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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 24, 2011 AT 5:30 O'CLOCK P.M.
RUSTY L. DUNN, MAYOR PRESIDING**

PRESENT: COUNCIL MEMBERS, ABEL, BLANCHARD, BARRA, KORTKAMP, STRAND AND DUNN
ABSENT: SCHMIDGALL

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

Roll was called and all Council Members were present except Council Member Schmidgall.

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

MINUTES
Motion by Council Member Abel, seconded by Council Member Strand, that the **minutes of the Regular City Council Meeting of January 10, 2011 be approved as written.** On roll call vote, all present voted Aye.

PUBLIC INPUT ON AGENDA ITEMS
Melida Hein, Main Street Director, read from a prepared statement the organization's support of the development of the 200 block of Court Street. She noted the qualities of the site in respect to their mission to preserve and restore and developer Todd Thompson's commitment to the preservation and restoration of the downtown.

Cody Hendricks, 405 St. Julian, read from a prepared statement his opposition to Council's consideration of setting the new City Manager's salary range from $120,000-$135,000. He felt the increase over the last manager's salary was many times the rate of inflation, an unnecessary cost to the taxpayers.

CONSENT AGENDA
Motion by Council Member Blanchard, seconded by Council Member Barra, that the **CONSENT AGENDA be approved as presented.** Mayor Dunn read and presented the following for consideration of the Consent Agenda items by Omnibus Vote.

1. **Receive and File Monthly Reports and Minutes:** Traffic Safety Committee Minutes January 7, 2011; Zoning Minutes December 8, 2010; Labor Studies; and Building, Inspections, and Zoning Report December 2010.

2. **Charitable Solicitation:** Don Bohlander Parkinson's Research Fundraiser; James F. Womeldorff Benefit February 27, 2011; Shade Memorial Youth Camp Tag Days April 29, 30, and May 1.

3. **Resolution No. 79-10/11 –** Re-appointment of Karl Jordan to the Pekin Housing Authority Board for a five year term ending January 14, 2016.

4. **Receive and File Resignations:** Charles Thomas from the Airport Commission and Marilyn Kelso from the Zoning Board of Appeals.

Mayor Dunn thanked Mr. Thomas and Mrs. Kelso for their combined service to the City of over 44 years. He announced applications for these and other committees were available on the City Web site. Council Member Strand requested that the City of Pekin 2010 Labor Profile also be placed on the Web site to give the public the opportunity to review the interesting statistics in the report. On roll call vote, all present voted Aye.

NEW BUSINESS
Motion by Council Member Blanchard, seconded by Council Member Abel that the **UTILITY EASEMENT between the City of Pekin and Pekin Park District for the Southside Sports Complex, be approved.** Public Works Director Joe Wuellner presented a request of the Pekin Park District to grant access to the existing water well for irrigation purposes in accordance with the provisions of the 2006 agreement. The agreement separated 79 acres from the Riverway Business Park Extension #2 for the Sports Complex. On roll call vote, all present voted Aye.

Motion by Council Member Strand, seconded by Council Member Barra, that the **CHANGE ORDER 1 AND CHANGE ORDER 2 with Williams Brothers Construction, Inc. for the Wastewater Treatment Plant Improvements Phase I in the total amount of $132,273.00, be approved.** Public Works Director Joe Wuellner advised that additional work was required to make changes to piping and to address the impact of grade differentials. These changes were unexpectedly found when completing Phase 2 plans. He advised there would be more field changes and modifications to drawings covered in the estimated project contingency amount. On roll call vote, Ayes, Strand, Kortkamp, Barra, Abel, Dunn; Nay, Blanchard. Motion Carried.

Interim City Manager Frank Mackaman requested Council's direction to determine the best manner to proceed in the possible development of lower Court Street. He reported that the City had been in discussions for about two years with Developer Todd Thompson/Steve Foster. He stated the development should be viewed as a quality of life issue not an economic return on investments. Motion by Council Member Kortkamp, seconded by Council Member Strand, that we **PROCEED WITH #3 THE BLENDED OPTION FOR THE DEVELOPMENT OF THE 200 BLOCK OF COURT STREET**

The following options were discussed:

Option 1: The Developer Option
Summary: Conclude a Developer's Agreement with Todd Thompson/Steve Foster to develop the block using $600,000 on budgeted TIF funds.

Option 2: The Consultant Option
Summary: Postpone development of the block and hire a planning consultant to prepare a master plan for the 200 block and adjacent areas. The plan should account for other projects (e.g., the parking study) and challenge in the area.

Option 3: The Blended Option
Summary: Proceed to Phase 1 with the developer (assuming the successful execution of a Developer's Agreement) AND retain a planning consultant to determine the best way to proceed in the area, assuming the successful completion of Phase 1. Development beyond Phase 1 would await the consultant's report.

Council Members generally spoke in support of a blend. Council Member Blanchard expressed reluctance without more of the plan, assurance of City risk, and participation of Tazewell County for portion of a parking study. Todd Thompson addressed the Council regarding his work in the 300 block and vision for stabilizing the building in the 200 block. Council Member Blanchard was assured the buildings were privately owned and would remain on the tax rolls in a TIF funded project. On roll call vote to proceed with the blended option: Ayes, Strand, Kortkamp, Barra, Abel, Dunn; Nay, Blanchard. Motion Carried.

Interim City Manager Frank Mackaman presented 4 options to specify Council's expectations regarding a residency requirement for the City Manager:

1. Require residence within the City limits.
2. Require residence within the "contiguous zone" that, in effect, extends the City limits
3. Require residence within the boundaries in effect for bargaining unit employees.
4. Use the following statement in recruitment materials: "Residency is strongly encouraged within a reasonable time upon employment." This leaves the matter open to negation.

Motion by Council Member Abel, seconded by Council Member Blanchard, that **RESIDENCY REQUIREMENT FOR THE NEXT CITY MANAGER BE WITHIN THE CITY LIMITS WITHIN A REASONABLE TIME UPON EMPLOYMENT.** Council discussed the residency choices. It was suggested the matter could be negotiated at time of contract to fit the needs of the applicant. This choice would allow the new Council to act on their priority for residency. Council Member Barra expressed concern that a person who set the budget would not be required to be a taxpayer of the City. Council Members spoke generally in favor of flexibility of negotiating the matter. On roll call vote, all present voted Aye.

Motion by Council Member Barra, seconded by Council Member Abel that, a **BUDGET OF $8,500.00 be approved for funding City Manager recruitment materials.** Interim City Manager Frank Mackaman requested approval of the Council to set a budget amount to support funding of the materials, advertisements, and postage needed to solicit for the hiring of a new City Manager. On roll call vote, all present voted Aye.

Motion by Council Member Strand, seconded by Council Member Abel, that a **SALARY RANGE FOR THE CITY MANAGER POSITION be set at $120,000 to $135,000.** After reviewing comparables and survey answers, the Manager sought Council's approval to advertise a salary range $120,000-$135,000 for the City Manager position. It was suggested the range suit the expectations for a master degree, 5 years experience, and to attract the highest quality candidates. Following discussion the Council arrived at a consensus that they should be able to negotiate with a prospective new manager down below the $120,000 range. Motion by Council Member Kortkamp seconded by Council Member Barra that the **ESTABLISHED RANGE BE $110,000 TO $135,000.** On roll call vote, Ayes, Strand, Blanchard, Kortkamp, Barra, Dunn; Nay, Abel. Motion Carried. On roll call vote to approve the salary range as amended: Ayes, Strand, Blanchard, Kortkamp, Barra, Dunn; Nay, Abel. Motion Carried.

INFORMATION REGARDING THE CITY MANAGER SEARCH PROCESS

Council was provided with a draft of a position description, position announcements, timeline, advertizing plan, and recruitment brochure that the City would use in the search for a City Manager. Interim City Manager Frank Mackaman told Council with the directives given from the Council's completed survey, he intended to complete the drafted documents provided with the approved salary range and residency wording. Because an outside firm would not be conducting the search, the budgeted $8,500.00 would be use to advertise widely for the most qualified pool of candidates. He would continue to seek volunteers for the Screening Committee.

INFORMATION REGARDING THE FY2012 BUDGET

City Manager Frank Mackaman distributed information in preparation for the special budget meeting on February 7, 2011. He expressed appreciation for the work of the finance department and staff's input. He indicated after a 6-month process of working on over 135 pages of budget items, a draft had been presented to Council on November 24, 2010. In Mr. Mackaman's contextual statement he emphasized a budget was not a license to spend but a budget was a plan. He repackaged the official budget into a 25 page document summary in order to identify the most significant costs elements. The expenses were categorized as mandated, obligated or discretionary. In his opportunity list, Mr. Mackaman then provided the identified high priority items not included in the FY2012 Budget. He had also given Council suggested potential revenue sources to review. Next it was suggested for the budget work session that Council and staff discussed spending priorities. Formal action would be taken at a later date after requested changes were added.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

The success of the Chamber of Commerce Business Expo held at the Avanti's Dome was noted. Also recognition was given Main Street in hosting an Eagle Watch over the weekend.

Announcement was made that the Police Station lobby could be used as a warming center during the existing below freezing temperatures.

Public Works Director Joe Wuellner expressed appreciation for Marilyn Kelso's and Charlie Thomas' contribution in serving on the Zoning Board of Appeals and the Pekin Airport.

Mayor Dunn asked that the families of the Tremont teenagers involved in the fatal car accident be kept in the community's prayers.

City Manager Frank Mackaman suggested a couple of nights for conducting an orientation session for the candidates running for election.

No further business to come before the Council Mayor Dunn adjourned the meeting.

COUNCIL ADJOURNED AT 7:05 P.M.

Sue E. McMillan
City Clerk