

CITY OF PERU REGULAR COUNCIL MEETING JANUARY 21, 2019

A regular meeting of the Peru City Council was called to order by Mayor Scott J. Harl in the Peru City Council Chambers on Monday, January 21, 2019 at 7:00 p.m.

City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza, Payton present; Alderman Ballard absent; Mayor Harl present.

All joined in the Pledge of Allegiance to the Flag of the United States of America.

PUBLIC COMMENT

Ms. Julie Ajster addressed the Council regarding the motion to seek RFPs for the former CVS property. Ms. Ajster voiced her concerns because she noticed the property was for sale with Cantrell and Morgan. Ms. Ajster stated she believes the City is being disingenuous with the proposed shared services negotiations. Ms. Ajster also stated information should be shared and an explanation is owed.

Resident Sherry Mayszak commented on the ice rink and asked the Council to consider donated boards.

Resident Tom Riordan reminded the Council of the Witczak Bros. fundraiser at the Right Spice on Wednesday.

PRESENTATION

MINUTES

Mayor Harl presented the minutes of the Regular Meeting of January 7, 2019. Alderman Potthoff made a motion that the minutes be received and placed on file. Alderman Waldorf seconded the motion; motion carried.

FINANCIAL REPORTS

Mayor Harl presented the Peru Recreation Fund Cash Accounts Summary for December 2018. Alderman Payton made a motion the reports be received, placed on file. Alderman Radtke seconded the motion; motion carried.

ACTIVITY REPORTS

Mayor Harl presented the Peru Police Department Monthly Report for December 2018. Alderman Radtke stated it's good to see that level of investment in the community Alderman Lukosus seconded the motion; motion carried.

FINANCE AND SAFETY COMMITTEE

Alderman Radtke presented the following disbursements for payment on January 23, 2019:

<u>FUND NAME</u>	<u>TOTAL EXPENSES</u>
General Fund	\$322,390.78
Insurance Fund	1,038.12
Garbage Fund	31,701.48
TIF I-Midtown	427,746.54
TIF II- Industrial	149,540.23
TIF III-North Commercial	73,300.56
Recreation Fund	422.32
Utility Fund	1,560,347.32
Airport Fund	<u>4,680.25</u>
Total	\$2,571,167.60

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Alderman Radtke made a motion that the report be received, placed on file and the bills be paid in the usual manner. Alderman Payton seconded the motion. Alderman Radtke noted the \$650,000 of TIF distribution. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Alderman Potthoff made a motion to execute Highly Enhanced Loss Prevention Participation Program Agreement with IPRF (Illinois Public Risk Fund). Alderman Radtke seconded the motion. Alderman Potthoff asked Human Resource Manager Kim Reese to review the policy request. Human Resource Manager Kim Reese reported the following:

- Most of the requirements the City is already in compliance
- Need to establish a Slip, Trip, and Fall policy
- Need establish a Return to work policy
- The City receive a 10% rebate of the premium by meeting all the requirements

City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Alderman Potthoff made a motion to approve \$1,000 donation to Illinois Valley Rodders for annual car show and cruise. Alderman Ferrari seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Alderman Potthoff made a motion to approve \$1,000 donation to the Baker Lake Kidø Fishing Expo at Baker Lake. Alderman Ferrari seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Alderman Potthoff made a motion to approve \$250 donation to Voluntary Action Center Meals on Wheels program. Alderman Payton seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

PUBLIC SERVICES COMMITTEE

Alderman Lukosus made a motion to seek Request for Proposals for the former CVS property. Alderman Waldorf seconded the motion. Mayor Harl noted the progression to purchase the property went from \$1.4 million dollars to \$1.2 million dollars. Mayor Harl stated through layers of real estate contacts we were fortunate to negotiate and purchase for \$325,000. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Mayor Harl stated the City bought the property for \$325,000 and spent \$220,000 on demolition costs. Mayor Harl said the minimum bid will be set as \$550,000, but the City is more interested in what a potential buyer plans to do with the site. Mayor Harl stated weøre in a position that weøre not just going to sell it to the first person who comes in with \$550,000. Mayor Harl stated weøve had enough inquiries that we donø need to do it. Alderman Potthoff stated the only thing that the Mayor and Council members have on our minds is whatø best for the City. Alderman Potthoff stated weøre not looking at the best deal; weøre looking at whatø best for the city as a whole. Alderman Dave Potthoff said the request for proposals means that city retains control of how the land will be used. Alderman Potthoff stated the proposals simply mean if you have something to put there maybe retail or some type of development that would fall in line with our development plan, then maybe thatø something we could look forward to. Alderman Potthoff stated it is not for sale for just anybody coming off the street and saying -hey I want to give you \$550,000 because itø a good investment.

Alderman Waldorf made a motion to authorize the Mayor and City Clerk to execute IDOT Highway Permit for Installation of Decorative Clock located at 1901 Fourth Street. Alderman Sapienza seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

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City Clerk Dave Bartley presented a proposed resolution entitled:

RESOLUTION NO. 2019-01

RESOLUTION TO ALLOW INSTALLATION OF DECORATIVE CLOCK (located at 1901 Fourth Street)

Alderman Waldorf made a motion the resolution be adopted as written and read. Alderman Lukosus seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Alderman Sapienza made a motion to authorize the Mayor and City Clerk to execute Engineer Services Agreement with Chamlin & Associates, Inc. for Landfill No. 2 Study with an amount not to exceed \$36,200. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

REPORT OF CITY ATTORNEY/ORDINANCES AND RESOLUTIONS

Special Corporate Counsel Herb Klein presented a proposed resolution entitled:

RESOLUTION NO. 2019-02

CITY OF PERU, ILLINOIS PROPOSED PERU MALL TIF DISTRICT INDUCEMENT RESOLUTION

Alderman Lukosus made a motion the resolution be adopted as written and read. Alderman Potthoff seconded the motion. Mayor Harl reported on a positive and optimistic meeting with the mall owners regarding future growth and investment. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

Assistant Corporate Counsel Scott Schweickert presented a proposed ordinance entitled:

ORDINANCE NO. 6359

AN ORDINANCE AUTHORIZING THE PURCHASE OF APPROXIMATELY 70.61 ACRES ON MAY ROAD, PERU, IL, LASALLE COUNTY (PIN 11-33-315-000 AND PIN 11-33-401-000)

Alderman Payton made a motion the ordinance be adopted as written and read. Alderman Potthoff seconded the motion. Alderman Potthoff stated the purchase is based on long-term economic growth and paid for out of reserves. Alderman Potthoff also noted this is a positive development in the City's future. Mayor Harl reported the City had been interested in the property for 5-7 years and the property had once been listed at \$70,000 per acre. Mayor Harl stated the City will receive cash farm rent which is and a good move for the City of Peru. Mayor Harl stated that with the development, Wal-Mart, the various stores, Kohl's, PetSmart, Olive Garden, it's a pretty attractive place up there. Mayor Harl also noted we've had pretty good luck of attracting people through our economic development. Mayor Harl stated we need to be able to lead down the path that we would like to see it, with the best interest of the City of Peru. Alderman Mike Radtke said the city has made these types of investments in the past. He said the city bought the former Peru Rail in the 1990s for about \$325,000, and the city recently sold the rail for more than \$1 million to Illinois Railway LLC. Harl said the sale of Peru Rail allowed for the expansion of a sand facility, which created almost 100 jobs. "That investment paid off," Radtke said. "These types of investments will pay off for the city as well." Potthoff said the city is not in the real estate business; the City has an economic development plan. Potthoff said. "It's not a real estate ... buy low and sell high. We're an actual development program for things that can help our future for the city of Peru and our present." Alderman City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

PROCLAMATIONS

UNFINISHED BUSINESS

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NEW BUSINESS

Alderman Potthoff made a motion to appoint Jacob & Klein, Ltd. as Special Counsel to represent City in proposed Peru Mall TIF District matters. Alderman Sapienza seconded the motion. City Clerk Dave Bartley called the roll with Aldermen Potthoff, Ferrari, Waldorf, Lukosus, Radtke, Sapienza and Payton voting aye; Alderman Ballard absent; motion carried.

PETITIONS AND COMMUNICATIONS

PUBLIC COMMENT

Ms. Ajster commented on the listing of the former CVS property without authorization and wondered if CVS would be ok with the resale of the property.

Ms Ajster stated that just when she thought the City couldn't get less transparent the purchase of the 70 plus acres and the Mayor contacting of individual alderman proved otherwise.

Resident Art Giese questioned the mall's methods and dealings with tenants and stated the mall should have a greater responsibility to help themselves.

CLOSED SESSION

ADJOURNMENT

Alderman Ferrari made a motion that the meeting be adjourned. Alderman Waldorf seconded the motion and motion carried. Meeting adjourned 7:41 p.m.