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 10, 2020 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Mark Luft. The City Clerk confirmed all members were present and logged on. The City Clerk stated Councilmember Hohimer was absent.

Attendee Name	Title	Status	Arrived
Michael Garrison	Councilman	Present	4:29 PM
Rick Hilst	Councilman	Present	4:28 PM
Karen Hohimer	Councilwoman	Absent	4:26 PM
Dave Nutter	Councilman	Present	4:29 PM
Lloyd Orrick	Mayor Pro-Tem	Present	4:27 PM
John P Abel	Councilman	Present	4:27 PM
Mark Luft	Mayor	Present	4:28 PM

APPROVE AGENDA

3.1. Motion to: **Approve agenda**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

APPROVAL OF MINUTES

4.1. City Council - Regular Meeting - Jan 27, 2020 5:30 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

PUBLIC INPUT

Bill Fleming, representing the Pekin Area Chamber of Commerce expressed to Council support for Agenda Item 8.7 regarding the TIF Predevelopment Agreement between the City of Pekin and Sud Family Limited Partnership, Agenda Item 8.19 regarding the Cannabis Craft Grower use ordinance at 1805 Riverway Drive and Agenda Item 8.20 regarding the Special Use ordinance for Adult-Use Cannabis Dispensary at 1805 Riverway Drive.

CONSENT AGENDA

6.1. "Young Authors Week" March 2-8, 2020

6.2. Accounts Payable Bill Run through 02-07-20

6.3. January 2020 Building Report

6.4. November 13, 2019 Minutes of Pekin Plan Commission

6.5. Police Department Stats - January 2020

6.6. Bus Department Complete Replacement HVAC System Project

6.7. Roof Emergency Replacement at the Bus Department

6.8. Request for Proposals/Qualifications Tax Increment Financing District and Business Development District Establishment

6.9. Sikich LLP City of Pekin Audits For the Year Ended April 30, 2018

Motion to: **Approve Consent Agenda**

Mayor Luft read through the 9 items of the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

PRESENTATIONS: IHSA AND AUDIT

Mr. JD Alfonso, President and CEO of the Peoria Area Convention and Visitor's Bureau, gave a power point presentation that included a short video, to ask Council for support in the amount of $5,000 for IHSA basketball tournament and additional events. Mr. Alfonso continued through the power point presentation stating that the last 25 years they have had the opportunity to bring the boys basketball tournament to Central Illinois and would like to continue that partnership with the surrounding communities. Mr. Alfonso expressed that they would also like to bring the girls basketball tournament to Central Illinois to offer them the same opportunity. Mr. Alfonso went through the economic impact and attendance for 2018, 2019 and an estimate for 2020. It was added that the support helps 26 other IHSA championships including baseball, softball, and cross country. Mr. Alfonso concluded his presentation by thanking Council for their overall support year after year.

Mr. Chad Lucas, the City's auditor from Sikich, presented to Council an overview of the completion of the Fiscal Year 2018 audit. Mr. Lucas stated that this was a difficult audit, as most first year's audits are. The annual Financial report and some separately issued reports were issued, but Mr. Lucas only presented an overview of the annual report as the audit opinion is that of the City's. The independent audit report is an unmodified opinion, based on audit procedures that are fairly represented. The City had audit adjustments that affected the prior period regarding beginning balances on those funds. In total, the net position was a negative $5.8M. Mr. Lucas continued to go through the numbers including business type activities. Prior year adjustments were proposed and supplemental information with schedules were also included.

Councilmembers presented questions for the auditor. Mr. Lucas explained that the fund balance policy the City currently has is 25% of expenditures and most of the funds met that threshold, but a few did not. The City's policy includes a consolidation of funds together and is 23% short. Mr. Lucas added that the library is considered a special revenue fund of the City and is reported separately.

NEW BUSINESS

8.1. Resolution No. 50-19/20 Support for IHSA Basketball Tournament in the amount of $5,000

Mayor Luft presented the agenda item to offer support for the IHSA Basketball Tournament in the amount of $5,000.

Councilmember Nutter stated that the City already allocated funds to the PACVB and felt it doubled the effort and therefore he would not support the agenda item.

Mayor Luft confirmed that the support would come from the Tourism Fund.

RESULT:	**APPROVED [4 TO 2]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Michael Garrison, Lloyd Orrick, John P Abel, Mark Luft
NAYS:	Rick Hilst, Dave Nutter
ABSENT:	Karen Hohimer

8.2. Resolution No. 51-19/20 Sponsorship of 2020 Pekin Marigold Festival Committee in the Amount of $6,500

City Manager, Mr. Mark Rothert, presented the request to approve Resolution No. 51-19/20 sponsoring the 2020 Pekin Marigold Festival Committee in the amount of $6,500. It is Pekin's biggest annual festival and is held the first weekend after Labor Day in September. Activities include a carnival, music, festive foods, entertainment, kid events, parade, and Art in the Park with craft vendors that attract exhibitors from five surrounding states. Mr. Rothert continued to explain that the Pekin Marigold Festival Committee coordinates the efforts of more than 1,000 volunteers for this event and involving many local participating organizations that use the financial proceeds from their concession sales to support their own charitable not-for-profit organization. The City has historically supported the Marigold Festival through its annual contribution to the Pekin Chamber of Commerce, however, this year the Festival Committee is asking for a direct contribution in the amount of $6,500. Staff did recommend approval of a pledge of $6,500 with funds to come from next year's Tourism Fund budget.

Councilmember Orrick spoke in support of the agenda item.

Councilmember Nutter motioned to postpone Agenda Item 8.2 until a further date when the 2021 budget is approved, the motion was seconded by Councilmember Garrison. The motion was later rescinded, seconded by Councilmember Garrison.

Councilmembers discussed the importance of supporting the Marigold Festival.

Mr. Bill Fleming, representing the Pekin Area Chamber of Commerce, explained that the Marigold Festival only breaks even and that all revenues pay for everything and that some of the money goes to the Chamber but they do not pay for the festival. The Marigold Festival receives sponsorships and they are asking Council to contribute half of the advertising budget.

Mayor Luft added that the check would be written directly to the committee itself and not the Chamber.
Council confirmed that the Marigold Festival Committee has sources of income but that they are not make a profit, just to break even. They will cut expenditures if not enough sponsorship is there.

Mr. Rothert added that the expenses paid is out of the tourism budget. The City looks backwards to see expenses and anticipates future needs. Essentially the Council would be pledging support from the Tourism Fund.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.3. Resolution No. 54-19/20 Memorandum of Understanding to Extend School Bus Transportation Services with District 108

City Manager, Mr. Mark Rothert, presented agenda item 8.3 & 8.4 in tandem, to approve resolutions regarding Memorandums of Understanding to extend school bus transportation services with School District 108 and High School District 303. Mr. Rothert explained that the City and the Pekin Public School District 108 and District 303 entered into intergovernmental agreements for student transportation services on June 25, 2012. The agreement automatically extends each July 1st for an additional one year, unless otherwise terminated. The parties do have 60 days after each automatic extension to reconsider and agree upon the levels of compensation paid by the Districts to the City for transportation services memorialized through a Memorandum of Understanding. Mr. Rothert continued to explain that in order to better plan for their operations and to meet that July 1st deadline that runs up against their August school start date. The timing lines up of what the City has done in the past. The attached resolutions recommend adopting the agreement for a three-year extension, each year increasing compensation by 2.5% negotiated by the school district. Charter routes scheduled are charged an addition to this flat based fee. Mr. Rothert added that eliminating the bus department would result in a private service hired by the school districts at a higher rate. The school districts are happy with the City's services. The next agenda item presents the rate increasing 2.5% as well. The two contracts mirror each other.

Councilmembers discussed the cost of the school districts hiring a private bus service with the result of the districts raising taxes and how the increase cost considers the not yet negotiated Teamsters Contract, the liability of transporting children, wear and tear on the roads, human resources' time, and other unforeseen expenses.

Councilmembers continued to discuss the amount in reserves and aligning the bus leases to the school district contracts.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst
ABSENT:	Karen Hohimer

8.4. Resolution No. 55-19/20 Memorandum of Understanding to Extend School Bus Transportation Services with District 303

The agenda item was presented by City Manager, Mr. Mark Rothert, in tandem to the previous agenda item relating the Memorandum of Understanding to extend the school bus transportation services for school Districts 108 and 303.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst
ABSENT:	Karen Hohimer

8.5. Ordinance No. 2868-19/20 Central Business District TIF District Amendment to Intergovernmental Agreement with District 108

City Manager, Mr. Mark Rothert, presented the agenda item regarding the Central Business District TIF amendment to the intergovernmental agreement with District 108. Back in 1986 the City created the Central Business District TIF. In August of 2006, the City and District 108 and District 303 agreed on a reimbursement formula for capital costs to gain some increment over 23 years in existence. The formula used by the State of Illinois to determine state aid to school district was changed to an evidence based formula. Mr. Rothert continued to explain that the City needs to amend the intergovernmental agreement to go to a flat fee rate that mimic's prior payments.

TIF Administrators were present to answer questions.

Council discussed the amount that was being reimbursed to the two school districts and how the contractual agreement cannot be met without the amendment. Council expressed concern that the school districts may increase property taxes. The numbers could vary depending on the amount of property taxes coming into the TIF, but the percentage will not change. This agreement is not set up to declare a surplus. This payment is budgeted each fiscal year.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.6. Ordinance No. 2869-19/20 Central Business District TIF District Amendment to Intergovernmental Agreement with District 303

City Manager, Mr. Mark Rothert, introduced the agenda item regarding the Central Business District TIF District Amendment to the intergovernmental agreement with District 108. Mr. Rothert explained that the school boards also have to pass this agreement and that they are meeting next month.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.7. Ordinance No. 2861-19/20 Approving and Authorizing the Execution of a TIF Predevelopment Agreement by and between the City of Pekin and Sud Family Limited Partnership

Economic Development Director, Mr. Matt Fick, presented the agenda item regarding the execution of a TIF predevelopment agreement between the City of Pekin and Sud Family Limited Partnership. Mr. Fick explained that the City was approached by the owners of the Suds building approximately 4 months ago to make the building habitable. The owners were in the process of negotiating costs with the long term lease tenants on the top floor. It was negotiated with the tenant to continue the lease with the exception of the sprinkler and alarm system costs. Mr. Fick continued to explain that this property was not in the TIF district but TIF Council recommended that funds be used from the Central TIF district and to repay the Central Business TIF in the future as the new TIF accrued funds. Making improvements in this building preps the first and second floor for occupancy as well as helps downtown revenue.

Suniti Sud was available for questions.

Council questioned Ms. Sud regarding a timeline for construction. Ms. Sud assured Council that once they can move forward on the sprinkler and alarm system for the entire building, construction would possibly be completed during this calendar year.

Councilmember Abel, Councilmember Orrick and Mayor Luft spoke in support of the agenda item while Councilmember Hilst spoke against the request.

RESULT:	**ADOPTED [5 TO 1]**
MOVER:	Rick Hilst, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst
ABSENT:	Karen Hohimer

8.8. Resolution No. 52-19/20 PAL Health Technology II Reimbursement

City Manager, Mr. Mark Rothert, presented the request to approve a reimbursement to PAL Health Technology II. The City of Pekin entered into an agreement with PR Manufacturing Enterprises, LLC (doing business as PAL Health Technologies II) ("PAL") on May 10, 2018 to help maintain the business operation in Pekin and reimburse the company for tax increment financing (TIF) eligible expenses. As part of this agreement, PAL Health Technologies II agreed to a reimbursement schedule if certain job creation benchmarks were achieved, receiving $25,000 in TIF funding for each achieved benchmark. PAL achieved its 55 FTE employment benchmark in 2019 and received $75,000 from the City. PAL has now also reached its final benchmark of 75 employees and are requesting the balance of their reimbursement in the amount of $50,000. Mr. Rothert added that Dr. Rossi verified the full time employees with a W-2 listing.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Rick Hilst, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.9. Ordinance No. 2862-19/20 Declaring Surplus Revenue in Southern Industrial Park TIF District

City Manager, Mr. Mark Rothert, presented the agenda item to declare a surplus revenue in the Southern Industrial Park TIF District. On October 22, 2012, the City of Pekin adopted Tax Increment Financing for the Pekin South Industrial Park Conservation Area Tax Increment Financing District. On October 9, 2012 the City entered into an Intergovernmental Agreement with Pekin Public School District No. 108, Rankin Elementary School District No. 98 and Pekin Community High School District No. 303 for the Pekin South Industrial Park TIF District whereby a 25% surplus would be declared by the City. As of December 31, 2019, the City has received $86,684.80 in total real estate tax distributions for real estate tax increment generated by the TIF District in tax year 2018 payable in 2019. Per the Intergovernmental Agreement, 25% of these distributions, or $21,671.20, shall be declared a surplus and paid to the Tazewell County Treasurer for distribution to taxing districts in the Redevelopment Project Area in accordance with the provisions of the TIF Act. Mr. Rothert advised that staff recommends approval to abide by the terms of the Intergovernmental Agreement.

Council discussed that this was the first surplus to their knowledge. Mr. Rothert added that there was an error in some of the parcels not being counted within the county, but that was rectified as of last year.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.10. Ordinance No. 2867-19/20 Professional Services Agreement for TIF District Creation

City Manager, Mr. Mark Rothert, presented the agenda item regarding the professional services agreement for the creation of a TIF District and Business Development District. Mr. Rothert reminded Council of the numerous meetings with him and EDAC meetings about creating or exploring the possibility of a new TIF District along Court Street, Derby Street and other key areas of the City that are primed for growth. Other areas include the North Industrial Park area, downtown areas including the Sud Building and even residential areas. Mr. Rothert proposed to Council to hire a professional services firm. A Request for Qualifications was done to solicit firms. Jacob & Klein were present representing the City and have done a great job administering the City's current TIF district. Mr. Rothert continued his proposal explanation to Council by adding that the focus will be on how to find funds for a new infrastructure for Court and Derby streets and how to reinvest in other infrastructure needs. The packet regarding this item explains both the TIF creation and the BDD and how they work in tandem very well to incentivize as an economic tool. The first step is to determine a study area that qualifies to be in a TIF or BDD. The map created in the packet locates all areas that have potential. As part of the timeline, there would be a public meeting in April, and then a Joint Review Board meeting in June with the taxing bodies followed by Council adoption on July 13, 2020. Notices would be sent out to those living within 750 feet of the proposed areas.

Council questioned Mr. Rothert regarding the specifics of the new district. Mr. Rothert explained that the CBD would stay intact but would have to decide what to do with the donut hole.

Mr. Herb Klein, President of Jacob & Klein, interjected to clarify that the TIF Act is very specific in regards to meetings. The public meetings do not happen until the plan is finalized so that questions at the public hearing can be addressed. The survey work has not been completed but would need the opportunity to explain to the public as to what it means. There are only certain times of the year to file with the Illinois Department of Revenue with an October 1st deadline to begin collecting sales tax revenue January 1.

Mr. Rothert added that transferring funds out of the Southern Industrial TIF is an eligible expense.

RESULT:	**ADOPTED [5 TO 1]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst
ABSENT:	Karen Hohimer

8.11. Ordinance No. 2866-19/20 Professional Services Agreement for Business Development District Creation

City Manager, Mr. Mark Rothert, presented the agenda item to enter into a professional services agreement for the Business Development District creation. Mr. Rothert stated that this item is related to the previous agenda item and is a tool that other communities have utilized. There is a basis to create a funding source up to an additional 1% in sales tax to put towards dedicated issues such as infrastructure, building renovations and new construction. Mr. Rothert referred to the map in the packet for locations.

Mayor Luft and Councilmember Orrick spoke in favor of the agenda item.

RESULT:	**ADOPTED [5 TO 1]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Nutter, Orrick, Abel, Luft
NAYS:	Rick Hilst
ABSENT:	Karen Hohimer

8.12. Resolution No. 53-19/20 Authorization for Financing Airport Expansion

Pekin Airport Manager, Mr. Todd Dugan, presented the agenda item to authorize financing for the airport expansion. Mr. Dugan reminded Council that he presented the project back in January and gave a quick overview of the proposed expansion.

Councilmember Orrick and Councilmember Abel spoke in support of the expansion.

Mr. Rothert clarified to Council that the item would come back to present financing options.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.13. Resolution No. 59-19/20 A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement between the City of Pekin and Tazewell County to Receive Recycling Grants Funds for 2020

City Manager, Mr. Mark Rothert, presented the agenda item to approve a resolution authorizing the Mayor to execute an intergovernmental agreement between the City of Pekin and Tazewell County to receive recycling grant funds for 2020. Mr. Rothert stated that Tazewell County has historically provided grant funding to support recycling efforts of the City of Pekin. The funding allocation in

FY20 is for $71,010.00 requested for equipment repairs, tipping fees and educationally purposes, and an additional $1,000.00 to help with the purchase of recycling carts for the City of Pekin as outlined in the application submitted.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.14. Ordinance No. 2870-19/20 Providing for the issuance of not to exceed $4,385,000 General Obligation Refunding Bonds

Finance Director, Mr. Bruce Marston, presented the agenda item to adopt an ordinance providing for the issuance not to exceed $4,385,000 General Obligation Refunding Bonds of the City for the purpose of refunding certain outstanding general obligation bonds of the City, providing for the levy and collection of a direct annual tax sufficient to pay the bonds, authorizing the sale of the bonds to the purchaser thereof, and providing for the execution of an escrow agreement in connection with such issuance. Mr. Marston explained that the issue was address back in July of 2019 to take advantage of interest rates at that time. The refinancing was held up due to not having the audit completed. Now that the audit is completed the City needs to reauthorize refinancing as interest rates are still favorable.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.15. Resolution No. 56-1920 Agreement for Professional Services with CliftonLarsonAllen, LLP

City Manager, Mr. Mark Rothert, presented the request to Council to approve a resolution for professional services with CliftonLarsonAllen, LLP. The Finance Department has a vacant position due to the departure of the Assistant Finance Director. In order to maintain the internal control structure and separation of duties required by General Accepted Accounting Principles and in order to ensure a timely start to our FY 2019 audit, the Finance Director is seeking the services of CliftonLarsonAllen to perform the duties of the Assistant Finance Director until that position is filled or FY 2019 audit preparation is complete. Mr. Rothert added that the services will be funded through the savings in payroll costs from January to April 2020 for the vacant staff position and other savings within the training and education line of the Finance Department.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.16. Resolution No. 58 -19/20 IT Project Purchases For Backup Software Addition & Maintenance

City Manager, Mr. Mark Rothert, presented the request to Council to approve Resolution No. 58-19/20 allowing IT project purchases for backup software addition and maintenance. All the City's desktop computers went onto the network creating the need for additional storage. The 5TB requested will give the City an excess of date for the next three years. Mr. Rothert referred to IT Administrator, Mr. David Hess, for questions from Council.

Mr. Hess approached the podium and explained the City's current storage situation. Mr. Hess added that this was not a budgeted expense but is needed now to not risk lost data. A maintenance charge is assessed each year.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.17. Ordinance No. 2863-19/20 An Ordinance Amending Title 3 Chapter 4F Regulating Video Gaming With the City of Pekin

City Attorney, Ms. Kate Swise, presented the item to Council to adopt Ordinance No. 2863-19/20 amending Title 3 Chapter 4F Regulating Video Gaming with the City of Pekin. Ms. Swise stated that last year the City code was amended to provide for additional fees to be assessed against owners of video gaming terminals. Video Gaming Owners are trying to interpret the term owner to mean establishment, therefore passing the fee on to them. Ms. Swise continued to describe that the amendment to the ordinance makes the term clear as stated in the statute.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Michael Garrison, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.18. Ordinance No. 2860-19/20 Amending the City of Pekin Zoning Code to Impose Regulations on Adult-Use and Medical Cannabis Businesses in the PUD District

City Manager, Mr. Mark Rothert, introduced Building Inspector Supervisor, Mr. John Lebegue to present the request to adopt Ordinance No. 2860-19/20 amending the code to impose regulations on adult-use and medical cannabis businesses in the PUD District. Mr. Rothert added that the PUD did not previously allow cannabis in that district and that Mr. Lebegue will talk about the special use for a craft grower and dispensary.

Mr. Lebegue described Pekin Plan Commission's steps to recommend approval to Council to adopt the ordinance. Those steps included a public hearing that was held on February 5, 2020, an interest from a business group that wanted a craft grower and recreational dispensary at 1805 Riverway Drive, and consideration of a request for adult use cannabis craft growing facility. The applicant met all the requirements along with giving a presentation and providing a complete application. Mr. Lebegue pointed out that based on information from the applicant, there are no available dispensary licenses for this year to be granted by the State, the next group would be in December of 2021. Mr. Lebegue concluded that the Riverway Business Park Review Committee also approved the number of variances relative to the application along with the approval to bring the request to Council.

Councilmember Garrison spoke against the agenda item and announced that he would be abstaining.

Applicants, David Wentworth and Dr. Rossi, approached the podium to address questions from Council. Dr. Rossi stated that they currently have 10 full time employees with benefits and if approved will create 20-25 additional jobs.

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Dave Nutter, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Nutter, Orrick, Abel, Luft
ABSTAIN:	Michael Garrison
ABSENT:	Karen Hohimer

8.19. Special Use Ordinance No. 2865 - 19/20 for Cannabis Craft Grower Use at 1805 Riverway Dr.

Mayor Luft confirmed that there were no comments or questions from Council.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Rick Hilst, Councilman
AYES:	Hilst, Nutter, Orrick, Abel, Luft
ABSTAIN:	Michael Garrison
ABSENT:	Karen Hohimer

8.20. Special Use Ordinance No. 2864 - 19/20 for an Adult- Use Cannabis Dispensary Use at 1805 Riverway Dr.

Mayor Mark Luft confirmed that no questions or comments were heard.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Rick Hilst, Councilman
AYES:	Hilst, Nutter, Orrick, Abel, Luft
ABSTAIN:	Michael Garrison
ABSENT:	Karen Hohimer

8.21. Resolution No. 57-19/20 Emergency Procurement for Roof Repair at Bus Department Facility

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 57-19/20 an emergency procurement for roof repair at bus department facility. Mr. Rothert explained that a sudden and unexpected events has led to the needed repair to protect the people and equipment located in the department and the TC3 call center. Mr. Rothert summarized the details surrounding the roof leaks. Mr. Rothert stated that staff has reached out to obtain quotes for a total replacement from area roofing companies and recommends that an award be given to Kreiling Roofing with a total removal of the current roof, replacement with a new ethylene propylene diene monomer (EPDM) rubber roof, and removal/reinstallation of HVAC systems at a cost of up to $100,000. If any repair is needed to the aforementioned metal decking, it will an additional cost on a per panel (3' x 20') basis, staff expected this to be minimal. Kreiling Roofing estimated they would be able to start mid next week and it would take approximately three weeks from start to finish to complete the replacement.

Public Property Manager, Mr. Dan Jost, answered questions from Council regarding the condition of the roof and the type of roof installed.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

8.22. Resolution No. 60-19/20 Bid Award for HVAC Improvements at the Bus Department Facility

City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt Resolution No. 60-19/20 to award a bid for HVAC improvements at the bus department facility. Mr. Rothert described that the aging HVAC system at the Bus Department facility which is over 50 years old, components thereof are starting to wear out, corrode, and become increasingly less efficient. Mr. Rothert stated that the City solicited bids on implementing a new HVAC system to effectively and efficiently cool the Bus Department at 1130 Koch Street which would abandon its original boiler/chiller system. The City received two bids and recommended a bid award to Mucciante Heating & Cooling for being the most responsible and responsive bidder.

Councilmembers discussed the removal and components of the HVAC system with questioned directed at Public Property Manager, Mr. Dan Jost.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dave Nutter, Councilman
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

No public input was given.

City Manager, Mr. Mark Rothert, thanked staff and the clerks for their hard with tonight's agenda. Mr. Rothert also announced that the Ameren pole in the sidewalk on Court Street had bene removed and that the sidewalk in front of Pizza Peel had been remedied.

Councilmember Nutter gave an update to the first meeting held regarding wastewater billing. Meeting will be scheduled every other week.

Councilmembers Abel and Orrick showed appreciation to Finance Director, Mr. Bruce Marston, with regards to the audit.

Mayor Luft announced that the City lost its past Mayor and retired police officer, Brian Elliot.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 11. LITIGATION

10.1. Motion to: **Move to Executive Session**

Councilmember Abel motioned to move into executive session regarding 5 ILCS 120/2(c) Litigation seconded by Councilmember Garrison at 8:45 PM.

Mayor Luft announced that no action was going to be taken after Executive Session.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	John P Abel, Councilman
SECONDER:	Michael Garrison, Councilman
AYES:	Garrison, Hilst, Nutter, Orrick, Abel, Luft
ABSENT:	Karen Hohimer

ADJOURN

There being no further business to come before Council, a motion was made by Councilmember Nutter and seconded by Councilmember Hilst for Council to adjourn. Mayor Luft adjourned the meeting at 9:20 PM.