



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 10, 2022 AT 5:30 O'CLOCK P.M.
MARK LUFT * CHAIR * PRESIDING

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Hilst.

CALL TO ORDER

City Clerk, Sue McMillan, confirmed all Councilmembers were logged on and physically present.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Councilman	Present	5:18 PM
Karen Hohimer	City of Pekin	Councilwoman	Present	5:19 PM
Dave Nutter	City of Pekin	Councilman	Present	5:23 PM
Becky Cloyd	City of Pekin	Councilwoman	Present	5:21 PM
Lloyd Orrick	City of Pekin	Mayor Pro-Tem	Present	5:24 PM
John P Abel	City of Pekin	Councilman	Present	5:19 PM
Mark Luft	City of Pekin	Mayor	Present	5:20 PM

APPROVE AGENDA

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

APPROVAL OF MINUTES

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

4.1. City Council - Regular Meeting - Dec 13, 2021 5:30 PM

4.2. City Council - Special Meeting - Dec 20, 2021 3:00 PM

PUBLIC INPUT

Mayor Luft addressed the public with a few comments regarding the process and order of public input.

Amy Hasty spoke against Agenda item. 7.6 and believed that the Ethics Commission violated procedure and policy on several counts.

Brett Bode also spoke against Agenda Item 7.6.

John McNish questioned the definition of “rework” in Agenda Item 6.6 and 7.3. Mr. McNish continued by questioning if any information regarding Agenda Item 6.8 was released to the public. Mr. McNish also spoke against Agenda Item 7.6, Agenda Item 7.7 and reminded Council that it was the 11th year that the property on Orchard was still standing.

Jeri Stevenson spoke regarding the increased homeless population within the City of Pekin invading the parks and requested Council’s help. Mayor Luft responded and explained that federal laws had changed over the recent years but the Park District has an ordinance that does not allow camping on their property. Mayor Luft assured Ms. Stevenson that the City was desperately trying to figure out a solution.

James Donahue spoke against Agenda Item 7.6 and gave high regards to Councilmember Orrick.

Bill Griffin and Keith Calt also spoke against Agenda Item 7.6 and spoke on behalf of Councilmember Orrick.

Baylee Gambetti and Mary Ann Ladendorf voiced support for extending the Residential TIF agreement.

Rene Atley, Elaine Ritchey, and Jordan Matthews spoke against Agenda Item. 7.6 and on behalf of Councilmember Orrick. A letter was read from Jordan Matthews written by Terri Gambetti against agenda item 7.6.

Jim Mangan spoke against Agenda Item 7.6 stating that the policy was not followed and the Ethics Commission minutes were incomplete. Mr. Mangan urged Council to dismiss the censure and all penalties against Councilmember Orrick.

Mayor Luft made a few comments to the public.

CONSENT AGENDA

Councilmember Orrick made a request to move Consent Agenda Item 6.8 to New Business for discussion and vote.

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

- 6.1. Tazewell County Animal Control Billing - November 2021**
- 6.2. Accounts Payable To Be Paid Proof List thru December 24, 2021**
- 6.3. Accounts Payable To Be Paid Proof List thru January 7, 2022**
- 6.4. Proclamation "Pekin School Choice Week" January 23-29, 2022**
- 6.5. Reject bids for Pekin Municipal Airport Main Hangar Reskin Project**
- 6.6. Receive and File Fire Station 1 Parking Lot Rework Bids**
- 6.7. 2022 Sewer Lining Bids**

NEW BUSINESS

- 7.1. Resolution No. 358-21/22 Reject bids for Pekin Municipal Airport Main Hangar Reskin Project**
City Manager, Mr. Mark Rothert, presented the request to Council to approve and adopt the resolution to reject bids for Pekin Municipal Airport Main Hangar Reskin Project. Mr. Rothert explained that the project consisted of wrapping the entire hangar in new steel, along with new trim and gutters. The original

budgeted amount was based on numbers received around 1 year ago and since then the price of steel had dramatically increased. Mr. Rothert stated that due to the current market volatility in the steel market, it was not in the best interest of the city to proceed at the current time.

Jayson Brien, Property Manager, stated that he was not sure when steel prices would decrease but was looking to buy direct instead of through a contractor.

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

7.2. Resolution No. 359-21/22 Award Fire Station 1 Parking Lot Rework to Aupperle and Sons Inc.

City Manager, Mr. Mark Rothert, explained that the project consisted of removing the entire parking lot asphalt, along with the frontage entry road asphalt and replace with new concrete. The project would grade the current parking lot to the same grade as the new storage building, widen the frontage road for access to the storage building, and increase capacity and longevity of the parking lot and frontage road.

Jayson Brien, Property Manager, addressed Mr. McNish's question regarding the term "rework". Mr. Brien stated that the city planned on making improvements, changing the layout and removing all asphalt to replace with concrete.

Councilmember Hilst questioned why there were two separate bids.

Mr. Brien explained that the base bid was what the City needed and the alternate was to finish the rest of the parking lot. Matching of the grade of the new building was not required, but explained it would be cost effective while on site.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dave Nutter, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7.3. Resolution No. 360-21/22 Award 2022 Sewer Lining Bid to Hoerr Construction

City Manager, Mr. Mark Rothert, explained that the project included lining the combination sewer on sections of Washington Street, Bacon Street, 4th Street, Summer Street, and 3rd Street. The project was intended to secure the 100+ year old brick and clay sewers from deterioration and to extend the life of the sewers.

Councilmember Cloyd explained how the process worked.

Mr. Brien explained that the liner would become fully structural as the pipe would deteriorate around it and the new lining would become the sewer.

Mr. Rothert added that the funding source was CDBG funds with \$1.6M allocated, but only using \$647K. The remainder would rollover to the next year for another use as Council decides.

Councilmember Orrick questioned whether the streets with older sewers had plans for road work for next year.

Mr. Brienien stated that the city stays ahead of any planned roadwork and that there were a lot televised in poor condition. Mr. Brienien also addressed the public's concern regarding how the manholes were not going to be lined in this project as they had a 10 year warranty and did not want to void that warranty. Councilmember Hilst asked about the sewer lining on Capitol. Mr. Brienien advised that it was not as in as poor condition as others.

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

7.4. Resolution No. 361-21/22 Award Street Department Oil Interceptor to JC Dillon

City Manager, Mr. Mark Rothert, explained the request was to award the Street Department oil interceptor project to JC Dillon. The project would consist of adding an oil interceptor to the main drainage outlet of the entire street department building drainage system. The oil interceptor was identified as a crucial piece of equipment needed to ensure that all hazardous materials are recovered before they leave the building.

Mr. Rothert corrected the line item and stated it should be 275-275-584-0000 the Court Street TIF.

Finance Director, Mr. Bruce Marston, addressed Councilmember Hilst by explaining that the Court Street TIF was implemented in July 2021. Mr. Rothert estimated the fund was estimated at over \$200K.

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

7.5. Discussion - Residential TIF Districts

City Manager, Mr. Mark Rothert, led the discussion with Council describing the most recent decennial census putting Pekin's population at 31,808, a 7.2% decrease from the 2010 census population. Mr. Rothert proposed that the City should instead proactively take a role in reversing said trend by focusing upon residential growth, utilizing an incentive that was adopted in mid-2021 by the City Council related to residential TIF incentive. Mr. Rothert further explained that TIF could be used to reimburse a person or entity for land, which only existed in the Court TIF district. Developers had expressed interest in the incentive to help incentivize people to build new homes in the community.

Councilmember Orrick questioned whether contractors would be able to make the building season this year.

Mr. Rothert explained that Council could implement an inducement resolution which would be an official pre agreement between the City and someone who would want to build. It would indicate someone who would want to develop and could not do it without TIF. Could have people start for Spring development. Mr. Rothert added that he already had two developers contact him.

Councilmember Abel spoke in favor of the agenda item stating that builders with smaller scale homes could get those properties back on the tax role.

Mr. Rothert stated that the next step would be to move forward and enter into an agreement with the TIF consultants for the next agenda.

Councilmember Hilst commented that in the last 30 to 40 years the population had not changed that much and that 100% of the real estate taxes were going to police and fire pension. Creating a residential TIF would take away from the police and fire pension contributions.

Mr. Rothert explained that when a TIF district is created, a base level is created on EAV. What is taxed on the base still would go to the taxing district and to the City, but the development would not exist if it was not for TIF.

Councilmember Hilst proposed an implementation through some of the low to moderate residential areas where taxes were currently being paid, but houses needed work done. Councilmember Hilst continued to state that TIF was about blighted areas and that 50% of residents were low to moderate income neighborhoods. Councilmember Hilst felt that the proposed TIF was geared toward the higher end neighborhoods and was not fair to those that have lived here for years not having the opportunity to participate.

Mr. Rothert countered that when a TIF is created in an already existing area, the increases you would have would be less than on a vacant lot. It would be difficult to generate funds, but could possibly be addressed in the BDD.

Councilmember Hilst and Mr. Rothert continued the discussion of how the TIF was contiguous and how funds could be transferred to other funds.

Council continued the discussion as to what types of residential homes would be included and how commercial property would incentivize private developers. Council also discussed the possibility of an pre-annexations or agreements with property owners or any that developers may have and extending the sewer lines in certain areas.

Councilmember Hilst clarified for the public that the reimbursement for an owner would be up to 90% of the 27%. For example, if \$10K was paid in taxes, 27% is \$2700. The owner would be eligible for reimbursement of up to 90% of that \$2700.

Mr. Rothert clarified that the City takes the 27% expense off for intergovernmental agreements with the schools and administrative cost, what is net of that the owner would receive 90% of that back up to 10 years or recoup the lot purchase cost. Mr. Rothert stated that he does not know what the net percentage is.

Councilmember Nutter wanted to make sure the owners understood that it was not 100% reimbursement.

Councilmember Abel commented that a few years ago there was a doctor that wanted to do development on the Country Club side of Broadway and Sheridan and the cost of a sewer was close to \$900K.

Councilmember Nutter questioned the action of the City Manager to contact Jacob and Klein and work on the inducement resolution at the same time. Mr. Rothert stated that they would work on a professional service agreement and resolution, that should be ready by next meeting.

**EXECUTIVE SESSION 5 ILCS 120/2 (C) 5. PURCHASE OF PROPERTY
AND LEASE OF PROPERTY AND 120/2 (C) 4. EVIDENCE OR
TESTIMONY**

A motion was made by Councilmember Cloyd seconded by Councilmember Abel to move into Executive Session to discuss Executive Session 5 ILCS 120/2 (c) 5. Purchase of Property and Lease of Property and 120/2 (c) 4. Evidence or Testimony at 7:27 PM. On roll call vote all present voted Aye. Motion carried.

Council resumed open session at 8:43 PM.

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

NEW BUSINESS CONTINUED

Motion to: **Layover 7.6, 7.7, and 7.8 until the next meeting**

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

6. **Resolution No. 362-21/22 Public Censure of Councilmember Lloyd Orrick Regarding Ethics Ordinance Violations**

RESULT:	LAYED OVER [UNANIMOUS]
	Next: 1/19/2022 5:00 PM
MOVER:	John P Abel, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

7. **Resolution No. 363-21/22 Mayor's Appointment Council Member Cloyd Mayor Pro Tem and Reaffirm Council Member Abel 1st Alternate**

RESULT:	LAYED OVER [UNANIMOUS]
	Next: 1/19/2022 5:00 PM
MOVER:	John P Abel, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

8. **Resolution No. 364-21/22 Mayor's Appointment of David Nutter to the Infrastructure Improvements Committee and as its Chairperson**

RESULT:	LAYED OVER [UNANIMOUS]
	Next: 1/19/2022 5:00 PM
MOVER:	John P Abel, Councilman
SECONDER:	Becky Cloyd, Councilwoman
AYES:	Hilst, Hohimer, Nutter, Cloyd, Orrick, Abel, Luft

9. **Resolution No. 357-21/22 Re-Approval of City Manager Performance Evaluation & Compensation**

Councilmember Orrick led the discussion regarding Resolution No. 357-21/22 Re-Approval of City Manager Performance Evaluation & Compensation. Councilmember Orrick felt Mr. Rothert had done a good job as a City Manager through COVID-19 but could not support a compensation of \$185,000. Councilmember Orrick felt that the entire pay scale from other departments would slide up with that type of increase and there would be a disparage between him and other departments. Councilmember Orrick instead suggested giving Mr. Rothert a one-time bonus.

Councilmember Nutter questioned the total compensation package as he could not locate the link on the website. City Clerk advised that the total compensation package was \$234,950.06.

Councilmember Hilst discussed the scoring process based on the evaluation he submitted. Mayor Luft and the City Manager confirmed that all the evaluation forms were submitted from each Councilmember.

Councilmember Abel spoke in favor of the agenda item stating that he did not want to see him going anywhere else and that Mr. Rothert had been complimented by other municipalities for his accomplishments with the City. Councilmember Abel added that looking at a list of other city managers with pay scales half the size was eye opening to him.

Mayor Luft also spoke in favor of the agenda item stating that Mr. Rothert was paid less than some assistant city managers and the proposed compensation would put him in the medium salary range. Mayor Luft added that the City had gone through 4 city managers in 5 years and questioned how anything could get accomplished with that type of rotation.

RESULT:	APPROVED [5 TO 2]
MOVER:	Dave Nutter, Councilman
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Hohimer, Nutter, Cloyd, Abel, Luft
NAYS:	Rick Hilst, Lloyd Orrick

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

City Manager, Mr. Mark Rothert, announced that staff had worked hard to submit a grant to DCEO for downtown stabilization for up to \$50M in funding. Mr. Rothert complimented Justin Reeise and Josie Esker for their efforts.

Public Works Director, Mr. Justin Reeise, reminded the public that Christmas Tree pick up would be on the regularly scheduled route. Mr. Reeise also announced the new admin assistant and driver.

Councilmember Hilst inquired about the wellness fair and asked why Council was not included to participate. Human Resource Director, Ms. Sarah Newcomb, answered that invitations were sent out from a third party provider but had confirmed that the emails went out from Empower Health Services.

Councilmember Hilst also inquired about the manhole covers on 5th Street and asked if there were plans to bring those up to road level. Mr. Reeise replied that they would look at it but staff had thought they were at an acceptable level. Mr. Reeise added that it was only off by a small amount but would look into a ring.

Councilmember Hilst confirmed with Ms. Newcomb that the two job postings for the 911 dispatchers were not City jobs. Mr. Rothert added that the City pays TC3 \$1M each year and that they contract with the City to do payroll.

Councilmember Orrick inquired about the manhole cover repair on Court and Park. Mr. Reeise explained that the repair was being completed by a utility company and found that the structure was failing. They are waiting on supplies.

Councilmember Orrick asked if one of the gaming operators was going to be at the next meeting regarding the push tax. Mayor Luft stated that the city was waiting to hear back and thought that with the current lawsuit, no one was willing to come discuss.

Councilmember Orrick stated that he was ready to repeal the push tax. Mayor Luft reminded Councilmember Orrick that the push tax would not be implemented until May 1.

Councilmember Orrick also suggested enacting an ordinance to charge for lift services similarly to what Peoria passed.

Councilmember Nutter questioned if other City Managers or Councilmembers from other municipalities would come to speak. Mr. Rothert stated that he was waiting to see how the lawsuit panned out.

Councilmember Nutter gave the Building Inspector, Nic Maquet, and Code Enforcement a shout out for jumping on some issues quickly.

Councilmember Cloyd thanked the public for their comments.

ADJOURN

There being no further business of the Council, a motion was made by Councilmember Hilst seconded by Councilmember Abel to adjourn the meeting. Motion carried viva voce. Mayor Luft adjourned the meeting at 9:20 PM.