



REGULAR COUNCIL MEETING MONDAY, NOVEMBER 14, 2011
5:30 P.M.

	1	2
1.0 CALL TO ORDER		
2.0 PLEDGE OF ALLEGIANCE <i>Mayor Laurie L. Barra</i>		
3.0 ROLL CALL <i>Clerk to Call the Roll</i>		
4.0 APPROVAL OF AGENDA ACTION: Motion to approve the meeting agenda. VOTE REQUIRED		
5.0 APPROVAL OF MINUTES ACTION: Motion to approve minutes of the Regular Council Meeting of October 24, 2011. VOTE REQUIRED		
6.0 PUBLIC INPUT ON AGENDA ITEMS <i>Speakers to state name, address, and spell last name. Speakers will be given 5 minutes to address the Council. Questions unrelated to agenda items are accepted during "Public Questions" near the end of the meeting.</i>		
7.0 CONSENT AGENDA		
7.1 Receive and File Monthly Reports and Minutes: Police Department September and October Reports, Fire Department September Report		5
7.2 Receive and File State of Illinois Comptroller Fiscal Responsibility Report Card		5
7.3 Resolution No. 18-11/12 – Re-appointments of Donald Hild and Jerald Hall to the Riverway Business Park Review Committee until November 23, 2014.		5
7.4 Resolution No. 19-11/12 – Appointment of Lelonie Luft to Pekin Tourism, Convention, and Visitors Committee until the first Monday in May 2012		5
ACTION: Motion to approve all items listed on the Consent Agenda by Omnibus Vote. VOTE REQUIRED TO APPROVE CONSENT AGENDA		
8.0 COMMUNICATIONS, PETITIONS, REPORTS		

8.1 – Levy Presentation ACTION: Action to be taken at the Council Meeting on November 28, 2011.	JW	5
9.0 NEW BUSINESS		
9.1 Resolution No. 20-11/12 - Regional Stormwater Study DESCRIPTION: Participation in a regional stormwater study conducted by Peoria County through a grant. The resolution approves the city portion of the overall 45% local match in the amount of \$1,848.73. By participating the city will be able to request reimbursement for a stormwater construction project completed last year. ACTION: Motion to adopt the Resolution. VOTE REQUIRED	MG	3
9.2 Resolution No. 21-11/12 – Providing for the Submission of the Question Whether the City of Pekin Should Have the Authority to Arrange for the Supply of Electricity DESCRIPTION: The resolution provides for the question to be submitted to be placed on the ballot for general election of March 20, 2012 for the City of Pekin to have the authority to arrange for the supply of electricity and operate as an opt-out program. ACTION: Motion to adopt the Resolution. VOTE REQUIRED	JW	5
9.3 Façade Application for 409/411 Court Street DESCRIPTION: Recommendation of the Pekin Main Street Design Committee to pay the owner Teresa Lohman the eligible amount under the terms of the TIF façade guidelines the amount of \$13,300. ACTION: Motion to approve the amount of \$13,300.00. VOTE REQUIRED	LM	4
10.0 ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL 10.1 Council Members 10.2 Staff 10.3 Five Minute Public Questions 10.4 Press Time		
11.0 EXECUTIVE SESSION 65 ILCS 120/2 (c) 6. Sale of Municipally Own Property		
12.0 ADJOURN NO VOTE REQUIRED		

Column 1 Key:

JW	City Manager Joseph Wuellner	MG	City Engineer Michael Guerra
LM	Economic Development Coordinator Leigh Ann Matthews		

Column 2 Key:

- 1 A Prosperous Community.** To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
- 2 A Safe Community.** To protect community life and property by providing effective, principled police and fire services.
- 3 A Strong Foundation.** To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
- 4 A High Quality of Life.** To support or provide services that improve the quality of life for Pekin's residents.
- 5 An Effective Government.** To deliver effectively the services that Pekin's residents want, need, and are willing to support.

**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, OCTOBER 24, 2011 AT 5:30 O'CLOCK P.M.

LAURIE L. BARRA, MAYOR PRESIDING

**PRESENT: COUNCIL MEMBERS, MCCABE, ABEL, BLANCHARD, SCHMIDGALL.
HENDRICKS, MASSAGLIA, AND BARRA**

ABSENT: NONE

The Pledge of Allegiance was led by Mayor Barra.

Roll was called and all Council Members were physically present. A quorum was present.

AGENDA

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

MINUTES

Motion by Council Member McCabe, seconded by Council Member Abel, that the **minutes of the Regular Rescheduled City Council Meeting of Tuesday, October 11, 2011, be approved as written.** On roll call vote, all present voted Aye.

CONSENT AGENDA

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

7.1 Receive and File Monthly Reports and Minutes: Building and Inspections Departments August and September Reports, Traffic Safety Committee Minutes October 7, 2011, Tazewell County Animal Control September Report, Mayor's Advisory Committee for People with Disabilities Minutes dated April 14, 2011 and June 9, 2011 .	5
7.2 Receive and File Bids for Petri Lane Sewer Extension opened October 13, 2011 at 2:00 p.m.	3
7.3 Receive and File Pekin Planning Commission Minutes Dated October 12, 2011	5
7.4 Receive and File Pekin Planning Commission Hearing and Recommendation: a. #11-1839 – Approval of the Special Use request from Todd S. Marquardt for Loft Living at 17 S. 2 nd Street in a B-3.	5

On roll call vote all present voted Aye.

NEW BUSINESS

Motion by Council Member Massaglia, seconded by Council Member Blanchard that the **BID FOR PETRI LANE SANITARY SEWER EXTENSION in the amount of \$292,755.00 be approved and the contract awarded to Stark Excavating, Inc.** City Engineer Mike Guerra presented the bids received to extend existing sanitary sewer in Sun Valley to provide future service to proposed alignment of Petri Lane extension. Council was told the expenditure was not in the budget but provided for savings in the construction of Petri Lane. Council members questioned the large variations in the bids. Council was advised by Project Manager Lee Bloom of Hansen, Inc. that Stark was comfortable in the higher estimates of the other bidders in the risk of excavating to a depth of over 20ft and sand uncertainties. On roll call vote, all present voted Aye.

Motion by Council Member Hendricks, seconded by Council Member Blanchard that the **SPECIAL USE FOR LOFT LIVING IN A B-3 AT 17 SOUTH 2ND STREET, be approved.** On roll call vote, all present voted Aye. Council was briefed by Code Enforcement Officer Ron Sieh on the recommendation of the Pekin Planning Commission to approve the Special Use for a single dwelling unit upstairs of the property owned by Todd S. Marquardt under terms of the TIF Program.

Motion by Council Member Hendricks, seconded by Council Member Massaglia that the **EXPENDITURE OF THE TIF FAÇADE PROGRAM GRANT FOR THE TROPHY HOUSE in the amount of \$4,277.41 be approved upon satisfactory completion.** Leigh Ann Matthews, Economic Development Coordinator, presented the recommendation of the Main Street Design Committee to approve the eligible amount under the guidelines for replacement of windows, doors and an addition of awnings for the property owned by Mike and Jill Gambetti at 403 S. 8th Street. On roll call vote, all present voted Aye.

Motion by Council Member Abel, seconded by Council Member Massaglia that **the CHANGE ORDER FOR THE WASTEWATER TREATMENT PLANT, PHASE I PROJECT in the amount of \$74,482.00, be approved.** City Manager Joseph Wuellner spoke to Council on funding that was needed for additional work required to piping and electrical due to changes necessary to keep the existing system running. He advised that the expenses were covered in the project contingency amount. On roll call vote, all present voted Aye.

ORDINANCE NO. 1462-A311-11/12

AMENDING TITLE 8, OF THE TRAFFIC CODE OF THE CITY OF PEKIN 1995 REGARDING STOP SIGNS, AND THROUGH STREETS SOUTH 18TH STREET AND SARATOGA STREET

Motion by Council Member Blanchard, seconded by Council Member Massaglia that Ordinance No. 1462-A311-11/12 be adopted. Recommendations were made by the Traffic Safety Committee and presented to the Council by Police Chief Greg Nelson to create a 3 way stop at the intersection to address unique circumstances of the traffic concerns. He advised the new stop would necessitate changing the designation also of South 18th Street as a through street ending at Saratoga Street. On roll call vote, all present voted Aye.

Motion by Council Member McCabe, seconded by Council Member Massaglia that the **AGREEMENT WITH THE FARNSWORTH GROUP for evaluation cost of the compost facility in the amount of \$36,302.12. be approved.** Council was informed that the amendment to the original agreement of April 25, 2011 provided for an additional amount to account for changes in the project scope to evaluate cost between City owned and operated facility versus contracting the disposal of yard waste. Council Member Blanchard express opposition to being in the compost facility business. Mr. Wuellner supported the City owned operation in the fact that the City of Pekin presently hold the permit from the IEPA and revenues could be generated on the sale of the fertilizer by-product. On roll call vote, Ayes, Abel, Schmidgall, McCabe, Hendricks, Massaglia, Barra, Nay, Blanchard. Motion Carried.

Motion by Council Member Schmidgall, seconded by Council Member Abel that the **AGREEMENT WITH ILLINOIS DEPARTMENT OF TRANSPORTATION for federal participation to use funding for Veterans Drive to upgrade the existing natural gas pipeline in the City portion of \$260,600.00, be approved.** The Manager next advised the Council on the Local Agency Agreement with IDOT for Federal Participation in funding for the Veterans Drive project. The agreement would allow the utilization of funds for Panhandle Eastern Pipe Line to construct a pipe that could withstand the loading of the road. On roll call vote all present voted Aye.

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Council Member Schmidgall invited the Council and staff to attend the Celebration of Life on his wife Lisa on Saturday from 10:00 a.m. until 2:00 p.m. at First Baptist Church.

Council Member Blanchard welcomed the new Assistant City Manager Darin Girdler to the staff.

Mayor Barra encouraged community attendance at the Veterans Day ceremonies at the Court House lawn on Friday, November 11, 2011. She also informed the public of the funeral procession for Pekin Marine Lance Cpl Jordan S. Bastean on Wednesday, November 2, 2011.

Dale Kuntz, 5 Fox Point, distributed photos of areas of concern of grass growing in cracks of sidewalks and streets, broken sewer grates, torn flag at the City Pier, weeds. He requested that Court Street be adopted and remove the eye-sores.

Mel Duval, 308 Henrietta Street, expressed concern that the City had eliminated parking in the lot next to his employer on Court and Capitol Streets. The CMS investigator for the State of Illinois informed the Council that the State may be combining services for Pekin workers to be relocated in Peoria.

Motion by Council Member Massaglia, seconded by Council Member Blanchard that Council adjourn. On roll call vote all present voted Aye.

No further business to come before the Council, Mayor Barra adjourned the meeting in open session.

COUNCIL ADJOURNED AT 6:15 P.M.

Sue E. McMillan
City Clerk

CITY OF PEKIN
POLICE DEPARTMENT

PEKIN POLICE DEPARTMENT
END OF MONTH REPORT FOR SEPTEMBER 2011

	SEPTEMBER 2010	AUGUST 2011	SEPTEMBER 2011
TRAFFIC TICKETS	474	274	226
WARNING TICKETS	275	226	158
OFFENSES	506	510	382
ARRESTS	219	265	222
PARKING TICKETS	282	329	227
STOPS	993	1249	1061

CITY ORDINANCE TICKETS FOR SEPTEMBER 2011

NUMBER OF TICKETS WRITTEN 83
NUMBER OF TICKETS PAID OVER THE COUNTER 18
FINES COLLECTED OVER THE COUNTER \$3650

**PEKIN POLICE DEPARTMENT
END OF MONTH REPORT FOR OCTOBER 2011**

	OCTOBER 2010	SEPTEMBER 2011	OCTOBER 2011
TRAFFIC TICKETS	361	226	251
WARNING TICKETS	260	158	115
OFFENSES	468	382	375
ARRESTS	291	222	193
PARKING TICKETS	224	227	232
STOPS	921	1061	973

CITY ORDINANCE TICKETS FOR OCTOBER 2011

NUMBER OF TICKETS WRITTEN 75
NUMBER OF TICKETS PAID OVER THE COUNTER 22
FINES COLLECTED OVER THE COUNTER \$3800

October 5, 2011

Mr. Joe Wuellner
Pekin City Manager
Pekin, IL. 61554

Dear Mr. Wuellner,

I herby submit to you the Pekin Fire Department September 2011 report, plus a summary of August 2011.

Kurt Nelson
Fire Chief
City of Pekin Fire Department

During the month of September 2011, the Pekin Fire Department responded to 362 calls, total dollar loss was \$50,500.00.

During the month of September 2011 (approximately 74.58%) were emergency medical calls, 81 were automatic fire alarms, service calls, small hazardous conditions involving no fire, and false alarms.

During the month of August 2011, the Pekin Fire Department responded to 363 calls, total dollar loss was \$121,050.00.

During the month of August 2011 (approximately 75.34%) were emergency medical calls, 91 were automatic fire alarms, service calls, small hazardous conditions involving no fire, and false alarms.

On September 15, 2011 Fire Fighters responded to a structure fire at 1409 N. 10th Street. Upon arrival we found a lot of white smoke. The only resident was outside when we arrived and he told us that the fire was in the basement. The house was completely filled with smoke. We headed to the basement and found the fire overhead in the furnace room. We got the fire knocked down quickly and then started to open up windows to get the smoke out. Engine 3 laid a line but we never charged it.

The home owner said he had been doing paperwork upstairs but had fallen asleep. He woke up when he heard the smoke detector going off. He went to the next door neighbor and called 911.

The fire started in the basement around the furnace area and burnt small hole through the floor in the dining room. Due to the age of the furnace and the modifications made to the

duck work, it is not possible yet to determine the cause of the fire. There was also a lot of wiring above the furnace. A HVAC professional might be able to determine the cause of the fire. Two city inspectors were also called in to look at the area of fire origin. They were not sure what caused the fire. The fire was accidental and is still under investigation. Total dollar loss was \$45,000.00.

On September 15, 2011 Fire Fighters were called by PD to investigate for safety of building after a car was driven thru a garage wall, fence, and into neighbors yard. When we arrived driver was ambulatory and shook up. We checked pt's vitals and pt signed refusal. We checked building and secured power to garage by turning off breaker in house. Called City Electrical Inspector and he verified it was safe. No fluids were noticed to be leaking from car. The garage wall was stable. PD still on scene with tow truck when we cleared. Total dollar loss was \$3,500.00.

On September 22, 2011 Fire Fighters responded to a car fire on Manito Blacktop ¼ mile west of Mackinaw Bridge. Upon arrival, found engine compartment engulfed in fire. Extinguished by fire service personnel. Hood latch cable had melted; had difficulty prying open the hood. Water was applied to the engine compartment and through the fire wall from the vehicle's interior. Before fire department arrived, a dry chemical extinguisher was used to try to extinguish the fire, with little success.

Driver/owner stated that while driving, he noticed smoke. He pulled over to the side of the road and exited the vehicle. By that time, he stated that the engine compartment was on fire. Owner also stated that he had no recent maintenance done on the vehicle nor that he had any mechanical problems. Cause was undetermined due to the extent of the fire damage. Vehicle was towed to owner's residence. Total dollar loss was \$1,500.00.

Total calls for the month of September were 362 and are as follows:

Fires	11
Rescue and EMS	270
Hazardous Conditions	10
Other types of calls	71
Total dollar loss for the month of September was \$50,500.00.	

Total calls for the month of August were 363 and are as follows:

Fires	7
Rescue and EMS	272
Hazardous Conditions	10
Other types of calls	74

Total dollar loss for the month of August was \$121,050.00.

This is a brief overview of September 2011 and August 2011' events from the City of Pekin Fire Department. If you have any questions, please feel free to give me a call.

Respectfully Submitted,

Kurt R. Nelson
Fire Chief
Pekin Fire Department



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October 13, 2011

Sue E. McMillian, Clerk
Pekin City
111 So. Capitol St.
Pekin, IL 61554

Unit Code: 090/070/30

RECEIVED
OCT 21 2011
CITY CLERK

Dear Clerk McMillian:

Annually, the Office of the Comptroller prepares the Fiscal Responsibility Report Card, assessing the overall fiscal health of local governments in the state of Illinois. One component of the Report Card is an individual Data Summary, which details revenue, expenditure, fund balance, and debt information for each unit of government that has submitted an Annual Financial Report (AFR) to the Office of the Comptroller. Additionally, the Data Summary provides averages and medians, allowing local governments to compare their finances to units of government with similar revenue and/or population.

Enclosed is a DRAFT of your local government's Data Summary and a "How to Read A Data Summary" document to help you understand the data contained on your Data Summary. Please review this document carefully to ensure that:

- 1. It reflects the FY 2010 AFR data that your government submitted to the Office of the Comptroller.*
- 2. The FY 2010 AFR data your government submitted to the Office of the Comptroller is free of mathematical and/or data entry errors.*

If you find errors on the enclosed Data Summary, please call the Local Government Assistance Hotline (877/304-3899) or fax (312/814-2986) your corrections to the Local Government Division. CORRECTIONS THAT AFFECT YOUR TOTALS WILL REQUIRE AN AMENDED AFR. Use our Internet program, 'Comptroller Connect', to expedite your amendments by faxing/emailing a request to reopen your AFR online and then logging in and making your amendments.

All updated Data Summaries and/or amended AFRs must be submitted to the Office of the Comptroller by MONDAY, OCTOBER 31, 2011.

Please DO NOT CONTACT our office if the information presented on your Data Summary "IS CORRECT."

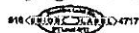
The Fiscal Responsibility Report Card and your Individual Data Summary will be available for public viewing January 2012.

If you have any questions or concerns, please contact the Local Government Division at 877/304-3899.

Sincerely,

Brenda Y. Handy
Deputy Director, Local Government Division

Local Government Division
100 West Randolph, Suite 15- 500
Chicago, IL 60601
877/304-3899 (toll free)
312/814-2986 (fax)
email: Loggov@mail.ioc.state.il.us





STATE OF ILLINOIS
COMPTROLLER
JUDY BAAR TOPINKA

FISCAL YEAR 2010

FISCAL RESPONSIBILITY REPORT CARD

DRAFT DATA SUMMARY

MUNICIPALITIES: Population Greater than 25,000

Local Government Profile

Unit Name: **Pekin City**

Unit Code: **090/070/30** County: **TAZEWELL**

Fiscal Year End: **4/30/2010**

Accounting Method: **Modified Accrual**

Appropriation or Budget: **\$44,813,696**

Equalized Assessed Valuation: **\$446,628,087**

Population: **33,500**

Employees:

 Full Time: **201**

 Part Time: **222**

 Salaries Paid: **\$12,466,835**

Blended Component Units

Fiscal Indicators

General and Special Funds

	<u>Amounts</u>	<u>Averages</u>	<u>Medians</u>
Beginning Fund Balance for FY 10:	\$20,063,056	\$19,141,757	\$15,930,044
Per Capita Beginning Fund Balance:	\$599	\$403	\$347
Revenue Collected During FY 10:	\$26,734,404	\$46,479,830	\$35,337,151
Expenditures During FY 10:	\$26,182,599	\$45,813,390	\$34,212,697
Per Capita Revenue:	\$798	\$881	\$865
Per Capita Expenditures:	\$782	\$877	\$854
Revenues over (under) Expenditures:	\$551,805	\$666,440	\$358,066
Ratio of Fund Balance to Expenditures:	79.24%	47.06%	41.78%
Ending Fund Balance for FY 10:	\$20,746,669	\$19,001,627	\$16,206,644
Per Capita Ending Fund Balance:	\$619	\$398	\$343

Equity

	<u>Amounts</u>	<u>Averages</u>	<u>Medians</u>
Total Reserved Funds:	\$	\$	\$
Total Unreserved Funds:	\$	\$	\$

Net Assets

	<u>Amounts</u>	<u>Averages</u>	<u>Medians</u>
Total Restricted Net Assets:	\$5,610,754	\$10,005,478	\$5,879,977
Total Unrestricted Net Assets:	\$12,848,930	\$4,098,377	\$8,796,518



STATE OF ILLINOIS
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FISCAL YEAR 2010

FISCAL RESPONSIBILITY REPORT CARD

DRAFT DATA SUMMARY

Debt

	<u>Amounts</u>	<u>Averages</u>	<u>Medians</u>
Outstanding Debt for FY 10:	\$2,886.347	\$78,902,708	\$48,428,662
Per Capita Debt:	\$86	\$1,410	\$1,144
General Obligation Debt over EAV:	0.65%	3.79%	2.78%

Enterprise Funds

	<u>Amounts</u>	<u>Averages</u>	<u>Medians</u>
Beginning Retained Earnings for FY 10:	\$20,182.723	\$67,350,856	\$45,035,551
Per Capita Beginning Retained Earnings for FY 10:	\$602	\$1,263	\$1,033
Revenue Collected During FY 10:	\$5,223.150	\$17,432,507	\$9,779,953
Expenditures During FY 10:	\$4,096.073	\$17,157,705	\$9,880,267
Per Capita Revenue:	\$156	\$319	\$238
Per Capita Expenditures:	\$122	\$316	\$230
Operating Income (loss):	\$1,127.077	\$274,801	\$
Ratio of Retained Earnings to Expenditures:	517.03%	470.53%	430.31%
Ending Retained Earnings for FY 10:	\$21,177.992	\$68,298,756	\$46,456,611
Per Capita Ending Retained Earnings:	\$632	\$1,274	\$1,038

How to Read a Local Government Data Summary

Pursuant to the Fiscal Responsibility Report Card Act (35 ILCS 200/30-30 and 200/30-31), the Comptroller has prepared a FY 2010 **DRAFT** Individual Data Summary for each local government that submitted an acceptable Annual Financial Report. Each individual Data Summary is divided into two sections – the Local Government Profile and Fiscal Indicators.

The top line under the heading indicates the type and dataset in which the individual government is being compared. Following is a list of government types and data sub-sets in which the types are compared.

GOVERNMENT TYPE:Type of government (county, municipality, township, or special purpose district).

DATA SUB-SETS:

County Sub-sets: Counties have been ranked into three sub-sets as follows:

- Small Population under 10,000
- Medium Population between 10,000 and 275,000
- Large Population over 275,000

Municipal Sub-sets: Municipalities have been ranked into three sub-sets as follows:

- Small Populations under 1,000
- Medium Population between 1000 - 25,000
- Large Population over 25,000

Township and Special Purpose Sub-sets: Townships and Special Purpose Districts have been ranked into two sub-sets by total revenues:

- Small Units with total revenues under \$850,000
- Large Units with total revenues over \$850,000

The **Local Government Profile** contains basic information about the local government for which the Individual Data Summary has been prepared. This section includes information from the Comptroller's local government database and the local government's Annual Financial Report. The following is an explanation of each element included in the Local Government Profile.

UNIT NAME:The legal name of the government.

UNIT CODE:The unique identification number assigned to each local government by the Office of the Comptroller.



STATE OF ILLINOIS
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COUNTY: The County in which all or the majority part of the local government is contained.

FISCAL YEAR END: The local government's fiscal year end date.

ACCOUNTING METHOD: Indicates whether the government uses cash or modified accrual accounting. Governments that have proprietary funds use both methods of accounting.

APPROPRIATION/BUDGET: The amount of money the local government can spend during the fiscal year according to its appropriation or budget ordinance. (If a local government fails to pass an appropriation or budget ordinance, they are instructed to report their expenditures for this question on the Annual Financial Report.)

EQUALIZED ASSESSED VALUATION (EAV): The result of applying the state equalization factor to the assessed value of all property within the governmental unit's boundaries.

POPULATION: Each government is required to report an estimated population. If a local government failed to do so, the most current U.S. Census Bureau figure was used for municipalities and counties; and the Township Officials of Illinois' figures were used for townships. If a special government failed to report its population, a figure could not be included in the Data Summary as there is no reliable reference data available for special governments.

EMPLOYEES: The number of people paid as employees by the local government, i.e., those who receive federal W-2 tax forms from the local government.

SALARIES PAID: The total amount paid to all full-time and part-time employees reported.

BLENDED COMPONENT UNITS: Lists the names and number of dependent governmental units for which elected officials of the primary government are financially accountable. Financial data from blended component units is combined with that of the primary government.

The **Fiscal Indicators** section lists a series of financial "indicators" or measurements designed to assess the basic fiscal position of each unit of government. The data on each individual Data Summary is listed as it was reported to the Comptroller by the local government. Figures used to calculate the averages and medians are those reported by the local governments for each specific measurement included. The Fiscal Indicators are divided into three distinct groupings. An explanation of each grouping and indicator is listed below.

➤ **FISCAL INDICATOR COLUMNS:**

AMOUNTS: The figures for all indicators are represented in whole dollars and exactly as they were reported to the Office of the Comptroller by the local government.

AVERAGES: Sum of values for each indicator divided by the number of governments in the named set. Averages are calculated by data category and sub set of local government.

MEDIANS: The value representing the point at which there are as many values above as there are below. The median has been calculated by data category and sub-set of local government.

RESOLUTION No. 18-11/12

PEKIN, ILLINOIS, November 14, 2011 19

RESOLUTION BY COMMISSIONER _____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:
the Mayor's re-appointments of Donald Hild and Jerald Hall to RWBP
the Riverway Business Park Review Board for a three year term until
November 23, 2014 are hereby approved.

2408 Potomac Court
Pekin, IL

1800 Riverway
Pekin, IL

SIGNED BY _____

MAYOR.

RIVERWAY BUSINESS PARK REVIEW COMMITTEE

LEIGH ANN MATTHEWS	TERM ENDS NOVEMBER 23, 2012
111 SOUTH CAPITOL STREET	
477-2300	
lamatthews@ci.pekin.il.us	
DENNIS KIEF	TERM ENDS NOVEMBER 23, 2012
1412 VELDE DRIVE	
347-7507	
dkeif@edc.h-p.org	
SERGIO BECERRA	TERM ENDS NOVEMBER 23, 2013
HANNA STEEL CORPORATION	
220 HANNA DRIVE	
478-3838 work	
sbecerra@hannasteel.com	
JOSEPH WUELLNER.....	TERM ENDS NOVEMBER 23, 2013
111 SOUTH CAPITOL STREET	
477-2300	
jwuellner@ci.pekin.il.us	
PAUL DESJARDINS	TERM ENDS NOVEMBER 23, 2013
AMERHART	
1810 RIVERWAY DRIVE	
347-1133 fax	
paul.desjardins@amerhart.com	
DONALD HILD	TERM ENDS NOVEMBER 23, 2014
2408 Potomac Ct	
hild3@itv-3.com	
264-5100 (cell) 676-6063	
(fax) 346-3798	
JERALD HALL	TERM ENDS NOVEMBER 23, 2014
EXCALIBUR SEASONING	
1800 RIVERWAY DRIVE	
347-1221	

RESOLUTION NO. 19-11/12

PEKIN, ILLINOIS, November 14, 2011 19

RESOLUTION BY COMMISSIONER _____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PEKIN, ILLINOIS, THAT:
the Mayor's appointment of Lelonie Luft to Pekin Tourism, Convention, and
Visitors Committee to fill the unexpired term of Emily Lambe until the
first Monday in May 2012 is hereby approved.

~~1917 Highwood~~

~~Pekin, Il 61554~~

SIGNED BY _____

MAYOR.

TOURISM, CONVENTION AND VISITORS COMMITTEE
4:00 P.M. 2ND TUESDAY OF THE MONTH

5 VOTING MEMBERS AS OF 2008

LELONIE LUFT
PACVB – PARTNERSHIP SALES MANAGER
456 FULTON STREET
SUITE 300
PEORIA, ILLINOIS 61602
(309) 264-2925 (cell)
lluft@peoria.org

CHARLOTTE JIBBEN
3713 SHERIDAN ROAD
(309) 208-2188
charej@comcast.net

CITY MANAGER
JOSEPH WUELLNER
111 SOUTH CAPITOL STREET
(309) 477-2300 (office)
jwuellner@ci.pekin.il.us

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TWO YEAR TERM TO FIRST MONDAY IN MAY 2012

CHAPTER 12

PEKIN TOURISM, CONVENTION, AND VISITORS COMMITTEE

SECTION:

- 2-12-1: Creation
- 2-12-2: Composition; Terms
- 2-12-3: Members; Meetings; Quorum
- 2-12-4: Purpose; Function
- 2-12-5: Expenditures; Salaries
- 2-12-6: Jurisdiction
- 2-12-7: Guidelines

2-12-1: CREATION: There is hereby created a Committee which shall be known as the PEKIN TOURISM, CONVENTION, AND VISITORS COMMITTEE.

2-12-2: COMPOSITION; TERMS: The PEKIN TOURISM, CONVENTION, AND VISITORS COMMITTEE created by Section 1 above shall consist of 5 voting members. All members shall be appointed by the Mayor with consent of the Council. Voting members shall include the City Manager or designee, two City of Pekin Staff Members and two representatives of the Community at large. All members shall serve for a two-year term or at the pleasure of the Mayor.

2-12-3: MEMBERS; MEETINGS; QUORUM: The Committee shall, if deemed necessary, have the power to advise Council regarding the establishing of by-laws and rules in conformity with the authority granted herein or by statute. The Committee shall meet a minimum of four times per year or by special call by three (3) or more members. A quorum shall consist of 3 or more voting members. The Committee shall keep minutes of its proceedings, which shall include record of official actions on the approval of grants \$1,500.00 or less. The Committee shall submit to the City Council minutes of all meetings.

2-12-4: PURPOSE; FUNCTION: The purpose of this Committee is to promote the growth of tourism and convention-related business within or near the City of Pekin and to encourage an overnight stay in Pekin. The Committee is to make recommendations to the Council regarding such matters.

2-12-5: EXPENDITURES: The program shall be formulated and maintained solely by the use of funds received through the City's Hotel/Motel Tax. The Committee shall make recommendations to the City Council regarding the expenditure of funds verified by grant application and provided for in the Committee's annual budget.

The Committee shall be authorized to approve all grants for one thousand five hundred dollars (\$1,500) or less within the overall parameter of the budget and in compliance with state statutes on uses for hotel/motel tax dollars. All grants that exceed one thousand five hundred dollars (\$1,500) will be presented to the City Council for approval.

The Committee:

- A. Administers the tourism grant program.
- B. Maintains and distributes all promotional publications for the Visitor's Bureau (includes brochures, fliers, folders, inserts, etc.).
- C. Maintains the Bureau's website and Calendar of Events.
- D. Creates and places advertisements in various publications.

2-12-6: JURISDICTION: The Committee shall be under the jurisdiction of the City Manager.

2-12-7: GUIDELINES: The guidelines shall be as follows:

A. Pekin Visitor's Bureau Grant (for overnight visitors)

1. The appropriate application must be completed.
2. If the expense of advertising is listed for reimbursement, the Pekin Visitors Bureau must be acknowledged in all media and advertising. A copy of advertising showing the Pekin Visitor's Bureau logo is required.
3. Eligible expenses are listed on the application form. Additional eligible expenses will be decided by the Committee on a case by case basis.
4. Non eligible expenses (non-inclusive): Employee payroll, Utilities, Equipment purchases.
5. Grants are considered as long as money is available in the fiscal budget.
6. Grants shall not become the sole revenue of the event If a profit is made, the grant will not exceed 1/3 of Total eligible approved expenses or total net profit of \$1,500 (which ever is less)
7. If a profit is not made, then the grant amount will not exceed 1/3rd of the eligible approved expenses or \$5,000 (which ever is less). The total profit after the grant is awarded can not exceed \$1,500
8. There is a cap of \$18,000 per organization for a fiscal year (May 1 to April 30th).

B. Community Event Grant (for Pekin non-profit organizations)

1. The appropriate application must be completed.
2. If the expense of advertising is listed for reimbursement, the Pekin Visitors Bureau must be acknowledged in all media and advertising. A copy of advertising showing the Pekin Visitor's Bureau logo is required.
3. Eligible expenses are listed on the application form. Additional eligible expenses will be decided by the Committee on a case by case basis.
4. Non eligible expenses (non-inclusive): Employee payroll, Utilities, Equipment purchases.
5. Grants are considered as long as money is available in the fiscal budget.
6. If a profit is made, the organization is eligible for 1/3rd of eligible expenses or \$1,000 (which ever is less).
7. If a profit is not made, than the grant amount will not exceed 1/3rd of eligible approved expenses or up to \$1,500 (which ever is less) The total profit after the grant is awarded can not exceed \$1,000
8. There is a cap of \$4,500 per organization for a fiscal year (May 1 to April 30th).

Ord. No. 2375 (05-24-04)

Ord. No. 2474-06/07 (05-08-06)

Ord. No. 2557-08/09 (06-09-08)



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: City Clerk & City Manager

From: Michael Guerra, City Engineer

AGENDA ITEM: Resolution to participate in portions of the Regional Stormwater Plan and receiving special appropriation act project grant funds received by Peoria County for the Regional Stormwater Plan

AGENDA DATE REQUESTED: November 14, 2011

ACTION REQUESTED: Approve Resolution for participation in the Regional Stormwater Study and pay the City of Pekin share in the amount of \$1,848.73

DESCRIPTION: This resolution is to participate in the Regional Stormwater study that Peoria County is conducting. The overall study cost is \$120,000.00 in which 45% has to be locally matched according to the grant requirements. The \$1,848.73 is the portion of the overall 45% local match that the City of Pekin needs to pay. By participating in this study the city will have the ability to request a reimbursement for a Storm water construction project that was completed last year in the amount of \$14,773.00.

Peoria County received a USEPA Special Appropriation Act Project grant and is looking at coordinating with Tri-County Regional Planning Commission and the Illinois Valley Council of Governments to offer other communities a chance to participate in the study. To date eleven other communities are planning to participate in this study. The scope of the study will include an examination of the needs and issues each community has with regard to storm water. It will also include information on what implementation steps would still be required if a stormwater utility is wished to be pursued. By agreeing to this study the City of Pekin is not obligated to implement any of these steps. Also this study is not intended to implement one ordinance under one authority for the region.

This study should provide a good overview of all issues and needs the city has with stormwater. It will also provide us a better understanding of what steps would be needed to fund a stormwater management plan. I recommend that this resolution be approved.

FINANCIAL IMPACT: \$1,848.73 of Stormwater Funds

NEIGHBORHOOD CONCERNS: None

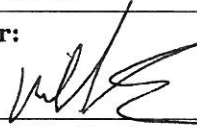
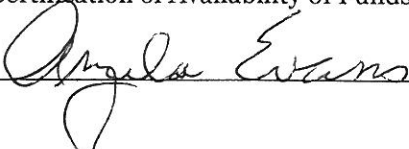
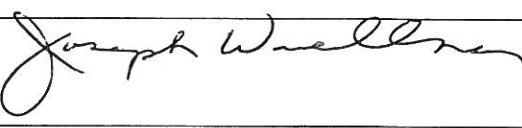
IMPACT IF APPROVED: The City will participate in the study and pay its portion of the local share.

IMPACT IF DENIED: The City will not participate in the study and will not receive the information that study produces

ALTERNATIVES: For the City to conduct its own stormwater study

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark √ and paste it to the left of the relevant theme.]

A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.

	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
✓	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
	A High Quality of Life. To support or provide services that improves the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want, need, and are willing to support.
REQUIRED SIGNATURES	
Department Director:	
Date: 11-3-11	
Finance Department (Certification of Availability of Funds):	
Date: 11-3-11	
Corporation Counsel:	
Date:	
City Manager:	
Date: 11/3/11	

RESOLUTION 20-11/12

A RESOLUTION OF THE CITY OF PEKIN TO PARTICIPATE IN PORTIONS OF THE REGIONAL STORMWATER PLAN AND RECEIVING SPECIAL APPROPRIATION ACT PROJECT GRANT FUNDS RECEIVED BY PEORIA COUNTY FOR THE REGIONAL STORMWATER PLAN

WHEREAS, the Tri-County Regional Planning Commission, hereafter referred to as the Commission, has worked with Peoria County in using federal funds to prepare a Regional Stormwater Plan, and

WHEREAS, the Commission has continued assisting Peoria County with planning the use of their U.S. Environmental Protection Agency Special Appropriation Act Project (SAAP) grant, and

WHEREAS, the Commission and the Illinois River Valley Council of Governments (IRVCOG) have contacted governmental entities to determine if they are interested in participating in a Regional Stormwater Utility Study, which will include a detailed examination of individual jurisdictions so that individual jurisdictions will know specific needs and issues, and

WHEREAS, the SAAP grant provides approximately \$432,000 to be utilized for stormwater construction projects and \$66,000 to be utilized for the stormwater utility study, and

WHEREAS, the SAAP grant of 55% has to be matched with 45% local funds, and

WHEREAS, each participating agency must agree to pay its entire matching share of their stormwater construction project and Regional Stormwater Utility Study as shown on the attached chart, and

WHEREAS, the Commission will contract for the Regional Stormwater Utility Study and administer funding for construction projects.

THEREFORE BE IT RESOLVED BY THE _____
AS FOLLOWS:

That the City of Pekin agrees to pay Peoria County \$1,848.73 before January 1, 2012, for their share of the Regional Stormwater Study.

Approved this ____ day of _____ 2011

ATTEST:

GRANTS FOR CONSTRUCTION PROJECTS AND LOCAL SHARE OF REGIONAL STUDY

<u>COMMUNITY</u>	<u>CONST GRANT</u>	<u>STUDY SHARE</u>
City of Peoria	\$57,750.00	\$7,226.97
Hollis Township Road District	\$36,038.75	\$4,509.97
Limestone Township Road District	\$43,154.65	\$5,400.47
Washington Township Road District	\$55,000.00	\$6,882.83
Morton Township Road District	\$19,092.43	\$2,389.27
Cincinnati Township Road District	\$59,950.00	\$7,502.28
Bartonville	\$24,750.00	\$3,097.27
Pekin	\$14,773.00	\$1,848.73
East Peoria	\$77,000.00	\$9,635.96
North Pekin	\$33,000.00	\$4,129.70
South Pekin	<u>\$11,000.00</u>	<u>\$1,376.57</u>
TOTAL	\$431,508.83	\$54,000.00

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North Pekin	\$33,000.00	\$4,129.70
South Pekin	<u>\$11,000.00</u>	<u>\$1,376.57</u>
TOTAL	\$431,508.83	\$54,000.00

TRI-COUNTY REGIONAL STORMWATER UTILITY FEASIBILITY STUDY
DRAFT SCOPE OF WORK
NOVEMBER 2, 2010

AMEC will perform the feasibility study phase for the development of a stormwater utility fee for the Tri-County Regional Stormwater Partnership (the "Partnership"). The project includes the development of an expenditure plan that describes the level and cost of service for stormwater management, development of a revenue plan for setting the provisional stormwater utility rate, development of a billing plan for determination of how the utility bills will be delivered to the ratepayers, facilitation of an advisory committee, and implementation of some initial critical initial outreach steps. The project will provide an assessment of the options available to the Partnership for funding the municipal separate storm sewer system (MS4) permit program. The tasks required to complete the feasibility study are described in the following sections.

Task 1. Project Management

Project management is a key component of all projects. AMEC will provide diligent schedule management due to keep the execution of this project on schedule. The quality assurance process at AMEC also requires an internal peer review. This review will be performed by a senior AMEC staff member that is experienced in storm water utility development.

- a. *Document and Data Request.* AMEC will prepare a document and data request for the project to be submitted to the Partnership immediately upon approval of the Scope of Services. The list of requested information will include, but not be limited to, documents such as the Partnership's NPDES Phase II Notice of Intent, an annual report, organization charts, relevant ordinances, annual budget information, geographic information system (GIS) data, examples of existing local utility bills, and points of contact that can be contacted by AMEC for follow-up questions. The requested documents should be provided to AMEC, to the extent possible, prior to the kick-off meeting to facilitate discussion of the information during the kick-off meeting. A phone call may be scheduled to clarify the data and document requests.
- b. *Kick-Off Meeting.* AMEC will work with the Partnership to schedule a Project Kick-Off Meeting soon after receiving Notice to Proceed. The kick-off meeting will be a working meeting in which the scope of all project meetings will be discussed, tentative schedules for the project will be set, and project specifics, such as the logistics for a Technical Advisory Committee (see Task 5) will be discussed. There will also be initial discussion of the requested data and documents.
- c. *Status Meetings and Reports.* AMEC will prepare regular status reports and attend meetings with Partnership staff to discuss the status of the project. Status reports will be prepared and submitted monthly.
- d. *Final Project Report and Presentation.* AMEC will prepare a final report on the project for publication and presentation to the Partnership and XXXXXX. The report will be a compilation of the Expenditure, Revenue, and Billing Plan reports, and will include relevant information from other aspects of the project, primarily the Technical Advisory Committee and the initial outreach efforts. After incorporation of Partnership comments the report will be presented to XXXXXX.

Deliverable Summary

The deliverables of the Project Management task will be:

1. *Document / Data Request*
2. *Kick-Off Meeting*, including the actual meeting and minutes of the meeting.
3. *Regular Project Status Meetings*, which includes the meetings and the minutes of the meetings.
4. *Other Meeting Minutes*, which includes minutes for all project meetings not included in items 2 & 3 above, including teleconferences.
5. *Status Reports*, which will be included with project billings.
6. *Final Report and Presentation*, which will communicate the findings and recommendations of the project to XXXXXX.

Task 2. Expenditure Plan.

AMEC will work with Partnership staff to develop a five-year stormwater management program expenditure plan. The development of the expenditure plan includes the following three components; a needs analysis to identify services that are being provided and services that need to be provided, identification of the level of service to be provided to meet those needs, and identification of the cost of providing the identified level of service. It is understood that the program to be discussed and financed is the regional MS4 stormwater program.

- a. *Needs analysis.* AMEC will perform an assessment of the existing regional MS4 stormwater management and related programs. As part of that analysis we will:
 - Review information on the existing storm water and related programs.
 - Send a program-specific questionnaire to be used as a planning guide for staff meetings
 - Schedule and hold meetings with staff to discuss the questionnaire and better define the problems, needs, and goals of the regional stormwater management program.
 - Work with Partnership staff to make program policy recommendations, such as program priorities for the next five years

Because of the regional nature of the Partnership's stormwater program a technical steering committee representing the Partnership's members (see task 5) may work with the consultant to frame the issues, followed by review and discussion by the entire Partnership staff.

- b. *Level of Service.* The level of service for the program will be determined by the program needs analysis, the projected administrative program to support a stormwater utility fee, and the program priorities as determined by a technical steering committee representing the Partnership's members. The utility's administrative needs will represent general administration, billing, customer service, database maintenance, and other support activities. Whereas the needs analysis will define total program needs, the level of service analysis will define the stormwater program for the five year expenditure and revenue analyses.

The level of service component of the Expenditures Plan, at least its schedule of implementation, may be iteratively modified during the finalization of the Revenue Plan as part of the process of determining the stormwater utility rate.

- c. *Cost of Service.* The costs of all existing, new, and modified stormwater management activities will be estimated for the five year planning period level of service. The sources of cost information will include the needs analysis and estimation of both one time and on-going costs for the implementation of the stormwater utility fee. The program cost estimates normalized to reflect FY2011 or FY2012 costs. Placeholder cost estimates will be developed and included in the cost of service for both the one time and on-going administrative costs, including implementation costs, customer service costs, of initial credit application review costs, etc. The placeholder cost estimates will be replaced with actual costs as they become available later in the project.

The cost of service component of the Expenditures Plan may be modified during the finalization of the Revenue Plan as part of the iterative process of determining the stormwater utility rate.

- d. *Prepare an Expenditure Plan Report.* An Expenditure Plan Report will be provided that will clearly communicate the existing and future level and cost of service for stormwater management for the Partnership. The Expenditure Plan will include only those specific items that will be included in the five year revenue planning process for the stormwater utility fee. (It should be noted that during the rate modeling process (Task 3) it will be necessary to test alternative strategies that may impact the program content, scheduling or rate structure decisions.)

Deliverable Summary

The deliverables of the Expenditure Plan task will be:

1. ***Stormwater Needs Report***, describing the stormwater program's known and projected needs and costs.
2. ***Expenditure Plan Report***, describing the five year level and cost of service for the MS4 stormwater program. The report will include expected program milestones and policy recommendations of the Partnership and the consultant.

Task 3. Revenue Plan.

AMEC will work with Partnership staff to develop a stormwater management program revenue plan that details how the projected costs of the Partnership's stormwater management program will be funded. The development of the revenue plan includes the following components;

- a. *Policy Recommendations.* AMEC will lead discussions on a number of policy issues for which recommendations must be made, including but not limited to issues such as:
 - The inclusion of existing and potential revenue sources in the rate structure, such as plan review and inspection fees, connection fees, fee in lieu of detention, special assessments, etc.
 - What should be the framework of a credit program?
 - Will the Partnership bill for public roadways?
 - Will the Partnership charge properties owned by not-for-profit organizations?
- b. *Rate Basis.* The rate basis for establishing the billing units for the fee will be determined. AMEC will lead staff through an evaluation of the common methods, such as Equivalent Residential Unit (ERU), Effective Hydraulic Area (EHA), and impervious plus gross area. Once a method is selected statistical sampling of properties in several common land uses will be performed to characterize the runoff potential of the land use types. As a part of this subtask an evaluation will be made of charging flat rates for single family residential. Utilizing this information and the number of parcels for the prominent land uses, AMEC will estimate the number of billing units.
- c. *Rate Structure.* A rate structure must be designed for the stormwater management program. The rate structure analysis includes both the details of how the fees will be structured and determination of the role that traditional stormwater funding mechanisms - such as cost share and special assessments - would play in future stormwater funding, if any. The rate structure analysis will result in a preliminary assignment of costs to revenue sources. As the rate modeling process is completed it may be necessary to revisit the rate structure to fine tune the revenue sources for various program costs.
- d. *Rate Model.* AMEC will produce a model that will be used to determine the rate required to fund those items to be paid for by the utility fee. The model will be used in the evaluation of multiple

scenarios of the expenditure and revenue plans. The rate model will utilize the 5 year expenditure plan, the estimated number of billing units, annual escalation assumptions for billing units and costs, and assumptions for expenses, such as credits, delinquencies in collections, bad debt, interest on carried over balances, etc..

- e. *Prepare a Revenue Plan Report.* AMEC will prepare a Revenue Plan Report that relays the process and results of the analyses in Tasks 3.a through 3.d. This report will also include example rate calculations to show generally how the stormwater fee would be calculated under the recommended rate scenario. Specific examples will be provided for properties considered to represent key ratepayers in the communities.

Deliverable Summary

The deliverable of the Revenue Plan task will be:

1. ***Revenue Plan Report***, describing rate base, rate structure, and fee requirements necessary to properly fund the five year level and cost of service of the stormwater program. The report will include policy recommendations of the Partnership and the consultant, information on assumptions made in the rate modeling and alternative scenarios that were considered, example bill calculations for up to twenty key ratepayers, and a procedure to be used by other ratepayers to estimate the number of billing units and thus the bill for their property.

Task 4. Billing Plan.

AMEC will develop a billing plan based on review of the potential utility billing options available to the Partnership. The billing options to be reviewed include:

- contracting with organizations that currently send bills to most or all properties in the Partnership, including IAWC, GPSD, and the counties;
- allowing Partnership members that have existing utility billing programs to bill those ratepayers in their service area on behalf of the regional utility;
- outsourcing to a private billing firm; and,
- setting up a dedicated in-house billing operation for a stormwater utility fee.

The tasks included in the billing plan development include:

- a. *Meetings.* AMEC will collect information from both staff and potential billing agents from which to evaluate the various billing options. The data collection will occur as a result of both meetings and telephone calls.
- b. *Evaluation of Options.* AMEC will evaluate the various billing options, including both the practicality and flexibility of the billing agents, the level of effort required to implement stormwater billing, significant one-time costs, the integration of customer service, collections rates, and an estimate of the periodic costs (including any staff additions) for billing, collections, and related staff functions.
- c. *Who to bill.* AMEC will work with the Partnership to determine who should receive the bills, property owners or occupants. The method for delivering the bills (i.e., on utility bills, tax bills, stormwater only billing) can have a bearing on who the bill should be sent to.
- d. *Documentation of Billing Plan.* The primary deliverable of the review will be a document summarizing the pluses and minuses of each of the options, and making a preliminary recommendation of a preferred approach.

Deliverable Summary

The deliverables of the Billing Plan task will be:

1. ***Minutes of billing agent meetings***, describing the meetings and discussions with potential billing agents.
2. ***Billing Plan Report***, describing the evaluation of each billing option and the pros and cons of each option considered.

Task 5. Stormwater Advisory Committee.

AMEC believes that a stakeholder process is important in the development of a stormwater user fee funding program. In the case of developing the first regional / county-wide user fee based stormwater management funding program in the State of Illinois it will be important not only to document the process that was followed, but also to document that there was a public forum on the process and that there was concurrence that although fees may not be the most desirable approach, they are seen as the most equitable and practical approach for funding a program as important as stormwater management.

Task 2.1. Partnership Group

AMEC will facilitate meetings of a technical advisory committee, comprised of a subset of the Partnership that will discuss cooperative issues, such as how a regional fee could be structured and billed within the corporate boundaries of the Partnership's members. How should the bills be delivered? Is the correct collection interval annual / biannual as on a property tax bill or more frequently as is done for other utility services such as water and sewer? One meeting would be spent identifying and discussion governance issues for the funding program and the legal issues surrounding the establishment of a regional funding program in Illinois. This group would meet a total of six times, the entire Partnership meeting once and the technical advisory committee meeting four of five times to discuss pertinent issues in detail.

Task 2.2. Citizen Group (Optional)

AMEC will facilitate meetings of a citizen stakeholder group to provide input on various program priorities and on issues such as the selection of a rate base. This group will meet and will discuss specific issues for which citizen input is desired, in many cases talking through policy issues and recommending a preferred approach. Policy papers will record these recommendations to the Partnership. This group would meet approximately six times.

Task 2.3. Policy Papers

The primary deliverable of the stakeholder process will be a series of policy guidance statements related to the stormwater management program and the implementation of a stormwater utility. These policy guidance statements will address issues such as the program priorities, extent and level of service, funding philosophy, etc. and represent the opinions of the stakeholder group(s).

Deliverable Summary

The deliverables of the Stormwater Advisory Committee task will be:

1. ***Meeting materials***, agendas and handouts for preview by the technical advisory committee and citizen group members will be distributed via email prior to each meeting.

2. **Meeting facilitation**, AMEC will both facilitate and participate in the technical advisory committee meeting process. Six meetings are assumed.
3. **Citizen Stakeholder Group Meetings (Optional)**, AMEC will facilitate up to 6 meetings with a citizen advisory committee
4. **Policy recommendations**, including the recommended actions from the technical advisory committee on issues relevant to the potential implementation of a stormwater utility fee.
5. **Meeting minutes** for all advisory group meetings.

Task 6. Initial Ratepayer Outreach.

AMEC will develop a general plan for ratepayer outreach on the stormwater program, its costs, and the potential revenue sources. The plan will outline the steps necessary for the outreach program. The content of the messages to be related to the ratepayers by the plan's components will come from the meetings with Advisory Committee and Partnership members. The following activities will be part of the initial outreach.

- **Outreach Plan.** The outreach plan framework document will be developed.
- **Public Outreach and Advisory Committee Meetings.** Meetings will be held with the Advisory Committee(s) and the Partnership's public outreach team to provide the basis for preparing the message the Partnership wants to convey to the public regarding the stormwater utility fee.
- **Key ratepayer meetings (Optional).** Twenty key ratepayers will be identified by AMEC staff and the Partnership. Meetings will be scheduled with representatives of twenty key ratepayers to discuss the need for a dedicated funding source, the rationale behind the chosen rate basis, the estimated impact of the fee on the ratepayer, and the potential for utility fee credits. AMEC will provide discussion templates that can be customized for each of the key ratepayers, as well as estimated rate information for the discussions. Key ratepayers may include groups, such as the Chamber of Commerce. AMEC will participate in four of the key ratepayer meetings.
- **Public meetings (Optional).** Two general public meetings will be held requiring consultant assistance.

Deliverable Summary

The deliverables of the initial ratepayer outreach task will be:

1. **Outreach plan**, a framework of the outreach activities needed both in the planning and implementation phases of setting up a stormwater utility fee.
2. **Key ratepayer meeting support (Optional)**, includes preparation of information templates and specific information on the identified key ratepayers to be used in meetings on the stormwater fee.
3. **Key ratepayer meetings (Optional)**, includes meetings with four of the identified key ratepayers on the stormwater fee.
4. **Public meetings (Optional)**, which will include up to two meetings with the general public to provide information on the stormwater fee.

Project Period of Performance

AMEC will perform the project in twelve months or less.

Resolution No. 21-11/12

**A RESOLUTION PROVIDING FOR THE SUBMISSION TO THE ELECTORS
OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, THE
QUESTION WHETHER THE CITY OF PEKIN SHOULD HAVE THE
AUTHORITY UNDER 20 ILCS 3855/1-92 TO ARRANGE FOR THE SUPPLY OF
ELECTRICITY FOR ITS RESIDENTIAL AND SMALL COMMERCIAL RETAIL
CUSTOMERS WHO HAVE NOT OPTED OUT OF SUCH PROGRAM**

WHEREAS, recently, the Illinois Power Agency Act (20 ILCS 3855/1-92) entitled "Aggregation of Electrical Load by Municipalities and Counties" (hereinafter referred to as the "Act"); and

WHEREAS, under the Act if the City seeks to operate the aggregation program under the Act as an opt-out program for residential and small commercial retail customers, that prior to an adoption of an ordinance to establish a program, the City must first submit a referendum to its residents to determine whether or not the aggregation program shall operate as an opt-out aggregation program for residential and small commercial retail customers; and

WHEREAS, the City Council hereby finds that it is in the best interest of the City of Pekin to operate the aggregation program under the Act as an opt-out program and to submit the questions to the electors in a referendum pursuant to the Act; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE
AUTHORITIES OF THE CITY OF PEKIN, TAZEWELL COUNTY, ILLINOIS, as
follows:**

Section 1. The Corporate Authorities of the City of Pekin find that the recitals set forth above are true and correct and includes the recitals in the Resolution.

Section 2. The Corporate Authorities find and determine that it is in the best interests of the City of Pekin to operate the aggregation program under the Act as an op-out program.

Section 3. In the event such question is approved by the majority of the electors voting on the question at the regular election March 20, 2012, the Corporate Authorities may implement an opt-out aggregation program and, if the City's Corporate Authorities adopt the program, the City shall comply with all the terms and provisions of the Act.

Section 4. The City Clerk is directed to certify and submit on **or** before January 12, 2012, the following question to the Tazewell County Clerk to be placed **on** the ballot for the general election to be held on March 20, 2012, in the following form:

“Shall the City of Pekin have the authority to arrange for the **supply** of electricity for its residential and small commercial retail customers who have **not** opted out of such a program? YES/NO

PASSED AND APPROVED THIS _____ day of _____, 2011.

AYES _____

NAYS _____

MAYOR

ATTEST:

CITY CLERK

PRESS RELEASE: INFORMATION ON MUNICIPAL ELECTRIC "OPT-OUT" AGGREGATION FOR RESIDENTIAL AND SMALL COMMERCIAL RETAIL ACCOUNTS.

The City of Pekin has enrolled with the Good Energy Central and Southern Illinois (CSI) Buying Group to provide electricity supply cost savings for its residents and small commercial retail businesses.

Good Energy has so far enrolled over 100,000 households in the Central Illinois region. The resulting buying power will help secure the lowest rate possible.

Good Energy is an energy consultant. They will NOT be sending any electricity offers in the mail directly to residents. Good Energy will only be mailing residents as part of an education campaign to explain how the municipal aggregation process works.

If you wish to participate in the municipal aggregation program, do not sign up with an alternative supplier now. Any accounts already enrolled with an alternative supplier are unable to participate in the program.

Given current market conditions, electricity supply cost savings are forecast to be approximately \$125 - \$150 per household per year.

Timeline of the Municipal Aggregation Process*:

1. November – March 20th, 2012: Education of residents and small commercial retail businesses on the municipal aggregation program.
2. March 20th, 2012: Referendum.
3. March – April, 2012: Aggregation Plan of Operation and Governance published by "The City of Pekin". Two public hearings to be held.
4. May, 2012: The electric "load" of all residential and small commercial retail accounts are put out to competitive bid with Alternative Retail Electric Suppliers (ARES). Only then does the City of Pekin make a decision about moving forward. Any executed electric contract will be with the winning supplier.
5. May – June, 2012: The "Opt-Out Period" commences. All residents and small commercial retail accounts will receive a direct mailing from the winning supplier explaining the savings offer while also giving them an opportunity to "Opt-Out" of the program.
6. June – July, 2012: All accounts that have not opted out are transitioned from Ameren to the winning supplier. Ameren sends out the first "consolidated" bill with the new supplier, which will also provide a second opportunity to "Opt-Out".

ALL RESIDENTS AND SMALL COMMERCIAL ACCOUNTS WILL CONTINUE TO RECEIVE ONE BILL. ALL DELIVERY AND TRANSPORTATION COSTS WILL CONTINUE TO BE PAID TO AMEREN. RESIDENTS WILL RECEIVE EXACTLY THE SAME LEVEL OF SUPPORT FROM AMEREN.

For further information call the "Good Energy CSI" Hotline: 309-245-4566 or visit our website at www.goodenergy.com/csi

10/27/2011



Municipal Electric Aggregation

Law allows voters to grant
Municipalities the right to choose who
supplies residential electricity

By Richard M. Joseph

richard.joseph@mhtlaw.com

How would you like to offer the benefit of lower utility rates for the citizens and small commercial establishments in your municipality? Many Illinois municipalities have recently responded yes to this question and are in the process of investigating and implementing procedures for Municipal Electric Aggregation for their residents and small commercial electric users.

Municipal Electric Aggregation is the process of pooling residential and small business electric users to take advantage of the resulting economy of scale in order to help facilitate lower rates. For a number of years, businesses and governmental bodies have, through various pooling arrangements, sought to purchase electricity from a retail electric supplier for themselves at a cost savings. Individuals residing in Illinois have had the same ability, but have not been fully able to take advantage of the cost benefits of deregulation due to lack of negotiating power. Simply put, one individual lacks the "buying power" to effectively negotiate a lesser rate, much less effectively analyze and compare the costs and alternatives from retail electric suppliers.

Recently, however, the Illinois Power Agency Act was amended to give municipalities and counties the right to solicit bids and enter into service agreements to facilitate the purchase of electricity for their residents and small commercial retail electric users. If the existing energy supplier is not chosen, the local utility (ComEd or Ameren for most in our area) remains the distributor of the electricity, but the new supplier sells the electric power.

There are two methods allowed by the Act: the "opt-in" method and the "opt-out" method. Under the "opt-in" method, residential users and small commercial users must

contact the municipality and "opt in" by signing up for the program. Under the "opt out" method, the matter is first presented to the voters at referendum and, if passed, the municipality has the authority to negotiate electric service agreements for all residential and small commercial users within the municipality, except for those individuals who "opt out" by notifying the municipality that they have chosen not to participate. While both the "opt-in" and "opt-out" methods give the municipality authority to accomplish

(continued on Page 2)

Unanticipated Consequences of Talking to the Media

**Recent case illustrates need for
caution**

By Patrick Murphey

patrick.murphey@mhtlaw.com

The Illinois Public Labor Relations Act provides that it is an unfair labor practice to interfere with, restrain or coerce public employees in exercises of their rights under the Act. 5 ILCS 315/10(a)(1).

Recently, in New Lenox Fire Protection District, 28 Public Employee Reports Illinois 35 (7/20/11), the Employer was ordered to cease and desist coercing its employees based upon a local newspaper report on a dispute between the District and the Union representing the District's part-time firefighters. The District's Board of Trustees contracted with an outside provider to staff its fire service, eliminating its part time firefighter program shortly after the Union was certified. Some of the part time firefighters also participated as "paid on call volunteer" firefighters, who continued to be used to supplement the contract fire service. To protest the reorganization that eliminated the part time service, the Union organized a demonstration at a Board

(continued on Page 3)



REQUEST FOR COUNCIL ACTION

To: Mayor and Council

CC: Joe Wuellner City Manager

From: TIF Administrator – Central Business District TIF

AGENDA ITEM: TIF Façade Program for 409/411 Court Street – Teresa Lohman

AGENDA DATE REQUESTED: November 14, 2011

ACTION REQUESTED: \$13,300.00

DESCRIPTION: Approval by Mayor and Council to pay owner 409/411 Court Street Teresa Lohman the eligible amount under the terms of the TIF façade guidelines for the amount of \$13,300.00. Property owner purchased the property in February 2011 to renovate and open a retail business. Teresa hired a firm to complete a structural assessment on the property and applied for a TIF façade grant to demo, secure and rebuild the rear of the property, move the 200 amp electrical service, repair roof supports and replace roof. These eligible expenses total \$26,625.00 plus \$800.00 for structural assessment report. This program reimburses ½ of the cost up to \$12,500 (whichever is less). The structural assessment of \$800.00 is fully refundable. Pekin Main Street Design committee has reviewed the application and recommends to Council the approval of the TIF façade grant for the amount of \$13,300.00 (which \$12,500.00 + \$800). City Inspections have been notified of this project and property owner will apply for permit when façade application is approved. All work will be inspected and dollars issued upon satisfactory completion.

FINANCIAL IMPACT: \$13,300.00/\$94,745 available in TIF Façade grant program

NEIGHBORHOOD CONCERNS: NA

IMPACT IF APPROVED: Allow property owner to enhance the structural integrity of the property allow for interior renovations and retail space layout/design to occur

IMPACT IF DENIED: Delays renovations due to overall renovation costs and business operational costs.

ALTERNATIVES:

RELATIONSHIP TO THE CONCEPTUAL PLANNING PROCESS: [check no more than 2 boxes. Copy this check mark ✓ and paste it to the left of the relevant theme.]

	A Prosperous Community. To promote and sustain a balanced economy that supports expansion and retention of family-wage jobs.
	A Safe Community. To protect community life and property by providing effective, principled police and fire services.
	A Strong Foundation. To improve and maintain existing infrastructure and leverage opportunities for new infrastructure.
X	A High Quality of Life. To support or provide services that improve the quality of life for Pekin's residents.
	An Effective Government. To deliver effectively the services that Pekin's residents want,

	need, and are willing to support.
REQUIRED SIGNATURES	
Department Director:	
Date:	
Finance Department (Certification of Availability of Funds):	
Date:	
Corporation Counsel:	
Date:	
City Manager:	
Date:	

Downtown Façade Grant Program Application

Bid Summary

Teresa Lohman

409/411 Court Street

<u>Electrical</u>	\$625.00
<u>Demo of back of building</u>	\$12,000.00
<u>Roof</u>	\$14,000.00
Total project cost	\$26,625.00
Structural Assessment	\$800.00
Request from Council	\$13,300.00

City of Pekin, Illinois Downtown Facade Revitalization Program

APPLICATION REQUEST

Submit to: Leigh Ann Matthews, City of Pekin, 111 S Capital St, Pekin IL 61554

1. Name of Applicant: Mary Teresa Lohman
(If applicant is not owner, application must be accompanied by written consent of owner to participate in program)
2. Street Address: 409/411 Court St. PIN No. 04-04-34-435-007
3. Owner of Property (if different from applicant): _____
4. Owner's Address: 1409 Mechanic, Pekin, IL Phone #: 309.267.6568
5. Phone No. of Applicant/Contact Person (if different from Owner): _____
6. Is any portion of building leased? No If so, please provide name and address of lessee: _____
N/A
7. Is the ground level floor space devoted to commercial purposes? yes
8. Briefly describe the type of business operation presently housed in building: _____
Retail - Wine, Cheese + Candy
9. What is approximate age of building? 56 yrs.
10. Is Owner of property currently participating in any other City business assistance program? No
11. Are you aware of any historical or architectural significance associated with the building? No
If yes, please explain: N/A
12. Please provide a description of your proposed project stating what you intend to accomplish and how the planned work will enhance building appearance:
I would like to renovate this building to help the people of Pekin bring back their downtown district and improve the economy for Pekin.

13. How soon after possible grant approval by the City would you begin your project? immediately
14. Once started, how long would it take to complete? 6-9 months
15. What is the total cost of planned eligible work? \$ 18,063.72
16. From what sources and in what amounts, other than the City, will the money for this project be drawn
Please be specific:
Self - Savings + 401K
business loan - Heritage Bank, E. Peoria, IL.
17. Will the planned building renovation result in the creation of any new jobs? yes
If yes, how many full-time and/or part-time positions will result? 4-6 employees

Applicant(s) Signature: Mary Teresa Johnson Date: 10/31/2011

_____ Date: _____

CITY USE ONLY

The City of Pekin Main Street Design Committee:

✓ recommends _____ does not recommend approval to the City Council.

Date: 10/31/2011 Chair Signature: [Signature]

Amount recommended: \$ 13,300.00 Conditions, if any: _____

City Council:

_____ approves _____ does not approve facade revitalization grant award.

Date: _____ Mayor's Signature: _____

Amount recommended: \$ _____ Conditions, if any: _____

City of Pekin, Illinois Downtown Facade Revitalization Program

Required Attachments Along With Application Request

- | | |
|--|---|
| ☒ Proof of building ownership. | ☒ Current photographs of building showing all areas subject to improvement. |
| ☒ Concurrence of Owner to participate in program if Owner is not Applicant. | ☒ Drawings depicting exterior appearance of building following completion of project including lighting, signage, landscaping, etc., as applicable. |
| ☒ Minimum of two (2) qualified bids for all program eligible work to be performed. | ☒ Executed Applicant/Owner Certification Form. |
| ☐ Copy of building assessment from licensed structural engineer (if required). Any building assessment costs are considered eligible project costs. | ☒ Letter from Applicant/Owner expressing need for financial assistance. |
| ☒ Documentation of the existence of other funding sources in appropriate amounts with suggestion to use local financial institution. | ☒ Summary sheet of project/s. |

Upon receiving a completed application and building assessment report, approval and recommendation from Main Street Design Committee, City Council will vote to pre-approve application and City funds will be distributed upon inspected project completion.

City of Pekin, Illinois

Downtown Facade Revitalization Program

APPLICANT CERTIFICATION FORM

*As Applicant(s) for participation in the City of Pekin's Downtown facade Revitalization Program,
I/we acknowledge with following statements.*

- ☒ To the best of my/our current knowledge, all information contained within the application is true and we hereby authorize the City of Pekin to verify any such information at its discretion.
- ☒ I/We have read and understand the Program Guidelines for Pekin Downtown facade Revitalization Program and agree to fully abide by said guidelines.
- ☒ I/We understand that my/our property must be located within the boundaries of the City of Pekin's Tax Increment Financing District (TIF) #1 in order to be eligible for program participation.
- ☒ I/We understand that a three (3) year contractual agreement will be signed with the City requiring prorated repayment of the City's financial injection in to the project in the event of: conversion of property to a non-commercial use; cessation of business operations; or, failure to properly maintain improvements to the property financed in part by the City.
- ☒ I/We have read and understand the Design Standards for the Pekin Downtown facade Program and agree to, the fullest extent feasible, perform all work on our property in compliance with these standards.
- ☒ I/We understand that my/our financial share of the total project's cost must all be expended, and appropriate project progress documented, prior to the injection of any City funds into the project.
- ☒ I/We understand the Owner/Applicant will be responsible for securing all required municipal permits and paying all associated fees prior to the onset of work.
- ☒ Due to a limitation on the amount of available program dollar funds, I/we understand that an eligible completed application is not necessarily a guarantee of project funding.
- ☒ I/We understand that the Owner of the property, if not the Applicant, must give written approval for project participation prior to approval.

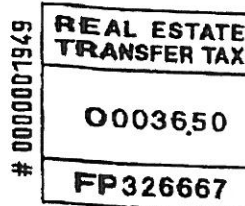
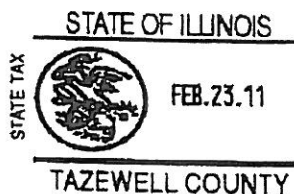
WARRANTY DEED

Send Tax Bill To:
Mary Teresa Lohman
1407 Mechanic St.
Pekin IL 61554

Prepared By:
H. Wayne Carmichael
WAYNE CARMICHAEL P.C.
15 S. Capitol, Suite
200
Pekin, Illinois 61554
Phone: (309) 346-1188

County Tax Paid In
Half Amount of State Tax

201100003548
Filed for Record in
TAZEWELL COUNTY, IL
ROBERT LUTZ, COUNTY RECORDER
02-23-2011 At 03:36 pm.
WARR DEED 90.50
RHSP Surcharge 10.00



Chicago Title

The GRANTOR(S), ROBERT BRUCE CLIFTON, SR., a single person, of North Carolina, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to MARY TERESA LOHMAN, Buyer, the following described real estate, situated in the county of Tazewell in the State of Illinois:

Permanent Index No: 04-04-34-435-007

Legal Description:

PARCEL 1:

Part of Lot 14 in Block 72 in the Original Town, now City of Pekin, described as follows: Commencing at a point on the Southerly line of said Lot 14 on Court Street, 15 feet West of the Southeast corner of said Lot 14; thence running Westerly along said line of said lot, 16 feet; thence Northerly parallel with the East line of said lot to the Northerly line of said lot, 95 feet; thence Easterly on the Northerly line of said lot, 16 feet; thence Southerly parallel with the East line of said lot to the place of beginning, and being the West 16 feet in even width of the East 31 feet in even width of said Lot 14, including all rights and interests of the grantors in and to the walls adjoining said above described premises; situated in the County of Tazewell, in the State of Illinois.

PARCEL 2:

A part of the West Half of Lot 14 in Block 72 in the Original Town, now City of Pekin, Tazewell County, Illinois, described as follows: Commencing at a point on the North line of Court Street 4 feet 9 inches East of the Southwesterly corner of said Lot 14, thence Easterly along said North line of Court Street 14 feet 3 inches, thence North parallel with Fourth Street in said City 95 feet to the alley in said block, thence Westerly along the South line of said alley 14 feet 3 inches, thence South parallel with said Fourth Street to the Place of Beginning.

Known as: 409 Court St., Pekin IL

SUBJECT TO general taxes for the year 2010 and all years thereafter.

SUBJECT TO any valid easements, covenants, and restrictions of record affecting title to said premises.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor(s) sign and seal this document this

15 of Feb 2011

Robert Bruce Clifton, Sr.
ROBERT BRUCE CLIFTON, SR.

STATE OF ILLINOIS)
COUNTY OF TAZEWELL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, ROBERT BRUCE CLIFTON, SR., to me known to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me the voluntary execution of same.

WITNESS my hand and official seal in the State and County aforesaid, this 15 day of Feb, 2011.

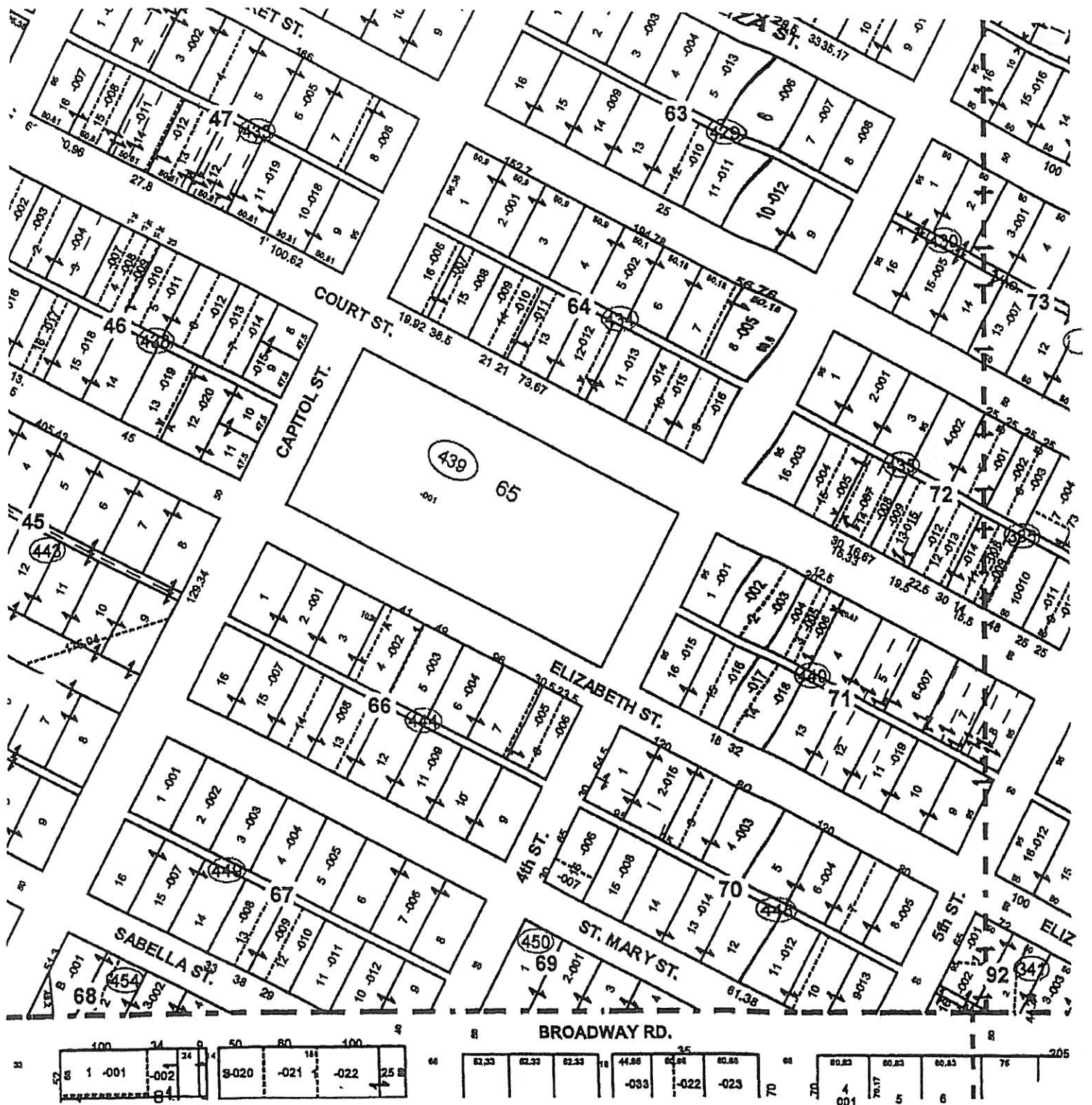
(SEAL)

Pamela S Travis

Notary Public
State of ILLINOIS
My Commission Expires:

Mail after recording to:





PEKIN TWP.
E1/2 SE1/4 SEC. 34 T.25N. R.05W.

08/03/2011
16 16 33

CITIZENS EQUITY FIRST CREDIT UNION
TRANSACTION HISTORY FOR SUFFIX

PAGE 1
REQUESTED BY BLC

MISCELLANEOUS	600493-020	CURRENT BALANCE	22,803.90	DLT 07/11/11
LAST STATEMENT BALANCE			6,310.48	DLS 07/01/11
S 06/30/11	1005 01 SAV DEPOSIT	1.49		002254
S 06/30/11	1005 03 CR 0003 0072	1.49		002254
S 06/30/11	1005 53 DB 0010 0072	1.49		002254
07/11/11 PKN	2839 01 SAV DEPOSIT	16,489.05	22,799.53	105539
07/30/11	1005 01 SAV DEPOSIT	4.37	22,803.90	003535
07/30/11	1005 03 CR 0003 0072	4.37	22,803.90	003535
07/30/11	1005 53 DB 0010 0072	4.37	22,803.90	003535

CEFCU

600493

Account Number

M. Teresa Lemon

Primary Member

8/3/11

Date

4:17 PM

Time

BLC 11/11/11

Initials/Office



Boyd Gaming Corporation 401(k) Plan

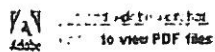
Loans

Available Loans

- The minimum loan amount for a Residential loan is \$1,500.00
- The minimum loan amount for a General loan is \$1,500.00
- The total available for you to borrow is \$17,441.39

Loan Type	Current Interest Rate	Date Available
Residential	5.2500%	08/04/2011
General	5.2500%	08/04/2011

- How does taking a loan affect my retirement planning?
To find out, choose the ING Advisor Service link above or access the Plan Highlights section to learn more
- Principal and interest will be paid back into your account
- Loans are usually repaid through automatic payroll deductions
- Loan repayments are allocated according to your current investment elections
- Early loan payoffs incur no penalty



Shearer Electric Inc.
3370 Edgewater Drive
Pekin, IL 61554
309-382-6254

May 31, 2011

Teresa Lonmar
407 Mechanic Street
Pekin, IL 61554
267-6368
lohmant@centurylink.net

Move 200 amp service to new location

Six hundred dollars twenty five dollars and no/100 \$625.00
Payment due upon completion

Acceptance of proposal _____

Proposal

Grimm Electric Inc.

308 S. Plum Street
P.O. Box 440
Morton, Illinois 61550

Complete Electrical Service – Residential – Commercial
Morton: 266-7012 – Pekin: 353-2957 – Peoria: 693-7301

Reference Number: Lohman

Customer: Tereas Lohman

Date: June 1, 2011

Address: 1407 Mechanic

Job Name: move service

City: Pekin

State: IL

Zipcode: 61554

Job Location: 411 Court St.

Phone #'s: 267-6568

Attention:

Fax #'s:

We hereby submit estimates for:

We agree to move your 200A 3 phase service to the south approximately 5ft. We will remove the riser and meter base from the outside and the main panel from the inside.

We will core drill through the brick at your new location. Then remount the panel, meter base, riser and Ameren attachment point. This doesn't include moving any conduits to be rehooked up.

We will update your grounding which includes a new ground rod, terminated at main disconnect. Also grounding to your water system with a meter jumper as per code.

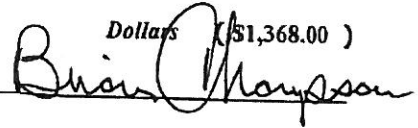
We will leave a GFI temporary outlet at the panel location for construction. Also we can install a string of 10 temporary lights with a running length of 100'. This would cost a additional \$250.00.

This proposal includes permit and inspections.

We propose hereby to furnish material and labor complete in accordance with the above Specifications, for the sum of:

Authorized contractor signature

Dollars (\$1,368.00)



Note: This proposal may be withdrawn by us if

Not accepted within _____ days.

Customer Signature _____

Antonini Brothers Inc.

305 Railroad
Pekin, IL 61554

Estimate

Date	Estimate #
6/20/2011	234

Name / Address
Teresa Lohman 411 Court St. Pekin, IL. 61554

			Project
Description	Qty	Cost	Total
Scope of Work: Remove 11' of Alley Side of Building			
1. Cut roof prior to cutting brick walls			
2. Cut cement floor and remove			
3. Dig and pour new footing for back wall			
4. Build new 2 x 6 wall approx. 33' x 12'			
5. Apply 7/16 OSB to exterior of wall			
6. Install qty.two 3/0 steel door with glass			
7. Apply vinyl siding to entire back wall			
8. Build 1' overhang on back edge of roof			
9. Insulate wall according to City Specs			
10. Sheet rock and tape wall inside			
11. Pour new pad for parking spaces			
12. Roof repairs will be done by others			
13. New 6" gutter and new downspout			
14. Paint interior of wall			
15. Paint qty. 2 exterior doors and jambs			
Total Labor and Materials:		14,438.72	14,438.72
NOTE: No permits are included in this estimate			
Estimate only good for 30 days.		Total	\$14,438.72

Customer Signature _____

ADDITIONAL WORK AUTHORIZATION

"CONTRACT"

Trinity J. Lipe
1611 N. 8th St

Peekin, IL 61551 (312) 256-8189

CHANGE ORDER #	DATE 06/29/11
CUSTOMER NAME	TERESA LOMANA
STREET	1407 MECHANIC ST
CITY PEKIN	STATE/ZIP 61551

Original Job Information:

JOB NAME	LOCATION 1407 MECHANIC ST
JOB/CONTRACT # 01	DATE 06/29/11

We hereby submit the following specifically described additional work:

"Dissection"

Approx 15' x 20' AREA OF 1155 TOWNS ST

1. REMOVE 1' HICK BUMP

\$12,000.00

Additional charge for above described work is: \$ 12,000.00 Dollars

with payments to be made as follows: 1/2 UP FRONT AND 1/2 UPON COMPLETION T.S.C.

Additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

We propose hereby to furnish material and labor — complete in accordance with these specifications at above stated price.

Respectfully submitted

Trinity J. Lipe

ACCEPTANCE OF ADDITIONAL WORK

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance _____ Signature _____

Proposal

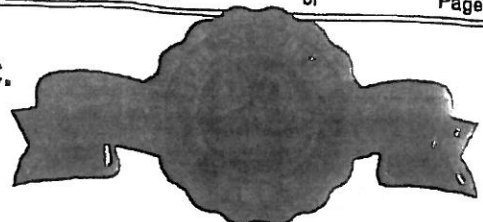
Page No.

of

Pages

BENASSI ROOFING, INC.

309 North 6th Street
Pekin, Illinois 61554
Lic. #104-007361
(309) 346-8027



PROPOSAL SUBMITTED TO THERESA LOHMAN		PHONE 267-6568	DATE 1-30-11
STREET 1407 MECHANIC		JOB NAME BRUCE CLIFTON BUILDINGS	
CITY STATE and ZIP CODE PEKIN		JOB LOCATION Court St	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

partial

- REMOVE ALL UNNECESSARY DEBRIS & HAUL AWAY
- REPLACE ANY DAMAGED PLYWOOD (SOFT AREAS)
- APPLY RECOMMENDED BASE SHEET USING 4" PLATES & SCREWS
- APPLY A MODIFIED ROLLED RUBBER ROOF (TORCH DOWN)
- SIDES TO BE SECURED USING A TIE BAR & MASONRY ANCHORS.

TOTAL AREA: BOTH BUILDINGS (45 SQUARES)

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows

dollars **\$14,000**

Upon Completion

Benassi Roofing is fully insured. A current Certificate of Insurance will be provided upon request.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

[Signature]

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

PROPOSAL

Terry Schoedel
1502 Fisher
PeKin IL 241-2359

PROPOSAL NO

SHEET NO

DATE

06-15-11

PROPOSAL SUBMITTED TO:

NAME

Theresa Lohman

ADDRESS

1407 Mechanic

PeKin

PHONE NO.

267-6568

WORK TO BE PERFORMED AT:

ADDRESS

Downtown Buildings

DATE OF PLANS

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- 1) INSTALL Hard Board TO ROOF
- 2) INSTALL new Rubber Roofing System
- 3) FLASH All walls + Term Bar
- 4) FLASH All Penetrations on Roof, Pipes, Air Unit etc.
- 5) Coping Stone Fix as needed
- 6) INSTALL GUTTER on BACK OF BOTH BUILDINGS
- 7) Any wood Replacement EXTRA AT TIME + MATERIAL

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

1500.00 TO START WITH, 850.00 upon completion. Dollars \$ 2350.00

with payments to be made as follows.

Respectfully submitted

Terry Schoedel

Per

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control

Note — This proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

P R O P O S A L



Kreiling Roofing Co.

2335 W. Allorfer Drive
Peoria, Illinois 61615

Ph: 309/673-3649
Fax: 309/673-2431
www.kreiling.com

March 2, 2011
Attn: Teresa
RE: 409-411 Court St, Pekin

We propose to furnish and install the following:

1. Tear off existing roofs to wood deck and haul away.
*** If any decking is found to be damaged or rotted, we will replace on a time and material basis.
2. Mechanically fasten one layer of 1/2" woodfiber coverboard to entire roof area.
3. Fully adhere Firestone 060 EPDM membrane to coverboard using bonding adhesive.
4. Flash EPDM up and over walls or terminate under existing coping.
5. Flash all roof penetrations.
6. Install new seamless gutters and downspouts to replace existing.

Price: \$24,764

Please add \$3,707 for us to install new 24 ga. pre-painted steel wall caps. Any wood blocking required is outside of our scope and would need to be completed by others.

Dave Durflinger
Ph- 309.673.3649
Fax- 309.673.2431
Mobile- 309.339.4064
Email- ddurflinger@kreiling.com

Sales Tax Is Not Included

Accepted By: _____

Date: _____

Prepared By: _____

Date: _____

Kreiling Roofing Inc.

2011

Structural Assessment

409 & 411 Court Street
Pekin, Illinois 61554



Allen Taylor, S.E.

ATSE Consultants, LLC

10/12/2011



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October 24, 2011

Ms Teresa Lohman

RE: TIFF Grant Proposal; Structural Assessment
409 & 411 Court Street
Pekin, Illinois 61554
ATSE Project # MISC2011-08

Dear Ms. Lohman,

This letter shall serve as the vehicle that documents our site survey and the corresponding structural assessment of buildings, located at 409 and 411 Court Street Pekin, Illinois. Personnel from ATSE Consultants performed a site visit on October 12, 2011 at approximately 9:00 am. The structural evaluation was performed at the request initiated by the property owner Mr. Johannes in response to satisfying one of the TIFF grant proposal requirements mandated by the City of Pekin.

Existing Structure:

The building is a typical downtown storefront commercial property, with a structural common wall that divides the 409 and 411 spaces [Image 1]. Both of the front facades face Court Street to the south with the back of the building or north facade, flanking the rear alley. The age of the building is unknown, but based on the construction methods used, it is our estimate that the structure is approximately 75 to 85 years old. The construction type consists of 2x12 wood floor joists and 2x8 wood roof joists, supported by perimeter load bearing brick walls. The front half of the building has a full basement with a brick foundation, and the remaining back half of the building is supported by a shallower crawl space foundation.

Structural Assessment:

This assessment consisted of a visual observation of the building as it relates to the overall structural integrity of the property. Please note that no physical test to the superstructure and/or subsurface geotechnical explorations were performed as part of this evaluation. The intent of this assessment was to evaluate the overall structural integrity of the building and highlight any areas that in our opinion show signs of structural distress. In addition, our opinion of recommended actions will be provided as a minimum for these locations noted. During our visit we noticed four primary areas that have varied levels of structural concern. These areas consist of the north (rear) façade, the roof joists, the roof decking, and an isolated area of the first floor framing.

1. The north (rear) facade of the building has experienced an excessive amount of movement that is most likely attributed to differential settlement of the foundation [image 2&3]. As a result of this behavior, the wall has areas of localized failure where the bricks have rotated both in and out of plan. Directly adjacent to this wall, and approximately 12 feet to the south, there is a large diagonal crack located in the party wall dividing the two spaces [Image 4]. Based on the location and geometry of this crack, we believe that too is directly related to the differential foundation settlement issue occurring at the north facade. Fortunately, it does appear that this problem has been isolated to the north end of the building and only extends approximately 10 to 15 feet to the south. Therefore, due to the poor condition of the north facade and the notion that the root of the problem is foundation related, it is our opinion that this section of the property is not repairable. Since this section is not deemed salvageable, we recommend that the back 12 to 15 feet of the buildings be demolished and a new foundation and end wall be constructed.



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2. The next areas of concern involve numerous roof joists located in both **the** 411 and 409 spaces. For the most part, the 2x8 wood joists appeared to be in fair to good condition **and** structurally sound. However, there were a few isolated locations where the 2x8 joists were found to **have** various levels of dry-rot and decay and thus are no longer structurally acceptable. The first joists **identified** with problems are located at each of the two skylights on the 411 Court street side of the property [Images 5 & 6]. Most likely from a repeat exposure to water from a leaking skylight, these members had **areas** of dry-rot and were soft and spongy when probed with a screwdriver. In addition to dry-rot, the **doubled up** joists that function as headers on each side of the skylights have an excessive amount of **deflection** [image 7]. The second area observed with damaged roof joists is located on the 409 Court street side. At approximately three-quarters of the way back toward the north, there were ten 2x8 roof joists that are **also** in poor condition [Images 8 & 9]. We highly recommend that all the problem joists noted be replaced **with** new structural wood members.
3. The third area identified having structural deficiencies was the 3/4 inch **tongue and groove** wood decking that covers the roof structure over both the 409 & 411 Court street spaces. As part of our visual assessment, areas of the decking that were suspect to damage were **probed** with a hand tool to help evaluate material soundness and density. During this exercise, it became very evident that the majority of the decking had been damaged from repeat exposure to water infiltration. In some instances, portions of the wood had completely rotted away and the roof membrane was visible [Images 10 & 11]. Based on the visible water damage, the extent of dry-rot found, and the soft spongy **characteristics** of the material, it is our opinion that the decking is not structural sound and should be replaced.
4. The final area of concern consists of some of the first floor framing and **subfloor** deckin located at the south-west corner of 409 Court street. It was determined that the floor structure **was** constructed with 2x12 wood floor joists spaced on 12" centers with a 3/4 inch subfloor decking. When **standing** in the south-west corner of the basement looking up, there is evidence of water damage and dry-rot to both the subfloor and three floor joists [Image 12]. Therefore, it is our further recommendation that **the** damaged subfloor be replaced and the damaged joists be reinforced with new joists affixed to the side.

Conclusion & Recommended Actions

Based on the age of the building, and contingent on the assumption that the **above** recommendations are executed effectively, the overall structure is in fair condition. The recommendations are **based** on engineering judgment and professional opinions, no testing or analytical computations were preformed in **deriving** these results. Please note that these recommendations are intended to be the minimum measures taken to address the deficiencies. Actual procedures, details and/or means and methods used to act out these actions are at the full responsibility of the owner and or selected contractor. Our recommendations shall be taken as opinion based conclusions derived from standard engineering principles for strength and stability.

Thank you for retaining us for this assessment. If there are any questions, please call.

Respectfully,

ATSE CONSULTANTS, LLC.
Allen Taylor - SE
President / Owner
IL. SE # 081-006217



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Image 1 (Front Façades)

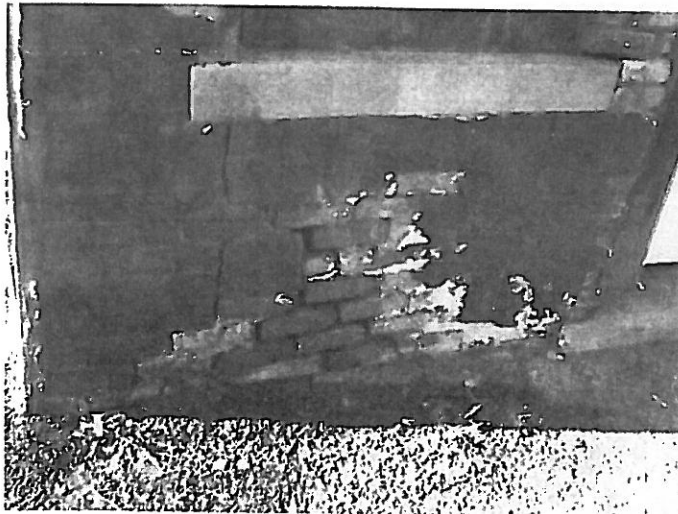


Image 2



Image 3



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Image 4 (Crack in Common Wall)

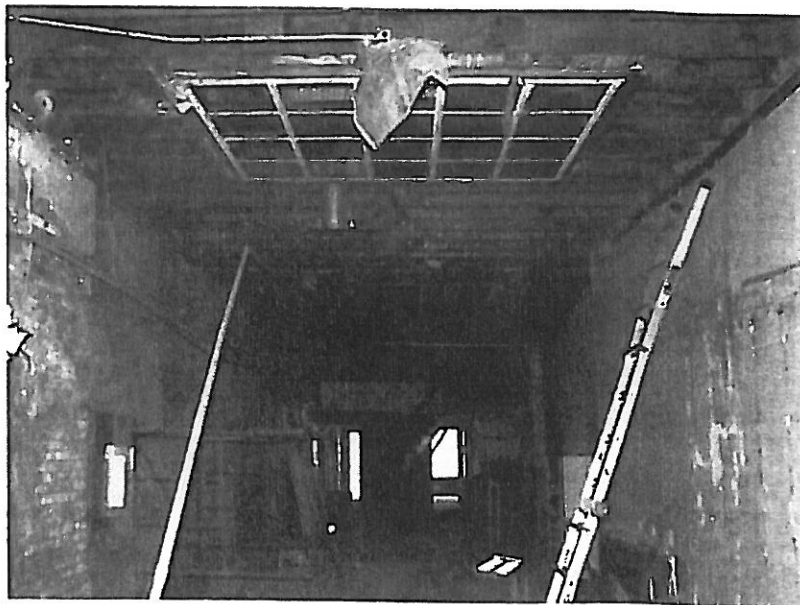


Image 5 (Looking South 411 Court St.)



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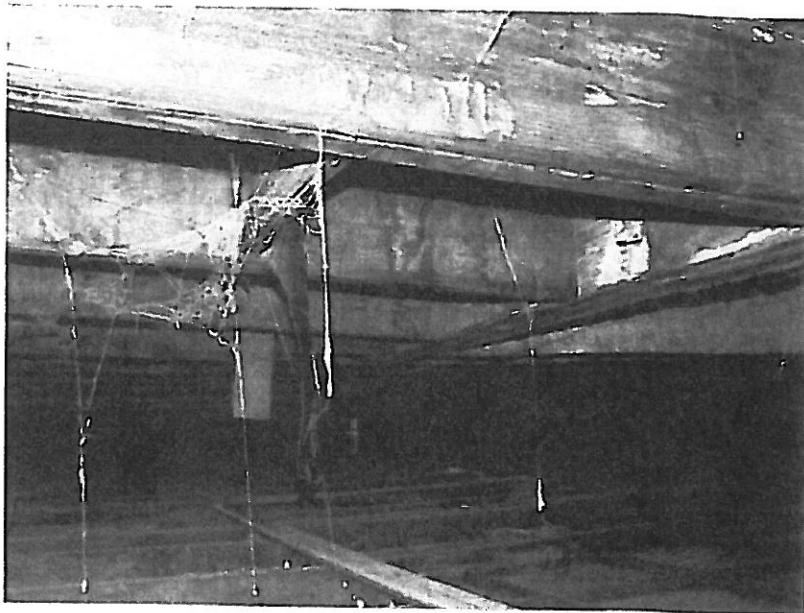


Image 6 (Skylight Roof Framing)



Image 7 (Skylight Roof Framing Large Deflection)



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Image 8 (Looking North 409 Court St.)

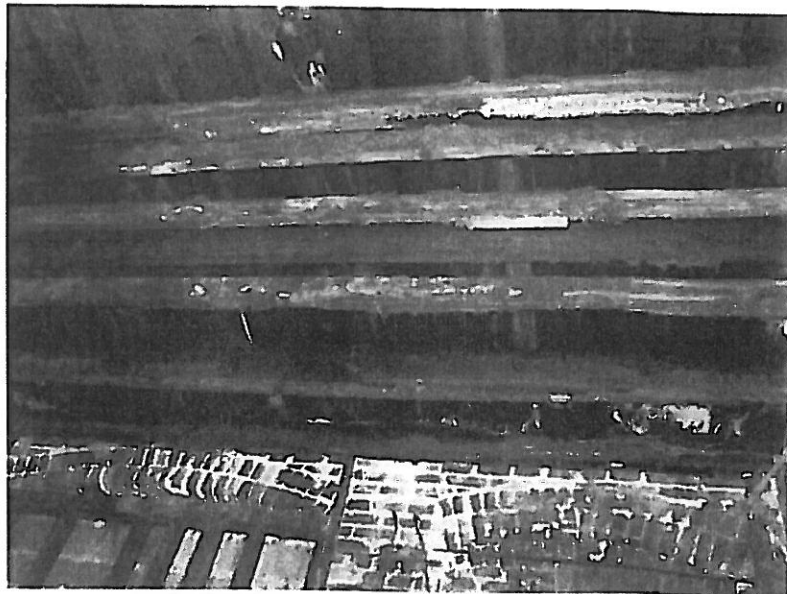


Image 9 (2x8 Roof Joists, Poor Condition)



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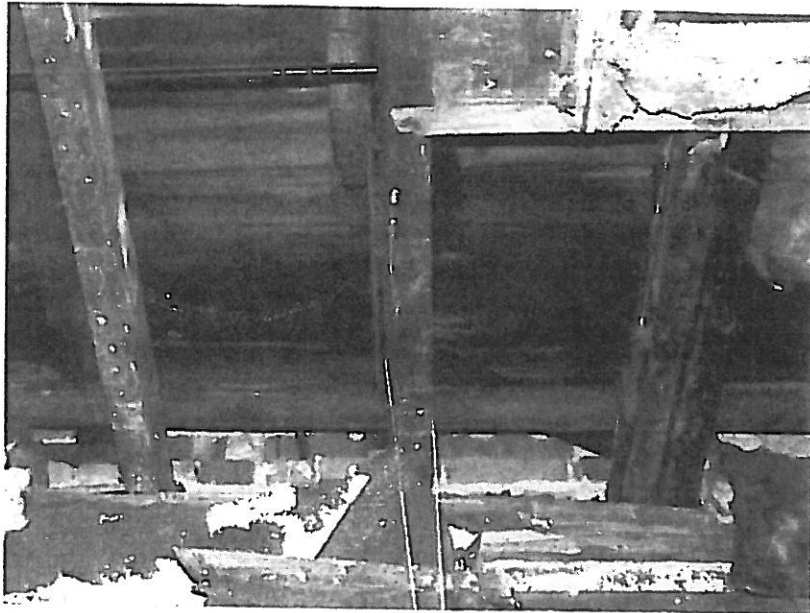


Image 10 (Roof Decking, Exposed Roof Membrane)



Image 11 (Roof Decking, Exposed Roof Membrane)

