**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 23, 2024 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance - Led by Erica Frantz

The Pledge of Allegiance was led by Erica Frantz.

Mayor Burress presented Ms. Frantz with a proclamation regarding National Metastatic Breat Cancer Day. Mayor Burress announced that City Hall will be lit up with colors through the month of October.

Mr. Frantz said a few words regarding her struggle and experience with breast cancer.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in except for Council Member Hohimer who was absent. Mayor Burress declared a quorum.

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	Absent	--:-- 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:	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, Council Member

	Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

Approval of Minutes

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

4.1. City Council - Regular Meeting - September 9, 2024 5:30 PM

4.2. City Council - Special Meeting - September 11, 2024 9;00 AM

Public Input

Mr. Greg Ranney provided Council and Staff with updates regarding the Pekin Outreach Center and the Salvation Army.

Consent Agenda

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

6.1. Accounts Payable Paid Proof List thru September 17, 2024

6.2. Financial Reports August 2024

6.3. Pekin Police Department Monthly Statistics- August 2024

6.4. Proclamation National Metastatic Breast Cancer Day October 13, 2024

6.5. Ordinance No. 4235-24/25 A Variance Request Submitted by Kim and Linda Bright for the Property Located at 22 Rosewood Lane to Reduce the Minimum Building Setbacks for a Detached Carport (Case V 2024-15)

6.6. **Ordinance No. 4236-24/25 A Variance Request Submitted by Dustin Maquet on Behalf of Nathan and Brooke Schmidgall for the Property Located at 228 Margaret Street to Increase the Maximum Height of a Fence on the West and South Property Lines to 8 Feet (Case V 2024-16)**

6.7. **Receive and File Council Notice of Foreclosure on 2801 Court Street (Motel 6)**

6.8. **Receive and File Council Notice of Foreclosure on 15 Cape Court**

6.9. **Receive and File Expenditure for Emergency Spending for Sewer Lining on Black Street**

Presentation McDaniels Marketing

President Randy McDaniels and COO Beth Geyer, gave a slideshow presentation for marketing services outlining deliverables, plan development process, stakeholder input, process inclusions, measures of success, development process budget and a suggested timeline.

Mr. Wray advised that the item would be on the next Council agenda for consideration.

New Business

8.1. **Resolution No.187-24/25 Approving Contract with Fire Trucks Unlimited for the Refurbishment of 2007 Pierce Fire Engine**

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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

City Manager John Dossey presented a request for council action to approve Resolution No. 187-24/25, which involves a contract with Fire Trucks Unlimited for the refurbishment of a 2007 Pierce Fire Engine. The refurbishment is critical for extending the engine's life, and the contract is a sole-source agreement utilizing Sourcewell pricing. The cost is quoted at $521,773, with 50% of the payment due upon signing. Staff requested approval for up to $600,000 to cover potential change orders. The work is expected to take six months and is scheduled for late Spring 2025. The funds will be covered by remaining ARPA grants, which must be committed by December 2024 and spent by December 2025.

During the discussion, Council Member Orrick expressed surprise about the remaining ARPA funds. Mr. Dossey clarified that while the funds would be committed in FY26, they must be expended by the end of calendar year 2025. Council Member Orrick asked about the truck's refurbishment timeline, which Mr. Dossey and Fire Chief Reeise estimated at six months.

Council Member Nutter inquired about the remaining ARPA funds, and Finance Consultant Bob Grogan confirmed that $1.1 million was available prior to the trucks, with $700,000 already allocated to the first truck and approximately $750,000 committed for change orders. Mr. Grogan reassured that there would be $100,000 left in ARPA funds for the following year. Council Member Nutter expressed surprise at the amount of remaining funds, acknowledging some discussion during the budget cycle. Mr. Grogan explained that only $1 million could be spent on public safety, and this project made the most sense for those funds.

Council Member Abel asked about the cost of a new truck, and Fire Chief Reeise shared that the 2023 engine, ordered in 2021, was quoted at $955,000 with a four-year build time.

8.2. Resolution No. 188-24/25 Approving Lease Agreement with Enterprise for a 2025 Ford Interceptor

Approved as Amended

RESULT:	**PASSED (5 TO 1)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Council Member Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Council Member Onken
NAYS:	Council Member Hilst
ABSENT:	Mayor Pro Tem Hohimer

Motion to amend Resolution No. 188-24/25 for the purchase of a 2025 Ford Interceptor from Morrow Brothers at a cost not exceeding $50,000

RESULT:	**PASSED (5 TO 1)**
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Council Member Onken, Council Member Hilst
NAYS:	1st Alternate Mayor Pro Tem John Abel
ABSENT:	Mayor Pro Tem Hohimer

City Manager John Dossey presented Resolution No. 188-24/25, requesting approval for the Fire Department to lease a 2025 Ford Interceptor from Enterprise for 48 months at $915.72 per month. The vehicle will serve as a Quick Response Vehicle (QRV) for advanced life support, responding to both low-acuity and high-acuity calls. The new response model, supported by the Fire Department and Local 524, reflects the growing demand for fire services, with calls increasing from 1,009 in 1987 to 6,977 in 2023. The lease is included in the FY2025 budget, and staff recommended approval.

Fire Chief Reeise acknowledged the presence of committee members in the audience, noting that the labor-management committee had met 6-8 times to develop and refine the new response model. The goal was to ensure the system was thoroughly tested before implementation, with plans to launch on January 1. The QRV will initially handle low-acuity calls at nursing homes, freeing up larger fire apparatus for high-acuity emergencies. Chief Reeise emphasized the need to adapt to the department's increasing call volume, referencing past discussions about using a smaller vehicle for specific calls. The department now has enough paramedics to implement this change.

Mayor Burress praised the efforts to improve safety, while Council Member Abel inquired about the color of the vehicle, and Chief Reeise explained that maroon is a common choice for their vehicles. Reeise also highlighted the success of a similar program, where an EMS coordinator has responded to over 100 calls using a QRV.

Council Member Nutter moved to amend the resolution to purchase the vehicle from Morrow Brothers instead of leasing, with a budget not exceeding $50,000. Council Member Orrick seconded the motion.

Finance Director Grogan noted that while leasing had been budgeted, purchasing the vehicle would require a budget amendment, as the capital line was nearly maxed out.

Council Member Nutter commended the collaboration between the fire department and the union on the new response model and emphasized the importance of reducing wear on larger fire apparatus.

Council Member Orrick expressed his support for purchasing the vehicle, noting concerns about the commitment of a four-year lease and the ability to evaluate the program's success.

Council Member Hilst asked about the status of the rescue truck and where it would be housed once placed in reserve. Chief Reeise clarified that the rescue truck is currently stationed at Station 2 on Willow and 14th St. and would likely be moved to reserve status in a storage facility if the new vehicle is approved.

Council Member Hilst then raised concerns about the cost of outfitting the new vehicle, which Chief Reeise confirmed would be approximately $6,000 to $7,000, a cost already built into their equipment budget but separate from the current discussion.

Council Member Hilst also revisited concerns he had previously raised about the fire department using large apparatus for non-emergency tasks such as grocery shopping and fitness trips to the Parkside health club. He questioned whether these practices contribute to unnecessary wear and tear on vehicles and increase response times, stating that no significant effort had been made to eliminate them. Council Member Hilst emphasized that while reducing wear and tear is listed as a reason for approving the new vehicle, he finds it difficult to support without addressing these ongoing practices.

Chief Reeise responded by acknowledging the importance of firefighter health and fitness, explaining that new fire stations will have their own fitness facilities, which will eventually reduce the need for trips to Parkside. He also noted that some crews have already been adjusting to use the facilities within their districts, especially in light of ongoing road construction. As for grocery trips, Chief Reeise argued that while they do occur, most firefighters bring their own meals, and these trips are infrequent.

Mayor Burress acknowledged Hilst's concerns but emphasized the importance of maintaining firefighters' physical fitness, even if it means allowing trips to Parkside until the new facilities are completed.

Council Member Onken then inquired whether firefighters are on call during their trips to Parkside or grocery stores, which Chief Reeise affirmed, explaining that crews remain available to respond to calls while conducting these activities. This led to further discussion on response times and the efficiency study conducted in 2016, with Council Member Hilst noting the long-standing nature of these concerns.

Mayor Burress then opened the floor to union representatives, and Todd Carroll of Pekin Firefighters Local 524 expressed gratitude for the city's ongoing support and progress in addressing the department's needs.

8.3. Resolution No. 189-24/25 Authorizing Purchase of a Trench Burner by Air Burner Inc.

RESULT:	**FAILED (3 TO 3)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Onken
NAYS:	Council Member Nutter, Council Member Hilst, Council Member Orrick

ABSENT:	Mayor Pro Tem Hohimer

Public Works Director Dean Schneider provided an overview of the equipment's capabilities, noting that it is an air curtain used for burning trees, branches, and limbs at a rate of about 10 tons per hour.

Council Member Orrick inquired about the usage hours, to which Mr. Schneider responded that they anticipate using it for more than half the year at the current rate. Mr. Schenider explained that the unit is more self-contained and portable compared to other models and could potentially be leased or borrowed.

Council Member Orrick also asked about the number of trees by the fire department and whether there were plans to burn wood chips in that area. Mr. Schenider confirmed there were about 150 trees and that burning on-site would eliminate hauling fees. He added that the wood chips are not intended for landscaping and that the unit burns virtually smokeless.

Council Member Nutter raised concerns about whether the debris being dumped is solely from city employees and questioned if there was a formal contract for dumping. Mr. Schneider clarified that the debris consisted only of city trees and that no fees were being charged. Council Member Nutter also questioned why costs were being charged to wastewater, to which Mr. Schneider explained that it is charged to the sewerage fund due to trees shedding into the storm sewer.

Finance Consultant Bob Grogan mentioned that the airport would eventually be charged through interfund accounting for use of the equipment.
Mr. Schneider emphasized that if the city did not purchase the equipment, they would need to hire a contractor, which would be more costly. The burner runs for 22 hours on a tank of fuel, with minimal maintenance required.

Council Member Nutter asked about potential cost savings, and Mr. Schneider confirmed there would be savings.

Council Member Onken raised the possibility of generating revenue by leasing the burner, and Mr. Schneider agreed that leasing or charging for its use was a potential option.

Mr. Grogan pointed out a typo in the account number, noting that 587001 did not exist when the budget was passed.

8.4. Resolution No. 190-24/25 Authorizing Street Parking at 1430 and 1432 Park Avenue

A motion was made by Council Member Orrick seconded by Council Member Nutter to approve Resolution No. 190-24/25 Authorizing Street parking at

1430 and 1432 Park Avenue.

A motion was made by Council Member Orrick seconded by Council Member Hilst to layover Resolution No. 190-24/25 Authorizing Street parking at 1430 and 1432 Park Avenue until the October 14, 2024 Council Meeting.

RESULT:	**LAYED OVER (4 TO 2)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	Council Member Rick Hilst
AYES:	Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick
NAYS:	1st Alternate Mayor Pro Tem Abel, Council Member Onken
ABSENT:	Mayor Pro Tem Hohimer

8.5. Resolution No. 191-24/25 Rescinding City of Pekin Policy No. 15 For Adjustment to Wastewater Billing

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

City Manager John Dossey provided background on City of Pekin Policy No. 15, which was adopted on January 14, 2008, to allow for a one-time adjustment to the Wastewater User Fee Winter Average for individuals who submitted documentation showing substantially higher billable usage. Mr. Dossey explained that the policy has become obsolete and is no longer enforceable.

Council Member Orrick noted that the system automatically makes these adjustments.

Finance Consultant Bob Grogan added that while many adjustments are done automatically, Melanie and her staff still perform a significant amount of preparation work to ensure proper separation and handling of adjustments.

8.6. Resolution No. 192-24/25 Rescinding City of Pekin Policy No. 16 and Policy No.16R Regarding Paid Sales Commission for City Owned Property

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick,

	Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

8.7. Ordinance No. 4237-24/25 Approving and Authorizing the Execution of a TIF District Redevelopment Agreement By and Between the City of Pekin and Patricia Friedrich in the Pekin East Residential Tax Increment Financing District

RESULT:	**PASSED (5 TO 1)**
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Council Member Onken
NAYS:	Council Member Hilst
ABSENT:	Mayor Pro Tem Hohimer

City Manager John Dossey presented a request for council action regarding Ordinance No. 4237-24/2 TIF District Redevelopment Agreement between the City of Pekin and Patricia Friedrich. Mr. Dossey explained that Patricia Friedrich is closing on a property at 12 Ashwood Lane and is seeking incentives under the residential TIF policy. The redevelopment project involves constructing a new home with a total investment of $420,000, of which $37,000 qualifies as eligible expenses. Under the existing incentive policy, the City will provide up to $37,000 in property tax increment rebates from the TIF fund over a period not to exceed 10 years. The final incentive amount will depend on the actual eligible expenses incurred and the new property assessment after the project's completion.

8.8. Discussion: Continuation of TIF Building Improvement Program

During the discussion on the continuation of the TIF Building Improvement Program, Economic Development Director Josh Wray outlined the situation regarding the FY25 budget. Initially, $110,000 was allocated for the TIF building improvement program, with three out of fifteen applicants receiving awards last month. Wray mentioned that some previously approved grants in the Central Business District (CBD) and Court Street TIFs were either accounted for in the prior fiscal year, had expired, or were extended. Staff estimated that approximately $60,000 of the remaining budgeted grant funds would likely not be spent in FY25 and sought Council's guidance on how to utilize these funds.Mr. Wray presented three options: letting the funds go to year-end, publishing another round of applications for the TIF program, or reallocating the funds to other TIF-eligible uses. He also mentioned that staff was aware of at least two new businesses that might apply for the grants, one being a business relocating from Peoria to Pekin.

Council Member Nutter questioned whether last year’s TIF agreements had been finalized. Mr. Wray responded that all but four or five had been completed, with some extensions granted and all accounted for in the $60,000 figure.

Council Member Abel expressed concern about blocking new businesses from receiving grants, while Council Member Orrick preferred to leave some money in reserve.

Mr. Wray provided an overview of the total TIF budget, noting it was $2.88 million, with approximately 27% allocated towards private and residential projects and real estate tax rebates, half towards public infrastructure, and 16% returned to other taxing bodies.

The Council discussed the possibility of holding back $15,000 to support a new business, with Mayor Burress and Council Member Abel emphasizing the importance of using TIF funds for development and encouraging business relocation to Pekin.

Council Member Hilst agreed with Council Member Orrick on the importance of letting funds accumulate.

Council Member Nutter inquired about the balance in the CBD TIF, and Mr. Wray clarified that the CBD TIF was projected to end with about $80,000, which included the $60,000, while the Court Street TIF was expected to finish with a couple of hundred thousand dollars.
In conclusion, the consensus was not to publish another round of the TIF program, but to consider supporting any new businesses that come to town, likely not using the entire $60,000 for such efforts.

8.9. Discussion: CDBG-CV Healthy Homes Grant application

During the discussion on the CDBG-CV Healthy Homes Grant application, CDBG Program Manager Tina Hauk explained that Council support was required for the submission of the grant application. Due to significant time constraints, she emphasized the need for the Council's guidance before staff could invest time into developing and submitting the application to the Illinois Department of Commerce and Economic Opportunity (DCEO).

Chief Building Official Nic Maquet expressed strong support for the program, noting that many buildings with unsafe HVAC equipment could benefit from these funds.

Council Member Orrick inquired whether the grant applied to owner-occupied homes, to which Ms. Hauk clarified that it was limited to rental units. However, there was potential for developing a small-scale program for owner-occupied homes in the future.

Council Member Orrick also asked about the required rental period for units benefiting from the grant. Ms. Hauk responded that the City would design that aspect of the program, suggesting a period of 3-5 years, but it would ultimately depend on Council direction.

Council Member Nutter voiced full support for the program, and Mayor Burress confirmed that the Council was in favor of moving forward with the grant application.

8.10. Discussion: Foreclosure and Vacant Property Registration

Chief Building Official and Zoning Administrator Nic Maquet addressed the Council regarding the challenges the City of Pekin faces in identifying and locating owners or responsible parties for properties in foreclosure or vacant status, particularly when it comes to ensuring proper maintenance. The issue also extends to vacant (unimproved) properties. Mr. Maquet recommended the creation and adoption of a foreclosure and vacant property registration program to help identify contacts responsible for addressing safety and aesthetic concerns, ultimately aiming to minimize blight and negative impacts caused by neglected properties.

Mr. Maquet explained that the proposed registry would require the owners or banks responsible for these properties to register and ensure the properties are inspected and maintained every 30 days. Failure to register would result in late fees and potential code enforcement penalties. He noted that a third-party service might be utilized to manage the registry, with the service being paid from a portion of the registration fees.

Council Member Orrick expressed full support for the program and inquired whether a computer program already existed for managing such a registry. Mr. Maquet confirmed that the idea was to use a third party to help with the management process.

Council Member Nutter added that he had accompanied Mr. Maquet on an inspection, noting that an "empty" building turned out not to be empty, underscoring the need for the program.

The Council generally supported the initiative to help address the growing issues with vacant and foreclosed properties in the city.

Any Other Business To Come Before The Council

City Manager John Dossey shared that several attendees from the City participated in the Illinois Municipal League (IML) conference, which turned out to be larger and more successful than anticipated.

Finance Consultant Bob Grogan then provided an update on the City's finances, reporting that the City had been written up for not being caught up on cash reconciliations, but thanks to Rebecca's efforts, one of the City's accountant, they are now caught up, covering three years of backlog through August, and are up to date.

Council Member Abel mentioned that he is frequently asked about recycling and reminded everyone that the next recycle event will take place on October 5th from 9 AM to Noon, requiring proof of residency in Tazewell County. He also inquired about the amount owed to the City in parking tickets, noting that surrounding cities had large outstanding amounts. Mr. Dossey responded that the City is part of the iDrop program, which helps to consistently recover revenues from unpaid parking tickets.

Council Member Nutter asked for more details regarding the upcoming cleanup event. Public Works Director Dean Schneider clarified that the event would be open to the public on October 5th from 8 AM to 2 PM, with restrictions in place for City residents only, and no tires or paints would be accepted.

Council Member Nutter also reminded the Council of the Downtown Street Party happening on Saturday night.

Council Member Orrick took the opportunity to thank City Engineer Josie Esker for her hard work and for successfully opening Derby Street. Council Member Orrick also raised a question about the retention pond on Derby, noting significant growth in the area. He inquired about the status of crack sealing on 14th Street, to which Mr. Schneider responded that the street department would begin shortly, as it had been too hot to start earlier.

Council Member Orrick also asked about the condition of Sheridan Road by Lick Creek, specifically wondering what might have happened to the road if the cracks had not been filled before winter.

Mayor Burress then reiterated Mr. Dossey's earlier remarks about the IML conference, noting that it was informative and valuable.

Executive Session 5 ILCS 120/2 (c) 11. Pending Litigation and (c) 5. Purchase or Lease of Real Property for Use of the Public Body

A motion was made by Council Member Onken seconded by Council Member Orrick to move into Executives Session to discuss 5 ILCS 120/2 (c) 11. Pending Litigation, (c) 5. Purchase or Lease of Real Property for Use of the Public Body and (c) 6. Setting of a Price for Sale or Lease of Property Owned by the Public Body at 7:46 PM. Mayor Burress announced no action would be taken after Executive Session.

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

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 8:45 PM.