
PROCEEDINGS OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON TUESDAY NOVEMBER 13, 2018 AT 5:30 O'CLOCK P.M.
JOHN MCCABE * CHAIR * PRESIDING

All Council Members were present. A quorum was declared by Mayor McCabe.

Attendee Name	Title	Status	Arrived
James A Schramm	Council Member	Present	5:25 PM
Michael Garrison	Councilman	Present	5:25 PM
Lloyd Orrick	Mayor Pro-Tem	Present	5:25 PM
John P Abel	Council Member	Present	5:25 PM
Michael Ritchason	Council Member	Present	5:25 PM
Mark Luft	Council Member	Present	5:25 PM
John McCabe	Mayor	Present	5:25 PM

EXECUTIVE SESSION 5 ILCS 120/2

2.1. Motion to: Motion to move to Emergency Executive Session

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Ritchason, Council Member
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

PLEDGE OF ALLEGIANCE

Mayor McCabe led the Pledge of Allegiance and a moment of silence was offered for the passing of former Police Officer Bob Burress and his family.

APPROVE AGENDA

4.1. Motion to: Motion to Approve Agenda

Motion was made to approve the agenda by Council Member Schramm and seconded by Council Member Ritchason.

4.2. Motion to: Motion to Amend Consent Agenda

Motion was made to remove item 6.1 from the Consent Agenda, Ordinance No. 2806-18/19 Approving and Authorizing the Execution of a First Amendment to the Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Pekin and Maquet, Inc. and SPWT, LLC and OLLIEC, LLC.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

4.3. Motion to: Motion to Approve Agenda as Amended

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

APPROVAL OF MINUTES

5.1. City Council - Regular Meeting - Oct 22, 2018 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

PUBLIC INPUT

Dave Nutter spoke regarding agenda item 8.8. He questioned whether Placemakers, LLC's home was in Albuquerque, New Mexico and why there were no competitive bids. He also presented questions to Council regarding the terms of the contract as to who authorizes hours, who the contracted employee reports to, whether work is done on site or at home, etc. Mr. Nutter also raised questions regarding a non-disclosure agreement with the previous employee for GIS, why no one has been cross-trained to do the job and which expense item it will be listed under.

Rick Hilst approached the podium regarding agenda item 8.6 regarding the Independent Contractor Agreement for Economic Development. He questioned whether it was common practice to allow an outside contractor access to a city email account.

Jim Mangan addressed the Council regarding agenda items 7.1, the presentation on retail attraction and 8.6 the Independent Contractor Agreement for Economic Development Services. Mr. Mangan spoke against spending additional funds for economic development. He advised Council that the funds are better used towards Pekin problems with simple solutions.

CONSENT AGENDA

7.1. Motion to: **Motion to Approve Consent Agenda**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James A Schramm, John P Abel
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

7.2. **Bids for the Schramm Sewer Repair Project**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James A Schramm, Council Member
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

COMMUNICATIONS

8.1. **Presentation on Retail Attraction by Retail Strategies**

Mark Rothert introduced the topic on retail attraction. Retail attraction is particularly important to the City of Pekin because the City relies on sales tax as one of its major revenue sources each year. However, in recent years, the City has not had a strategy dedicated to retail attraction, let alone economic

development. In order for the community to grow its tax base there needs to be a more concerted focus in this area. Last month, two firms that focus on retail/restaurant attraction were invited to present before the City's Economic Development Advisory Committee. It was learned that both generally offer similar services: to work with retailers, developers, and brokers to attract development to a community. Furthermore, the retail/restaurant attraction business is based highly on relationships that have been built up over years. These relationships ultimately bring access to key decision makers in corporations looking to expand.

Matthew Petro, Chief Development Officer with Retail Strategies presented a power point presentation to Council pertaining to retail development and improvement. Mr. Petro was recently named a rising star. The firm was created to bridge gap between what communities have and what communities need pertaining to retail development and retail recruitment. They are here to maximize trade areas, increase food and beverage tax, and provide shopping opportunities. He explained that the process begins with discovering the community. The firm tracked cell phones in shopping centers, which he presented on a heated map. The firm would identify who the consumers are in Pekin and what they are spending money on. They use a Supply v. Demand GAP Analysis (Restaurants, Clothing, Health and Personal Care, Furniture). They then determine who is a fit. They have focus zones for recruitment. Once information is together, they take data, real estate, and their goals and creates a retail strategy, which takes about 3 months. Moline renewed their contract for fifth consecutive year.

Council Member Luft asked Mr. Petro where in the timeline do you begin to see movement where people in the community start seeing things built and come in. Mr. Petro explained that the life cycle of retail expansion is typically 18-36 months sometimes less sometimes more. Many factors come in to play, in general, typically 18-36 months, up to that point we can report, some are confidential where you will see process, as far as the community, can say spoke to 5 restaurants that are looking to come. Moline it happened quicker, some communities 48.

Council Member Luft also asked if the timeline has grown with changing culture and with the internet, how difficult is it becoming to get retailers to offer, the experience outweighs the convenience. Mr. Petro explained three points. Concepts expanding that are internet resistant, for example restaurants. The second is indoor malls; they offer low or free rent to those online to brick and mortar. Amazon for example, they bought Whole Foods, now they are not only online. It is not just brick and mortar but also the clicks online. How do you mix convenience with experience, Mr. Petro asked. No one has figured it out yet. Mr. Petro read a study that we weren't purchasing online on our phones, now we are. Retailers have to change, sometimes close stores, outdated business items, some just didn't adapt. Assure you that it will always be changing. Retailers feed off other people's traffic.

Mr. Rothert explained that this is a niche field; we rely on those in the profession who has those connections to help increase our tax base and options for citizens.

Council Member Orrick commented that only certain businesses and some retailers only locate because they would be in the radius or drive time to capture the most audience.

Council Member Abel asked Mr. Petro if other communities have economic development teams.

Mr. Petro pointed out that Zion and Moline had one person, not a team. In some instances, the

firm works with City Manager and some Economic Development Directors.

Mayor McCabe asked what attraction brought him to Pekin. Mr. Petro explained that he had had a conversation two years ago with someone who no longer works with the City. He looks at the population and anchor tenants and the dynamics of the community. Pekin has a great mix. Pekin has local entrepreneurs and national tenants down the street as well as East side anchor tenants. They look at different nodes.

Council Member Luft commented that there are communities behind us and to the sides of us that we can draw in that don't want to drive to levy district.

8.2. Public Hearing for the Revised Citizen Participation Plan for HUD Community Development Block Grant (CDBG)

Public Hearing was held at 6:28 P.M. presented by HUD Administrator, Pamela Anderson. The purpose of the citizen participation plan is to maximize the opportunity for citizen participation in the Community Development Block Grant process by giving input on the types of programs and to identify the needs to prioritize projects in Pekin with the Community Block Grant. The plan will be on public review from October 15th until November 14th. The item will be brought to Council at the next meeting for recommendation.

No comments or questions by the public. Mayor McCabe closed the public hearing at 6:32 P.M.

8.3. Public Hearing on the Amendment for a Substantial Change to the 2015-2019 Consolidated Plan to Include the Demolition Program

A public hearing was held at 6:33 P.M. presented by HUD Administrator, Pamela Anderson. HUD had denied the demolition program request because we did not have a 30-day comment period. This triggered the updating of the Citizen Participation Plan and the demolition program triggered a substantial amendment. It will be open for public comment from October 15th thru November 14th. It will be brought before Council for recommended approval on November 26th. No questions or comments by the public. Mayor McCabe closed the hearing at 6:34 P.M.

NEW BUSINESS

9.1. Resolution No. 121-18/19 Intergovernmental Agreement with Pekin Library Board for Recycling Services

Interim City Manager, Mark Rothert, presented the resolution that formalizes the agreement between the Pekin Library Board and the City of Pekin that the City will pick up recycling carts at the library at a rate of \$3 per cart per month. They currently have 5 carts. The City picks up the recycling carts weekly and charges them monthly. The \$3 rate was negotiated prior to this agreement. It was estimated to cover the cost on a weekly basis.

Council Member Abel asked if we are billing our self. Mr. Rothert explained that the Library Board has a separate Federal Employer I.D. number.

Council Member Orrick asked if we had similar agreements with TC3 or the

county for any of their recycling. Mr. Rothert explained that we do not. We only pick up the library and the Park District. Council Member Orrick suggested that we could do it cheaper for them. Mr. Rothert said he would look into it.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Council Member
SECONDER:	Michael Ritchason, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.2. Resolution No. 122-18/19 Intergovernmental Agreement with Pekin Park District for Recycling Services

Interim City Manager, Mark Rothert, presented the item. A similar intergovernmental agreement with the Park District for pickup of recycling carts on Koch Street and their maintenance facility.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John P Abel, Council Member
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.3. Police Department Rifle Purchase

Police Chief John Dossey presented the item. The funds were raised by the Police Foundation. The department was approached by a local vendor that did not meet up to their standards. A group was created that had a lot of expertise in purchasing rifles. The goal is to make sure the officers are prepared for the events ongoing on a nightly basis, like school shootings and mass shootings. The officers do have rifles on the street with specialized officers pertaining to swat or tactical operations. The goal is to provide that the weapons on the street are available 24/7 365 as a preparedness standard. The committee identified the rifles out of Milan, IL and matched specifications and prices from prior rifles. This money was not budgeted but money raised by the Police Foundation. Certain laws require the purchase to be made by the person purchasing the guns and not a not for profit organization. Initially the foundation wrote a check to the city and the city paid for the initial rifles received. The money had been sitting in the general fund up to the point they made the purchase. We did cross fiscal years.

Council Member Orrick commented that he feels satisfied the police will do a great job. He thanked the Chief and his staff for doing a good job.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Luft, Council Member
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.4. Agreement With Tazewell County Animal Control for 2019 Services

Police Chief John Dossey presented the item. He explained the costs dealing with Animal Control and that there is an obligation to seek treatment with veterinary care. Animal Control handles those situations for the City. Ticket have been written upwards of \$60,000 with around \$20,000 of collections. He explained the various stages of the collection process.

Mayor John McCabe inquired as to how much it would cost if the City did this ourselves. Chief Dossey did not know off hand but explained the costs associated.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Luft, Council Member
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.5. Motion to: Motion to adopt Ordinance No. 2805-18/19 Amending City Code Regarding Adoption of Solar Energy Regulations

Motion was made by Council Member Garrison and seconded by Council Member Luft to adopt Ordinance No. 2805-18/19 Amending City Code Regarding Adoption of Solar Energy Regulations

Interim City Manager, Mark Rothert, introduced the item. There has been great interest and several projects have been proposed in the City of Pekin and no ordinance is on the books.

John Lebegue explained the ordinance. He explained that it synthesizes Tazewell County and Morton's ordinance. The ordinance will give standards and regulations regarding installation of these types of systems. Residential size that would require a permit and no hearing. Commercial size would require a special use and public hearing. It will also generate permit fees.

Council Member Orrick and the Council along with Mr. Lebegue discussed the kilowatts.

9.6. Motion to: Motion to Amend Ordinance No. 2805-18/19 Amending City Code Regarding Adoption of Solar Energy Regulations

Motion was made to amend I. Fees charged for building permits that the line "over 2,000 kilowatts at \$5,000 plus \$100 per 100 kilowatts".

Council Member Orrick asked about some businesses and houses having solar panels already, are they grandfathered and liability insurance? Mr. Lebegue answered that existing solar panels are grandfathered in and liability insurance is only required for large scale only.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.7. 1545 : Ordinance 2805-18/19 as amended Amending City Code Regarding Adoption of Solar Energy Regulations

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.8. Resolution No. 125-18/19 Independent Contractor Agreement for Economic Development Services

Interim City Manager, Mark Rothert, presented the item. Mr. Rothert explained that the City has historically had an economic development person on staff, the City's current economic development efforts are not fully receiving the attention they need. To put a greater focus and emphasis on the City's economic development efforts, staff is recommending the approval of a contractual agreement to utilize the services of Mr. Matt Fick for the remainder of the fiscal year. Mr. Fick is the former administrator for the Village of Peoria Heights and

has extensive economic development experience. Such experience would be valuable in helping Pekin strengthen its economic development efforts. Under the contractual agreement, Mr. Fick will be considered an independent contractor and not a city employee with employee benefits.

Since this a short term contractual arrangement, the City can evaluate at the end of the fiscal year whether to extend the economic development services contract for another desired term.

Mayor McCabe clarified that the Pekin Chamber of Commerce is not in the business of bringing new business to Pekin. Their primary focus is on current businesses, but not recruiting.

Council Member Orrick questioned whether there was a conflict between Mr. Fick and Retail Strategies. Mr. Rothert explained that Mr. Fick will work on enterprise zone administration and other leads and would report directly to him.

Council Member Luft, Council Member Abel and Council Member Ritchason all spoke in favor of Mr. Fick.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Garrison, Councilman
SECONDER:	John P Abel, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.9. Bid for Schramm Sewer Repair Project for Laverdiere Construction Inc. in the amount of \$18,500

Interim City Manager, Mark Rothert, introduction the item and City Engineer, Michael Guerra. Over the past couple of years a slow sink hole has developed due to a separation in a portion of the pipe that has settled. While this settlement has not resulted in backups in the homes or presented a danger to the traveling public, a repair is needed for the sewer. Therefore this project was included in the five year capital plan for wastewater that was presented in this year's budget. The City received four bids for this project ranging from the low bid of \$18,500 to a high bid of \$28,900. Laverdiere Construction Inc. was the low bidder. After reviewing the bids, Laverdiere's bid appears to be reasonable and responsible and is recommended to be approved.

Council Member Orrick inquired about the low bidder's home base. Mr. Guerra explained that they saw a farther reach in contractors, which drives competition. They have never done work in Pekin but surrounding areas. City employees will not be doing any work on this one. We don't have the equipment capable of performing this work safely.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lloyd Orrick, Mayor Pro-Tem
SECONDER:	Michael Garrison, Councilman
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.10. Contract with Placemakers, LLC. for Geographic Information System (GIS) Services

A motion was made by Council Member Orrick to approve the contract with Placemakers, LLC for Geographic Information (GIS) Services. The motion died due to lack of a second.

9.11. Resolution No. 124-18/19 Support of Funding for Safe Route to School Application

Interim City Manager, Mark Rothert, presented the item. A grant application to the IDOT Safe Routes to School Grant. IDOT is requesting a resolution is submitted with the application to upfront the money for the grant project and get reimbursed after the project is complete for \$200,000 for sidewalk prepare around Jefferson Primary School and Washington Intermediate School. Questions referred to City Engineer, Mr. Guerra.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Ritchason, Council Member
SECONDER:	Lloyd Orrick, Mayor Pro-Tem
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

9.12. Resolution No. 123-18/19 Determination of Estimated 2018 Property Tax Levy

Interim City Manager, Mark Rothert, presented the item. The Illinois Truth in Taxation Act requires the governing body of a municipality to determine the amount of money estimated to be necessary to be raised by taxation. This must be done at least 20 days before the final adoption of the tax levy. The estimated amount of the proposed aggregate levy is compared with the amount of property taxes extended for the government in the prior year. If the proposed levy is greater than 105 percent of the previous year's extension, then the municipality must hold a Truth in Taxation public hearing and publish a notice of the hearing in a newspaper. The attached resolution states that the City's intention is to not exceed 105 percent of its 2017 tax extension and thus does not require a Truth in Taxation public hearing. Because there needs to be a 20 day timespan after the estimated 2018 tax levy is approved, the final adoption of the tax levy will take place at the December 10, 2018 city council meeting.

In years past the estimate has been provided by the City Manager, the act states that the Council needs to provide an estimate of that tax levy. The Council needs to estimate that it will not exceed 105%. It is the Interim City Manager's intent to talk to each Council member to gain consensus on what it will be. The Council is only setting a ceiling or cap and not go over.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Ritchason, Council Member
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

ANY OTHER BUSINESS TO COME BEFORE THE COUNCIL

Jim Mangan approached the podium to remind Council to look at the bottom of the agenda and that January 14th is not far away to allow the public to vote on what type of city government the public would like.

John McNish approached the podium to discuss his home replacements with permits. When will we reduce the cost and charge less for fees the City doesn't need. Most retailers are restaurants. Fix more roads. Not once has an inspector come to his house, except for a water main replacement.

Interim City Manager, Mark Rothert, corrected his earlier statement and added that we do collect recycling at Parkview and Lick Creek. The City did a slight update to the website to

make it more user friendly.

Mayor McCabe made several announcements regarding Veteran's Day and the upcoming holidays.

Mayor McCabe addressed the Council members to remind them that the employee handbook was tabled. He sent an email to go through the handbook and bring questions to city manager or human resource director; he has not received anything.

Council Member Orrick asked the Chief of police to look at fines for animal control that do not adhere to the City ordinance. The County keeps their fines.

EXECUTIVE SESSION 5 ILCS 120/2 (C) 1 PERSONNEL

11.1. Motion to: Motion to move to Executive Session

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Ritchason, Council Member
SECONDER:	Mark Luft, Council Member
AYES:	Schramm, Garrison, Orrick, Abel, Ritchason, Luft, McCabe

ADJOURN

No further action to come before the Council, motion was made by Council Member Ritchason, seconded by Council Member Schramm that Council adjourn. Motion carried viva voce. Mayor McCabe adjourned the meeting in open session at 9:31 P.M.