding parking issues.

8. Committee Chairman

With the retirement of Police Chief Greg Nelson, City Manager Darin Girdler will be the new chairman of the committee.

Around the Table

Will asked for consideration of putting down gravel near the entrance of Coal Miner's Park in the area where squad cars park to conduct traffic details. He will contact the Pekin Community High School District 303 Superintendent to seek permission to do this. With permission, the street department will deposit gravel in that location.

Mike reported that the public open house for the Court St. renovation presentation went well.

Respectfully Submitted,
Lee Ann Wrhel

NEXT REGULAR MEETING MARCH 6, 2015 @ 8:30 A.M.

Pekin Zoning Board of Appeals
February 11, 2015

Present:

Mary Lanane
John Kennedy, Chairman
Kim Joesting
Brandon Dentino

Absent:

Barry McGinnis, Vice Chairman
Greg Henderson
Bob Barra

Staff Present: Ron Sieh and Attorney, Scott Kriegsman

John Kennedy, Chairman led the pledge of allegiance.

John Kennedy, Chairman called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

John Kennedy, Chairman asked for approval of the Agenda.

MOTION by Mary Lanane seconded by Brandon Dentino to approve the Agenda as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

John Kennedy, Chairman asked for Approval of the November 12, 2014 Meeting Minutes as presented.

MOTION by Kim Joesting seconded by Mary Lanane to approve the Minutes as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Correspondence: 28 (Twenty-Eight) Letters were mailed regarding Hearing #1 with (1) One returned.

Hearing #1:

To allow Stacia & Dave Gambetti, Owners a variance for a privacy fence to be 2' higher than allowed as stated in the current Zoning Code for R-2 (Single Family Residential) with a Legal Description as Sec 12 T24N R5W Sunset Hills Ext 12 Lot 234 NE ¼ located at 1719 Deppert Drive.

Refer to Pekin Zoning Ordinance; Section 9-12-1-2 Board of Appeals, B. Jurisdiction 3. Variance. (9-12-1-2-B-3) and Section 9-9-1 Schedule of Regs, R-2 use District.

Dave Gambetti was present and stated his case.

MOTION by Mary Lanane seconded by Kim Joesting to Approve the request for a privacy fence to be 2' higher than allowed with the Hardship being a corner lot and the layout of the property at 1719 Deppert Drive. On roll call vote, 3 (Three) present voted **AYE**. 1 (One) John Kennedy **ABSTAINED**. **MOTION APPROVED**.

Informal: Pam Anderson presented the 5 (Five) year plan for CDBG.

John Kennedy, Chairman asked for a motion to Adjourn the meeting.

MOTION by Kim Joesting seconded by Brandon Dentino to **ADJOURN** the meeting. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Meeting Adjourned at 5:31PM

Juanita VanBuskirk, Secretary
Zoning Board of Appeals

1-8-15

Attention: Board of Appeals

We would like to replace our existing fence with an 8' privacy fence that would surround a portion of our backyard where our swimming pool sets. A 6' fence would provide little privacy due to the height of the two lots that butt up against our backyard. The slope of the lot to the north of us, and the build up of dirt below the east end of our pool in order to keep it level is what's causing our predicament. The lot to the north of us where their house sets is about 1' higher than our lot. They have about a 3' high porch that leads into their house on the side of our pool, and a deck on the back of their house that is approximately 3' high. Our lot where our pool sets is about 1 ½' higher than the second lot that is to the east of us. An ordinary 6' fence would have the privacy of what a 4' fence would provide for us.

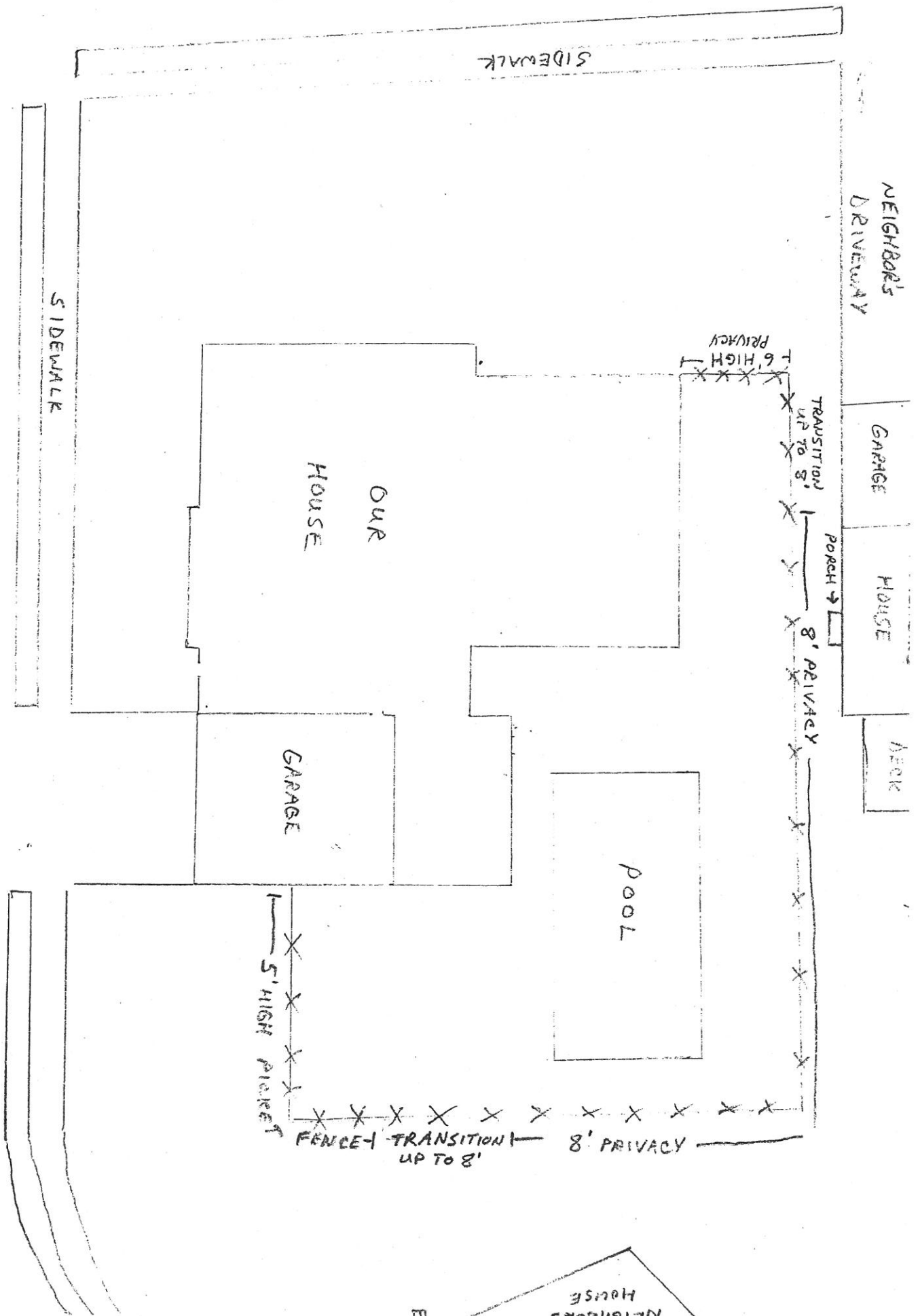
There would be an 8' long section that will be 6' tall that runs parallel to Valle Vista Blvd. It would then transition up to 8' down to the corner of the lot heading east. It would stay 8' heading south transitioning down to a 5' picket fence, an 8' section short of the corner. Then it would continue a 5' picket fence heading west to the house. The 5' high picket fence runs parallel with Deppert Dr. This is the front of our house. There will be 1' of lattice at the top wherever the fence is 8' high.

Thanks for your consideration,

Dave & Stacia Gambetti

Dave and Stacia Gambetti

VALLE VISTA



DEPERT DR.

SIDEWALK

SIDEWALK

NEIGHBOR'S DRIVEWAY

GARAGE

HOUSE

DECK

OUR HOUSE

GARAGE

POOL

TRANSITION UP TO 8'

PORCH

8' PRIVACY

6' HIGH PRIVACY

5' HIGH PICKET

FENCE - TRANSITION UP TO 8'

8' PRIVACY

NEIGHBOR'S HOUSE

Pekin Planning Commission Minutes

February 11, 2015

5:30pm

Present:

Daryl Dagit
Ron Knautz
Jim Jones
Bill Craig, Chairman
Chris Deverman
James Ruth
Steve Thompson

Absent:

Erik Reader
Don Hild, Vice Chairman

Chairman, Bill Craig led the pledge of allegiance.

The regular meeting of the Pekin Planning Commission was called to order and a quorum was declared.

Staff Present: Attorney Scott Kriegsman and Ron Sieh

Chairman, Bill Craig asked for the approval of the Amended Agenda as presented.

MOTION by Jim Jones, Seconded by Steve Thompson to Approve the Amended Agenda to include and two Informals adding Pam Anderson/5 year plan for CDBG and Ron Sieh/Used Car Lot discussion as presented. On roll call vote, All present voted **AYE**. **MOTION APPROVED**.

Chairman, Bill Craig asked for the approval of the November 12, 2014 and December 10, 2014 minutes.

MOTION by Ron Knautz, Seconded by Daryl Dagit to Approve the minutes for the November 12, 2014 and December 10, 2014 meetings as presented. On roll call vote, 6(Six) present voted **AYE**. 1(One) James Ruth present **ABSTAINED**. **MOTION APPROVED**.

City Council Action Report:

City Council Meeting on January 12, 2015-

Received and Filed the Minutes from December 10, 2014 meeting.

Also Received and Filed Hearing #12-1887 / Estates of Lakeview/Brent Glassey Representative.

PPC Correspondence: None

Application #1: Residents on Remington Road aka Lake Remington Association

Hearing #1 (02-1888): An Amendment to the Approved Plans for Gingoteague Subdivision #5 regarding the proposed Street Lights located on Lot 57A aka 1403 Remington Rd, between Lot 59B and 60A aka 1503 & 1505 Remington Rd, 62A and 62B aka 1605 & 1607 Remington Rd and Lot 64 aka 1801 Remington Rd in Tazewell County, Illinois.

Open Public Hearing: 5:40pm

There was no-one present regarding this Hearing.

Close Public Hearing: 5:40pm

Subdivision Plat Review Committee:

Steve Thompson, Chairman

MOTION by Steve Thompson, Seconded by Bill Craig the recommendation to be Approved for installing the fixtures so they are available for future use. Whether they are used or not is up to the current Resident. On roll call vote, All present voted **NAY**. MOTION **DECLINED**.

Bill Craig, Chairman asked for a round table of input.

Steve Thompson- Infrastructures should be installed as stated on the Plan.

Daryl Dagit- Infrastructures should be installed and working.

Jim Jones- Iterated what Daryl Dagit stated.

Ron Knautz- Infrastructures be installed with the wiring. Whether they are used or not. Does not matter to him.

Chris Deverman - Infrastructures should be installed.

James Ruth - Asked if there was any guidance for the home owners.

Ron Sieh stated that the covenant would cover that.

James Ruth continued that the infrastructures should be installed.

Ron Sieh stated the Infrastructures are not grounded to the areas proposed on the plan, they can be moved around and even be on both sides of the Street.

MOTION by Daryl Dagit, Seconded by Jim Jones the recommendation of the Infrastructures being installed and working as Approved by the previous Council for Gingoteague Subdivision #5. On roll call vote, All present voted **AYE**. MOTION **APPROVED**.

Bill Craig, Chairman asked for a motion to Adjourn the meeting.

MOTION by Steve Thompson, Seconded by Daryl Dagit to Adjourn the meeting before the Informals were heard. On roll call vote, All present voted **AYE**. MOTION **APPROVED**.

Meeting adjourned at 6:35PM

Informals: Pam Anderson presented the 5 year plan for the CDBG.

Ron Sieh stated Affordable Auto moved across the river. There is a proposal for Car Sales Only at 201 N Capitol Street. There is already a Special Use for Car Sales at that carries on with this property. Ron would like to send the members a Site Plan showing the proposed parking. Before he brings it before the Commission.

Ron Sieh stated a proposed New Cell Tower at 1402 N 8th Street aka 8th Street Center Trust (Parking Lot) is being proposed instead of co-locating on an existing tower.

Juanita K VanBuskirk, Secretary
Pekin Planning Commission

Pekin Planning Commission
February 19, 2015

HEARING # 02-1888

The Pekin Planning Commission gives the recommendation that the Infrastructures (Street Lights) be installed and working as Approved by the previous Council for Gingoteague Subdivision #5 located on Remington Road in Tazewell County, Illinois to the Pekin City Council.

Bill Craig, Chairman

Don Hild, Vice-Chairman

Tally of Votes:

AYE - (7)

NAY -

ABSTAIN -

ABSENT -

No Vote Taken -

DT: December 29, 2014

TO: The Pekin City Planning Commission

FM: Paul J. Cross, developer of Gingoteague Section 5 / Remington Road

RE: Proposed Street Lights

The residents of Remington Road have expressed their concerns over the proposed street lights for Remington Road.

They do not want the 5 proposed street lights to be installed as indicated on the final plat and approved by the city. They would like to have one street light to be installed at the intersection of Remington Road and 14th Street.

If the city approves, I will only install the one street light at the intersection of Remington Road and 14th Street and I will not install the other 4 four proposed street lights.



Paul J. Cross

Developer of Gingoteague Section 5 / Remington Road



Petition

TO: The Pekin City Planning Commission

We, the undersigned, request the current proposal for the installation of street lights on Remington Road be amended as follows;

- a. The four street lights proposed for installation by the developer, Paul Cross, be reduced to one.
- b. The lights between lots 59B and 60A, 62A and 62B and lot 64 be eliminated from the proposal as submitted by Paul Cross and approved by the city.
- c. The light at lot 57A, located at the intersection of 14th Street and Remington Road, be **approved** as shown on the proposal.

The residents of Remington Road have a total of 19 yard post lights and feel the illumination provided by these are sufficient for the safety and security of residents as well as through traffic.

The residents also feel that this lighting provides an attractive alternative to commercial lighting and contributes to the overall appearance of the neighborhood.

The Lake Remington Association has included the maintenance and operational status of the yard lighting in our by-laws to insure every resident insures the continued operational status of each yard light.

Remington Road Residents:

1404 Kilhoffer

W. C. Kilhoffer

1405 Clark

Ronald Clark

1406 Bianchi

Stephen Bianchi

Steve Rager
360-5321

1407 Price Christa Price
 1500 Sours Barbara Sours
 1501 Quarello Jane Quarello
 1502 Dorr-Harthan Cynthia Dorr-Harthan
 1503 Smith Richard S. Swift
 1504 Whitlow Suzanne Whitlow
 1505 Greer Randy Greer
 1506 Barksdale Thonda Barksdale
 1507 Greener James L. Greener
 1600 Gallup Lois Gallup
 1601 Whistle Ken W. Whistle
 1603 Naffziger Ch. Naffziger
 1605 Rager Thpt C. Rager
 1607 Barker Sarah L. Barker
 1701 Whitaker See - NO -
 1801 Gorden See - NO -

RESOLUTION No. 115-14/15

PEKIN, ILLINOIS, March 9, 2015

RESOLUTION BY COMMISSIONER _____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:

the City Clerk be and she is hereby directed to publish the Zoning Map of the City of Pekin,
December 31, 2014, revision, hereunto attached as Exhibit A, in pamphlet form.

SIGNED BY _____

MAYOR.

CITY OF PEKIN

ZONING MAP OF THE CITY OF PEKIN

DECEMBER 31, 2014 REVISION

**PUBLICATION AUTHORIZED BY RESOLUTION NO. 115-14/15
ADOPTED BY THE CITY COUNCIL
OF THE CITY OF PEKIN
THE 9TH DAY OF MARCH 2015**

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY
COUNCIL OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS,
THIS 9TH DAY OF MARCH 2015**

PUBLIC NOTICE

Public Notice is hereby given that on March 9, 2015 the City Council of the City of Pekin adopted Resolution No. 115-14/15 directing that the Zoning Map of the City of Pekin be published pursuant to 65 ILCS 5/11-13-19.

Said resolution has been published in Pamphlet form. The Zoning Map with all revisions as of December 31, 2014 is available for public inspection upon request in the Office of the City Clerk, 111 S. Capitol Street, Pekin, Illinois 61554.

CERTIFICATE

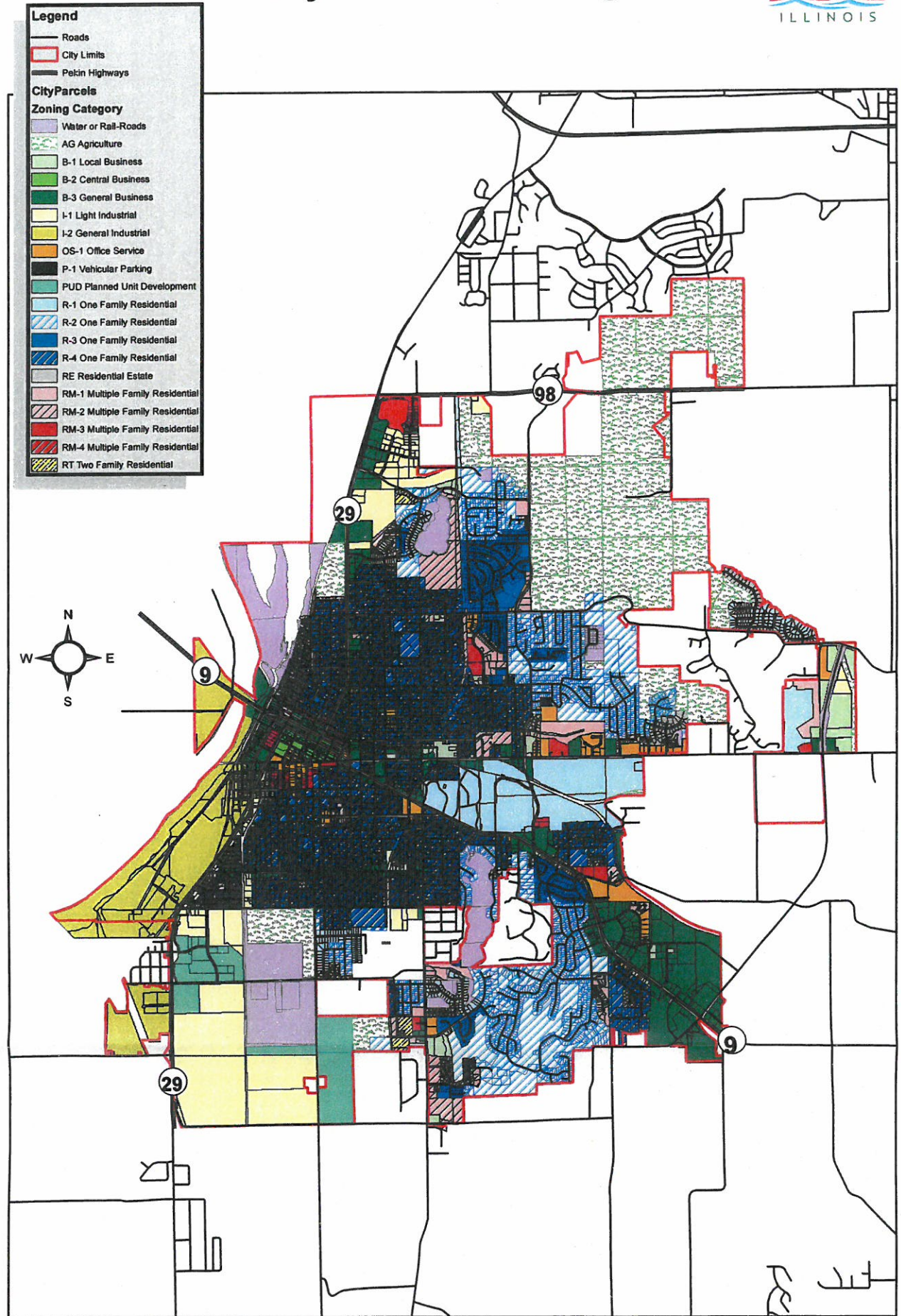
THE UNDERSIGNED CERTIFIES THAT SHE IS THE CITY CLERK FOR THE CITY OF PEKIN, ILLINOIS, AND THAT THE CITY COUNCIL AT A REGULARLY CONSTITUTED MEETING OF SAID CITY COUNCIL OF THE CITY OF PEKIN ON THE 9TH DAY OF MARCH 2015 ADOPTED RESOLUTION NO. 115-14/15 A TRUE AND CORRECT COPY OF WHICH IS CONTAINED IN THIS PAMPHLET.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

(SEAL)

SUE E. MCMILLAN
CITY CLERK

City of Pekin Zoning



0 0.75 1.5 3 Miles

RESOLUTION NO. 116-14/15
**URGING THE GOVERNOR AND GENERAL ASSEMBLY TO PROTECT FULL
FUNDING OF LOCAL GOVERNMENT DISTRIBUTIVE FUND REVENUES**

WHEREAS, municipalities are front-line providers of government services to citizens and these services include police and fire protection, parks, infrastructure, water, sewer and utility services, and snow removal; and

WHEREAS, the State of Illinois has a long-standing tradition of collecting tax revenues on behalf of municipal governments and municipalities have relied on shared income tax revenue to provide services to taxpayers; and

WHEREAS, municipalities have fewer options to raise significant revenue and rely on the full amount of revenue that the State collects on their behalf in order to fund the essential quality-of-life services expected and relied upon by community residents; and

WHEREAS, the General Assembly increased the State income tax without providing any of the new revenues to municipalities and this loss of revenue has left the municipal share at levels collected during the Great Recession; and

WHEREAS, the Governor proposed a 50 percent reduction in the local share of the income tax during his FY2016 Budget Address, reducing local revenues by over \$600 million; and

WHEREAS, the loss of this state-shared income tax revenue would result in elimination of countless jobs, local tax increases, program and service cuts, and could increase debt burdens that would be felt by all citizens.

WHEREAS, the City of Pekin would lose approximately \$1,168,000.00; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pekin urges the Governor and the General Assembly to protect full funding of the Local Government Distributive Fund and other revenue sources that allow local governments to provide for the health, safety and general welfare of their residents.

ADOPTED at a regular meeting of the Council of the City of Pekin, this 9th day of March 2015.

APPROVED this _____ day of _____, 2015

LAURIE L. BARRA
MAYOR

ATTEST:

SUE E. MCMILLAN
CITY CLERK

CITY OF PEKIN
REVENUES OVER EXPENSES - ALL CITY FUNDS
NINE MONTHS ENDED JANUARY 31, 2015

FUND	ACTUAL - NINE MONTHS ENDED 1/31/15			BUDGET - NINE MONTHS ENDED 1/31/15			ACTUAL - NINE MONTHS ENDED 1/31/14		
	REVENUE	EXPENSE	REVENUE OVER (UNDER)	REVENUE	EXPENSE	REVENUE OVER (UNDER)	REVENUE	EXPENSE	REVENUE OVER (UNDER)
General									
- Total	\$16,489,278	\$15,221,657	\$ 1,267,621	16,055,425	15,568,752	486,673	16,927,159	17,156,002	(228,843)
- Vehicle Maintenance Transfer Operations	\$16,489,278	\$15,221,657	\$ 1,267,621	16,055,425	15,568,752	486,673	16,927,159	(1,318,577)	1,318,577
- Storm Water	500	365,879	(365,379)	900,000	1,169,057	(269,057)	980	15,837,425	1,089,734
- Solid Waste	958,419	1,409,331	(450,912)	1,348,430	1,388,627	(40,197)	113,440	277,081	(276,101)
(1) Total General fund Operations	17,448,197	16,996,867	451,330	18,303,855	18,126,436	177,419	17,041,579	1,489,091	(1,375,651)
(2) Tourism	133,137	203,689	(70,552)	111,375	286,465	(175,090)	729,703	17,603,597	(562,018)
Sewer									
(3) - Operations	2,788,123	3,348,817	(560,694)	2,700,583	3,904,148	(1,203,565)	2,435,241	2,262,130	173,111
- Debt / Construction related	5,049,616	5,000,588	49,028	12,000,000	11,444,999	555,001	8,215,999	8,125,556	90,443
Total Sewer Fund	7,837,739	8,349,405	(511,666)	14,700,583	15,349,147	(648,564)	10,651,240	10,387,686	263,554
Motor Fuel	969,275	854,286	114,989	627,375	1,271,250	(643,875)	793,749	513,239	280,510
HUD	280,074	309,910	(29,836)	269,153	267,255	1,898	332,806	433,054	(100,248)
TIF	503,701	146,103	357,598	572,250	1,160,522	(588,272)	678,321	297,068	381,253
(4) Capital Projects	902,443	5,966,209	(5,063,766)	222,000	9,562,875	(9,340,875)	21,336,410	1,806,752	19,529,658
(5) School Bus	2,109,836	2,652,188	(542,352)	2,738,063	2,824,192	(86,129)	2,718,670	2,869,863	(151,193)
(6) Airport	231,007	266,864	(35,857)	203,474	257,506	(54,032)	231,609	492,214	(260,605)
(7) Economic Development									
- Total	204,603	422,411	(217,808)	254,250	484,995	(230,745)	2,327,967	492,709	1,835,258
- Bank Loan	204,603	422,411	(217,808)	254,250	484,995	(230,745)	1,999,090	-	1,999,090
Insurance	4,034,599	4,111,006	(76,407)	3,260,013	3,706,012	(445,999)	328,877	492,709	(163,832)
							4,859,742	3,789,987	1,069,755
Vehicle Maintenance									
- Total	483,767	546,775	(63,008)	754,688	721,500	33,188	1,927,015	693,106	1,233,909
- General Transfer	483,767	546,775	(63,008)	754,688	721,500	33,188	1,318,577	-	1,318,577
(8) TOTALS - ALL FUNDS	\$35,138,378	\$40,825,713	\$ (5,687,335)	\$42,017,079	\$54,018,155	\$ (12,001,076)	\$60,311,144	\$40,536,436	\$19,774,708
Totals W/O Sewer Debt/Const, Cap									
(9) Proj, Econ Devel, Vehicle Maint	\$29,186,319	\$29,858,916	\$ (672,597)	\$30,049,329	\$33,495,276	\$ (3,445,947)	\$30,758,735	\$30,604,128	\$ 154,607

CITY OF PEKIN
REVENUES OVER EXPENSES - ALL CITY FUNDS
SUPPLEMENTAL COMMENTS
NINE MONTHS ENDED JANUARY 31, 2015

- (1) Solid waste revenue for current year-to-date only reflects the collection of six months revenue due to initial billing cycle.
- (1) General fund results continue to exceed the budget due in large part from the collection of most of the annual property taxes. And, expense is lower in the current year nine month period due in part to cost containment.
- (2) Tourism negative numbers relate to payment of the Griffin Drive extension cost in the prior year and the annual loan payment in the current year. Monthly tax receipts are better than expected and there should be a small loss for the year.
- (3) Year-to-date sewer operations loss in the current year nine months results from unexpected sewer repairs.
- (4) Capital Projects Fund numbers indicate the large Veterans Drive expenditures in this quarter as construction ended for the winter.
- (5) School bus revenues for the current year period represent one less billing (nine billings in a year) than the prior year period. It is anticipated that the numbers will improve quite a bit by yearend once the school districts get caught up in their payments to the City and the lower fuel costs / reduced repair costs associated with lease terms.
- (6) The airport's operations for the nine months now reflect a loss as air travel is curtailed over the winter. The prior year nine month period reflects the capital expenditures for new fuel pumps and runway improvements.
- (7) Economic Development revenue include the annual loan payment from Cullinan. In the prior year nine months the City had received the bank loan proceeds of \$2 million which were later disbursed to the developer.
- (8) "Totals - All Funds" illustrates the distortion related to the City's construction activity in various funds and doesn't give an accurate picture of operating results for the City.
- (9) This line then presents the normal operating revenues/expenditures without all the unusual items mentioned above including the construction/debt activity.

CITY OF PEKIN
MAJOR REVENUE SOURCES
NINE MONTHS ENDED JANUARY 31, 2015

	Annual Budget	Prorated Percent	Prorated Budget	1/31/15 Actual Received 9 Months	Actual as a Percent of Budget	Actual Over(Under) 9 Month Budget	1/31/14 Actual Received 9 Months
General Fund							
Property Taxes	\$1,300,242	100.00%	\$1,300,242	\$1,342,852	103.28%	\$ 42,610	1,600,973
(A) State Sales Taxes	5,540,000	75.00%	4,155,000	4,066,448	97.87%	(88,552)	4,166,873
(A) Home Rule Taxes	4,265,000	75.00%	3,198,750	3,050,402	95.36%	(148,348)	3,035,451
(B) Income Taxes	3,225,000	75.00%	2,418,750	2,618,603	108.26%	199,853	2,651,036
Replacement Taxes	1,360,000	75.00%	1,020,000	951,564	93.29%	(68,436)	673,262
Use Tax	602,000	75.00%	451,500	479,067	106.11%	27,567	415,715
Local Use Gas Tax	255,000	75.00%	191,250	211,346	110.51%	20,096	217,444
(C) Food & Beverage Tax	1,017,000	75.00%	762,750	788,080	103.32%	25,330	790,649
(C) Package Liquor Tax	185,000	75.00%	138,750	142,422	102.65%	3,672	143,570
Telcommunications	943,000	75.00%	707,250	653,204	92.36%	(54,046)	706,826
(D) Video Gaming Tax	98,000	75.00%	73,500	126,775	N/A	53,275	74,788
(E) Investment Earnings	51,000	75.00%	38,250	118,519	309.85%	80,269	43,450
Franchise-Cable TV	447,000	75.00%	335,250	275,336	82.13%	(59,914)	334,454
Garbage-Fees for Service	1,651,900	75.00%	1,238,925	840,200	67.82%	(398,725)	-
Fees for Services	1,243,603	75.00%	932,702	749,999	80.41%	(182,703)	845,170
Fines & Forfeitures	460,900	75.00%	345,675	331,180	95.81%	(14,495)	320,759
Licenses & Permits	229,250	75.00%	171,938	143,728	83.59%	(28,210)	162,657
Totals	22,873,895		17,480,482	16,889,725	96.62%	(590,757)	16,183,077
Sewerage Fund							
Fees for Services	3,585,878	75.00%	2,689,409	2,743,710	102.02%	54,302	2,376,396
Investment Earnings	4,500	75.00%	3,375	32,256	955.73%	28,881	42,709
Motor Fuel Tax Fund							
Motor Fuel Taxes	815,000	75.00%	611,250	645,743	105.64%	34,493	638,623
Investment Earnings	14,000	75.00%	10,500	6,170	58.76%	(4,330)	7,760
TIF Fund							
Property Taxes	502,000	100.00%	502,000	497,603	99.12%	(4,397)	520,340
Sales Taxes	249,000	75.00%	186,750	-	0.00%	(186,750)	144,907
Investment Earnings	12,000	75.00%	9,000	6,098	67.76%	(2,902)	11,383
Capital Projects							
Local Use Gas Tax	255,000	75.00%	191,250	211,346	110.51%	20,096	196,073
School Bus Fund							
(F) Fees for Services	3,646,000	75.00%	2,734,500	2,106,960	77.05%	(627,540)	2,602,730
Investment Earnings	4,750	75.00%	3,563	2,158	60.58%	(1,405)	4,346
(G) TOTALS	31,962,023	76.63%	24,422,078	23,141,769	94.76%	(1,280,309)	22,728,344
Property Tax Revenue Summary							
General Fund	1,300,242	100.00%	1,300,242	1,342,852	103.28%	42,610	1,600,973
Police Pension	1,482,458	100.00%	1,482,458	1,480,418	99.86%	(2,040)	1,444,877
Fire Pension	2,190,515	100.00%	2,190,515	2,187,478	99.86%	(3,037)	2,022,726
(H)	4,973,215	100.00%	4,973,215	5,010,748	100.75%	37,533	5,068,576

Note that the Library's property tax levy of \$1.1 million is not included here because it is not recorded on City's books.

CITY OF PEKIN
MAJOR REVENUES SOURCES
SUPPLEMENTAL COMMENTS
NINE MONTHS ENDED JANUARY 31, 2015

- (A) Sales / Home rule taxes have been below the budget and the prior year for 10 months in a row. That trend finally reversed itself in August, 2014.
- (B) Income taxes are higher in the first nine months of the year based on the state's somewhat erratic collection and disbursement to municipalities.
- (C) Restaurant / tavern food & beverage taxes have remained strong in spite of the drop in overall sales taxes mentioned in (C) above.
- (D) Video gaming taxes continue their steady climb month after month.
- (E) Investment earnings for the general fund are much higher due to a catchup in the recording of interest on our large \$2.5 million CD at Pekin Community Bank.
- (F) Fees for school bus fund merely reflect timing delays in revenue collection which should correct itself in last three months of the fiscal year.
- (G) Overall revenues are down from budgeted numbers due in large part to delayed garbage fee and school bus fund collections.
- (H) The drop in general fund property taxes from the prior year period result from increases in the amount of tax which is allocated to the police / fire tax levies. This drop in the general fund portion results even though there was a small increase in the overall tax levy. Note that the general fund portion also covers the IMRF payments of roughly \$660,000 annually.

CITY OF PEKIN

INVESTMENT EARNINGS

NINE MONTHS ENDED JANUARY 31, 2015

FUND	ANNUAL BUDGET	9 MONTH BUDGET	ACTUAL 1/31/15	ACTUAL 1/31/14	ACTUAL DIFFERENCE	1/31/15 ACTUAL COMPARED TO BUDGET
General	\$ 51,000	\$ 38,250	\$ 118,519	\$ 43,450	\$ 75,069	\$ 80,269
Sewerage *	4,500	3,375	3,663	23,648	(19,985)	288
Motor Fuel Tax	14,000	10,500	6,170	7,760	(1,590)	(4,330)
TIF	12,000	9,000	6,098	11,383	(5,285)	(2,902)
Capital Projects	41,000	30,750	59,705	22,292	21,973	22,292
School Bus	4,750	3,563	2,158	4,346	(2,188)	(1,405)
Economic Development	45,000	33,750	123,603	99,233	24,370	89,853
TOTALS	\$ 172,250	\$ 129,188	\$ 319,916	\$ 212,112	\$ 92,364	\$ 184,066
	Actual	1/31/14	231,173			
	Actual	1/31/13	126,586			
	Actual	1/31/12	309,957			
	Actual	1/31/11	398,760			

*Does not include finance charges on late customer payments.

Estimated State Shared Municipal Revenue MFY 2016 (MAY 2015 to APRIL 2016)

The *Estimating Revenue* article that ran in the January Review covered the estimated state shared revenue through MFY 2015. This brief article contains the MFY 2016 estimates. The MFY 2016 estimates are conservative in predicting a continued recovery. They also assume no policy/legislative changes to any of the underlying statutory language, which means **no state reduction**. The 2015 legislative session will focus on revenue issues, but I am not predicting an outcome.

INCOME TAX (LGDF) ESTIMATE

For MFY 2016 (May 2015 through April 2016), IML estimates \$99.00 per capita. This estimate assumes 2.06% growth from our most recent MFY 2015 estimate of \$97.00 per capita.

1% LOCAL SHARE OF ILLINOIS USE TAX ESTIMATE

For MFY 2016 (May 2015 through April 2016), IML estimates \$19.40 per capita. This estimate assumes 4.86% growth from our most recent MFY 2015 estimate of \$18.50 per capita.

TAX	MFY 2012 Actual	MFY 2013 Actual	MFY 2014 Actual	MFY 2015 11/14 Estimate	MFY 2016 02/15 Estimate
Income Tax (LGDF)	\$81.44	\$90.12	\$97.46	\$97.00	\$99.00
State Use Tax	\$14.71	\$15.92	\$17.06	\$18.50	\$19.40
Motor Fuel Tax	\$24.80	\$24.03	\$24.56	\$24.30	\$23.80
Total Per Capita	\$120.95	\$130.07	\$139.08	\$139.80	\$142.20

MUNICIPAL SHARE OF ILLINOIS MOTOR FUEL TAX ESTIMATE

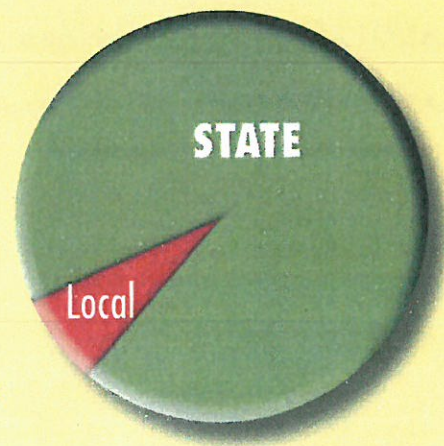
For MFY 2016 (May 2015 through April 2016), IML estimates \$23.80 per capita. This estimate assumes a 2.06% decline from our most recent MFY 2015 estimate of \$24.30 per capita.

CORPORATE PERSONAL PROPERTY REPLACEMENT TAX (CPPT) ESTIMATE

For MFY 2016 (May 2015 through April 2016), IML estimates no change from our most recent MFY 2015 estimate of \$1.38 billion.

UNACCEPTABLE

For every dollar paid by an Illinois taxpayer in income tax, the State receives \$0.92 while cities and local municipal services get \$0.08. This reduction (from \$0.10 to \$0.08) has created tough times since 2008 and local municipal leaders have cut back, sacrificed, and still barely managed to balance their budgets each year as required by law. Meanwhile, the State has reaped the full benefit of the income tax increase while local municipal budgets continue to suffer. Taking more local dollars is unacceptable and bad public policy.



LGDF REVENUE DRIVES VALUE FOR LOCAL TAXPAYERS

LGDF IS A SUCCESSFUL STATE-LOCAL FUNDING PARTNERSHIP

The Local Government Distributive Fund (LGDF) is a state fund into which a portion of state income tax revenue is deposited annually. Cities and counties currently receive 8% of total state income tax revenues through this fund.

LGDF SUPPORTS CORE SERVICES AND HELPS KEEP LOCAL TAXES LOW

Since 1969, Illinois municipalities have partnered with the State to fund core municipal services such as police, fire, roads, sidewalks, planning and zoning, public safety, water and sewer, public works, and snowplowing. This funding partnership is made possible by revenue from the Local Government Distributive Fund (LGDF).



In addition to funding core everyday services to Illinois citizens, LGDF distributions play a role in keeping the local tax burden low. Without LGDF, communities across Illinois would need to explore increases to local taxes. This includes property taxes. It is widely believed that Illinois has a high property tax burden and this would undoubtedly be worsened if LGDF funds were reduced or eliminated.

LGDF FUNDING HAS ALREADY BEEN REDUCED

Until January of 2011, 10% of total income tax collections were deposited into LGDF for distribution to cities and counties. Distributions occur on a per capita basis. The percentage share of state income tax revenue was reduced from 10% to 6% following the enactment of the temporary income tax increase in 2011. The percentage was decreased because the state opted to keep the entirety of the new increased revenues for itself. When the income tax rates declined in January 2015, the LGDF share increased to 8% of total collections. In the absence of any statutory changes, this percentage will remain the same until 2025 when it will return to approximately 10% of total state income tax collections.



LGDF PROVIDES OUTSTANDING VALUE FOR ILLINOIS TAXPAYERS

Illinois collected approximately \$20.8 billion in state income tax revenue during Municipal Fiscal Year 2014. The amount of revenue deposited into LGDF for this period was only \$1.25 billion.

Good management and efficiency at the local level make LGDF dollars the best return on investment that taxpayers will ever get... and it's a direct return of their dollars to their community.

Illinois cities have managed their LGDF revenue responsibly over the years while receiving just a small portion of state income tax collections. Illinois cities will continue to balance their budgets and fund core municipal services while receiving 8 cents of each state income tax dollar during the upcoming municipal fiscal year. Despite receiving 92 cents of each income tax dollar, the State will continue to be mired in debt and unable to pay its bills in a timely manner for the foreseeable future.



This record of excellent fiscal stewardship by municipal governments, encouraged by accountability to local voters, is a compelling argument to drive additional value for taxpayers by maintaining, and even increasing the municipal share of LGDF revenue.

Additional LGDF revenues could be used to help offset the growing costs incurred from unfunded state mandates, the most notable of which includes paying for pension benefits that were increased by the State.



Educate. Advocate. Empower.



REQUEST FOR COUNCIL ACTION – TIF Commercial Interior Loan Program

To: Mayor and Council

CC: Darin Girdler, City Manager

From: TIF Administrator – Central Business District TIF

AGENDA ITEM: TIF Commercial Interior Program for Seico Security

AGENDA DATE REQUESTED: March 9, 2015

ACTION REQUESTED: TIF Commercial Interior Loan Program amount of \$25,000.00

DESCRIPTION: Approval by Mayor and Council to pay Seico Security according to the terms of the Central Business District TIF Commercial/Retail Interior loan program in the amount of \$25,000.00 for eligible interior expenses addressing office expansion at 132 Court Street business property. The program reimburses ½ of the eligible expenses up to \$25,000.00 (whichever is less) per building. Pekin Main Street Design committee has reviewed the complete application for the total eligible project cost of \$57,123.21 plus architectural specs & structural letter cost of \$3,000.00. This applies to the construction of framing and drywall, ADA restroom, window, doors, floor coverings, lighting and paint. Main Street Design committee recommends to Council the approval of the TIF Commercial/Retail loan program for the amount of \$25,000.00 for the fixed improvements at 132 Court Street for additional office space to support the company growth. City Inspections have been notified of this project with site plans on file and property owner/contractor will apply for permit(s). All work will be inspected and TIF dollars issued upon satisfactory completion and review of paid invoices. The applicant may request ½ of the City TIF approved amount upfront to launch the project. A lien will be filed against the property for 5 years as repayment leverage if applicant fails to meet program requirements during the 5 year term.

FINANCIAL IMPACT: \$25,000.00 (Central Business District TIF)

NEIGHBORHOOD CONCERNS: NA

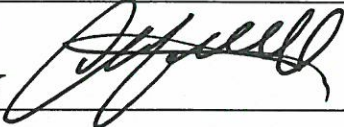
IMPACT IF APPROVED: Allow business owner to fit out mechanics of the interior for additional offices

IMPACT IF DENIED: Delays renovations due to overall business build out and operational costs.

ALTERNATIVES:

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
X	A High Quality of Life. To support or provide services that improve the quality of life for

	Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.
REQUIRED SIGNATURES	
Department Director:	
Date:	Leigh Ann Brown 3/2/2015
Finance Department (Certification of Availability of Funds):	
Date:	
Corporation Counsel:	
Date:	
City Manager:	
Date:	03/02/15 

City of Pekin, Illinois

Downtown TIF Commercial Retail & Upper Story Housing Loan Program

APPLICATION REQUEST

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554

1. Name of Applicant: SEICO, Inc.
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 132 COURT STREET PIN No. _____
3. Owner of Property (if different from applicant): _____
4. Owner's Address: _____ Phone #: 309.347.3200
5. Phone No. of Applicant/Contact Person (if different from Owner): _____
6. Is any portion of building leased? No If so, please provide name and address of lessee: _____
7. Is the ground level floor space devoted to commercial purposes? YES
8. Briefly describe the type of business operation presently or will be housed in the building:
Security system design
9. What is approximate age of building? 75
10. Is Owner of property currently participating in any other City business assistance program? No
11. Are you aware of any historical or architectural significance associated with the building? No
If yes, please explain: _____
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance the function of the building:
ADDING ADDITIONAL OFFICE SPACE DUE TO GROWTH.

13. If the building includes commercial retail space, please provide a copy of your business plan.
14. How soon after possible grant approval by the City would you begin your project? 30 days
15. Once started, how long would it take to complete? 60 days
16. What is the total cost of planned eligible work? \$ 75,000
17. From what sources and in what amounts, other than the City, will the money for this project be drawn?
Please be specific:
CASH
18. Will the planned building renovation result in the creation of any new jobs? YES
If yes, how many full-time and/or part-time positions will result? 2

Applicant(s) Signature: Brian Murgans Date: 2/12/15

Date: _____

CITY USE ONLY

The City of Pekin TIF Administrator:

☒ recommends _____ does not recommend approval to the City Council.
Date: 3/2/2015 TIF Administrator Signature: Leigh Ann Brown
Amount recommended: \$ \$25,000 - Conditions, if any: _____
Standard program criteria

City Council:

_____ approves _____ does not approve loan program.
Date: _____ Mayor's Signature: _____
Amount recommended: \$ _____ Conditions, if any: _____

City of Pekin, Illinois
Downtown TIF Commercial Retail / Upper Story Housing Loan Program

Required Attachments Along With Application Request

- | | |
|--|--|
| ☒ Proof of building ownership. | NA ☐ Current photographs of building showing all areas subject to improvement. |
| NA ☐ Concurrence of Owner to participate in program if Owner is not Applicant. | ☒ Drawings depicting interior/exterior, site plan project. <i>on file, Inspections Dept.</i> |
| ☒ Minimum of two (2) qualified bids for all program eligible work to be performed, with suggestion to use local Pekin contractors. | ☒ Executed Applicant/Owner Certification Form. |
| ☒ <i>Letter: Jost Becker Jost</i>
Copy of building assessment from licensed structural engineer (if required). Any building assessment costs are considered eligible project costs. | ☒ Letter from Applicant/Owner expressing need for financial assistance. |
| NA ☐ Documentation of the existence of other funding sources in appropriate amounts with suggestion to use local financial institution. <i>CASH</i> | ☒ Summary sheet of project/s. |

Seico Security
132 Court Street

TIF Commercial Interior Loan Program Summary

Office construction & ADA Bathroom = \$43,279.00

Doors & Window = \$6,628.58

Floor Coverings = \$7,215.63

Eligible Work Total = \$57,123.21 / 2 = \$28,562

Architect & Structural letter = \$3,000.00

\$28,562 + \$3,000 (architectural specs & letter - program covers full cost) = \$31,562.00

TIF Commercial Interior Loan Program covers ½ of eligible items, not to exceed \$25,000.

TIF Eligible \$25,000.00

MARY BURRESS**TAZEWELL COUNTY PROPERTY TAX BILL****TAZEWELL COUNTY TREASURER/COLLECTOR 2013 TAXES PAYABLE 2014****11 S. 4TH ST. STE. 308****PEKIN, IL 61554**PROPERTY INDEX
NUMBER (PIN)

PROPERTY CLASS

0060

04-04-34-436-014

LENDING CODE

FIRST DUE DATE

TIF BASE

14120.00

06/02/2014

1977 EQUALIZED

0

FIRST INSTALLMENT

\$4,919.15

SAF BASE

0

SECOND DUE DATE

09/02/2014

FAIR CASH VALUE

362,050

SECOND INSTALLMENT

\$4,919.15

TOTAL ACRES

0.00

PRIOR TAX SOLD

NO

LAND VALUE

19,330

FORFEITED

NO

BUILDING VALUE

101,340

HOME IMPROVEMENT

0

ASSESSED VALUE

120,670

STATE MULTIPLIER

1.0000

EQUALIZED VALUE

120,670

OWNER OCCUPIED

0

SENIOR EXEMPT

0

FREEZE EXEMPTIONS

0

VETERAN EXEMPT

0

DISABLED EXEMPT

0

FARM LAND

0

FARM BUILDING

0

NET TAXABLE VAL

120,670

TAX RATE

8.15305

CURRENT TAX

\$9,838.30

ENTERPRISE ZONE

\$0.00

DRAINAGE

\$0.00

FORFEITURE BAL

TOTAL TAX DUE

\$9,838.30

TOTAL TAX PAID

\$0.00

TOTAL TAX DUE

\$9,838.30

Make checks payable to: TAZEWELL COUNTY COLLECTORLOCATION: 132 COURT ST
PEKIN, IL 61554-0000

LEGAL DESC: SEC 34 T25N R5W ORIGINAL TOWN LOTS 10, 11, 12 & 13 BLK 6 SE 1/4

NAME:

SEICO INC
132 COURT ST
PEKIN IL 61554-0000

APR 28 2014

TAX CODE

04021

TAZEWELL COUNTY
ITEMIZED STATEMENT

TOWNSHIP

PEKIN

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount
TAZEWELL COUNTY	0.47442	\$66.93	0.48589	\$68.62	\$13.98
GRADE SCHOOL 108	2.98463	\$421.43	3.07080	\$433.60	\$11.83
HIGH SCHOOL 303	0.04439	\$63.72	0.08323	\$294.15	\$7.52
COMMUNITY COLLEGE 514	0.63467	\$89.62	0.47276	\$66.75	\$1.11
PEKIN PARK DIST	0.48565	\$69.76	0.47517	\$67.09	\$5.38
PEKIN RD & BR	0.00000	\$0.00	0.00000	\$0.00	\$0.00
PEKIN TOWNSHIP	0.17533	\$24.76	0.16523	\$23.33	\$0.00
PEKIN CORP	1.12988	\$161.53	1.14094	\$161.95	\$141.04
PEKIN LIBRARY	0.25304	\$35.73	0.25303	\$35.73	\$0.00
TIF DIST PEKIN	0.00000	\$0.00	0.00000	\$8,687.08	\$0.00
Totals	8.16226	\$9,849.40	8.15305	\$9,838.30	\$180.86

2013 PAYABLE 2014

Owner Name: SEICO INC

PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION.

#1

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR	PROPERTY INDEX NUMBER (PIN)	
2013	04-04-34-436-014	
DUE DATE	FIRST INSTALLMENT	AMOUNT PAID
06/02/2014	\$4,919.15	
LATE PAYMENTS	PAID BY	

AFTER: 06/02/2014 \$4,992.94

AFTER: 07/02/2014 \$5,066.72

AFTER: 08/02/2014 \$5,140.51

AFTER: 09/02/2014 \$5,214.30

NAME: SEICO INC
ADDRESS: 132 COURT ST
PEKIN IL 61554-0000

#2

RETURN THIS PORTION WITH PAYMENT

FOR THE YEAR	PROPERTY INDEX NUMBER (PIN)
2013	04-04-34-436-014
DUE DATE	SECOND INSTALLMENT AMOUNT PAID
09/02/2014	\$4,919.15
LATE PAYMENTS	PAID BY

AFTER: 09/02/2014 \$4,992.94

AFTER: 09/11/2014 CONTACT 309-477-2284 FOR AMOUNT

NAME: SEICO INC
ADDRESS: 132 COURT ST
PEKIN IL 61554-0000**Total Tax Due****\$9,838.30**

Willard Construction

113 Danielle Ln.
IL 61554

Estimate

Date	Estimate #
10/27/2014	37

Name / Address
brad juergens

			Project
Description	Qty	Rate	Total
cut block wall for 3/0 door and 4ft. window supplied by other gut bathroom and make ada..install toilet and sink frame offices per print drywall all walls and wrap ends by windows with alluminum suspended ceiling in offices 2x2 tiles and suspended ceiling with drywall tiles in warehouse..2x4 tiles hang doors in offices...u supply doors but i install and case door...base supplied by others..install countertop and few cabinets Painting offices and bathroom material and labor included		43,279.00	43,279.00
		Total	\$43,279.00

Pekin Glass & Mirror Co.

Email: pglassm@yahoo.com

332 Derby St.

Pekin, IL 61554

PROPOSAL

JOB NO.

SEICO Security

JOB NAME

LOCATION

DATE

1-16-15

309-347-6158 Fax 347-1778

TO SEICO Security (AH: BRAD)

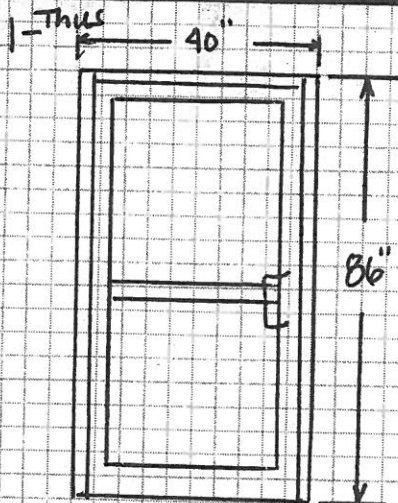
132 Court Street

PEKIN, IL. 61554

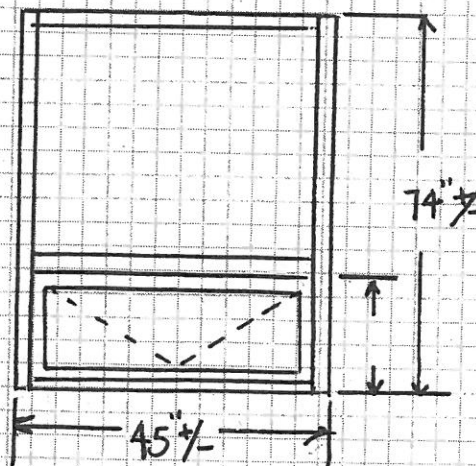
We hereby submit specifications and estimates for:

1- NARROW STILE Door $\frac{1}{2}$ FRAME 2" x 4 $\frac{1}{2}$ ", Butt Hing
Rim PANIC, SWEEP, CLOSER, CYLINDER, PULL, THRESHOLD. * ELECTRIC STRIKE
By OTHERS. FINISH: SAGE BROWN TO MATCH EXISTING 1" CLEAR LOWE INSULATING
GLASS - TEMPERED / FIXED OVER PROJECT IN WINDOW SAME FINISH, 1"
LOWE INSULATING GLASS.

Area below for additional description and/or drawings:



1- Thus



MAT./LABOR 6,313.29
TAX 315.38

WE PROPOSE hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Payment to be made as follows:

dollars (\$).

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____

Sales Representative _____

Vonderheide's Floor Coverings

Carpet • Ceramic • Vinyl • Laminate • Wood • Blinds
105 N. 14th Street • Pekin, Illinois 61554

Phone (309) 346-3688

Fax (309) 346-6724

Name SEICO SECURITY

Date Nov. 11, 2014

Address 132 COURT ST.

Phone 241-0505

PEKIN, IL. 61554

BRAND

E-Mail _____

MATERIAL AND LABOR REQUIRED		MATERIAL		LABOR	
107	RESTROOM - FLOOR TILE	280	00	280	00
120	RESTROOM - WALL TILE 4' HIGH	480	00	660	00
30	BULLNOSE	150	00	90	00
115	HALLWAY - FLOOR TILE	460	00	460	00
	CEMENT & GROUT	220	75		
12452	(5) OFFICES INVENTOR - 35101 THE WHEEL	1953	00	420	00
630	70YDS				
	ADHESIVE	70	00		
288	MILLWORKS BASE	887	00	432	00
15	TRANSITIONS	45	00		

FINANCE OPTIONS: ☐ 1/2 DOWN, BALANCE AT COMPLETION ☐ 90 DAYS FINANCED
☐ EXTENDED FINANCING _____

MATERIALS 4553.75

TAX 319.88

TOTAL 4873.63

CONTRACT LABOR 2342.00

GRAND TOTAL 7215.63

DOWN PAYMENT _____

BALANCE DUE _____

SALES TAX STATEMENT
PURCHASER ACKNOWLEDGES THAT
THE WITHIN LABOR CHARGE FOR
INSTALLATION IS A SEPERATE
CONTRACT.

THIS WORK AUTHORIZED BY _____

INVOICED # _____ DATE _____

PROPOSAL

Date: _____ 20

N. ZOBRIST & SONS, INC.
95 Commerce Drive
Morton, IL 61550-2038
PHONE (309) 263-1230 FAX (309) 263-2838

PROPOSAL

Date: Sept. 29, 2014

TO: Seico, Inc.
132 Court Street
Pekin, IL 61554

RE: Phase 2 – Office Build Out

Dear Sir:

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following:

Work Includes: - Demolition as needed. - Layout, frame new 3 5/8" metal stud walls, insulate, drywall, tape and mud walls ready for paint. Approx. 4 offices and 1 ADA bathroom. - Furnish and install new 2x4 acoustical ceiling with 2x4 flat lay in ceiling tile to match existing office area. - Furnish and install pre-hung interior solid core paint grade doors and trim. - Furnish and install one 3070 galvanized steel door with hollow metal frame and panic exit device. Provide new masonry opening to exterior of building. - Furnish and install one new 4'x4' fixed aluminum storefront window in new masonry opening. - Furnish and install new bathroom vanity, vanity top, grab bars, toilet accessories and mirror. - Furnish and install window sills. - Clean up and disposal of all construction debris off site.		
Work Excludes: - All mechanical work, electrical work, painting, wall coverings, flooring, architectural design or sealed drawings.	Estimate Total:	\$74,745.00

All of the above work to be completed in a substantial and workmanlike manner for the sum of **(\$74,745.00)**

The entire amount of contract to be paid within 30 days after completion.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

The Contractor agrees to carry Workmen's Compensation and Public Liability Insurance, also to pay all Sales Taxes, Old Age Benefit and Unemployment Compensation Taxes upon the material and labor furnished under this contract, as required by the United States Government and the State in which this work is performed.

Respectfully submitted,

Contractor: N. Zobrist & Sons, Inc.



ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and according to the terms thereof.

Date: _____ 20 _____

N. ZOBRIST & SONS, INC.
95 Commerce Drive
Morton, IL 61550-2038
PHONE (309) 263-1230 FAX (309) 263-2838

PROPOSAL

Date: Sept. 29, 2014

TO: Seico, Inc.
132 Court Street
Pekin, IL 61554

RE: Phase 3 – Door Replacement

Dear Sir:

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following:

Work Includes: - Remove existing 3' walk door and 6' walk door in garage area. - Furnish and install new pre-hung steel insulated doors. Re-install existing door hardware. Install new door trim. - Clean up and hauling of construction debris. Work Excludes: - Painters caulk and filling of nail holes - Painting		
Estimate Total:		\$2,800.00

All of the above work to be completed in a substantial and workmanlike manner for the sum of **(\$2,800.00)**

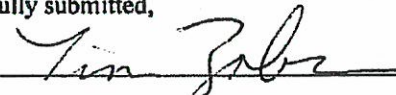
The entire amount of contract to be paid within 30 days after completion.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

The Contractor agrees to carry Workmen's Compensation and Public Liability Insurance, also to pay all Sales Taxes, Old Age Benefit and Unemployment Compensation Taxes upon the material and labor furnished under this contract, as required by the United States Government and the State in which this work is performed.

Respectfully submitted,

Contractor: N. Zobrist & Sons, Inc.



ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and according to the terms thereof.

Date: _____ 20 _____

JOST/BECKER/JOST – ARCHITECTS

349 S. FOURTH STREET
PEKIN, ILLINOIS 61554
(309) 347-3859
FAX (309) 347-6342

December 17, 2014

SEICO
132 Court Street
Pekin, Illinois 61554

Attention: Mr. Brad Juergens

RE: Architectural Services For Interior
Building Remodel at 132 Court Street,
Pekin, Illinois

Dear Mr. Juergens:

I wish to thank you for the opportunity to meet with you on December 16, 2014, to discuss your project. From that meeting I have prepared the following Proposal for the captioned project:

I. PRELIMINARY DESIGN PHASE.

A. Description of Architectural Services:

1. Visit site to confirm existing conditions and review past construction documents. (If Any)
2. From information received at the meeting on December 16, 2014 and site visit, Architect shall prepare a Floor Plan Drawing. Drawing shall be submitted for the Owner's review and comment.
3. Architect shall meet with Owner to discuss required revisions.
4. Architect shall revise Drawings and resubmit for Owner's approval. Any additional revisions shall be Additional Services.

II. FINAL DESIGN PHASE.

A. Description of Services:

1. Based on approved Preliminary Design Drawing. Architect shall prepare Drawings for approval by Owner. Documents shall include the following:
 - a. Final Remodeled Floor Plan.
 - b. Construction details as required to describe construction methods.
2. Architect shall submit documents to the Owner for review and comment.

3. From the Owner's review comments, revise documents as required. Any later revisions will be Additional Services.
4. Architect shall prepare the energy efficiency COMcheck documents based on changes to existing general work construction, such as new exterior doors and/or windows. Any COMcheck documents required by the City of Pekin for mechanical and/or electrical work shall be provided by the Contractor performing that work.

III. COMPENSATION FOR BASIC ARCHITECTURAL SERVICES.

Compensation shall be based on the following Hourly Rates, with a Not-To-Exceed Fee:

Hourly Rates:

Architect (Darrell D. Becker).....	\$120.00/Hour
Secretary.....	\$ 55.00/Hour

NOT-TO-EXCEED FEE.....\$3,000.00

Reimbursable Expenses:

Reimbursable Expenses shall be for the cost of document reproduction. These expenses are billed at a multiple of one and one-half (1.5) times the amount billed to the Architect. Estimated expenses for this Project is \$50.00.

Additional Services:

Additional Services are services not enumerated in the Description of Basic Architectural Services. These services to be provided at the direction of the Owner and billed at the hourly rates and multipliers enumerated above.

I wish to thank you for the opportunity to submit this Proposal. I have enclosed two (2) copies. If it meets with your approval, please sign and date both copies, retain one (1) copy for your files, and return the remaining copy to this office.

SEICO

By _____

Date _____

JOST/BECKER/JOST-ARCHITECTS

By  _____
Darrell D. Becker

JOST/BECKER/JOST - ARCHITECTS

349 S. FOURTH STREET
PEKIN, ILLINOIS 61554
(309) 347-3859
FAX (309) 347-6342

February 16, 2015

SEICO
132 Court Street
Pekin, Illinois 61554

Attention: Mr. Brad Juergens

RE: Structural Assessment
For Building Remodel At
132 Court Street
Pekin, Illinois

Dear Mr. Juergens,

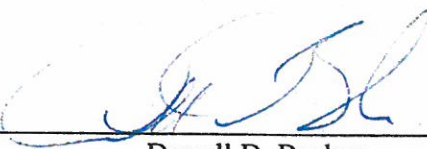
As a part of their review process, the City needs the captioned Assessment. The remodeling work shown on the Drawing, Sheet 1 of 1, dated February 5, 2015, prepared by this office is non-structural and does not change the existing structural conditions of the building.

Please contact me if you have any questions.

Yours very truly,

JOST/BECKER/JOST-ARCHITECTS

By


Darrell D. Becker

DDB/smw

City of Pekin, Illinois

Downtown TIF Commercial Retail/Upper Story Housing Loan Program

APPLICANT CERTIFICATION FORM

As Applicant(s) for participation in the City of Pekin's Downtown TIF Commercial Retail/Upper Story Housing Loan Program, I/we acknowledge with following statements.

- ☒ To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown TIF Commercial Retail/Upper Story Housing Loan Program and agree to fully abide by said guidelines.
- ☒ I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.
- ☒ I/We understand that a five (5) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.
- ☒ I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.
- ☒ I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.
- ☒ Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.
- ☒ I/We understand that the subject property must have at least the ground level floor space devoted to retail use to qualify for program participation.

☒ I/We understand that, barring the occurrence of unforeseen circumstances beyond the control of me/us as Applicant, I/we will be obligated to satisfactorily complete the work items (max of 1 year with eligible extension upon progress report submitted to Pekin Main Street Design Committee) as listed in the application.

☒ I/We understand that upon submitting a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

☒ Complete quarterly update on progress and submit to Pekin Main Street Design Committee.

Applicant(s) Signature: _____

Brian J. Jurgens

Date: _____

4/12/15

Date: _____

Submit to: Leigh Ann Matthews, City of Pekin, 111 S. Capital St., Pekin, IL 61554



www.SeicoSecurity.com

SECURITY ELECTRONICS INTEGRATION COMPANY

132 Court Street • Pekin, IL 61554-3105
Phone (309) 347-3200 • Fax (309) 347-5730 • After Hours (309) 673-2815

SERVING SINCE 1972

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- EDUCATIONAL

• ACCESS CONTROL SYSTEMS

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 - Smart Classrooms
 - PA / Sound Systems
 - Conference Rooms
 - Intercoms

- BANK EQUIPMENT
 - Drive-up Systems
 - Safes, Vault Doors
 - Safe Deposit Boxes
 - Undercounter Cabinetry

• BURGLAR ALARMS

• CENTRAL STATION MONITORING

- DIGITAL VIDEO SYSTEMS
 - Analog / IP / Megapixel
 - Day / Night
 - Fiber Optics
 - Wireless Transmission Systems

• FIRE ALARMS

• FIRE ALARM INSPECTIONS

• HOLD UP ALARMS

• PHOTO I.D. SYSTEMS

- Accessories
- Laminates
- PVC

• SECURITY CONSOLES

• TURNSTILES & GATE OPERATORS

February 13, 2015

Leigh Ann Brown
City of Pekin
111 South Capitol Street
Pekin, IL 61554

Dear Leigh Ann:

We are applying for the downtown façade/revitalization in order to add additional office space to our facility and update a restroom facility to accommodate an increased level of staffing. We are also planing to hire additional staff in the near future.

We are requesting the financial assistance to help offset the renovation expenses.

Cordially,

Brad Juergens
SEICO Security

Accepted By: _____ Date: _____



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: City Clerk & City Manager

From: Michael Guerra, City Engineer

AGENDA ITEM: Change Order - Wastewater Treatment Plant, Phase 2B

AGENDA DATE REQUESTED: March 9, 2015

ACTION REQUESTED: Approve Change Order #6 for Phase 2B for the WWTP in the amount of \$3,180.00

DESCRIPTION: Phase 2B construction of the wastewater treatment plant commenced in May of 2012 with the construction of the new plant within the foot print of the existing plant. This is the sixth change order and includes the addition of one item and the credit for one item. The City requested that the hoist beam for the chlorine tank room be extended an additional 3 ft. to ease the operation of switching out one ton containers of chlorine. The extension allows for the hoist crane to pick the tanks directly off of the delivery truck and place empty tanks onto the truck without any manual handling of the tanks. This makes for a more efficient operation. Also there is a credit back to the City for an adjustment for flashing that was not needed. This should be the final change order for this phase.

Attached are the descriptions of the changes that are required with the amount added or deducted. Additional background information concerning the cause of these change orders is also attached. The request for proposal documentation packet will be available for review with the City Clerk or the City Engineer.

Overall for phase 2B the original contract was \$14,850,000.00 and with the all change orders it is now \$15,341,283.00 which is a 3.3% increase. The allowable loan contingency was 3%, therefore the remaining \$45,783 of the projects cost will be the City's sole responsibility. Overall with a project of this size and complexity a 3.3% change is reasonable.

I would recommend that this change order for the project be approved so that phase 2B can be completed.

FINANCIAL IMPACT: an additional \$3,180.00 to the amount of changes that can't be incorporated into the loan.

NEIGHBORHOOD CONCERNS: None

IMPACT IF APPROVED: The work will be incorporated into the contract

IMPACT IF DENIED: The work will not be incorporated into the contract

ALTERNATIVES: N/A

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]

A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.

	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
✓	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
	A High Quality of Life. To support or provide services that improves the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.
REQUIRED SIGNATURES	
Department Director: 	
Date: 2/27/15	
Finance Department (Certification of Availability of Funds):	
Date:	
Corporation Counsel:	
Date:	
City Manager:	
Date:	

Change Order

No. 6

Date of Issuance: 02/15/2015

Project: Wastewater Treatment Plant (STP #1) Improvements – Phase 2B	Owner: City of Pekin
Contract: Wastewater Treatment Plant (STP #1) Improvements – Phase 2B	Date of Contract: 5/7/2012
Contractor: Williams Brothers Construction, Inc.	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

See Attachment #1 – List of Change Order Items and Justifications

Attachments (list documents supporting change):

See Attached RFP's #44

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 14,850,000.00

[Increase] from previously approved Change Orders No. 1 to No. 5:

\$ 488,103.00

Contract Price prior to this Change Order:

\$ 15,338,103.00

Increase of this Change Order:

\$ 3,180.00

Contract Price incorporating this Change Order:

\$ 15,341,283.00

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 1020

Ready for final payment (days or date): 1050

[Increase] from previously approved Change Orders No. 1 to No. 5:

Substantial completion (days): 90

Ready for final payment (days): 90

Contract Times prior to this Change Order:

Substantial completion (days or date): 1110

Ready for final payment (days or date): 1140

Increase of this Change Order:

Substantial completion (days or date): 0

Ready for final payment (days or date): 0

Contract Times with all approved Change Orders:

Substantial completion (days or date): 1110

Ready for final payment (days or date): 1140

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 2/16/2015

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 02-16-15

Date: _____

ATTACHMENT #1

Change Order Items and Justification

1. RFP #044

Description:

1. RFP #044 addresses extending the Chlorine Building hoist beams to 3ft. beyond the edge of the elevated ramp at the rollup door exterior including electrical cable festoon extension.
 $\$4,228 + \$1,380 = \$5,608$
2. Abutment flashing field adjustment (\$2,428)

Justification:

1. The design intent was for chlorine containers to be off-loaded onto the building elevated concrete deck and rolled into the storage bay. Operator preference is to hoist load directly from the delivery truck into the bay.
2. Building exterior door header sills abutment flashing was shortened from the design at field installation. A credit is due to the Owner.



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: City Clerk & City Manager

From: Michael Guerra, City Engineer

AGENDA ITEM: Resolution for Annual General Maintenance Operations

AGENDA DATE REQUESTED: March 9, 2015

ACTION REQUESTED: Approve Resolution for expenditure of MFT Funds for the Annual General Maintenance in the amount of \$542,000.00

DESCRIPTION: This is the resolution for the expenditure of MFT Funds for the Annual General Maintenance Costs in the amount of \$542,000. This resolution will allow the city to use MFT funds to pay for the items listed on the general maintenance estimate. This includes the salt for snow plowing, electricity for the street and traffic lights, traffic light repairs, tree removal on ROW, material for traffic signs and markings, and materials for bituminous street repair. This does not include the annual maintenance program of chip seal or mill and overlays. This resolution is needed so that these items can be continued to be paid out of MFT account.

This year's amount is higher than the past couple of years due to the increase in the price of salt we experienced last year. The amounts for this year's expenses are included in the proposed budget for FY2015.

I recommend that this resolution be approved.

FINANCIAL IMPACT: \$542,000 of MFT Funds

NEIGHBORHOOD CONCERNS: None

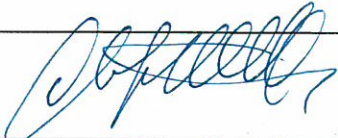
IMPACT IF APPROVED: The annual general maintenance operations will be paid for with MFT funds

IMPACT IF DENIED: The annual general maintenance operations will not be covered this fiscal year using MFT Funds

ALTERNATIVES: Use General Funds for the annual general maintenance operations

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
✓	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
	A High Quality of Life. To support or provide services that improves the quality of life for Pekin's residents.

	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.
REQUIRED SIGNATURES	
Department Director:	
Date:	3/2/15
Finance Department (Certification of Availability of Funds):	
Date:	
Corporation Counsel:	
Date:	
City Manager:	
Date:	3/2/15



**Illinois Department
of Transportation**

**Resolution for Maintenance of
Streets and Highways by Municipality
Under the Illinois Highway Code**

BE IT RESOLVED, by the Council of the
(Council or President and Board of Trustees)
City Pekin of Pekin, Illinois, that there is hereby
(City, Town or Village) (Name)
appropriated the sum of \$542,000.00 of Motor Fuel Tax funds for the purpose of maintaining
streets and highways under the applicable provisions of the Illinois Highway Code from May 1, 2015
(Date)
to April 30, 2016.
(Date)

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon as practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Peoria, Illinois.

I, Sue McMillan Clerk in and for the City
(City, Town or Village)
of Pekin, County of Tazewell

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the Council at a meeting on March 9, 2015
(Council or President and Board of Trustees) Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

(SEAL)

City Clerk
(City, Town or Village)

Approved _____ Regional Engineer Department of Transportation _____ Date
--



Local Public Agency: City of Pekin
County: Tazewell
Section Number: 15-00000-00-GM

Section Number: 15-00000-00-GM

[illegible]

Approved:

Regional Engineer

Date



REQUEST FOR COUNCIL ACTION

To: Mayor & Council members

CC: Finance Dept., City Attorneys, City Manager

From: Community Development

AGENDA ITEM: Approval of CDBG 2015-2019 Consolidated Plan and the 2015 Action Plan

AGENDA DATE REQUESTED: March 9, 2015

ACTION REQUESTED: Requesting approval of the CDBG 2015 – 2019 Consolidated Plan and the 2015 Action Plan

BACKGROUND: The City of Pekin receives Community Development Block Grant (CDBG) dollars from the Department of Housing and Urban Development (HUD) on an annual basis. One of the many requirements of the CDBG program is the completion of a 5 year Consolidated Plan along with the upcoming fiscal year Yearly Action Plan.

The primary objective of CDBG funding is to develop viable communities. These viable communities are achieved by providing the following, principally for persons of low and moderate income: decent housing, a suitable living environment and expanding economic opportunities. To achieve these goals, the CDBG regulations outline eligible activities and the national objectives that each activity must meet. As recipients of CDBG funds, we are charged with ensuring that these requirements are met.

The upcoming 5 fiscal years will include the following projects: Owner Occupied Homeowner Rehabilitation & Public Services. The following is a breakdown of the above listed projects, objectives, outcomes and an evaluation of past performance:

Project	Objective	Outcome	Evaluation of past performance
Owner Occupied Homeowner Rehabilitation	Decent Housing	Sustainability	A well performing program that assists the City of Pekin in meeting the needs of low and moderate-income households in rehabilitating their homes.
Public Services	Decent Housing; Suitable Living Environment;	Availability/Accessibility; Sustainability	A well performing program that coordinates efforts with Pekin agencies to fund programs that serve target low to moderate income populations.

All programs have been approved and given a good performance evaluation from the HUD regional office (Region 5 / Chicago).

The City of Pekin CDBG staff has made efforts to broaden public participation by the following: a hard copy of the full plans were delivered to the Pekin Housing Authority, Pekin Public Library, City of Pekin 2nd floor front desk and posted on the City of Pekin web site; mailed 63 letters to interested parties concerning the 5 year plan public comment period,

publicizing a notice in the local newspaper, presentation at the February 23rd Council meeting (the Council meeting was broadcasted on the local government channel), distributed summaries of the 5 year plan to City staff, the Heart of IL Homeless Continuum of Care, Pekin Coalition for Equality, Pekin United Way agencies and the Pekin Outreach Initiative; a short summary presentation to the Mayor's Advisory Committee for People with Disabilities, Economic Development Advisory Committee, City of Pekin Planning Commission, and the City of Pekin Zoning Commission.

The following is a summary of the Citizen Participation Process:

The 2015 - 2019 Five Year Plan was prepared and made available to the public, City & State officials for a 30-day comment period for input during February 9 to March 9, 2015. The comment period for the Five Year Plan was an opportunity to review a hard/electric draft copy or summary of information. A presentation was aired on government channel 22. There was a public hearing on March 23, 2015 at the City Council meeting and another public hearing on March 5th. The 2015 - 2019 Five Year Plan was presented to Council at the regularly scheduled Council meeting on March 9, 2015.

The percentage of funds the City of Pekin plans to dedicate to target areas for the 2015 Action Plan -

Project	Percentage of Total Budget	Target Areas
Public Services	14.9% (\$58,400 allocated)	Community wide low to moderate income persons and households & Life Skills Coordinator (Pekin Housing Authority)
Owner Occupied Rehabilitation	39% (\$153,000 allocated)	Community wide owner occupied low to moderate income households
Rehab Program Delivery	26% (\$101,000 allocated)	Expenses directly related to the administration of the Owner Occupied Rehabilitation program
Administration	19.9% (\$78,100 allocated)	General management, oversight and coordination; expenses related to homeless, anti-poverty, fair housing & equal rights administrative efforts

FINANCIAL IMPACT: CDBG allocations are reflected within the 2016 City of Pekin fiscal year budget.

NEIGHBORHOOD CONCERNS: There is a public hearing being held on March 5th, 2015 at 5:15pm in the Council Chambers for community input on the 5 year Consolidated Plan and the 2015 Action Plan.

IMPACT IF APPROVED: City staff will enter the information into IDIS (HUD's electronic reporting system) and mail hard copies of necessary parts of the plans to HUD.

IMPACT IF DENIED: The City of Pekin will miss the HUD deadline of March 16th to submit the plans. In addition, City staff will need to notify HUD of the City Councils' intent in moving forward with the CDBG program and wait for HUD's response and recommended procedures to move forward.

REQUIRED SIGNATURES

Department Director

Pamela Anderson

2-27-15

Date

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REQUIRED SIGNATURES

Department Director

Pamela Anderson

2-27-15
Date

Finance Department

Angie Evans

(Certification of Availability of Funds)

2-28-15

Date

Corporation Counsel

(Certification of Review)

Date

City Manager

Date



REQUEST FOR COUNCIL ACTION

To: Mayor and Council members
CC: City Manager, City Attorney, City Clerk & Finance Director
From: Community Development Director

AGENDA ITEM: 2015 Assist inducement ordinance

AGENDA DATE REQUESTED: March 9, 2015

ACTION REQUESTED: Approval of the 2015 Assist Inducement Ordinance

BACKGROUND:

The Assist program is sponsored by many communities throughout the State of Illinois that offer families the opportunity to buy their own home by issuing tax-exempt single-family bonds. This program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little extra capital to buy their first home.

FINANCIAL IMPACT: none

NEIGHBORHOOD CONCERNS: none

IMPACT IF APPROVED: Families/individuals will be assisted in purchasing their first home.

IMPACT IF DENIED: The City of Pekin will not participate.

ALTERNATIVES: There are other first time homebuyer programs available.

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: supports a high quality of life

REQUIRED SIGNATURES

Department Director

Pamela Anderson

2-28-15

Date

Finance Department

Angel Evans
(Certification of Availability of Funds)

2-28-15

Date

Corporation Counsel

(Certification of Review)

Date

City Manager

Date

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS.

WHEREAS, the City of Pekin, Peoria and Tazewell Counties, Illinois (the "*Municipality*") is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the "*Code*"), provides that the Municipality has volume cap equal to \$100 per resident of the Municipality in calendar year 2015, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes* 2008, 345/1 *et seq.*, as supplemented and amended (the "*Act*"), provides that a home rule unit of government may transfer its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2015 to the City of Aurora, Kane, DuPage, Will and Kendall Counties, Illinois (the "*Issuer*") to be applied toward the issuance of single family mortgage revenue bonds by the Issuer (the "*Bonds*") or for such other purpose permitted by this Ordinance;

NOW, THEREFORE, Be It Ordained by the Mayor of the City of Pekin, Peoria and Tazewell Counties, Illinois, as follows:

SECTION 1. That, pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2015 is hereby transferred to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or other private activity bonds.

SECTION 2. That the Municipality and the Issuer shall maintain a written record of this Ordinance in their respective records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

SECTION 3. That the Mayor, the City Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

SECTION 4. That the provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision of this Ordinance shall for any reason be declared to be invalid, such declaration shall not affect the remainder of the sections, phrases and provisions of this Ordinance.

SECTION 5. That all ordinances, resolutions or orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded; and that this Ordinance shall be in full force and effect upon its adoption and approval.

Presented, passed, approved and recorded this ____ day of _____, 2015.

Approved:

Mayor

[SEAL]

ATTEST:

City Clerk

Ayes: _____

Nays: _____

Absent or Not Voting: _____

Want a home of your own, but can't meet the down payment and closing costs?

The City of Pekin, in association with a number of Illinois communities, offer a two-pronged approach to assist homebuyers: The Assist program provides families with funds to pay all or most of their closing costs and down payment and the Mortgage Credit Certificate ("MCC") program reduces the homebuyer's ongoing cost of borrowing.

What is Assist?

Assist is a program that offers individuals and families with a FHA/VA/RD, 30-year, fixed-rate mortgage and offers a full 3.00% cash grant on the amount borrowed on a mortgage to qualified home buyers for homes in Aurora. The cash assistance may be used to offset some or all of the home loan's down payment and closing costs. The Assist program minimizes the amount of money you need on hand to purchase your home.

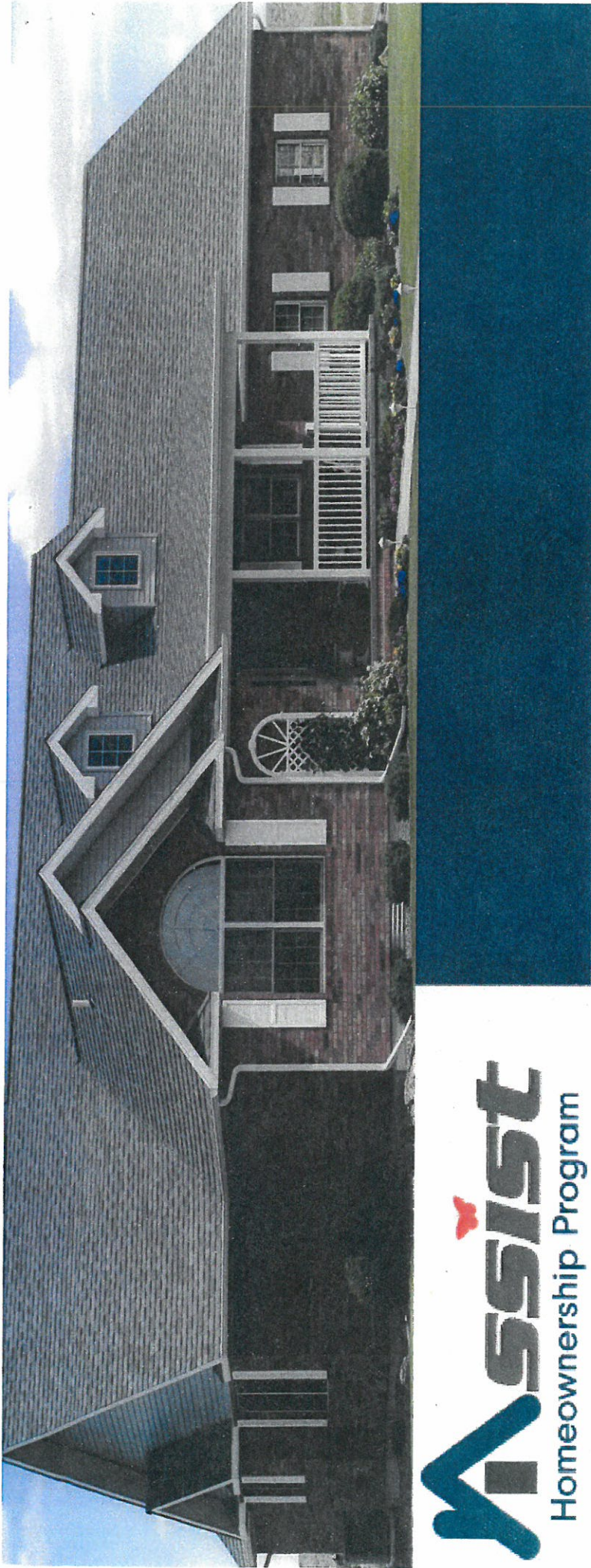
What are Mortgage Credit Certificates?

MCC's are 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.

	Without MCC	With MCC
Mortgage Amount	\$100,000	\$100,000
Mortgage Interest Rate*	4.00%	4.00%
Monthly Mortgage Payment (first year interest = \$3,967.95)	\$477.42	\$477.42
MCC Rate	N/A	25%
Monthly Credit Amount (First Year Average) (25% of \$3,967.95 is first year credit)	N/A	\$82.66
"Effective" Monthly Mortgage Payment	\$477.42	\$394.76

*The interest rate indicated is only for representation purposes. Please check the Illinois Assist website:





What Type of Home Can I Buy And How Much Can I Spend?

Homes that meet the program guidelines are new or existing, owner-occupied, single family homes, town homes and condominiums. Purchase Price and Income Limits are as follows:

Purchase Price Limits:	<u>Non-Targeted Area</u> \$265,158	<u>Targeted Area</u> \$324,082	Income Limits:	
			Non-Targeted Area <u>1 or 2 persons</u> \$69,500	Targeted Area <u>1 or 2 persons</u> \$83,400 <u>3 or more</u> \$97,300

How Do I Sign Up?

1. **Contact Angela Conover at (312) 664-5656 or angelaconover@earthlink.net**
2. Meet the program guidelines and qualify for the new home.
3. Close on your purchase and enjoy your new home.

