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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 THE CITY HALL
ON MONDAY, NOVEMBER 27, 2000, AT 5:30 O'CLOCK P.M.
R. DAVID TEBBEN * MAYOR * PRESIDING

PRESENT: COMMISSIONERS, ORRICK, BARRA, JONES, AND RICHMOND

ABSENT: NONE

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

Roll was called and all commissioners were present.

Agenda

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **Agenda**, **be approved as presented.** On roll call vote, all present voted Aye.

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the **Minutes of the Regular City Council Meeting of November 13, 2000, be approved as written**. On roll call vote, all present voted Aye.

Consent Agenda

Motion by Com'r. Barra, seconded by Com'r. Orrick, that the C**onsent Agenda be approved as presented.**

1. Receive and File Monthly Reports: Wastewater Treatment
2. Receive and File Petition from residents on South 8th Street opposed to opening at the South end into Deerfield Subdivision
3. Receive and File Bids for 33-Yard Garbage Packer Truck for Yardwaste Pickup
4. Receive and File Emergency/Disaster Plan
5. Receive and File Planning Commission Special Meeting Minutes dated November 21, 2000
6. Receive and File Planning Commission Recommendations and Hearings:
   a. #1452 – Approval of the request of Gary Allen, Developer of Deerfield Estates, Section #1, to have lots 4 thru 21 be assigned a zone of R-1 (single family residential) and lots 1 thru 3 and 22 thru 24, be assigned the zone of RT (two family residential)

On roll call vote all present voted Aye.

Communications, Petitions, Reports

Mayor Tebben opened a **Public Hearing** at 5:35 p.m. for the purpose of discussing the sale and/or option to purchase real estate in Riverway Business Park. The clerk noted that the proper legal notice to interested parties was published in the Pekin *Times* on November 6, 2000. Economic Development Director Kim Uhlig reported NTS Service Corp., Inc. negotiated to purchase approximately 5 acres with an option for 3.94 acres for the expansion of their local business. The wireless communication center company provides a variety of business services such as Internet, e-commerce, web page design and accounting. Council supported the sale stating the park's purpose was to help business grow not go from the City. No other persons appeared to be heard or filed comments concerning the proposed sale of property. The public hearing was closed at 5:40 p.m.

A Public Hearing was opened by Mayor Tebben at 5:40 p.m. for Council to contemplate the adoption of an ordinance authorizing an annexation agreement and authorizing annexation to the City of Pekin. The clerk noted that the proper legal notice to interested parties was published in the Pekin Times on November 11, 2000. It was reported that part of the land was not situated within the limits of the municipality but was contiguous to the City. No persons appeared to be heard on the proposed sale of property. A petition was received and filed from residents on South 8th Street opposed to opening at the South end into Deerfield Subdivision. The public hearing was closed at 5:42 p.m.
Representatives of Phillips, Swager and Associates (PSA) presented plans for the new City Hall/Police

Facilities to be located in the downtown. A brief overview was given of the 2 story building that was offered as a solution to common offices and police needs. A general discussion followed. There was concern expressed that the new County jail facility, to be located on the adjacent property, would coordinate and compliment the chosen architecture of the downtown. PSA serves as architects for both and would try to accomplish the request.

Unfinished Business

RESOLUTION NO. 91
FINAL PLAT DEERFIELD ESTATES SECTION 1

Motion by Com'r. Barra, seconded by Com'r. Orrick, that Resolution No. 91 be adopted. Com'r. Jones noted it would not be correct to consider adoption of a final plat that portions were not yet annexed into the City. The Chair asked the maker of the motion and the second if they would retract the motion for after the vote on the proposed Ordinances for Annexation. It was agreed to consider the resolution at the later appropriate time.

New Business

Motion by Com'r. Orrick, seconded by Com'r. Barra, that **STAFF BE AUTHORIZED TO PROCEED WITH THE CONSTRUCTION BIDDING FOR THE PIER PROJECT**. On roll call vote, all present voted Aye. Jim Ash of Clark Engineers reported on the status of the riverfront project and felt with the authorization given, the project would proceed on schedule with bid letting in January, an award in February and construction taking place March through December of 2001 subject to the weather and the river's changing conditions. Mr. Ash presented renderings and explained the overall development.

ORDINANCE NO. 2211
AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT

Motion by Com'r. Orrick, seconded by Com'r. Barra, that Ordinance No. 2211 be adopted. Code Enforcement Officer Jack Kluever addressed the scope of the annexation for development of the new Deerfield Estate Subdivision. He noted after Council's questions regarding how much land would be developed and access to and from the subdivision, that they were considering Phase I at this time. Access would be from Petri onto 5th Street. Other exits and traffic would be discussed as the development and Phase II progressed. Developer Gary Allen stated he did not own the rest of the land to petition for annexation. On roll call vote, all present voted Aye.

ORDINANCE NO. 2212
ANNEXATION ORDINANCE – DEERFIELD ESTATES

Motion by Com'r. Orrick, seconded by Com'r. Barra, that Ordinance No. 2212 be adopted. On roll call vote, all present voted Aye.

RESOLUTION NO. 91
FINAL PLAT DEERFIELD ESTATES SECTION 1

Motion by Com'r. Barra, seconded by Com'r. Orrick, that Resolution No. 91 be adopted. The annexation agreement provided for the Council to enact a zoning classification for Lots 4 through 21 as R-1, single family residential and for Lots 1,2,3, and 22, 23 and 24 to be RT two family residential. Com'r. Jones felt RT classification for apartments was spot zoning. It was explained that RT was two family residential and had previously been classified in new subdivisions. Mr. Kluever confirmed that the Planning Commission recommended the zoning. On roll call vote; Ayes, Barra, Richmond, Orrick, and Tebben; Nay, Jones. Motion carried.

ORDINANCE NO. 2213
AUTHORIZING THE SALE AND TRANSFER AND AN OPTION TO PURCHASE MUNICIPALLY OWNED REAL PROPERTY – NTS/RWBP

Motion by Com'r. Orrick, seconded by Com'r. Barra, that Ordinance No. 2213 be adopted. Council members commented on the appropriateness of the sale of property in the business park to a local company for expansion. On roll call vote, all present voted Aye.

RESOLUTION NO. 92
FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE

ILLINOIS HIGHWAY CODE APPROPRIATING $450,000.00 MFT FUNDING FOR MUNICIPAL ESTIMATE OF MAINTENANCE COSTS

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that Resolution No. 92 be adopted. On roll call vote, all present voted Aye.

Motion by Com'r. Richmond, seconded by Com'r. Barra, that the **CITY CONCUR WITH IDOT'S AWARD OF THE CONTRACT FOR VETERAN'S DRIVE @ COURT STREET INTERSECTION IMPROVEMENT** to R.A. Cullinan in the amount of $286,718.10. On roll call vote, all present voted Aye.

RESOLUTION NO. 93

AUTHORIZING JOSEPH W. WUELLNER FOR RESIDENT CONSTRUCTION SUPERVISION – VETERAN'S DRIVE @ COURT STREET INTERSECTION IMPROVEMENT

Motion by Com'r. Richmond, seconded by Com'r. Orrick, that Resolution No. 93 be adopted. On roll call vote, all present voted Aye.

RESOLUTION NO. 94

EVIDENCING THE INTENTION OF THE CITY TO ISSUE SINGLE FAMILY MORTGAGE REVENUE BONDS

Motion by Com'r. Jones, seconded by Com'r. Orrick, that Resolution No. 94 be adopted. Community Development Director Jill Ellestad reported on the success and requirements of the Assist Program, a first-time home buyer's down payment, low interest rate assistance program. Again in 2001 proceeds of a tax-exempt bond issue, underwritten by Gate Capital Corporation, would be made available through participating lenders. Com'r. Orrick endorsed the benefits of the previous and new programs. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **BID FOR A 33-YARD GARBAGE PACKER TRUCK FOR YARDWASTE PICKUP** be accepted and the vehicle project be awarded to Key Equipment for the body and Centre State Trucks for the International Chassis in the amount of $121,316.00. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Orrick, that the **TIFF DOWNTOWN FAÇADE REVITALIZATION GRANT PER APPLICATION OF CJ'S,** 404 Court Street, be approved in the amount of $3,602.00 ($1,801.00 City's share) for awning improvement. On roll call vote, all present voted Aye.

Motion by Com'r. Jones, seconded by Com'r. Barra, that the **LICENSE AGREEMENT WITH ILLINOIS DEPARTMENT OF NATURAL RESOURCES FOR THE STORM SEWER ON JANE STREET** in the amount of $55.00 annual payment for five years, be approved. On roll call vote, all present voted Aye.

Other Business

Mayor Tebben gave appropriate recognition to Senator George Shadid and Representative Michael Smith for their support of Pekin projects. Both have worked cooperatively for the district in supporting and obtaining funding for roads, intersection improvements, water retention of Pekin Lake, the Pier Project.

Firefighters Local 524 President Kevin Cone introduced Lou Hebert, staff representative from the International Association of Firefighters, who presented the Council with a Geographic Information Study created by the union which included response times and staffing levels. Council and members of staff discussed safety issues. City Manager Dick Hierstein stated the City spends more per capita and is staffed at similar levels as other comparable departments. The City must consider the impact that hiring additional firefighters would have on taxpayers. Mayor Tebben supported meeting the financial issues of the pension fund before additional expenditures. Thomas Miller, of the IAFF, Dave Foreman and Kent Tomlin, representatives from the state organization and retired firefighter Cliff Brandt addressed Council with concerns and support for additional staff in the department.

Council sang Happy Birthday to Anita Szoke of the Peoria Journal Star for her 30th birthday.

No further business to come before the Council, a motion was made by Com'r. Jones, seconded by

Com'r. Orrick, that Council adjourn. Motion carried by voice vote.

COUNCIL ADJOURNED AT 7:15 P.M.

Sue E. McMillan
City Clerk