



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 JANUARY 24, 2022 AT 5:30 O'CLOCK P.M.
MAYOR-PROTEM BECKY CLOYD PRESIDING

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Abel.

CALL TO ORDER

Mayor Pro-Tem Cloyd called the meeting to order at 5:35 PM.

City Clerk, Sue McMillan, confirmed all Councilmembers were physically present and logged on with the exception of the absence of Mayor Luft.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	5:07 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	5:08 PM
Dave Nutter	City of Pekin	Councilman	Present	5:10 PM
Becky Cloyd	City of Pekin	Mayor-Protem	Present	5:09 PM
Lloyd Orrick	City of Pekin	Councilman	Present	5:11 PM
John P Abel	City of Pekin	Councilman	Present	5:08 PM
Mark Luft	City of Pekin	Mayor	Absent	

APPROVE AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lloyd Orrick, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

APPROVAL OF MINUTES

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

4.1. City Council - Regular Meeting - Jan 10, 2022 5:30 PM

4.2. City Council - Special Meeting - Jan 19, 2022 5:00 PM

PUBLIC INPUT

Elaine Ritchey questioned Council regarding whether the City purchased all the school buses and if so how were they paid for. Ms. Ritchey also questioned who was going to run the bus department because there were a lot of upset drivers.

CONSENT AGENDA

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

- 6.1. Tazewell County Animal Control Billing - December 2021**
- 6.2. Police Department Stats - December 2021**
- 6.3. Accounts Payable To Be Paid Proof List thru January 21, 2022**
- 6.4. Accounts Payable To Be Paid Proof List thru January 7, 2022 Part 2**
- 6.5. Financial Reports November 2021 FY22**
- 6.6. Ordinance No. 3043-21/22 Rezoning Request Fletcher B-3 to R-4 502 Hamilton Case RZ 2022-01**
- 6.7. Receive and File Proposals CDBG Residential Rehabilitation and Improvement Demolition of 112 Orchard**
- 6.8. Resolution No. 370-21/22 Mayor's Reappointment of Marybeth Roffman to the Pekin Housing Authority Board for a 5-year term until January 14, 2027**

PRESENTATION

- 7.1. Street Maintenance Plan 2022**

City Engineer, Ms. Josie Esker, presented Council with the proposed 2022 Street Maintenance Plan displaying multiple slides regarding maintenance types, review of projects completed, possible maintenance projects, review of maintenance budget numbers and the next steps.

Council Hilst discussed the lawsuit regarding the ADA ramps and the cost associated. Councilmember Hilst also discussed where the \$1.375M was coming from and whether the push tax revenue would be utilized.

Ms. Esker explained that the \$1.375M was based on the projects chosen and that a significant amount would be utilized by MFT Funding, some local funding and the push tax revenue.

Mayor Pro-Tem Cloyd stated that the Council discussion was to use the push tax revenue for infrastructure.

Councilmember Hilst questioned the \$\$2.8M balance for MFT on the IDOT website. Ms. Esker explained that those funds had already been obligated to use for Parkway and Derby Street.

Finance Director, Bruce Marston, informed Council that 5 distributions had been deposited into the account from the Illinois Build Bond totaling \$1.8M and that some of that money was being used for Allentown Road. Mr. Marston added that the total fund balance was \$2.9M but the balance on the IDOT website was not what was available to spend. Ms. Esker explained that that money could only be used for capital improvement projects.

Councilmember Hilst discussed the striping on Parkway and whether the County would be willing to assist. Ms. Esker explained that it was too cold to paint but could reach out to the County.

Councilmember Hilst also questioned if any funds could come out of TIF. Ms. Esker said that it could and planned on utilizing some for bigger projects. Ms. Esker made it clear that there was no extra money according to the 5 year Capital Plan; every fund was being used for infrastructure.

Ms. Esker explained to Councilmember Abel that the cost associated with the ADA requirements on Parkway was \$300K just for concrete work.

Councilmember Nutter proposed having a discussion about the ADA requirements and what sources of revenue was available. Councilmember Nutter spoke against doing an chip sealing.

Ms. Esker reminded Council that the information could be found in the 5 year Capital Plan. If Council were to repeal the push tax, \$1M would then be cut from the maintenance plan.

Council also discussed blocking 7th Street between Ann Eliza and Margaret.

Ms. Esker requested Council complete the survey provided and return to her.

NEW BUSINESS

8.1. Ordinance No. 3036-21/22 Rezoning Properties R-1 One-Family Residential District to P-1 Vehicular Parking District located at 1704 and 1706 Karo Street PIN 10-10-09-205-004 and 1010-09-205-005

Zoning and Development Manager, Mr. Matt Fick, gave some history on the Petitioner's request explaining that the Petitioner had annexed the property into the City early last year wanting to connect an existing structure and had succeeded. Petitioner came back to the ZBA requesting to rezone the property from residential to commercial for a parking lot and was denied by the Zoning Board. Petitioner once again came back to the ZBA requesting P-1 zoning but the neighbors were not in favor. Mr. Fick added that the owner cannot come back to the ZBA with the same request for a year. The recommendation to Council was to deny the request.

RESULT:	FAILED [1 TO 5]
MOVER:	Karen Hohimer, Councilwoman
SECONDER:	Dave Nutter, Councilman
AYES:	Karen Hohimer
NAYS:	Hilst, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

Motion to: Amend 8.2 to "earmark" 50% of the annual net revenue generated by Downtown TIF be designated towards public improvements

After much discussion of the Council, a motion was made by Councilmember Hilst and seconded by Councilmember Nutter to amend Ordinance No. 3044-21/22 to create a new subsection I. allocating 50% of the remainder annual net revenue generated by the extended TIF, after the deduction of the school districts portion, between the original expiration date and December 31, 2034 to public improvements.

Councilmember Hilst voiced his concern that the revenue generated would not be allocated to a private developer.

Mr. Rothert stated that 50% of the total generated every year was approximately \$150,000 to \$175,000 after the portion went to the school districts by intergovernmental agreements. Council continued the discussion on the total amount generated and how much of that revenue had been spent on infrastructure in the CBD.

RESULT:	ADOPTED [4 TO 2]
MOVER:	Rick Hilst, Councilman
SECONDER:	Dave Nutter, Councilman
AYES:	Rick Hilst, Dave Nutter, Becky Cloyd, Lloyd Orrick
NAYS:	Karen Hohimer, John P Abel
ABSENT:	Mark Luft

**8.2. 2887 : Ordinance No. 3044-21/22
Approving and Adopting An Extension to the Redevelopment Plans; Projects; Redevelopment Project Area; and Tax Increment Financing for Pekin Central Business District Tax Increment Financing District as Amended**

City Manager, Mr. Mark Rothert, summarized the history of the City's Central Business District Tax Increment Financing District that was adopted in 1986 and then extended over the years through 2021. Mr. Rothert explained that on November 30, 2021, Governor Pritzker signed a State Bill into law as a public act approving the second legislative extension of the Pekin CBD TIF District for an additional twelve years.

Councilmember Hilst questioned how and when Council gave consensus as required by law.

Councilmember Hilst and Councilmember Nutter both agreed that neither of them were notified nor recall any discussion of the TIF extension. Councilmember Hilst felt the meetings held with taxing bodies were misleading.

Councilmember Orrick questioned Mr. Rothert on the benefits of the TIF District. Mr. Rothert felt that the TIF District was put to use as it was intended and could be used for future infrastructure and to incentivize businesses, like it had been done in Peoria Heights. Mr. Rothert felt that it was important to make the buildings in the downtown presentable to move forward and grow.

Councilmember Cloyd concurred and stated that the buildings needed stabilized, sprinkler systems installed to promote upper story living in the downtown.

Council discussed how many residents would have to reside in the downtown and what businesses that would bring.

Mr. Rothert added that the extension of the TIF was not a tax increase and explained that anything after the base year that was a new value would go to the TIF.

Council also discussed whether there was a parking issue in the downtown and whether public or private parking lots should be fixed first. Mr. Rothert stated that the grant application that was recently applied for would potentially fix any parking lot issues.

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

8.3. Ordinance No. 3045-21/22 Professional Services Agreement Establishment and Annual Administration of Pekin South Residential Tax Increment Financing (TIF) District City of Pekin and Jacob & Klein, LTD and The Economic Development Group, LTD

City Manager, Mr. Mark Rothert, explained that the City had indicated an interest to foster residential growth, address deteriorating infrastructure, and stabilize neighborhoods with the community. To address that issue, the City had an option to implement a new Tax Increment Financing District (TIF) to incentivize development of key areas that were prime for household growth. Mr. Rothert presented to Council maps outlining the East Residential TIF and the South Residential TIF study areas. Mr. Rothert clarified to Council that the request was only to engage Jacob & Klein and once the TIF was created to have them administer it as well. The administration fee was \$11,000 each year for each TIF with the funding source coming from the CBD transfer of funds. Mr. Rothert continued to explain that the part of the revenue generated would be used for lot reimbursements that would include single family homes and duplexes; any remainder would be up to Council's discretion. Mr. Rothert made Council aware that there were areas for Commercial development as well.

Council discussed how the new TIF area needed to be contiguous but there was a portion on the map that may need to annexed in.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Councilman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
NAYS:	Rick Hilst
ABSENT:	Mark Luft

8.4. 2913 : Ordinance No. 3046-21/22 Professional Services Agreement Establishment and Annual Administration of Pekin East Residential Tax Increment Financing (TIF) District City of Pekin and Jacob & Klein, LTD and The Economic Development Group, LTD

Councilmember Nutter corrected the agenda item replacing South Residential Tax Increment Financing with East Residential Increment Financing.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Councilman
AYES:	Hohimer, Nutter, Cloyd, Orrick, Abel
NAYS:	Rick Hilst
ABSENT:	Mark Luft

Motion to: **Layover 8.5 Resolution 366-21/22 Inducement for Residential Development (McKinley Apartments) until Consensus is made with Neighbors and Developer**

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

- 8.5. **Resolution No. 366-21/22 City of Pekin , Illinois Proposed Pekin East Residential Tax Increment Financing (TIF) District McKinley Apartment, LLC Redevelopment Project**

RESULT:	LAYED OVER [UNANIMOUS]
	Next: 2/14/2022 5:30 PM
MOVER:	Lloyd Orrick, Councilman
SECONDER:	John P Abel, Councilman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

- 8.6. **Resolution No. 367-21/22 Award Bid for Demolition of 112 Orchard Avenue to Wayne Litwiller Excavating, Inc.**

Police Chief John Dossey presented the resolution to award the bid for demolition of 112 Orchard Avenue to Wayne Litwiller Excavating, Inc. All inspections had been completed and bids were opened publicly with two of the five contractors failing to submit all required documents. It was stated that CDBG funding would be utilized for the demolition.

Councilmember Nutter questioned why the bid from Litwiller was so much lower than the others. Chief explained that Litwiller owned all their own equipment and did not have to subcontract it out. There was also no junk or debris to be a hauled out as it was on a concrete slab. Demolition of the property would be within 30 days of a signed agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rick Hilst, Councilman
SECONDER:	Karen Hohimer, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel
ABSENT:	Mark Luft

- 8.7. **Resolution No. 368-21/22 Agreement Between the City of Pekin and LHF Compost Inc. for Compost Waste Facility Renewal**

Public Works Director, Mr. Justin Reeise, presented the request to Council to approve a resolution and agreement with LHF Compost, Inc. for disposal of yard waste for the next 7 years. There was no rate increase for the for the first year and the annual rate was set to increase 3.5% annually over the remainder of the agreement. The City had previously been billed based on volume of landscape

waste disposed and the new agreement will be billed based on weight which was consistent with industry standards. LHF was the closest permitted compost site to Pekin which resulted in a savings for gas and travel time. Staff recommended approval.

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

8.8. Resolution No. 369-21/22 Intergovernmental Agreement with Tazewell County Animal Control for Animal and Rabies Control Services.

City Manager, Mr. Mark Rothert, presented the request to Council to approve a resolution and intergovernmental agreement with Tazewell County Animal Control for animal and rabies control services. Staff recommended approval.

Councilmember Hilst requested clarification on how the system worked and how animal control was required to obtain the animal if they received a phone call.

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

CITY COUNCIL OR STAFF REPORTS

Councilmember Abel discussed the abundance of street lights out especially along Hanna Drive.

Councilmember Nutter questioned what the deadline was for the CURES Act. Mr. Rothert advised that the deadline was last year and that the City received what was owed.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 11. LITIGATION AND 6. SETTING A PRICE FOR SALE OR LEASE OF CITY OWNED PROPERTY

A motion was made by Councilmember Abel seconded by Councilmember Hohimer to move into Executive Session to discuss 5 ILCS 120/2 (c) 11. Litigation and 6. Setting a Price for Sale of Lease of City Owned Property at 7:43 PM. Motion carried viva voce.

Council returned to Open Session at 8:20 PM.

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

ADJOURN

Seeing no further action of the Council, a motion was made by Councilmember Abel seconded by Councilmember Hohimer to adjourn at 8:21 PM.