

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
March 28, 2022**

A regular meeting of the City Council of the City of Chillicothe, Peoria County, Illinois, met in Regular Session in person March 28, 2022 at 7:00 P.M with Mayor Michael D. Hughes presiding and with proper notice having been posted.

Mayor Michael D. Hughes called the meeting to order at 7:00 P.M.

The Pledge of Allegiance, to the Flag of the United States of America, was recited.

Chairman Hughes directed Clerk Hurd to take roll.

Physically Present: Mayor Michael D. Hughes
City Clerk Margaret Hurd
Treasurer B.L. Bredeman

Alderspersons: Dean Braun, Courtney Gehrig,
Dennis Gould, Gary Sharp, Jacob Vanbruwaene

Absent: Aldersperson Bredeman, Aldersperson Connor,
Aldersperson Jenkins

Also, Physically Present: Office Manager Denise Passage
Police Chief Scott Mettillie
Superintendent of Public Works Shawn Sutherland
Economic Development Director Amanda Beadles
City Attorney Kevin Day

Chairman Hughes declared a Quorum present.

The Minutes of the Regular Council Meeting held on March 14, 2022 were presented. Motion Aldersperson Braun, second Aldersperson Gould that the Council dispense with the reading of the Minutes of the March 14 , 2022 Regular Council Meeting and approve the Minutes as presented.

Motion Carried Via Voce Vote.

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PETITIONS AND COMMUNICAITONS BY THE CLERK:

Clerk Hurd presented the following Committee and Commission Minutes:

1. Finance Committee Budget Workshop – March 12, 2022
2. Human Resource Committee – March 23, 2022
3. Public Works – March 23, 2022
4. EDC Committee – March 16, 2022
5. Finance committee – March 16, 2022
6. Cemetery & Parks Committee – March 22, 2022

Clerk Hurd presented the following reports:

1. City Engineer Report dated March 23, 2022

Clerk Hurd read a letter of resignation from Jim Benisch, resigning from the Construction Commission.

Clerk Hurd read the following letter dated March 22, 2022 from IDOT in regards to the Bike Path Grant denying the request for additional funds and a change to the bike path plan.

Clerk Hurd announced a bid letting had been held March 23, 2022 for the Cutright Park Restroom Renovation as follows:

BIDDER/COTNRACTOR	PEORIA METRO CONSTRUCTION INC.	N. ZOBRIST & SONS, INC.	GEORGE H RUMP CONSTRUCTION CO.
BASE BID	\$90,693.00	\$79,990.00	\$72,400.00
ALTERNATE BID #1	\$2,875.00	\$2,095.00	\$825.00
ALTERNATE BID #2	\$3,000.00	\$2,350.00	\$3,300.00
ALTERNATE BID #3	\$5,000.00	\$4,700.00	\$4,500.00
TOTAL	\$101,568.00	90,035.00	81,025.00

Clerk Hurd read a letter from Dick Young, notifying the City that he will be increasing his fees for electrical inspections beginning May 1, 2022.

Clerk Hurd presented the revised zoning map dated March 2022 as presented by City Engineer Coulter.

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Clerk Hurd read the following letter of recommendation from the Police Commission dated March 24, 2022:

*To: Chief Mettille Chillicothe Police Department,
Mayor Hughes and members of the Chillicothe City Council*

The Chillicothe Police Commission is pleased to announce that Corey Gondeck has accepted our offer of employment as a probationary officer. Per Chief Mettille's request, Corey will begin his employment on April 18, 2022.

Please join us in welcoming Corey to our Department.

*Best regards,
Gary Fyke, Chairman,
Chillicothe Police Commission*

Motion Alderperson Braun, second Alderperson Gould to approve the communications as presented by Clerk Hurd be accepted and placed on file.

Motion carried via voce vote.

There was no communication s form the Mayor and Alderperson.

Committee Chairpersons gave brief reports.

There was no public comment.

Motion Alderperson Vanbruwaene, second Alderperson Gehrig that the bills as presented be paid and the payrolls and transfers be approved.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared motion carried.

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Motion Alderperson Braun, second Alderperson Gould that the Council approve the Notice for Special Event Held on Public Property, as submitted by Shirley Loser, for the use of City Park, for the annual Easter Egg Hunt, to be held on April 16, 2022 from 9:00 a.m. to 12:00 p.m.

Motion carried via voce vote.

Motion Alderperson Gould, second Alderperson Sharp that the Council authorize the City Attorney to draft an Ordinance selling the Boat Dock, that was damaged by the barge, to the Peoria Casting Club.

Motion carried via voce vote.

Motion alderperson Braun, second Alderperson Gould that the Council in absence of Alderperson Connor allow Alderperson Gould to present Alderperson Connor's Human Resource Agenda Item.

Motion carried via voce vote.

Motion Alderperson Gould, second Alderperson Braun that the Council accepts the letter from Gary Fyke, Chairman of the Board of Police Commissioners, stating that Corey Gondeck has been appointed to fill the position of Probationary Patrolman on the City's Police Department at a starting wage of \$25.55 hourly, effective April 18, 2022.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared motion carried.

Motion Alderperson Braun, second Alderperson Gould that the Council in absence of Alderperson Connor allow Alderperson Gehrig to present Alderperson Connor's Economic Development Agenda Items.

Motion carried via voce vote.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the recycling/shred event and Statement of Work provided by Kuusakoski,US, LLC, in the amount not to exceed \$15,000.00. Payable from the General Fund.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

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Nays: None
Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Braun that the Council approve an expenditure of \$1,860.00, payable to Game Time c/o Cunningham Recreation, for the purchase of a 46' square picnic table. Payable from the TIF Business Account.

Roll Call Vote was:

**Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

Nays: None
Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Braun that the Council approve an application for the Facade Grant Program for Shannon Crabel for the property located at 207 Pine Street up to the amount of \$5,000.00 and authorize payout once project is complete, receipts submitted and work verified by ED Director.

Payable from the TIF Business Façade Program
Balance Remaining after this approval \$18,914.58.

Roll Call Vote was:

**Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

Nays: None
Chairman declared motion carried.

Economic Development Director Beadles gave an update of the TIF Closeout Project List. Projects were reviewed and discussed.

Motion Alderperson Gehrig, second Alderperson Braun that the Council approve the Priority one TIF Business Project – Potential Incentive Allocation in the amount of \$510,000.00 as project for Fiscal year 2021-2022.

Roll Call Vote was:

**Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

Nays: None
Chairman declared motion carried.

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Motion Alderperson Gehrig, second Alderperson Braun that the Council approve **Ordinance No. 22-03-05**, an Ordinance approving a redevelopment agreement between the City of Chillicothe and Brady Miller and Charlie Rusk (Windmill Property Management). Discussion was held. Economic Development Director Beadles explained the details of the agreement.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared Ordinance No. 22-03-05 passed and signed the same.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve **Ordinance No. 22-03-06**, an Ordinance approving a redevelopment agreement between the City of Chillicothe and Sweet Finds, LLC.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared Ordinance No. 22-03-06 passed and signed the same.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve **Ordinance No. 22-03-07**, an Ordinance approving a redevelopment agreement between the City of Chillicothe and Amber Rusk and Joanna Vining.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared Ordinance No. 22-03-07 passed and signed the same.

Motion Alderperson Gehrig, second Alderperson Vanbruwaene that the Council adopt **Resolution No. 22-03-03**, a Resolution fixing a public hearing regarding the eight amendment to

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the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan. (May 23, 2022, 6:30 p.m.)

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared Resolution No. 22-03-03 passed and signed the same.

Motion Alderperson Gehrig, second Alderperson Bruan that the Council approve **Ordinance No. 22-03-08**, an Ordinance approving a redevelopment agreement between the City of Chillicothe and Sarah Williamson, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement." Attorney Day explained the agreement would not be in effect until after the Eighth amendment of the TIF Redevelopment Plan is approved.

Economic Director Beadles explained that space would have 3 guest rooms and a 4th room as manager room. Mrs. Williamson stated that she would have to have an employee stay on premise. Additional discussion was held.

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp

Nays: Vanbruwaene

Aye: Mayor Hughes

Chairman declared Ordinance No. 22-03-08 passed and signed the same.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve **Ordinance No. 22-03-09**, an Ordinance approving a redevelopment agreement between the City of Chillicothe and Chillicothe Sales and Service (Jason Campbell), "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

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Nays: **None**

Chairman declared Ordinance No. 22-03-09 passed and signed the same.

Motion alderperson Gehrig, second Alderperson Vanbruwaene that the Council approve the project 2nd Street Steps as a TIF Project in the amount of \$5,000, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: **Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

Nays: **None**

Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Braun that the Council approve the project Sidewalk/Curb as a TIF Project in the amount of \$100,000.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: **Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

Nays: **None**

Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the project Overlay Roads/M&R Streets as a TIF Project in the amount of \$269,432.50, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: **Braun, Gehrig, Gould,
Sharp, Vanbruwaene**

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Nays: None
Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the project Pilings as a TIF Project in the amount of \$106,000.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None
Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Vanbruwaene that the Council approve the project Seawall Curb as a TIF Project in the amount of \$26,960.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None
Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the project Cutright Park Restroom as a TIF Project in the amount of \$72,400.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

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Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the project City Park Stage as a TIF Project in the amount of \$35,000.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Sharp that the Council approve the project Water Main Pine Street, from First Street to Front Street as a TIF Project in the amount of \$75,000, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

Nays: None

Chairman declared motion carried.

Motion Alderperson Gehrig, second Alderperson Braun that the Council approve the project City Hall Renovation as a TIF Project in the amount of \$150,000.00, payable from TIF Business Account, "subject to successful adoption of an Eighth Amendment to the City of Chillicothe, Illinois Central Business District/Riverfront Redevelopment Plan permitting the project described in the Redevelopment Agreement."

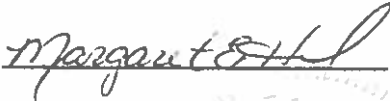
Roll Call Vote was:

Ayes: Braun, Gehrig, Gould,
Sharp, Vanbruwaene

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Nays: None
Chairman declared motion carried.

Motion Alderperson Braun, seconded Alderperson Gehrig to adjourn at 8:15 pm.



Margaret E. Hurd
City Clerk

