



PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON MONDAY FEBRUARY 27, 2023 AT 5:30 O'CLOCK P.M.
MAYOR PRO TEM BECKY CLOYD PRESIDING

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Nutter.

CALL TO ORDER

City Clerk, Ms. Sue McMillan, on roll call vote confirmed all Councilmembers were physically present.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	5:11 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	5:08 PM
Dave Nutter	City of Pekin	Councilman	Present	5:07 PM
Becky Cloyd	City of Pekin	Mayor Pro tem	Present	5:29 PM
Lloyd Orrick	City of Pekin	Council Member	Present	5:10 PM
John P Abel	City of Pekin	Councilman	Present	5:07 PM

APPROVE AGENDA

Councilmember Nutter seconded by Council member Hilst, motioned to move New Business Item 7.12 Ordinance No. 4042-22/23 Approving Sale of City-owned Real Estate in 300 Block of Court Street to the first item in New Business and to approve the agenda as amended. On roll call vote all present voted aye. Motion passed.

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

APPROVAL OF MINUTES

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lloyd Orrick, Council Member
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel

- 4.1. City Council - Regular Meeting - Feb 13, 2023 5:30 PM
- 4.2. City Council - Special Meeting - Feb 20, 2023 3:00 PM
- 4.3. City Council - Special Meeting - Feb 22, 2023 4:00 PM

PUBLIC INPUT

Mayor Pro Tem Cloyd presented the proclamation declaring “2023 MS Awareness Week” to representative Brian Gorsich. Mr. Gorsich spoke on behalf of the National MS society and community expressing their deepest gratitude.

Deborah Montgomery spoke in favor of the sale of city owned real estate in the 300 block of Court Street in favor of Randy Price and against the sale to Tazewell County.

Burt Dancey, spoke on behalf of the Pekin Union Mission with an update of building renovations and spoke in favor of the sale of city owned real estate in the 300 block of Court Street to Randy Price as it would provide another gym for sports programs.

Brian Boyles spoke with concerns of excess speeding down Caroline Street.

Keith Dunkelbarger questioned how the City was going to handle economic development with no Economic Development Supervisor.

Jared O’Lar, Pekin Public Library History Specialist, spoke against the sale of city owned property in the 300 block of Court Street to Randy Price.

Jacob Brisban spoke in favor of historical preservation and against the sale of city owned property in the 300 block of Court Street to Tazewell County to prevent the demolition of historic buildings.

Randy Price, representing Enviro-Safe, spoke against the sale of city owned property in the 300 block of Court Street to Tazewell County and described the project he proposed along with addressing parking.

Matthew Johnson spoke in favor of the sale of city owned property to Randy Price.

Tazewell County Administrator, Michael Deluhery, spoke in favor of the city owned real estate in the 300 block of Court street to Tazewell County. Mr. Deluhery addressed the concerns of the residents and Council stating that the County was looking to invest a total of \$25-30M to downtown including \$7.6M in Capital Funds to the Courthouse, McKenzie Building and Justice Center. Mr. Deluhery summarized the County’s plans stating that the Arcade and Tobin buildings were the areas they chose and pointed out that the Tobin building had been sitting vacant for almost a decade. Additionally, the County was also looking to open a Satellite Health Department at 4th and Mary bringing dental services and WIC to Pekin.

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lloyd Orrick, Council Member
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel

6.1. Proclamation "2023 MS Awareness Week"

6.2. Accounts Payable To Be Paid Proof List thru February 03, 2023

6.3. Police Department Stats January 2023

NEW BUSINESS

Ordinance No. 4042-22/23 Approving Sale of City-owned Real Estate in 300 Block of Court Street to Enviro-Safe as Amended

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt an ordinance approving the sale of city-owned real estate in the 300 Block of Court Street. Mr. Marston explained that the City had issued a

request for proposal soliciting the purchase and improvement of five parcels of land behind the Tobin building. A proposal from Tazewell County and Randy Price were the only two received.

The offer to the city from Tazewell County was \$25,000 with an estimated tax revenue of \$0. Awarding the sale to Randy Price would cost the city upward of \$250K while awarding the sale to the County would cost \$0 to the City. The offer from Randy Price was \$1,000 with an estimated tax revenue of \$45,000 annually for the first 8 years, while the TIF was still in existence and then \$7,500 annually thereafter. The annual estimated sales tax generation for Tazewell County was \$0 and up to \$20,000 from Randy Price depending on sales from the gymnasium.

City Engineer, Ms. Josie Esker, compared each proposal in detail touching on parking and job opportunities.

Council continued the discussion posing questions to Mr. Price regarding parking, maintenance of the parking lot and property cleanup required to construct.

Council proceeded to question Mr. Deluhery regarding the creation of new jobs, moving clinic services to Pekin, property cleanup required for construction and the proposed site plan not being available to the public.

Mr. Deluhery explained that the County planned on constructing an Administrator Building approximately 24,000 square feet and possibly adding a criminal court room with a total of 40,000 square feet. Mr. Deluhery explained that the building study conducted in 2020 by Farnsworth indicated that the existing building did not meet the needs of the County and recommended building new.

Mayor Pro Tem Cloyd questioned the County's intent with the Arcade building that was donated to the County and the previous conversations with the former Mayor and City Manager to build a Justice Center and how that would effect the City's recycling costs.

A motion was made by Councilmember Hilst seconded by Councilmember Nutter to amend Ordinance No. 4042-22/23 Approving Sale of City-owned Real Estate in 300 Block of Court Street awarding the sale to Enviro-Safe/Randy Price. On roll call vote all present voted Aye except Councilmember Hohimer and Mayor Pro Tem Cloyd who abstained. Motion passed.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Lloyd Orrick, Council Member
AYES:	Hilst, Nutter, Cloyd, Orrick, Abel
PRESENT:	Hohimer, Councilmember

7.1. Resolution No. 546-22/23 Approve Airport Engineering Retainer Agreement with Hanson Professional Services, Inc.

Interim City Manager, Mr. Bruce Marston, presented the request to adopt and approve a resolution approving the Airport engineering agreement with Hanson Professional Services, Inc. A request for qualifications was issued for airport related engineering design services over the next five years. The City received on submittal from Hanson Professional Services to assist with airport design and

project administration on an as needed basis. Hanson Professional Services was also the engineer for the airport the previous five years.

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

7.2. Resolution No. 547-22/23 Approve Airport Hangar Lease with Holzwarth-Flexsenhaur LLC

A motion was made by Councilmember Nutter seconded by Councilmember Orrick to approve and adopt Resolution No. 547-22/23 Approve Airport Hangar Lease with Holzwarth-Flexsenhaur LLC.

Interim City Manager, Mr. Bruce Marston, presented the request to Council to execute a lease extension agreement for a private hangar with Holzwarth-Flexsenhaur LLC at a proposed rate of \$1,100 per month. Holzwarth-Flexsenhaur LLC had previously paid for a hangar door upgrade in which the City agreed to pay back via a rent reduction. The payback schedule was included in the packet as Addendum B.

Council entered into discussion regarding the lease terms and how the lease had lapsed. It was explained that in 2014 there was a 5 year lease agreement and an extension through April of 2022. Engineering costs plus materials to replace the door was \$52K. It was agreed that the tenant would not be responsible for the monthly lease payments until the \$52K had been reimbursed, however the agreement was not completely followed through.

Councilmember Hilst suggested reimbursing the tenant what he was owed.

A motion was made by Mayor Pro Tem to layover Resolution No. 547-22/23 to the March 13, 2023 Council meeting so that Council could review the previous lease agreements. The motion was seconded by Councilmember Orrick. On roll call vote all present voted Aye. Motion carried.

RESULT:	LAYED OVER [UNANIMOUS]
	Next: 3/13/2023 5:30 PM
MOVER:	Dave Nutter, Becky Cloyd
SECONDER:	Lloyd Orrick, Council Member
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel

7.3. Resolution No. 548-22/23 Approve Memorandum of Understanding with Alto Pekin, LLC for Grant Application

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt a resolution approving a Memorandum of Understanding with Alto for a grant application to build a new barge terminal at 1301 Front Street on the Illinois River. The barge would have capabilities of transferring commodities between truck, rail, and barge. Alto requested that the City act in the role of Public Sponsor/Applicant for PIDP Grant application to fund engineering, repairs, and equipment upgrades at the Alto site. Alto agreed to pay all construction costs for the barge terminal that would not be covered by the grant and reimburse the City any administrative costs incurred managing the grant. The barge would be publicly available benefiting other businesses in the Pekin area and to help spur growth in the Riverway Business Park.

City Engineer, Ms. Josie Esker, added that the barge would help keep trucks off the city and state roads.

City Attorney, Ms. Kate Swise, emphasized that the port would be privately managed by Alto.

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

7.4. Resolution No. 549-22/23 Support for Court Street Rehabilitation Project from Stadium Drive to 8th Street

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt a resolution regarding the Court Street project from 8th St. to Stadium Drive to be included in a RAISE grant application. Staff applied for this construction grant last year and was in the top 25% of projects, but was not awarded. Staff recommended re-applying and making adjustments to the applications based on a de-brief of the previous application.

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

7.5. Resolution No. 550-22/23 Approve Agreement with Maurer-Stutz, Inc. for Professional Services Agreement 200 Block Margaret Parking Lot Design

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt a resolution approving an agreement with Maurer Stutz for Maquet's Rail House parking lot. Maurer-Stutz was previously hired to do a study of downtown parking lots focusing on the 200 and 300 block of Court Street. A topographic survey was performed of the area with proposed layouts of parking stalls to make the lots more efficient and a rough grading and surface drainage plans were provided. The agreement would finalize construction drawings and specifications for the parking lot in the 200 block of Court Street behind Maquet's Rail House. The plans would also include a City-owned parking lot between Union Mission & Aerial Athletics and the 200 block alley between Court and Margaret. The project would be ready to bid in late April with construction beginning after the 300 block parking lot was complete.

Councilmember Hohimer spoke in favor of the agenda item and described the big pools of water in the alley and parking lot.

Councilmember Orrick stated that he did not feel comfortable approving the item unless Mr. Maquet signed an agreement to make the parking lot public.

Councilmember Hilst and Mayor Pro Tem Cloyd discussed waiting until a plan for TIF funding had been completed.

Mr. Dustin Maquet stated that based on his calculations he has generated between \$1.4M and \$1.5M in BDD, food and beverage tax and sales tax. Mr. Maquet explained that he had received TIF funding in the past but continued to grow his business and it now had become a destination site.

City Engineer, Ms. Josie Esker, explained that it would be preferable to redo the parking lot and permit at the same time. Ms. Esker added that the parking lot project had already been budgeted.

Mr. Maquet had submitted a Redevelopment Agreement last year and received no response.

RESULT:	ADOPTED [5 TO 0]
MOVER:	John P Abel, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
ABSTAIN:	Rick Hilst

7.6. Resolution No. 551-22/23 Approve Purchase of Dump Truck Bed from Koerig Body Equipment, Inc.

Interim City Manager, Mr. Bruce Marston, read the request to Council to approve the purchase of a replacement dump truck bed from Koenig Body & Equipment, Inc. Staff recommend approval.

RESULT:	ADOPTED [5 TO 0]
MOVER:	John P Abel, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hilst, Hohimer, Cloyd, Orrick, Abel
ABSTAIN:	Dave Nutter

7.7. Resolution No. 552-22/23 Authorizing Execution of the Powerton Fire Protection District Contract Extension for Fire Protection and Emergency Services

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt a resolution authorizing the execution of the extension of the original agreement with the Powertown Fire Protection District contract for fire protection and emergency services. The Pekin Fire Department has been providing services to the district under the original contract since March 24, 2003. The majority of the calls within the district are for the powerplant.

Deputy Fire Chief Tony Rendelman provided handouts to Council.

Fire Chief Trent Reeise described the Powertown Fire Department location stating that from 2013 through 2022, the Pekin Fire Department ran 78 calls and last year ran 5 calls.

Councilmember Hilst and Councilmember Orrick requested that the revenue should be designated in the Fire Department Pension Fund in the next years' budget.

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

7.8. Resolution No. 553--22/23 Authorizing Termination Agreement and Mutual Release and Authorizing Franchise Agreement Between Advanced Medical Transport of Central Illinois (AMT) and City of Pekin

Interim City Manager, Mr. Bruce Marston, presented the request to Council to adopt and approve a resolution approving a franchise agreement between the City of Pekin and Advanced Medical Transport of Central Illinois for an original 3 year term with an option of an additional 3 year continuation of the agreement. The agreement covered the district served by the Pekin Fire Department including corporate city limits, Brush Hill Fire Protection District, and Powerton Fire Protection District.

Derek Hahn, a representative from AMT, thanked city staff and expressed appreciation.

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

Motion to: **Amend Resolution No. 554-22/23 Policy No. 26-22/23 to state that only police investigation, police command and CIERT (SWAT) vehicles be exempt.**

RESULT:	DEFEATED [4 TO 2]
MOVER:	Rick Hilst, Councilman
SECONDER:	Lloyd Orrick, Council Member
AYES:	Rick Hilst, Becky Cloyd, Lloyd Orrick, John P Abel
NAYS:	Karen Hohimer, Dave Nutter

7.9. Resolution No. 554-22/23 Adopting City of Pekin Policy No. 26-22/23 Policy for Marking of City Vehicles

Interim City Manager, Mr. Bruce Marston, presented the agenda item to Council to approve and adopt a policy requiring all city vehicles, except for those specifically exempt, be identified as a City of Pekin vehicle.

Council discussed with staff which vehicles in each department would be deemed exempt and why. Exempt vehicles included those of the fire department and police department.

Police Chief John Dossey stated that police command vehicles are often used in investigations along with the two unmarked police vehicles used in traffic.

Fire Chief Trent Reeise also stated that him and the Deputy Fire Chief conduct investigations in which unmarked vehicles are used operationally.

Fire Chief Reeise and Police Chief John Dossey pointed out that all the vehicles are installed with GPS.

RESULT:	FAILED [3 TO 3]
MOVER:	Rick Hilst, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Rick Hilst, Becky Cloyd, John P Abel
NAYS:	Karen Hohimer, Dave Nutter, Lloyd Orrick

7.10. Resolution No. 555-22/23 Authorizing Default Notice with Riverway Craft Laboratories, LLC Under the TIF Redevelopment Agreement

Interim City Manager, Mr. Bruce Marston, presented the request to Council to approve and adopt a resolution regarding a default notice with Riverway Craft Laboratories under a TIF Redevelopment Agreement for the development of the property located at 300 Hanna Drive entered into on September 13, 2021. The developer notified the city that they would not be moving forward with the planned project and desired to terminate the Redevelopment Agreement and return the property to the City. A default notification will be sent to the developer, the agreement would then be terminated, and the land would be conveyed back to the City in accordance with the terms of the agreement.

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

7.11. Ordinance No. 4041-22/23 Approving and Authorizing the Execution of a Second Amendment to the Tax Increment Financing (TIF) Predevelopment Agreement By and Between the City of Pekin, Tazewell County, Illinois and with Sud Family Limited Partnership

Interim City Manager, Mr. Bruce Marston, presented the ordinance to Council regarding the second amendment to the TIF Predevelopment Agreement with Sud Family Limited Partnership. Mr. Marston explained that the City agreed to extend incentives to provide reimbursement of certain TIF eligible project costs on the real property located at 111 N. 6th Street due to issues within the building that had caused delays in the project.

Elevators were waiting to be approved by the State along with city building inspection for fire suppression scheduled for March 8th.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Dave Nutter, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel

7.12. Agenda Item 7.12 was moved before New Business Item 7.1

Councilmember Abel announced that electronics could be dropped off near Townline Road through March 10th. Councilmember Abel also announced that planning for Downtown Super Cruise was underway. Lastly, Councilmember Abel questioned whether the City conducted exit interviews when staff members are no longer employed.

Interim City Manager, Mr. Bruce Marston, stated that he did conduct exit interviews for those that have left the City.

Councilmember Nutter requested that the last wastewater billing cycle be addressed to the public as some water usages numbers were doubled by American Water. Councilmember Nutter also announced that Pekin native Mr. Michael Bockler was the first American pilot for the first commercial test flight of a hydrogen-powered aircraft in the United States. City Clerk, Ms. Sue McMillan provided Mr. Bockler with a City of Pekin patch to wear during his embarkment.

Councilmember Hilst addressed the preservation ordinance to prevent historic buildings from being demolished.

Mayor Pro Tem Cloyd added that the last appointee term expired in 2013 and had since seen buildings being torn down. Mayor Pro Tem also announced the Candidacy Forum at the Pekin Public Library on March 9, 2023 and March 23, 2023.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

ADJOURN

There being no further business of the Council, a motion was made by Councilmember Orrick seconded by Councilmember Hilst to adjourn. Motion carried viva voice. Mayor Pro Tem adjourned the meeting at 8:54 PM.