City of Pekin

REGULAR COUNCIL MEETING MONDAY, JANUARY 26, 2009
5:30 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Jones

Presentation of Key to the City to the Grys Family

III. ROLL CALL

Clerk to Call the Roll

IV. APPROVAL OF AGENDA

ACTION: *Motion to approve the meeting agenda.*

VOTE REQUIRED

V. APPROVAL OF MINUTES

ACTION: *Motion to approve minutes of Regular Council Meeting of January 12, 2009 and the Budget Work Session January 17, 2009.*

VOTE REQUIRED

VI. PUBLIC INPUT ON AGENDA ITEMS

Speakers to state name, address, and spell last name. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.

VII. CONSENT AGENDA

1. **Receive and File Monthly Reports and Minutes:** Police Report for December, Fire Report for December, Traffic Safety Committee Minutes January 9, 2009, Mayor's Advisory Committee for Persons with Disabilities Minutes December 11, 2008

2. **Charitable Solicitation:** Shade Memorial Youth Camp Tag Days April 24,25, 26, 2009

3. **Receive and File** Recommendation of the Joint Review Board to approve the Amendment to the Redevelopment Plan and Project for the Central Business District Redevelopment Project Area

4. **Receive and File** Pekin Zoning Board of Appeals Minutes Dated January 14, 2009

5. **Receive and File** Pekin Planning Commission Minutes Dated January 14, 2009

ACTION: *Motion to approve all items listed on the Consent Agenda by Omnibus Vote.*

VOTE REQUIRED TO APPROVE CONSENT AGENDA

VIII. NEW BUSINESS

1. **2008 Action Plan December Amendment** **(PA)**

   DESCRIPTION: *The amendment consist of $94,316.00 of reallocation of CDBG dollars and program income to additional projects in efforts to meet the timeliness test to be conducted by HUD on March 2, 2009.*

   ACTION: *Motion to approve the amendment.*

   VOTE REQUIRED

2. **Ordinance No. 2577-08/09 - Approving the 2008 Amendment to the TIF Redevelopment Plan and Project for the Central Business District Redevelopment Project Area** **(DK)**

   DESCRIPTION: *A Public Hearing was held on January 12, 2009 and a recommendation of the Joint Review Board presented to extend the life of the TIF an additional 12 years. The addition limited to the property tax portion of the TIF.*

   ACTION: *Motion to adopt the Ordinance.*

   VOTE REQUIRED

3. **Site Plan for 1022 Washington** **(JW)**

   DESCRIPTION: *Approval of recommendation of the Planning Commission for site plan submitted by John and Chris Neumann for a parking lot at 1022 Washington Street. Council received Hearing #08-1773 at the meeting on December 22, 2008.*

   ACTION: *Motion to approve Site Plan.*

   VOTE REQUIRED

4. **Resignation of Council Member Rusty Dunn effective January 26, 2009** **(RD)**

   DESCRIPTION: *Council Member Dunn formally presents his resignation as Council Member. He relinquishes his seat to be sworn in as Mayor as provided in Resolution No. 69-08/09 adopted January 12, 2009 pursuant to ILCS 5/5 2-12(G) to fill the vacancy of Mayor Tebben until April 2011.*

   ACTION: *Motion to accept the resignation.*

   VOTE REQUIRED

5. **Oath of Office** **(RD)**

   DESCRIPTION: *Judge Peter Ault administers the Oath of Office to Council Member Rusty L Dunn.*

IX. ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Members
Attorney Burt Dancey – explanation of process to fill vacancy in the Council Member position
Staff
Public Questions
Press Time

X. ADJOURNMENT

With no further action to come before the Council the Mayor declares meeting closed in open session.

NO VOTE REQUIRED

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PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 SOUTH CAPITOL STREET
ON MONDAY, JANUARY 12, 2009 AT 5:30 O'CLOCK P.M.
JAMES E. "JIM" JONES * MAYOR PRO-TEM* PRESIDING

PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, STRAND, JONES, KORTKAMP, AND DUNN

ABSENT: NONE

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The **Pledge of Allegiance** was led by Mayor Pro Tem Jones.

Roll was called and all Council Members were present.

Agenda

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

Motion by Council Member Blanchard, seconded by Council Member Dunn, that the **minutes of the Regular City Council Meeting of December 22, 2008, be approved as written.** On roll call vote, all present voted Aye.

Consent Agenda

Motion by Council Member Dunn, seconded by Council Member Kortkamp, that the Consent Agenda be approved as presented. Council Member Dunn read and presented the following for consideration of the Consent Agenda items by Omnibus Vote.

1. **Receive and File Monthly Reports and Minutes:** Building Report

2. **Proclamation:** Dr. Martin Luther King, Jr. Day – January 21, 2009

3. **Resolution No. 66-08/09 –** Mayor's reappointment of David Volz to the Pekin Housing Authority Board for a five-year term until January 14, 2014.

4. **Resolution No. 67-08/09 –** Mayor's reappointment of Dr. Dora Lee Ho and Bernie Riley to the Human Relations Commission for a three-year term until January 25, 2012.

5. **Reschedule of Meeting Dates –** of Council for upcoming 2009 months and List Commissions, Boards and Committees meeting dates, times, and places required by statutes.

On roll call vote, all present voted Aye.

COMMUNICATIONS, PETITIONS, REPORTS

PUBLIC HEARING

Mayor Pro Tem Jones opened the Public Hearing for the **2008 PLAN AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA** at 5:34 p.m. City Manager Dennis Kief stated the purpose of the hearing was an opportunity for all interested parties to be heard concerning the amendment. He advised that 6 or so phone calls were received from the mailing to area residents with no adverse comments. He read from a prepared statement the statutory requirements and each of the dates in the process of notice, availability of proposal, and recommendations of the Joint Review Board. The Ordinance for Council to approve the amended plan would be presented at the January 26, 2009 meeting. No additional comments were heard. The public hearing was closed at 5:36 p.m.

CITY OF PEKIN FINANCIAL AUDIT FOR YEAR ENDED APRIL 30, 2008
WILLOCK AND WARNING, & CO., P.C. TO PROVIDE OVERVIEW

Jim Warning, City Auditor, provided an overview of the City's financial activates. His presentation of the 74 page annual audit was summarized in a 4-page outline. Revenue and Expense totals were compared for fiscal years 06, 07, 08. Analysis of various tax revenues by month was discussed. Mr. Warning expressed some concern in that the numbers indicated the City's strong reliance on sales tax as funding source. He also cautioned in reading the tax revenue monthly reported that there was a three-month lag in receiving state taxes. The figures presented were numbers for an audit ending April 2008 thus the totals relative to today's economy could be questioned.

NEW BUSINESS

Motion by Council Member Strand, seconded by Council Member Abel, that the **INTERGOVERNMENTAL AGREEMENT FOR POLICE PROTECTION SERVICES WITH THE HOUSING AUTHORITY OF THE CITY OF PEKIN** be approved. Police Chief Gillespie presented the Agreement with PHA to provide protection of residents by uniformed, off-duty police officers. He recommended the rate for annual renewal between the months of February through January remain at $25.00 per hour noting the arrangement eliminates calls for service. On roll call vote, all present voted Aye.

Motion by Council Member Kortkamp, seconded by Council Member Dunn, that **ILLINOIS ADVENTURE GUIDE AD CAMPAIGN BE APPROVED IN THE AMOUNT OF $10,000.00.** Steve Brown Economic Development Coordinator and Brent Lonteen Director Peoria Visitors Bureau requested for Council to participate in the media partnership campaign. The tourism awareness included State of Illinois Tourism spring newspaper insert and brochure ads in the fall newspapers. The exposure would reach Greater Chicago area, Indianapolis, and as far south as Kentucky. Council Member Blanchard questioned the need to spend the funds in a tight economy. Funds from Hotel/Motel Tax budgeted line item would be used. Other Council Members spoke in support. On roll call vote, Ayes, Strand, Kortkamp, Abel, Dunn, and Jones; Nay, Blanchard. Motion Carried.

Motion by Council Member Dunn, seconded by Council Member Strand, that the **CONTRACT WITH HEARTLAND PARTNERSHIP FOR PARTICIPATION IN THE CENTRAL ILLINOIS RETAIL STUDY BE APPROVED IN THE AMOUNT OF $5,761.00 TO $9,971.00 EACH – 2 LOCATIONS** Steve Brown Economic Development Coordinator recommended the contract between the City and Heartland Partnerships to participate in a joint retail study for Central Illinois. The studies conducted by TESKA Associates would provide information needed for retail strategies, leakage analyses, and focused retail attractions. Mr. Brown explained the price per site based on buying power of other municipalities. TIF funds would be used for the Riverfront/Downtown Study and Economic Development line item for the Derby Street Study. Council Member Blanchard noted the City had spent $96,000.00 3 years ago to conduct a study. He stated he could not justify the expense in the current bad economic times. Council Members spoke in support of participating in a more affordable "strategy" that would be useful for the Derby Street area development. On roll call vote, Ayes, Strand, Kortkamp, Abel, Dunn, and Jones; Nay, Blanchard. Motion Carried.

Motion by Council Member Abel, seconded by Council Member Kortkamp, that the **SECOND AMENDMENT TO THE AGREEMENT WITH HANSON PROFESSIONAL SERVICES FOR THE EXTENSION OF HANNA DRIVE** in an amount not to exceed $250,000.00 be approved. Public Works Director Joe Wuellner explained additional engineering design work was needed to get the spur relocated in a way satisfactory to the railroad and to provide construction support as required by the EDA grant. A portion of the expense $175,000, would be recoverable through the grant. On roll call vote, all present voted Aye.

Motion by Council Member Kortkamp, seconded by Council Member Abel, that the **AGREEMENT WITH JAMES KLOPFENSTEIN & ASSOCIATES TO PROVIDE APPRAISAL OF PROPERTY NEEDED TO CONSTRUCT VETERANS DRIVE,** be approved in an amount not to exceed $26,000.00. Council heard the 29 parcels needed were south from Route 29 to Commercial Drive. On roll call vote, all present voted Aye.

RESOLUTION NO. 68-08/09
DOWNSTATE PUBLIC TRANSPORTATION OPERATING ASSISTANCE GRANT AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION GRANT #3797 OP-09-09-IL

Motion by Council Member Strand, seconded by Council Member Abel, the Resolution No. 68, be adopted. Superintendent of Transportation Greg Ranney advised Council of the request to approve the grant to receive funding in the amount of $343,194.00 for the 2009 operations of the Pekin Municipal Bus operations and partial funding to City Link for contract services. Until Springfield signed the required documentation, funds continued to be funneled through the City. On roll call vote, all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Dunn praised the resources that can be experienced at the Pekin Public Library and expressed his appreciation.

Council Member Blanchard informed the Council and public of news he read on the availability of bus passes for the disabled through City Link.

Council Members Kortkamp and Strand spoke of the television airing of Extreme Makeover and support for the Grys family. A reminder was given that the Martin Luther King Breakfast would be held January 17, 2009 at Edison School.

City Manager informed Council that he was attempting to have a representative of Comcast Communications attend a Council meeting to inform the public of the changes and the issues that customers were experiencing. He was also working with Corporation Counsel of what franchise agreement recourses were available to intervene in the matters.

EXECUTIVE SESSION

Motion by Council Member Blanchard, seconded by Council Member Strand, that **Council move to Executive Session** at 6:42 P.M. to discuss 5 ILCS 120/2 (c.) 3. Selection, Appointment, Performance, Discipline, or a Vacancy in a Public Office. On roll call vote, all present voted Aye. Corporation Counsel Burt Dancey advised the press and the public that there was a possibility that Council would return to open session to take action.

Council returned to open session at 7:04 P.M. All members were present.

RESOLUTION NO. 69-08/09
PURSUANT TO 65 ILCS 5/5-2-12 (G) AND 1-5-1 OF THE CODE OF THE CITY OF PEKIN RUSTY DUNN IS HEREBY APPOINTED TO FILL THE VACANCY IN THE POSITION OF MAYOR UNTIL HIS REPLACEMENT IS QUALIFIED, ELECTED, AND SWORN IN, EFFECTIVE JANUARY 26, 2009

Motion by Council Member Strand, seconded by Council Member Kortkamp, that Resolution No. 69-08/09 be adopted. On roll call vote, all present voted Aye unanimously.

Remarks were made by Council Member Dunn regarding the intentions of his completing the term of Mayor Tebben. Congratulatory comments were made by Council Members.

No further business to come before the Council, in open session, motion by Council Member Blanchard, second by Council Member Strand to adjourn. On roll call vote all present voted Aye.

COUNCIL ADJOURNED AT 7:08 P.M.

Sue E. McMillan
City Clerk

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PROCEEDINGS OF A SPECIAL WORK SESSION
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE CITY HALL COUNCIL CHAMBERS
111 SOUTH CAPITOL STREET
ON SATURDAY, JANUARY 17, 2009 AT 10:00 O'CLOCK A.M.
JAMES E. JONES * MAYOR PRO TEM * PRESIDING

PRESENT: COUNCIL MEMBERS: ABEL, STRAND, BLANCHARD, DUNN, KORTKAMP, AND JONES
ABSENT: NONE

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Council set a fourth work session to continue discussion with staff of the FY 2010 Budget. Notice was properly posted and Council received notice of a special meeting on Thursday, January 15, 2009.

The **Pledge of Allegiance** was led by Mayor Pro Tem Jones.

Roll was called. Council Members Blanchard, Kortkamp, Abel, and Jones were present for roll call at 10:03 a.m. Council Member Dunn entered the meeting at 10:06 a.m. and Council Member Strand entered at 10:08 a.m.

Mayor Pro Tem Jones opened the meeting noting the purpose was to identify the problems and solve the problems of the FY 2010 Budget.

City Manager Dennis Kief distributed memos containing chronological history of the status of the proposed budget figures, suggested budget cuts, and revenue forecasts from each fund.

Mr. Kief summarized the preparation, naming each step that had been taken in the process to arrive at the present deficit of $892,055.00 expenses over revenues. He noted the City could not have anticipated the large economic down turn leaving a 1.1 million dollar drop in projected revenues. He appreciated the open door of communication from Council and staff that continued throughout the process. Council was informed that staff had lastly compiled a list of $474,556.00 of items to delay from the FY2010 Budget that would not adversely affect City operations but could very likely result in increased FY 2011 expenses.

Council was asked to consider as recommended by staff the Package Liquor Tax ($200,000/Year) and a 2% Restaurant Tax ($800,000/Year) to offset higher expenses than revenue in the proposed FY2010 Budget. He advised Council to look at comparable cities for revenues Pekin does not have. The alternative of using reserves was presented. If the Council did not support the revenue options, the Manager requested that they address their priorities for cuts: wages, workforce, services. The majority did not favor the use of reserves, cutting wages, or cutting services.

Discussion followed. General consensus was heard regarding:

- Combination of cuts and revenues needed
- Greater employee participation in the City's health insurance program
- Not to compromise on public safety – police, fire, streets, wastewater treatment
- Review training spending
- DARE program effectiveness – review other non- essential programs in each department
- Negotiate water franchise
- Reduction in the workforce through attrition and/or restructuring
- Market Riverway Business Park

Appreciation for the open discussion was extended by both Council Members and staff participants.

Council took no action.
No other business to come before the Council, meeting was adjourned.

COUNCIL ADJOURNED AT 12:05 P.M.

Sue E. McMillan

CITY OF PEKIN
POLICE DEPARTMENT

PEKIN POLICE DEPARTMENT
END OF MONTH REPORT FOR DECEMBER 2008

	DECEMBER 2007	NOVEMBER 2008	DECEMBER 2008
TRAFFIC TICKETS	285	374	243
WARNING TICKETS	**328**	193	146
OFFENSES	435	506	394
ARRESTS	172	207	157
PARKING TICKETS	328	279	274
STOPS	702	487	414

** WARNING TICKETS WITH MULTIPLE OFFENSES WERE COUNTED FOR EACH OFFENSE AND NOT AS A SINGLE TICKET AS THEY ARE STARTING IN SEPTEMBER OF 2009

CITY ORDINANCE TICKETS FOR DECEMBER 2008

NUMBER OF TICKETS WRITTEN	50
NUMBER OF TICKETS PAID OVER THE COUNTER	27
FINES COLLECTED OVER THE COUNTER	$5,600

IMPOUNDED VEHICLES FOR DECEMBER 2008

TOTAL VEHICLES IMPOUNDED: 24
AMOUNT OF FINES COLLECTED: $12,000

OFFENSES	
DRUG RELATED	6
DUI	6
DWLS/R	22
UUW	0

MULTIPLE OFFENSES	
DRUGS/DUI	1
DRUGS/DWLS-R	1
TOTAL	36

City of Pekin

January 8, 2009

Mr. Dennis Kief
Pekin City Manager
Pekin, IL. 61554

Dear Mr. Kief,

I hereby submit to you the Pekin Fire Department December 2008 report, plus a summary of November 2008.

Charles E. Lauss
Fire Chief
City of Pekin

During the month of December 2008, the Pekin Fire Department responded to 319 calls, total dollar loss was $352,350.00.

During the month of December 2008 (approximately 63.94%) were emergency medical calls, 115 were automatic fire alarms, service calls, small hazardous conditions involving no fire, false alarms.

During the month of November 2008, the Pekin Fire Department responded to 332 calls, total dollar loss was $10,150.00.

During the month of November 2008 (approximately 74.39%) were emergency medical calls, 85 were automatic fire alarms, service calls, small hazardous conditions involving no fire, false alarms.

On December 1, 2008 Fire Fighters responded to a structure fire in a residential detached garage at 1105 Market Street. First units on scene reported a fully involved structure, with 2 vehicles in the garage that were fully involved also. Captain Combes called for a hydrant. The 3 inch pre-connect was pulled off E2 to knock down the large garage fire. When other units arrived, other smaller handlines were pulled off and used. The heat from the garage fire began to melt the vinyl siding on the neighbor's house and fire spread to the home of the occupant there. Fire quickly spread into the attic space and other void spaces in the home. We ventilated the back roof in two different areas to try to locate the fire. Crews were sent into the home at the same time to look for extension. Tower 3 was set up in the street to aid in ventilation. We called for the Red Cross to respond to aid the fire victims and to provide coffee for fire fighters. Captain

Charles E. Lauss, *Fire Chief*
3232 Court Street, Pekin, IL 61554 _ Phone (309) 477-2388 _ FAX (309) 346-8792

Blessman investigated the fire. At this time, we know the fire originated in the garage. The fire is still under investigation. Total dollar loss approximately $132,000.00 for garage, house and contents.

On December 3, 2008 Fire Fighters responded to a stove fire that had been extinguished at 323 State Street. Upon arrival found a patient burnt and refusing treatment. Patient provided his own transportation to Pekin Hospital. Stated that he left a pan of grease on the stove and forgot about it and he carried the pan of burning grease out of the house. He received burns to his hand and face. Fire was extinguished prior to our arrival. Damage was in the kitchen to the stove, wall ceiling, and cabinets. Patient beat out flames using his flannel shirt. Total dollar loss was approximately $4,000.00.

On December 4, 2008 Fire Fighters responded to a car fire at 221 Margaret Street. Upon arrival found small fire was put out before arrival. The fire appeared to have started on the lower right side of the engine compartment near the fire wall. We disconnected the battery and left the car in the parking lot with the hood up. Car owner was calling a tow truck. Total dollar loss was approximately $1,000.00.

On December 4, 2008 responded to a fire in the basement at 1510 S. 3rd. Street. T3 assumed command upon arrival and reported a 1 story home with nothing showing. While doing a walk around heavy gray smoke was found coming from the door at the rear of the building. E3 was assigned to advance a line into the basement. A 1 ¾ " line with smoothbore was advanced by E3 into the basement where they found smoldering embers and heavy smoke. R2 assigned to back up line off of T3. E2 assigned to standby the hydrant. L1 assigned to ventilate the building and search the m main level for extension. F3 performed safety and accountability. Ventilation was performed with cross ventilation through basement windows, followed by the use of a PPV fan placed at the rear door. Fire was extinguished with approximately 150 gallons of water containing fire to the basement room of origin, and smoke damage extended into the upstairs. Overhaul performed by R2, and Captain Cox performed investigation. Cilco shut off gas and pulled the electrical meter, Illinois American Water shut off the water, City building inspections department was notified and present on scene. Red Cross was called to provide assistance to the residence. Total dollar loss was approximately $45,000.00.

On December 13, 2008 Fire Fighters responded to an overdose with pt locked in bathroom. Police arriving at same time. Female officer negotiated to get pt to open door without success. Then tried bathroom pin type key without success. Husband/homeowner advised that it would be ok to force door. After multiple verbal prompts to open door the door was forced with haligan and axe. Damage sustained to edge of hollow core door and the trim. All damage near handle height. Total dollar loss was approximately $100.00.

On December 15, 2008 Fire Fighters responded to a truck fire close to a structure at 612 S. 12th Street. Upon arrival, we found a Chevrolet pick-up with flames dropping down from the engine compartment. The fire was extinguished using a 1 ¾" hoseline from E2. L1 was cleared and asked to stand-by at the park during extinguishment. The interior of the cab was heavily damaged in the dashboard area. Total dollar loss was approximately $2,000.00.

On December 19, 2008 Fire Fighters responded to wires arcing at 1005 S. 13th Street. Upon arrival found that a falling tree limb had pulled the weather head and service drop off of the structure creating arcing and burning vertically up the rear of the house. Fire self extinguished on exterior of the structure. Total dollar loss was approximately $3,000.00.

On December 19, 2008 Fire Fighters responded to a 1 story quadplex with basement at 1200 Oakridge. A resident woke up to smoke in her apartment. She was sleeping in the basement where she saw flames during her exit. Another resident also called in with smoke in her apartment. E2 arrived 1st and assumed command. R2, E3, TR3, L1 and F3 arrived thereafter. Command reported light smoke showing in the apartment where the resident had called from. There was an elderly female in SW apartment and police got her out. She had breathed in some smoke so she was sent to the hospital. A pet bird was saved from another apartment. A 5" line was laid into TR3 and a 3" line was feeding E2. Two crosslays were pulled from TR3 to fight the C sector and 2 crosslays from E2 were utilized for fighting fire in the A sector. F3 called in 4 firefighters to man the reserve in the park. R2 attempted entry into the apartment involved, but decided to go in through the outside basement cellar doors after the resident said the fire was in the basement and there is a spiral staircase in the apartment. R2 entered into the basement and knocked down the fire there as the ppv fan was utilized. Soon we had heavy black smoke coming from both apartments on the C sector side. E3 had pulled the electric meters and shut off the gas meters. Ameren had been called to cut power and gas to the complex. L1 crew was in charge of fighting fire in the A sector. Crews entered C sector apartments and found lots of fire in the rear of the apartments near the bathrooms. L1 fought fire in the same areas of the apartments in A sector. F3 called in 4 additional firefighters to get a reserve engine and come to the fire. The fire did somewhat vent through the roof around the furnace vent pipe. Ventilation was attempted but due to the ice storm we had the night prior, but ice build-up was too much to access the roof. During fire operations, a large limb from a hackberry tree fell across our lines in the A sector and the city was advised to bring chainsaws to free our lines. They responded in less than 15 min. Ameren did get there and cut power and locked out the gas. The water company was called to shut off the water for a burnt through water pipe downstairs. During operations, when the fire had spread to all apartments F2 had passed command to F3 so he could help with fire attack. F1 and F2 were advised of the fire and called in to help with fire attack. Fire in all apartments were under control within 1-1/2 hours. The rest of the time was overhaul and finding and extinguishing hotspots. Capt. Blessman was in charge of the investigation. Due to the ice storm, many other calls came in as we fought this fire. Reserve units covered the calls as best they could. Travel was treacherous. Total dollar loss was approximately $45,000.00.

On December 19, 2008 Fire Fighters responded to a fire in a Cilco sub station building at 1506 Market Street. Upon arrival there was black smoke coming from a door on the north side of the building. The door had been blown open by some type of explosion inside the building. We stayed away from the building and let it burn until Cilco crews arrived on scene and shut down all power to the sub station. We then used two large, wheeled, halon extinguishers that were borrowed from Aventine to put most of the fire out. We also had to use several of our extinguishers to put out the rest of the fire. Total dollar loss was approximately $90,000.00.

On December 23, 2008 Fire Fighters responded to structure fire at 1420 Matilda Street. Upon arrival occupant was evacuated. Heavy smoke from building and flames from rear door at kitchen area. Fire had self ventilated at rear door, ventilated kitchen window. R2 made entry for suppression. Fire confined to kitchen area. Occupant indicated that she had fallen asleep on couch in the living room when awoken by her dog and noted fire and smoke in kitchen. Occupant indicated that she only had time to get pets and exit building. Detector on shelf in living room found on floor. Occupant indicated that she had Re-Bath working in bathroom today and that they had blown a 30 amp fuse today and she replaced fuse with another 30 amp fuse. Noted burn patterns noted from area near trash area next to stove near "doggie door." Ameren notifies for utilities. Inspections notified. Total dollar loss was approximately $30,000.00.

On December 24, 2008 Fire Fighters responded to a fire in the laundry area at 1618 Highwood. Upon arrival found heavy smoke conditions inside the apartment. Occupant stated it was a pile of clothes that he had been putting water on. Entry was made with a water extinguisher and personnel wearing air packs by RE#. Fire was extinguished and clothes basket removed. A 1 ¾ " line was stretched for backup and ventilation was performed using a PPV. Occupants had clothes basket stored in front of the furnace, heat damage was noted to the surface of the furnace and water heater. City inspector J Wuellner responded to the scene. Occupants denied having any renters insurance. Apartment owner notified, but failed to respond. Occupant reported that the smoke detector did not activate. Upon checking detector no battery was present. Occupant said they had not checked the detector since occupying. Total dollar loss was approximately $50.00.

On December 28, 2008 Fire Fighters responded to a shed on fire at Aventine, 1300 S. 2nd. Street. Upon arrival at the gate house, we were told that the fire was out. All units were deferred, and E3 went to check it out. In a small shed, a chair was too close to a heater which ignited the chair and burnt the chair completely. Total dollar loss was approximately $200.00.

Total calls for the month of December was 319 and are as follows:

Fires	18
Rescue and EMS	204
Hazardous Materials	24
Other types of calls	73

Total dollar loss for the month of December was approximately $352,350.00.

Total calls for the month of November was 332 and are as follows:

Fires	16
Rescue and EMS	247
Hazardous Materials	7
Other types of calls	62

Total dollar loss for the month of November was approximately $10,150.00.

Fire Prevention Office

The month of December 2008 was a busy month for the inspection office.

Dec. 1, 2008 – Grand Victorian SNF walkthrough.
1105 Market St House Fire.

Dec. 2, 2008 Inspection File review station # 1

Dec. 3, 2008 Faith Baptist Church Fire Drill Meeting.
NFPA code review and fire alarm test.

Dec. 4, 2008 2308 Arlington Circle DCFS Child Day Care Inspection.
246 Derby St. Church School Inspection.

Dec. 8, 2008 225 Hanna Dr ICC South Walk Through.
BP check city hall.

Dec. 9, 2008 Peoria Fire Academy Graduation, Peoria IL
Shop with Hero Event Wal Mart and City Police.
225 Hanna Dr ICC South , Walk Through

Dec. 10, 2008 Grand Victorian SNF Sprinkler system inspection.
225 Hanna Dr ICC South Walk Through.

Dec. 11, 2008 Fire Alarm Review East Ct Village Mall.
Tazewell County Health Dept. Training at Station # 1.

Dec. 16, 2008 Shift Meeting EMS Training.

Dec. 18, 2008 Child Car Seat Install – Cancelled Weather.

Training Report

Here is a list of the items covered in training for the month of December, 2008. Monthly shift meeting training consisted of utilization and practical of:

*Combitube (advanced airway placement)
*Basic Medication review

Charles E. Lauss, *Fire Chief*
3232 Court Street, Pekin, IL 61554 _ Phone (309) 477-2388 _ FAX (309) 346-8792

Along with the monthly review the flowing topics were trained on:

Hose streams, and hydrant use	Medication Administration
Fire Critique	Medication Review
Tactics	Street study
Gas Detectors	4 gas monitor review
Technical rescue training	Auto extrication
Equipment review and training	
SCBA use	
Confined space	
Investigations	

This is a brief overview of December 2008 and November 2008' events from the City of Pekin Fire Department. If you have any questions, please feel free to give me a call.

Respectfully Submitted,

Charles E. Lauss
Fire Chief
Pekin Fire Department

CITY OF PEKIN TRAFFIC SAFETY COMMITTEE MINUTES
JANUARY 9, 2009 @ 8:30 a.m.
CITY HALL CONFERENCE ROOM

PRESENT: Joe Wuellner, Denny Kief, Dave Pagliaro, Chuck Lauss, Tim Gillespie, Will Taylor. Also present, Lee Ann Wrhel.

Diane Copelen, 444 S. Parkway, Apt. 1502, 353-4367 attended the meeting to voice her concerns with some traffic safety issues around town. She is concerned with Parkway at the Coal Miner's Park entrance, regarding speed of vehicles and the safety of stopping to let pedestrians cross the street. She was informed by Tim Gillespie that the police department continues to monitor the area for speeding and tickets are being written. The committee let her know that they are aware of the situation and have been working to address it by getting the speed limit lowered there and having the police department continue to monitor traffic in that area.

She is also concerned about crosswalks. She asked if a crosswalk could be painted on Court Street at East Shore Drive and Stadium Drive. Joe Wuellner indicated that he would check with IDOT about it. She also indicated that the crosswalk on Parkway at the stop light intersection to the back entrance of County Market is very hard to see as the paint is worn in that location.

Old Business:

1. *Restricted Parking*
   Joe Wuellner and Dave Pagliaro will determine an area of town to review. The committee will then go out and assess the area for possible parking restrictions.

2. *Downtown Parking*
   Joe Wuellner will attend the next Main Street meeting and report back to this committee regarding this subject.

3. *Lighting 1300 Block Park Avenue*
   Pekin Hospital has requested a street light to be installed in the middle of the 1300 block of Park Avenue near the crosswalk. The members of the committee have been out to check this area at night. It is the consensus of the members that there seems to be sufficient lighting provided for that area from both the parking lot lights and the lights mounted on the hospital building itself. With the current city budget issues, the committee cannot justify spending funds to install a light in this area. A letter will be sent to Kirk DeFrates to inform him of this decision.

4. *Lane Signage – East Court Village Exit onto Court Street*
   Joe Wuellner will contact the people at East Court Village regarding lane markings to indicate both lanes may turn left coming out of the shopping center parking lot onto Court Street.

New Business:

1. *Washington Street @ 10th Street – Noise/Congestion*
   Bob Burch, 914 Washington Street, 346-1212, addressed the meeting with his concerns regarding traffic at this intersection (his home is located at the southwest corner). He is concerned with the noise and volume of traffic at this location. Denny Kief presented a motion to replace the stop sign

on 10th Street at Washington Street for northbound traffic with a blinking light stop sign (like the ones at 10th and Park Avenue). The motion was seconded by Chuck Lauss. All in favor.

Around the Table

Will Taylor reported that there have been complaints about the new stop sign going south on Capitol Street at Elizabeth Street. The stop sign is rather low and hard for motorists to see, especially when vehicles are parked near it. The sign will be raised up to be more visible to motorists.

Respectfully Submitted,
Lee Ann Wrhel

NEXT REGULAR MEETING FEBRUARY 6, 2009 @ 8:30 A.M.

City of Pekin
Mayor's Advisory Committee for Persons with Disabilities
Minutes
December 11, 2008; 4:00 pm

Present: Libby Holbrook, Dick Berger, Norma Bosley, Jim Deford, Leia Stewart, Tammy Helm, Pamela Anderson, Vicki Bass, Barb Strand, Tom Blanchard, Sue Ann Kortkamp, Denny Kief, Sue McMillan, Greg Ranney, Roy Davis, Donna Swenson, & Diane Copelen; City Link representation – Joe Alexander (planning department) & John Williams (Director of Special Services)

Not Present: Robert Calvin & Jeanne Choate

I. New Businesses

City Link presentation -

i. Para transit services – eligibility to participate in program is different than eligibility requirements in City of Peoria – a note from the doctor is needed for riding Para transit services in the City of Pekin
ii. Para transit will deviate ¾ mile from the fixed route
iii. fixed route with deviations result in a delay in bus arrival / departure times on the fixed route
iv. City Link is providing Para transit services within Pekin by contracting out the service
v. The change in the bus route along 14th street serves people utilizing ADA services
vi. As of December 1, 2008 there will be an hourly service to Pekin and Peoria
vii. City Link is waiting to hear from the Federal Transportation Authority on the application that was recently submitted to extend the fixed route from 5:15 to 6:15pm
viii. All City Link buses are wheelchair accessible
ix. Riders guides are available at City Hall, Koch Street facility, public library and the …
x. A question was asked about a bus stop at Sunset Hills – response: G. Ranney stated that years ago it quit as a result of no riders; possible to add a stop there – City Link and Greg Ranney will discuss and look into possibility
xi. City Link informed present audience of service available with the circuit breaker program – free bus transportation if qualify for the circuit breaker program

Next meeting: January 8, 2009 at 4:00 pm

City of Pekin
Mayor's Advisory Committee for Persons with Disabilities
Minutes
December 11, 2008; 4:00 pm

xii. Committee/attendee comments –
   a. N. Bosley feels there is a need for at least one (1) Para transit vehicle within Pekin
   b. D. Swenson feels that there should be a bus stop at Sunset Plaza
   c. T. Helm informed attendees that the bus drivers should be announcing the major intersections and stops; she also stated that there should be a marquee for the dear/hard of hearing
   d. D. Berger feels that City Link needs to include the population with disabilities in their future planning process – especially with Veterans Drive and Sunset Hills

xiii. City Link informed attendees that they have a newsletter to their staff that offers travel training
xiv. Pekin residents should contact Mr. John Williams at 1-309-679-8139 direct line or they can contact the Pekin number at 478-5447; Dorris Martin / Assistant General Manager can be reached at 309/679-8148
xv. At the beginning of 2009, City Link will contact City of Pekin for making id's

II. Approval of the November minutes: 1st – J. Deford; 2nd – T. Helm; discussion – Norma's last name is Bosley – two changes from Weaver to Bosley on page 3; all approved

III. Old business

A. Update on CDBG allocation and programs (traffic lights audio component & CO detectors)

1. ADA sidewalks – completed and project is closed; expended $412,000
2. Traffic light audio component – completed and project is closed; expended $17,663.83 – remaining $7,336.17 is included within the December Amendment
3. CO detectors for the Hearing impaired – reallocating $5,000 for the December Amendment; still have quite a few to distribute; Fire Department will be installing equipment – contact still made through Community Development office to set up time for installation

City of Pekin
Mayor's Advisory Committee for Persons with Disabilities
Minutes
December 11, 2008; 4:00 pm

B. Update on progress from last meetings to do list

1. did not have time to complete the letter for the participants in the CO detector program or contact the University – will attempt to complete by January meeting

IV. Around the table

A. D. Swenson – she asked what CDBG stood for; response – Community Development Block Grant program

B. L. Steward inquired about the bus route book and housing applications

C. D. Copelem spoke about the traffic issue on Parkway and Coal Miners – referred her comments to the Traffic Safety Committee (they meet the first Friday of the month at 8:30 am; called her on 1/2/09 and informed her of the meeting time and date)

V. Adjourn – 1st N. Bosley, 2nd T. Helm; unanimous

Next meeting: January 8, 2009 at 4:00 pm

Shade Memorial Youth Camp, Inc.

PO Box 1027, Pekin, IL 61555-1027

Shade Phone: (309) 353-5554

Pekin Union Mission Phone: (309) 346-0724 FAX 346-0198

pekinunionmission@grics.net

www.pekinunionmission.org

January 14, 2009

City of Pekin
111 S. Capitol St.
Pekin, Il 61554
Attn: Sue McMillan

Mayor Dunn,

I am requesting permission to hold the Shade Memorial Youth Camp Tag Day for our baseball program. Tag day dates are April 24, 25, & 26. We hope that these dates will be open and available. This Tag Day will allow us to raise funds for our program and to continue our work for the youth of Pekin and the surrounding area.

Thank you for your consideration and assistance.

Sincerely,

Scott Lange

Scott Lange
Executive Director

RECOMMENDATION OF THE JOINT REVIEW BOARD
REGARDING THE 2008 AMENDMENT TO THE
REDEVELOPMENT PLAN AND PROJECT
FOR THE
CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
City of Pekin, Illinois

December 4, 2008

This Joint Review Board (JRB) has convened to consider the proposed 2008 Amendment to the Tax Increment Financing (TIF) Redevelopment Plan and Project for the Central Business District Redevelopment Project Area (the "Area"), dated May 15, 2008 (the "Plan Amendment"). The JRB's review and recommendation regarding the Plan Amendment is undertaken pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act (the "Act").

The Plan Amendment includes a revised estimated completion date for implementing the Redevelopment Plan as authorized by Public Act 93-0747. The Plan Amendment also includes an increase in the estimated redevelopment project costs to allow for additional redevelopment activities and to allow for the additional years of the TIF program.

On December 4, 2008 the JRB convened at the Pekin City Hall to review the Plan Amendment and proposed ordinance approving said Plan Amendment as required under the Act. Based upon the JRB's review of the public record, planning documents and the proposed ordinance approving the proposed Plan Amendment, it hereby recommends to the City Council of the City of Pekin that the said Plan Amendment be approved.

This recommendation is made on the basis that:

1. The Plan Amendment sets forth in writing the updated program to be undertaken by the City as presented in Section II of the Plan Amendment.

2. The implementation of the Plan Amendment will satisfy the objectives of the Act by eliminating or reducing the conditions that may lead to blight and thereby enhancing the tax base of the taxing districts, which extend into the Central Business District Redevelopment Project Area as amended.

Pekin Zoning Board of Appeals
January 14, 2009

Present:	Absent:
Marilyn Kelso	
Mary Lanane	
Ron Boehm	
David Moehring, Vice Chairman	
Curtis Eeten, Chairman	
Bob Barra	
Gary Sciortino	

Staff Present: Joe Wuellner, Ron Sieh and Attorney Dancey

Chairman Curtis Eeten led the pledge of allegiance.

Chairman Curtis Eeten called the regular meeting of the Zoning Board of Appeals to order.

Roll call was taken and a quorum declared.

Chairman Curtis Eeten asked for approval of the Agenda.

MOTION by Marilyn Kelso seconded by Bob Barra to approve the Agenda as presented. On roll call vote, all present voted **AYE. MOTION APPROVED.**

Chairman Curtis Eeten asked for approval of the December Meeting Minutes.

MOTION by Bob Barra seconded by David Moehring to approve the November Meeting Minutes. On roll call vote, all present voted **AYE. MOTION APPROVED.**

Correspondence: No Letters were sent about Hearing due to correspondence received from neighbors for the Pekin Planning Commission. Comments and Concerns were vacating the alley and privacy barriers. Otherwise no correspondence.

Hearing #1: John & Chris Neumann

A variance to place a storage building closer than allowed to the property line located at 1022 Washington Street in Tazewell County.

Open Public Hearing: 5:07PM

John Neumann was present, stated his case and explained the purpose of the request.

Close Public Hearing: 5:15PM

Due to a conflict of interest both Curtis Eeten and Bob Barra abstained from discussion and voting privileges.

MOTION by David Moehring seconded by Ron Boehm to approve the variance request for the storage unit to be closer than allowed to the lot lines which in turn provide two extra parking spaces along with the parking lot ingress and egress locations. On roll call vote, (5) present voted **AYE**. (2) present **ABSTAINED. MOTION APPROVED.**

MOTION by Marilyn Kelso seconded by Bob Barra to adjourn the meeting. On roll call vote, all present voted **AYE. MOTION APPROVED.**

Meeting Adjourned at 5:17pm

Juanita VanBuskirk, Secretary
Zoning Board of Appeals

Pekin Planning Commission Minutes

January 14, 2009

Present:	Absent:
Jim Bradshaw	Scott Plotner
Richard Cohenour	Michele Long
Ron Knautz, Chairman	
Steve Huey	
Chad Schmidgall	
Don Hild	
Bill Craig, Vice Chairman	

Chairman Ron Knautz led the Pledge of Allegiance.

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

Staff Present: Joe Wuellner, Ron Sieh and Attorney Dancey.

Chairman Ron Knautz asked for approval of the Agenda.

MOTION by Bill Craig, Seconded by Don Hild to Approve the Agenda as presented. On roll call vote, All present voted **AYE. MOTION APPROVED.**

Chairman Ron Knautz asked for approval of the December minutes.

MOTION by Bill Craig, Seconded by Steve Huey to Approve the minutes with the correction of the word "in cringe" to "infringe" on the second page (3rd paragraph from the bottom) from the December Meeting. On roll call vote, All present voted **AYE. MOTION APPROVED.**

City Council Action Report:
December 22, 2008 Council Meeting:
Received and Filed the December 10, 2008 minutes and
#08-1773: Site Plan Review for a Parking Lot located at 1022 Washington Street until a Variance has been granted and a new site plan has been drafted to the Pekin Planning Commission.
Approved the following Hearing:
#08-1772: Rezoning of property from R-4 (Single Family Residential) to OS-1 (Office Service District) commonly known as 1022 Washington Street.

PPC Correspondence: No Correspondence

Application #1: John & Chris Neumann, Owner

Hearing #1 (08-1773): Site Plan Review for a Parking Lot with a Legal Description of Lot 33 and E 11' of Lot 32 Edds Addition commonly known as 1022 Washington Street in Tazewell County, Illinois.

Open Public Hearing: 6:35pm

John Neumann was present for questions. He presented a revision of the site plan that the commission received due to the variance approval. This allowed for two additional parking spaces.

Ron Sieh explained that the code requires a 4-6’ screening fence which can be done with shrubs or greens. There is a current chain link fence in place now. Instead of abutting two fences against each other, John will be adding Hedges to create the privacy and continue maintenance of said Hedges per code requirement.

Ron Knautz inquired about the two trees on the property.

John Neumann responded that one tree has already been removed. The City has stated they will remove the other two trees by the current driveway.

Close Public Hearing: 6:37pm

Plan Review Committee: Don Hild, Chairman

Don Hild opened discussion to the Commission.

Chad Schmidgall asked for clarification about the removal of landscape to accommodate the added parking space and the underground storm retention being appropriately sized for the additional parking spaces.

John Neumann responded that the landscape would be removed for the parking space.

Joe Wuellner stated that the storm water retention is oversized enough to accommodate the (2) additional parking spaces.

Don Hild inquired as to what the Hardship was to approve the variance?

Burt Dancey responded that the rezoning created the Hardship. He confirmed that the Zone Board did not bring up that issue.

Ron Knautz inquired about the pavement of the alley way.

John Neumann stated he would not be paving it.

Bill Craig stated that the Hedges would deteriorate and would need continuous maintenance.

Burt Dancey stated that if they were not maintained it would become a Code Enforcement issue.

MOTION by Steve Huey, seconded by Chad Schmidgall to Approve the Site Plan as presented for the Parking Lot at 1022 Washington Street to the Pekin Planning Commission. **On roll call vote, (6) present voted AYE. (1) present/Don Hild voted NAYE. MOTION PASSED.**

MOTION by Steve Huey, seconded by Dick Cohenour to adjourn the meeting. **On roll call vote, all present voted AYE. MOTION PASSED.**

Meeting adjourned at 6:48pm.

Juanita VanBuskirk, Secretary
Pekin Planning Commission

REQUEST FOR COUNCIL ACTION

To: **Honorable Mayor Pro-tem and Members of the City Council**
CC: **City Manager**
City Clerk
Finance Department
From: Community Development Director

AGENDA ITEM: 2008 Action Plan December Amendment

AGENDA DATE REQUESTED: January 26, 2009

ACTION REQUESTED: Approval of the December amended 2008 Action Plan for the allocation of $94,154 Community Development Block Grant funds and Program Income.

BACKGROUND: In efforts to meet the timeliness test to be conducted by HUD on March 2, 2009, a reallocation of CDBG dollars and program income to additional projects is needed.

FINANCIAL IMPACT:

Total amount to be reallocated within amendment: $94,316

- Reduce the originally approved 2008 Owner Occupied Rehabilitation program by $40,000 (leaving an allocation of $50,000 for this program for the remainder of the fiscal year)
- Reduce the originally approved 2008 Traffic lights audio component by $7,336.17 (project completed for the fiscal year – final expenses of $17,663.83)
- Reduce the originally approved 2008 hearing impaired smoke/CO detectors program by $5,000 (leaving an allocation of $5,000 for this program for the remainder of the fiscal year)
- Increased program income received over estimated program income for the fiscal year as of 12/19/08 of $31,881.79.
- Estimated additional program income to be received for the remaining 5 months of fiscal year (Jan. – May 2009) $4,800

Total amount to be reallocated to programs within December amendment: $94,154.00

- Allocate $36,855 to the GIS contour mapping program; saving the City 1/3rd of the total cost
- Allocate $13,797 for the South Side Fire Station boiler; saving dollars from the general fund
- Allocate $4,203 for the purchase of fire & CO detectors for the fire stations to distribute and install; saving dollars from the general fund
- Allocate $33,000 for public facility improvements to non-profits
- Increase Administrative program allocation by $6,299 that is allowable by the 20% cap (total allocation went from $45,701 to $52,000 as a result of the increase in program income received and estimated to be received)

NEIGHBORHOOD CONCERNS: additional work will be completed benefiting the low to moderate population of Pekin (39% of City of Pekin population)

IMPACT IF APPROVED: Proper amendment documents will be sent to Chicago HUD office for approval.

IMPACT IF DENIED: CDBG timeliness will not be meet and next fiscal year's funding will be reduced/not funded by HUD.

ALTERNATIVES: none

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: CDBG activities are consistent with the following goals of the conceptual plan – a prosperous community, a strong foundation, a high quality of life and effective government. In addition to the City of Pekin goals in the conceptual plan, HUD requires performance measurement goals, which are listed within the proposed December amendment.

REQUIRED SIGNATURES

Department Director ______________________________________
Date

Finance Department ______________________________________
(Certification of Availability of Funds) Date

Corporation Counsel ______________________________________
(Certification of Review) Date

City Manager ______________________________________
Date

REQUEST FOR COUNCIL ACTION

To: **Honorable Mayor and Members of the City Council**

CC: **Sue McMillan, City Clerk**

From: **Dennis Kief, City Manager**

AGENDA ITEM: Ordinance Approving the Amendment to the TIF 1 Redevelopment Plan

AGENDA DATE REQUESTED: January 26, 2009

ACTION REQUESTED: Approval of Ordinance

BACKGROUND: In 1986 the City of Pekin (with the support of the other taxing bodies) created a Tax Increment Financing District (TIF) in the downtown area. State statutes allowed for that TIF to remain in existence until 2009 (23 year life). With the support of all of the taxing bodies, the City of Pekin secured State legislative approval to extend the Property Tax Increment life of the TIF up to an additional 12 years. This additional 12 years is limited to the Property Tax Increment of the TIF 1 District. The Sales Tax Increment of the TIF 1 District was extended in 2004 (Ordinance 2377 attached) through the end of 2013.

Previously, the City also had a TIF 2 (north-side) that was closed down prior to end of its 23 life; therefore putting properties back on the tax rolls earlier than expected. This could occur in TIF 1, which is why we emphasize up to 12 years (2021). The Joint Review Board recommended the approval of this amendment at their December 2. 2008 meeting. The Public Hearing on this Proposed Amendment was held at the January 12t, 2009 City Council Meeting.

The Recommendation and minutes of the Joint Review Board are attached to this RFCA as is the Proposed Ordinance.

FINANCIAL IMPACT: Tool to continue downtown/riverfront development

NEIGHBORHOOD CONCERNS: No negative impact received after letters sent to all residents within 700 feet of the TIF 1 boundaries.

IMPACT IF APPROVED: Property Tax Increment of TIF 1 Extended through 2021

IMPACT IF DENIED: Property Tax Increment of TIF 1 ends in 2009

ALTERNATIVES: N/A

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Consistent with Effective Government theme

ORDINANCE NO._______________

ORDINANCE APPROVING THE 2008 AMENDMENT TO THE TIF REDEVELOPMENT PLAN AND PROJECT FOR THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. Seq., hereinafter referred to as the “Act”, the City of Pekin (the “City”) did on November 11, 1986 adopt Ordinances 1587, 1588, 1589 and 1590 which established tax increment financing designated a redevelopment project area and approved the Redevelopment Plan and Project for a specific area legally described therein and commonly referred to as the Central Business District Redevelopment Project Area (the “Area”); and

WHEREAS, the City now desires to further amend the Redevelopment Plan and Redevelopment Project to comply with new local initiatives and with updated provisions of the Act and particularly the provisions authorized by Public Act 93-0747; and

WHEREAS, the Act, Section 11-74.4-5(c), provides that a redevelopment plan and redevelopment project are may be amended, provided that changes that:

(1) add additional parcels of property to the proposed redevelopment project area;

(2) substantially affect the general land uses proposed in the redevelopment plan;

(3) substantially change the nature of the redevelopment project;

(4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;

(5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,

(6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10

shall be made only after the municipality gives notice, convenes a joint review board, and conducts a public hearing pursuant to the procedures set forth in Sections 11-74.4-5 and 11-74.4-6 of the TIF Act; and,

WHEREAS, the City of Pekin has drafted “2008 Amendment to the TIF Redevelopment Plan and Project for the Central Business District Redevelopment Project Area” (the “2008 Amendment”) to (1) extend the term of the Plan and Project by an additional 12 years; (2) amend the estimated costs required to complete the Plan and Project; and (3) make other modifications to the text of the Plan and Project as necessary; and, WHEREAS, the 2008 Amendment was made available for public inspection at the City Clerk's office on October 27, 2008; and

WHEREAS, the City Council did on November 10, 2008 pass Resolution 61-08/09, setting January 12, 2009 as the date for the public hearing on the 2008 Plan Amendment, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the 2008 Plan Amendment, which contains an eligibility report, was given by mail on November 20, 2008 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed 2008 Plan Amendment; and

WHEREAS, due notice in respect to the availability of the 2008 Plan Amendment was given by mail on November 20, 2008 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Central Business District Area Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City caused a public hearing to be held relative to the proposed 2008 Amendment on January 12, 2009 at Pekin City Hall; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on November 20, 2008; by publication on December 17, 2008 and December 30, 2008; and by certified mail to property owners within the Area on November 20, 2008.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS, that:

1. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the Central Business District Redevelopment Project Area was adopted (1986).

2. The 2008 Amendment to the TIF Redevelopment Plan and Project for the Central Business District Redevelopment Project Area dated May 15, 2008, which was the subject matter of the hearing held on January 12, 2009, is hereby adopted and approved. A copy of the aforementioned 2008 Amendment, marked as Exhibit A, is attached to and made a part of this Ordinance.

3. The City Clerk is hereby directed to notify the County Clerk of the 2008 Amendment.

4. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

5. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED:

____

Mayor Pro Tem James E. Jones

ATTEST:

____

Sue E. McMillan, City Clerk

MINUTES OF JOINT REVIEW BOARD MEETING
2008 AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
THURSDAY, DECEMBER 4, 2008
1:30 P.M.
CITY HALL COUNCIL CHAMBERS

The meeting was called to order by the Mayor's designee, Chairman Dennis Kief.

Roll was called by Sue E. McMillan.

Present were the following members or representatives of the Joint Review Board: Dennis Kief Representative if the Municipality City of Pekin; William Link, Ed. D., Superintendent Grade School District 108; Paula Davis, Superintendent High School District 303; Robert Blackwell, Pekin Park District; Leo Bernardi, Pekin Township; and David A. Jones, Tazewell County.

Absent: Illinois Central College Representative, Community College District 514 and Douglas Parsons, Public Member.

Also present were: Steve Brown, Economic Development Coordinator City of Pekin; Leigh Ann Matthews, Pekin Main Street Director; Alissa Williams, Representative Pekin Public Library; Glayn Worrell, Representative Pekin Grade School District 108; James Wolf, Treasurer City of Pekin; Pamela Anderson, Community Development Director City of Pekin; Attorney Burt Dancey Corporation Counsel City of Pekin; Sue E. McMillan Clerk City of Pekin; and Mike P. Weber Director Urban Consulting Peckham Guyton Albers & Viets, Inc.

Chairman Kief introduced Mike Weber.

Mr. Weber presented a general overview of the Joint Review Board responsibilities and the proposed 2008 Amendment.

A. Amendment to Tax Increment Redevelopment Plan – Generally:
   - Recognizes P.A. 93-0747 which authorizes extension of the TIF for 12 additional years. This legislation was approved by the General Assembly and the Governor. Such approval was garnered by the support of the various taxing bodies.
   - Changes the Estimated Redevelopment Project Costs to reflect the extension of the TIF.
   - Updates the General Land Use Plan to reflect mixed-use development on the Riverfront.

B. Review of TIF Plan Amendment:
   - Exhibit A shows the updated General Land Use Plan
   - The revised estimated redevelopment project costs on Exhibit B (page 9).
     a. Note that unless otherwise funded from other sources, payment of any project cost will be limited to amounts that can be funded by the incremental revenues generated by development projects.
     b. The focus will continue to be on building rehab and public improvements in the downtown area along with property assembly on the Riverfront.
     c. An updated description of redevelopment project costs, reflecting the current statutory definition, begins on Page 8.

C. Other Findings:

- The “but for” finding continues with respect to advancing additional private and public investment in the downtown area and the riverfront.

- Financial impact on other taxing districts is anticipated not to place significant additional demands on any taxing bodies. Annual monitoring by the JRB will evaluate any future impacts and address them accordingly (page 17).

- Estimated Date for Completion (TIF term extension) – reflects the statutory language contained in the TIF Act as amended by PA 93-0747.

D. Review of Amending Ordinance:

- Approves Plan Amendment including revised budget & extended term per P.A. 93-0747.

Based on the Joint Review Board’s review of the public record, planning documents and the proposed ordinance approving the proposed Plan Amendment, it was recommended to the City Council the Plan Amendment be approved.

The recommendation was made on the basis that:

1. The Plan Amendment set forth in writing the updated program to be undertaken by the City as presented in Section II of the Plan Amendment.
2. The implementation of the Plan Amendment would satisfy the objectives of the Act by eliminating or reducing the conditions that may lead to blight and thereby enhance the tax base of the taxing districts, which extend into the Central Business District Redevelopment Project Area as amended.

Discussion followed on the recommendation to the Pekin City Council.

Members were informed that there were two options, recommend or meet again within 30 days. A written report of the Joint Review Board was required.

Superintendent of Schools Bill Link of Grade School District 108 questioned the collaborative endeavor in 2006 between the City of Pekin and the School Districts in anticipation of the TIF District extension in 2009. He was not totally familiar with the intergovernmental agreement adopted to ensure District 108 was “held harmless” from potential loss of revenue.

Motion was made by Paula Davis and seconded by Bob Blackwell to forward the report containing the recommendation of the Joint Review Board to the Pekin City Council of the City of Pekin, Illinois.

Taxing District	Represented by	Yea	Nay
Grade School District 108	Bill Link		X
High School District 303	Paula Davis	X	
Pekin Park District	Bob Blackwell	X	
Pekin Township	Leo Berardi	X	
Tazewell County	David Jones	X	
City of Pekin	Dennis Kief	X	
Vote of Members Present		5	1

Motion Carried.

Motion by Leo Berardi, seconded by Paula Davis to adjourn.

The Meeting Adjourned at 2:00 p.m.

Respectfully submitted,

Sue E. McMillan
City Clerk

RECOMMENDATION OF THE JOINT REVIEW BOARD REGARDING THE 2008 AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT FOR THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA City of Pekin, Illinois

December 4, 2008

This Joint Review Board (JRB) has convened to consider the proposed 2008 Amendment to the Tax Increment Financing (TIF) Redevelopment Plan and Project for the Central Business District Redevelopment Project Area (the "Area"), dated May 15, 2008 (the "Plan Amendment"). The JRB's review and recommendation regarding the Plan Amendment is undertaken pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act (the "Act").

The Plan Amendment includes a revised estimated completion date for implementing the Redevelopment Plan as authorized by Public Act 93-0747. The Plan Amendment also includes an increase in the estimated redevelopment project costs to allow for additional redevelopment activities and to allow for the additional years of the TIF program.

On December 4, 2008 the JRB convened at the Pekin City Hall to review the Plan Amendment and proposed ordinance approving said Plan Amendment as required under the Act. Based upon the JRB's review of the public record, planning documents and the proposed ordinance approving the proposed Plan Amendment, it hereby recommends to the City Council of the City of Pekin that the said Plan Amendment be approved.

This recommendation is made on the basis that:

1. The Plan Amendment sets forth in writing the updated program to be undertaken by the City as presented in Section II of the Plan Amendment.

2. The implementation of the Plan Amendment will satisfy the objectives of the Act by eliminating or reducing the conditions that may lead to blight and thereby enhancing the tax base of the taxing districts, which extend into the Central Business District Redevelopment Project Area as amended.

MOTION MADE BY Davis AND SECONDED BY Blackwell TO FORWARD THE ABOVE REPORT OF THE JOINT REVIEW BOARD TO THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS:

Taxing District:	**Represented by:**	**Yea**	**Nay**
Community College District 514			
Grade School District 108	Bill Link		✓
High School District 303	Paula Davis	✓	
Pekin Park District	Bob Blackwell	✓	
Pekin Township	Leo Berardi	✓	
Tazewell County	David Jones	✓	
City of Pekin	Dennis Kief	✓	
Public Member			

VOTE OF MEMBERS PRESENT: 5 1

Dennis Kief
Chairperson

December 4, 2008
Date

received
11/12/09 - DK

PEKIN PUBLIC SCHOOLS
DISTRICT 108

THE LINCOLN FOUNDATION FOR PERFORMANCE EXCELLENCE

Bill Link, Ed.D.
501 Washington Street
Pekin, Illinois 61554
Office: 309/477-4740
FAX: 309/477-4701
E-Mail: bill.link@pekin.net

January 9, 2009

Mr. Dennis Kief
City Manager, City of Pekin
111 South Capital Street
Pekin, IL 61554

Dear Mr. Kief:

I am writing to reaffirm District 108's support for the forthcoming extension of Tax Increment Financing (TIF) District #1. As a result of the collaborative endeavor in 2006 between the City of Pekin and District 108 in anticipation of the TIF District extension in 2009, an intergovernmental agreement was adopted to ensure District 108 is "held harmless" from potential loss of revenue.

It continues to be rewarding to work with the City in the pursuit of mutually beneficial solutions to address school district concerns and community issues. I look forward to continuing to carry on in this fashion in the future to serve the interest of the community. Furthermore, your proactive approach in communicating with District 108 and keeping me abreast of the latest developments regarding the TIF District extension is greatly appreciated.

Pekin is a fine community in which all civic entities continuously strive toward maintaining high quality public services.

Respectfully submitted,

Bill Link

Bill Link, Ed. D.
Superintendent of Schools

ORDINANCE NO. ___________

AN ORDINANCE EXTENDING THE DATES FOR COMPLETION OF THE DOWNTOWN TIF REDEVELOPMENT PLAN AND PROJECT AND THE RETIREMENT OF OBLIGATIONS TO FINANCE REDEVELOPMENT PROJECT COSTS IN CONNECTION WITH THE DOWNTOWN TIF REDEVELOPMENT PLAN AND PROJECT

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 1587, 1588, 1589 and 1590), adopted November 11, 1986 (as supplemented and amended, collectively, the “TIF Ordinances”) in connection with the Redevelopment Project Area (the “Redevelopment Project Area”) the City of Pekin (“the “Municipality”) adopted the Downtown TIF Redevelopment Plan and Project (“the Redevelopment Plan and Project”), designated the Redevelopment Project Area, and authorized tax increment finance (“TIF”), under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq., as supplemented and amended, the “TIF Act”), and provided for completion of the Redevelopment Plan and Project and Redevelopment Project Area utilizing TIF to occur within 23 years; and,

WHEREAS, Section 11-74.4-3(n) of the TIF Act in relevant part provides that the Redevelopment Plan and Project may be amended by ordinance to extend the dates for the completion of the redevelopment project and the retirement of obligations to finance redevelopment project costs to December 31, 2013, for redevelopment project areas in which bonds were issued prior to July 29, 1991, in connection with a redevelopment project in an area within the State Sales Tax Boundary; and,

WHEREAS, the municipality has issued bonds in connection with the Redevelopment Project Area prior to July 29, 1991, pursuant to Ordinance No. 1790.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Pekin, Illinois, as follows:

Section 1. Amendment. The Redevelopment Plan and Project is hereby amended by extending the date for completion of the redevelopment project and the retirement of obligations to finance redevelopment project costs to December 31, 2013. This amendment applies only to the State Sales Tax Increment and the Municipal Sales Tax Increment paid to the City pursuant to Section 11-74.4-8(a) of the TIF Act. This amendment does not apply to real property tax increment financing under Section 11-74.4-8 of the TIF Act.

Section 2. Conflict. All ordinances (including the TIF Ordinances), the Redevelopment Plan and Project, resolutions, notices or orders in conflict with this Ordinance shall be and are hereby declared to be amended or supplemented to be consistent with this Ordinance or, alternatively, are hereby repealed to the extent of such conflict.

Section 3. Effective/Filing. This Ordinance shall be effective upon its passage and approval. The City Clerk shall file a certified copy of the ordinance with the County Clerk of Tazewell County in connection with TIF for the Municipality.

PASSED this 28th day of June, 2004.

AYES: Richmond, Massaglia, Jones, Maddox, Howard

NAYS: None

ABSENT: None

APPROVED:

Lyn Howard

Mayor

Attest:

Sue McMillan

City Clerk

REQUEST FOR COUNCIL ACTION

To: Mayor Pro Tem /Council

CC: City Manager -City Clerk

From: Building Inspector/ Code Enforcement Officer, Ronald Sieh

AGENDA ITEM: Approval of the site plan for an accessory parking lot at 1022 Washington Street

AGENDA DATE REQUESTED: January 26, 2009

ACTION REQUESTED: Recommendation to approve site plan for parking lot for property at 1022 Washington Street

BACKGROUND: The property is located in an office service district with a residential district to the west. The house was purchased for the purpose of demolition and installation of a parking lot for the businesses across Washington Street on Court Street known as Pekin Prescription Lab and Lowman Barra Insurance. This would alleviate the parking congestion on Washington Street between Court Street and 9Th Street which has been a traffic concern for several years.

FINANCIAL IMPACT: None

NEIGHBORHOOD CONCERNS: Parking & traffic congestion. 2 hour parking should stay in place on Washington Street.

IMPACT IF APPROVED: Parking & traffic congestion will be reduced.

IMPACT IF DENIED: Parking and traffic congestion will not change.

ALTERNATIVES: None

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: Prosperous Community, Strong Foundation and an Effective Government

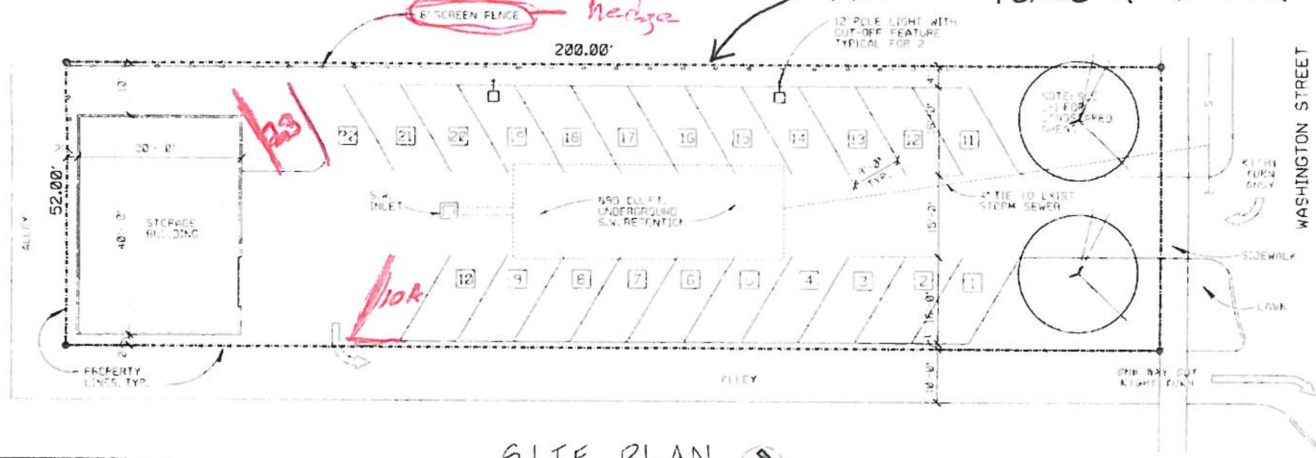
REQUIRED SIGNATURES

Department Director		1/20/2009 Date
Finance Department	(Certification of Availability of Funds)	Date
Corporation Counsel	(Certification of Review)	Date
City Manager		Date

Add 2 parking spaces 10A & 23

Remove fence & install bushes

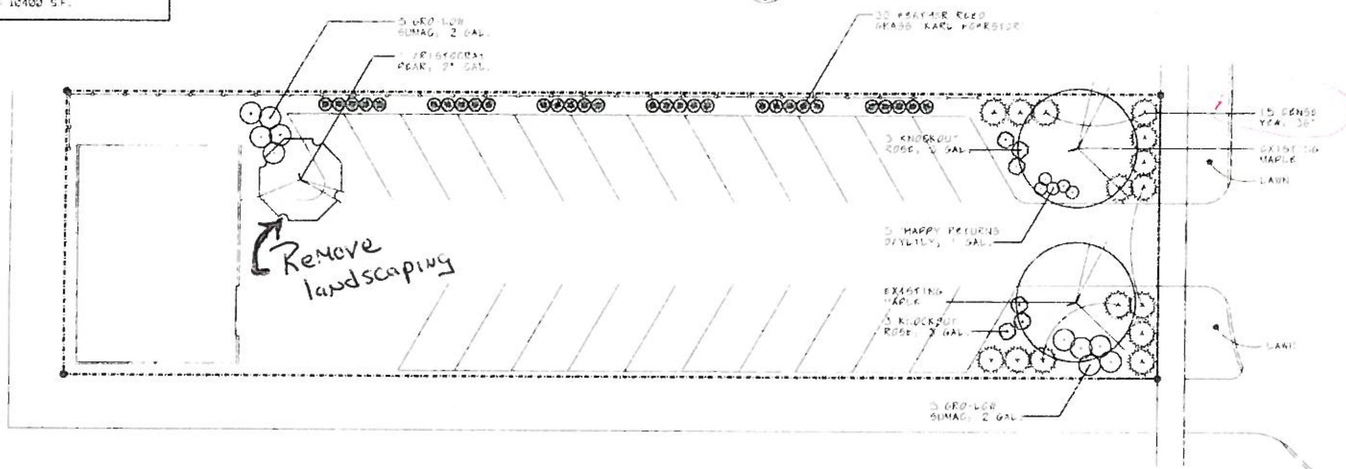
in place of hedge



SITE PLAN

SCALE: 1/16" = 1'-0"

LANDSCAPED/MULCH AREA = 2257 S.F., 23%
LOT = 52'x200' = 10400 S.F.



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

NOTE: ALL LANDSCAPED AREAS TO BE MULCHED WITH RIVER ROCK

SITE DATA

ZONING: [illegible]

AREA: 10,400 S.F. = .244 AC.

BUILDING SETBACKS REQUIRED: 10' FRONT/SIDE/REAR

VARIANCES REQUESTED:
1. 2' SETBACK AT EAST AND SOUTH SIDE OF BUILDING TO ALLOW MAXIMUM PARKING
2. 20' DRIVE DISTANCE FROM PROPERTY LINE TO ALLOW MAXIMUM LOT DEVELOPMENT.

DRAINAGE/RETENTION INFO

1. 10,400 S.F. = .244 AC.
2. A1 = 9360 .21 AC.
3. A2 = 1040 .034 AC.
4. QA = .35 X 4 X .244 = .342CFS
5A. Q1 = .95 X 4 X .21 = .798 CFS
5B. Q2 = .30 X 4 X .034 = .041 CFS
5C. QP = .798 = .041 = .839 CFS
6. V = .837 - .342 X 15 X 60 = 447.3 CU. FT. X 2 CONC. SEWER = 894.6 CU. FT.
7. RELEASE @ QA = .342 CFS RATE [illegible] AT PIPE

Revised 1/14/2009

RS

PROJECT: **PEKIN PRESCRIPTION LAB**

NEW PARKING LOT

ROSS J. GOULD, A.I.A.

ARCHITECT

27 RAINBOW PEKIN, ILLINOIS 61554 (309) 346-6382

SITE AND LANDSCAPE PLANS AND SITE INFORMATION

DRAWN BY	DATE
[illegible]	12/13/2008

SHEET NO. C-1

NO.	DATE	REVISIONS

McMillan, Sue

From: Dunn, Rusty
Sent: Wednesday, January 21, 2009 3:04 PM
To: Kief, Denny; Barker, Liz (Burt Dancey)
Cc: McMillan, Sue
Subject: Rusty Dunn's Letter of Resignation from Council Seat

To Whom It May Concern:

I hereby resign my seat from the Pekin City Council, effective January 26, 2009.

Regards,
Rusty Dunn