



City of Pekin

**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, SEPTEMBER 9, 2024 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Rich Kriegsman and Danielle Owens.

Mr. Kriegsman, Chairman of the Transportation Committee, addressed the Council, expressing gratitude for their decision to purchase the Lutticken's property, mentioning its significance for the future of Pekin and surrounding communities, including North Pekin, Marquette Heights, Creve Coeur, and East Peoria. He praised the council's courage in making the decision and emphasized the unanimous support from both the Transportation Committee and the Chamber of Commerce, adding that this purchase would foster growth in the region.

School Superintendent Danielle Owens followed, echoing Mr. Kriegsmann's sentiments. She extended thanks on behalf of Pekin High School and the Board of Education, particularly for the recently completed multi-use path at the high school, which has already seen frequent use. She mentioned an upcoming ribbon-cutting event and praised the ongoing collaboration between the city and schools, specifically thanking the police department for continuing to provide two School Resource Officers (SROs). As a representative of various organizations, Ms. Owens expressed her appreciation for the strong partnership between the city and educational institutions.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	5:30 PM
Karen Hohimer	City of Pekin	Mayor Pro Tem	Present	5:30 PM
Dave Nutter	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Lloyd Orrick	City of Pekin	Council Member	Present	5:30 PM

John P Abel	City of Pekin	Council Member	Present	5:30 PM
Chris Onken	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

RESULT: PASSED (UNANIMOUS)
MOVER: Mayor Pro Tem Karen Hohimer
SECONDER: Council Member Chris Onken
AYES: 1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Approval of Minutes

RESULT: PASSED (UNANIMOUS)
MOVER: Mayor Pro Tem Karen Hohimer
SECONDER: 1st Alternate Mayor Pro Tem John Abel
AYES: 1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

4.1. City Council - Regular Meeting - August 26, 2024 5:30 PM

4.2. City Council - Special Meeting - September 4, 2024 6:00 PM

Public Input

Dan Shipman, residing at 1430 Park Avenue, addressed the Council on behalf of five other homeowners. He expressed concerns about traffic in the area and its impact on the safety of residents. He requested that the Council consider measures to move traffic away from the homes, potentially including parking restrictions. He also stated safety concerns related to the sidewalk in front of their residences. Mr. Shipman asked the Council and Mayor to place this issue on a future agenda for consideration.

Amy McCoy, Executive Director of the Pekin Area Chamber of Commerce, addressed the council to express her gratitude on behalf of the Pekin Marigold Festival Committee, comprised of 20 volunteers. She thanked the council and city staff for their support of the festival, acknowledging the extra work and effort required from everyone involved. Ms. McCoy emphasized the importance of the festival to the community, noting that over 50 local organizations were able to raise funds and awareness through the event. She concluded by expressing pride in the festival's success and reiterating her thanks for the city's financial and logistical support.

Consent Agenda

RESULT: PASSED (UNANIMOUS)

MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Council Member Abel read the 5 items listed on the Consent Agenda.

Mayor Burress announced two proclamations, first expressing gratitude to the Knights of Columbus and then acknowledging the Chamber of Commerce, with thanks directed to Amy McCoy for her efforts.

Dale Noise, Jr. from Knights of Columbus spoke about the kickoff of a disability drive at Kroger, mentioning that over the past 20 years, donations from the drive have been given back to Pekin. Mayor Burress presented the proclamation.

Amy McCoy also announced the arrival of bicentennial books, noted an upcoming cemetery walk, and shared details of a downtown street party scheduled for the 28th. Mayor Burress presented the proclamation.

6.1. Accounts Payable Paid Proof List thru August 30 2024

6.2. Pekin Fire Department Monthly Incidents August 2024

**6.3. Proclamation Intellectual Disabilities Week - Knights of Columbus
Tootsie Roll Weekend September 13-15, 2024**

6.4. Proclamation Chamber of Commerce Week September 8-14, 2024

6.5. Building Department Permit Report for August 2024

Public Hearing

**7.1. Public Hearing on Amendments to the 2024 Community Development
Block Grant Annual Action Plan and 2020-2024 Consolidated Plan**

Mayor Burress opened the Public Hearing at 5:46 PM.

CDBG Program Manager Ms. Tina Hauk provided an update on the 2024 CDBG Action Plan. The council previously approved the plan, but HUD required changes, which could affect funding. Ms. Hauk outlined two amendments: changes to the 2024 Action Plan budget and the creation of a homeless initiative within the city's police department. She noted \$49,940 was allocated for demolition and \$46,896 for economic development activities.

Additionally, the CDBG coronavirus fund was removed from the plan, leading to a decrease in the overall budget. The second amendment involved the addition of a social worker to assist with homelessness, funded by the CDBG. The change to the Consolidated Plan requires a 15 day public comment period, while the change to the Action Plan requires a 30 day public comment period. HUD is allowing the City to run these two comment periods concurrently. Therefore, the public comment period for both began August 29th and will end September 30, 2024.

Council Member Orrick questioned the inclusion of code enforcement uniforms in the budget, requesting their removal.

Council Member Nutter inquired about the economic development funds for two businesses and the future timeline for grant availability. Ms. Hauk explained that the plan would allow for future applications with council approval.

Council Member Hilst asked about requirements for businesses receiving funds and whether money could be reallocated for demolition. Ms. Hauk clarified that demolition was capped at 30% of the budget per HUD regulations.

Council Member Hohimer sought clarification, confirming that the hearing was for amending the plan, not spending the funds, with a vote on the final plan to occur after the public comment period.

Council Member Nutter also asked about the funding for the social worker, which would cover salary but not benefits, per statutory limitations.

Police Chief Seth Ranney provided context on the inclusion of bulletproof vests for code enforcement officers, explaining the risks they face in their duties.

The Mayor closed the public hearing at 6:00 PM after no comments were made by the public.

New Business

8.1. Resolution No. 184-24/25 Authorizing Purchase of Sewer Camera from EJ Equipment, Inc.

RESULT:	PASSED (6 TO 0) TO 1
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burrell, Council Member Hilst, Council Member Orrick, Mayor Pro Tem

Hohimer, Council Member Onken ABSTAIN: Council Member Dave Nutter

City Manager John Dossey presented Resolution No. 184-24/25 for the purchase of a new sewer camera from EJ Equipment, Inc. for \$29,190, using the Sewerage Enterprise Fund and Capital Outlay. The current camera, about eight years old, requires frequent repairs, including shipping to Florida, often causing long delays.

Council Member Orrick asked if the new camera would also need to be sent to Florida for repairs.

Public Works Director Mr. Dean Schneider explained that some repairs could be done in Illinois, but programming issues still require shipping to Florida.

Mayor Burress asked if the goal was to camera all sewers in Pekin, and Mr. Schneider confirmed.

Council Member Hilst inquired about the camera's age and warranty. Mr. Schneider stated the new camera has a one-year warranty and a subscription covering freight for repairs. Council Member Hilst also asked if repairs were charged to the wastewater fund, which Mr. Schneider confirmed.

Council Member Nutter asked if the City was currently unable to camera sewers. Mr. Schneider said the smaller sewers were unable to be serviced while the current camera was down for repairs.

Mr. Schneider noted the cost of the repairs was around \$6,900.

8.2. Resolution No. 185-24/25 Approve Use of Motor Fuel Tax Funds for Tri-County Regional Planning Commission Dues

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Rick Hilst
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager John Dossey presented Resolution No. 185-24/25, requesting approval to use Motor Fuel Tax (MFT) funds to pay the City's share of \$17,695.80 for the Tri-County Regional Planning Commission (TCRPC), formerly known as the PPUATS funding agreement. This resolution is necessary to comply with Illinois Department of Transportation requirements for MFT funds.

City Engineer, Ms. Josie Esker clarified that in the past, only one resolution was needed, but this year two are required—one for the agreement and another for the use of MFT funds advised by the City Attorney.

Council Member Orrick inquired about the total MFT funds received by the City annually. Ms. Esker explained that the amount varies yearly, but they budgeted around \$1.2 to \$1.4 million. She emphasized the importance of the TCRPC membership, which allowed the City to secure a \$3 million grant last year, making the \$18,000 investment highly worthwhile.

8.3. Resolution No. 186-24/25 Award 2024 ADA Improvements Project to Miller & Son

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Lloyd Orrick
SECONDER:	None
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager John Dossey presented Resolution No. 186-24/25, recommending the award of the 2024 ADA Improvements Project to Miller & Son Construction for \$139,349.50. The project involves replacing sidewalks, approaches, and curbs at various locations within the city. Mr. Dossey noted that while the bid was 17% above the engineer's estimate of \$119,000, staff found the bid reasonable and recommended moving forward.

Council Member Nutter expressed concern about the wide disparity between the three bids and asked why the other two bids were significantly higher.

City Engineer Josie Esker, acknowledged the variation in bids but noted that such differences are common. Ms. Esker was pleased the low bid was reasonable and mentioned that comparing the costs with another ongoing sidewalk project showed comparable pricing.

Council Member Orrick inquired whether all companies were required to pay the prevailing wage, which Ms. Esker confirmed.

Council Member Orrick noted the low bid was still more than 10% over Ms. Esker's estimate.

8.4. Ordinance No. 4234-24/25 Amending Ordinance No. 4176-23/24 Moratorium on Electronic Off-Premises Signs and Billboards

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
SECONDER:	1st Alternate Mayor Pro Tem John Abel

AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
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City Manager John Dossey presented Ordinance No. 4234-24/25, seeking a 60-day extension of the moratorium on electronic off-premises signs and billboards, originally approved by the Council in March 2024. The extension allows the Zoning Board of Appeals and city staff to finalize the updated sign code, which will be presented to the Zoning Board on October 9, 2024, and then to the City Council on October 14, 2024 for approval. Without the extension, electronic signs and billboards would remain under-regulated.

Council Member Nutter praised the ongoing efforts to refine the sign code.

Council Member Hilst asked if the new regulations would apply retroactively or if existing signs would be grandfathered in.

Chief Building Official Nic Maquet responded that there would be provisions for pre-existing signs.

8.5. Discussion on Repealing City of Pekin Policy No. 15 Adjustment to Waste Water Billing Winter Averaging

City Manager John Dossey introduced the discussion on repealing Policy No. 15, regarding wastewater billing winter averaging, at the request of two Council Members.

Finance Consultant Bob Grogan explained that the current winter averaging policy applies to residential homeowners, averaging water usage from November to April, with billing based on the lower of actual usage or the winter average in summer. He detailed the complexities of converting between Illinois American Water's cubic feet billing and the City's gallon-based charges, and the system's rounding to the nearest 750 gallons.

Mr. Grogan provided examples of household billing scenarios and explained that the rationale behind winter averaging is to avoid charging residents for water that does not enter the sewer system, such as water used for lawns or pools. He mentioned that the staff had begun tracking potential billing without winter averaging, noting it could lead to higher revenues but that removing the policy could result in inequitable charges. Mr. Grogan outlined potential modifications, such as adjusting months for averaging, including non-owner-occupied residences, or setting a minimum average.

Council Member Orrick asked for clarification on the conversion of cubic feet to gallons, which Mr. Grogan explained. Council Member Orrick then shared his experience using meters for outdoor water and supported winter averaging as fair. He raised concerns about how changes could impact a low-

income neighbor, to which Mr. Grogan explained that gardening or outdoor water use could significantly increase her bill, but those without outdoor water use would be less affected.

Council Member Hilst questioned the accuracy of wastewater charges and the City's tracking of owner-occupied properties. Mr. Grogan admitted there was no perfect system, and Utility Billing Supervisor Melanie Nievar explained that the City verifies ownership through Tazewell County.

Council Member Hilst also expressed concerns about rental properties, with Mr. Grogan suggesting further research on how other cities handle similar issues. Council Member Hilst raised additional questions about Illinois American Water's billing in cubic feet versus the city's gallon-based system, with Mr. Grogan clarifying that while it could be costly, the City could modify its software.

8.6. Discussion on Strategic Planning

During the discussion on strategic planning, City Manager John Dossey outlined options for initiating a strategic plan for the City, which would involve a budget amendment. The cost was projected between \$20,000 and \$30,000, covering aspects like SWOT analysis, mission statements, and stakeholder input. Mr. Dossey asked the Council for direction on whether to move forward now or wait until after the upcoming election, noting that there was no allocation for this in the current fiscal year.

Council Member Hilst expressed a preference for waiting, as the funds were not in the current year's budget and he did not support amending it for an additional \$30,000.

Council Member Abel agreed, stating that there was no urgency, while Council Member Nutter also supported waiting, especially with three open council seats potentially changing hands.

Council Member Orrick concurred with Council Member Nutter and asked if TCRPC had been considered as a vendor for the plan, noting their past work with other cities.

Mr. Dossey clarified that other vendors were considered, but the current proposals were unexpectedly affordable.

Finance Consultant Bob Grogan added that the current Council would likely still vote on the budget before new members took office, though this did not change the overall consensus.

Mayor Burress noted that Council Member Hohimer had to step away, but there was unanimous agreement among the Council to wait and plan for the next budget cycle.

Any Other Business To Come Before The Council

City Manager John Dossey welcomed Eric Drubowski, the new Finance Director.

Public Works Director Dean Schneider provided an update on the CSO project, noting it will be published for bid and the pre-construction bid date is set for September 25, 2024, with a potential bid opening on October 29, 2024. He explained that moving forward with the bid proves to the EPA that the City is serious, and the loan application is progressing.

Mayor Burress thanked Finance Director Eric Dubrowski and asked Finance Consultant Bob Grogan about the audit's progress, with Mr. Grogan confirming things are on track and nearing partner review. He expressed optimism for the completion of the 2022 audit and beginning work on 2023.

Council Member Hilst raised concerns about the allocation of funds for street sweeper parts and questioned why bus towing expenses weren't covered under warranty. Mr. Schneider explained that street sweeper repairs are split between street and wastewater funds. Council Member Hilst also mentioned he would follow up via email with additional inquiries.

Council Members Abel, Hohimer, and Nutter praised the successful events over the weekend, highlighting high turnout and community support.

Council Member Nutter also inquired about an ongoing street audit required by the ADA consent decree, with City Engineer Josie Esker confirming the City is required to check sidewalks for compliance and have them audited twice a year.

Council Member Orrick made a motion to be placed on the September 23, 2024 Council meeting agenda that the City Code be amended to allow parking at 1430 and 1432 Park Avenue, which was seconded by Council Member Nutter.

Mayor Burress concluded by praising the success of the Marigold Festival and expressing gratitude to the fire department for their service.

Executive Session 5 ILCS 120/2 (c) 2. Collective Negotiation Matters Between The Public Body And It's Employee Or Their Representatives, Or Deliberations Concerning Salary Schedules Of One Or More Classes Of Employees and 11. Pending Litigation

No motion was made to move into Executive Session.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Orrick seconded by Council Member Nutter to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 7:04 PM.