City of Pekin

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 MONDAY, JULY 8, 2024 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Pro Tem Hohimer.

Call to Order

Deputy City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in. City Clerk Ms. Sue McMillan was absent.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	5:30 PM
Karen Hohimer	City of Pekin	Mayor Pro Tem	Present	5:30 PM
Dave Nutter	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Lloyd Orrick	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Chris Onken	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Approval of Minutes

4.1. City Council - Regular Meeting - June 24, 2024 5:30 PM

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Lloyd Orrick

SECONDER:	Council Member Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Public Input

Max Schneider, a resident of Tremont at 15881 Tetford Street and a Pekin native, addressed the council. He introduced himself as a 2011 Pekin High School graduate and one of the 21 elected Tazewell County Board members, representing District Two, which includes Groveland Township and part of northern Pekin. Mr. Schneider expressed his support for Agenda Item 8.5, which involved approving a Tax Increment Financing (TIF) District Redevelopment Agreement with Mr. Ron Abernathy. He shared his background as a local real estate agent, operating the Schneider Home Group at Keller Williams Premier Realty in Tremont. Mr. Schneider represented Mr. Abernathy in purchasing a property at 1604 Remington Road, a new duplex completed in February. He highlighted Abernathy's return to Central Illinois and his decision to settle in Pekin, emphasizing its rarity. Mr. Schneider provided a history of the Remington Road lots, noting that development halted in 2012, leaving the lots largely vacant and contributing minimal tax revenue. He mentioned Zack Balsimo of Balsimo Construction, who revived the development by completing two duplexes at 1401 and 1403 Remington Road, significantly increasing tax revenue. Mr. Schneider projected similar revenue gains for the 1604 and 1606 Remington Road properties. He stressed the positive impact of the TIF district, not only in new developments but also in increasing the value of existing homes, thus generating additional tax revenue.

Amy McCoy, from the Pekin Area Chamber of Commerce, expressed her gratitude to the city staff and Council Members for their help and attendance at the 4th of July fireworks celebration. She appreciated the volunteers, including those who managed the arena parking lot and the shooters, as well as the community businesses that sponsored and supported the event.

Felicia Fardon, Regional Council Manager for Birth to Five Illinois, addressed the Council. She shared her background as a Pekin native, currently living in Delavan. She represents Tazewell, Mason, and Woodford counties, focusing on early childhood issues. Ms. Fardon highlighted the significant childcare shortage, with over 9,000 children needing care but only 2,600 childcare slots available. She emphasized the importance of publicly funded programs like preschool and Head Start in improving long-term outcomes for children, including reducing crime rates. Ms. Fardon shared her personal story, explaining how early childhood programs like Head Start helped her family overcome poverty. Her mother, inspired by a Head Start speaker, became a CPA, which significantly improved their living conditions. Ms. Fardon stressed the profound impact of early childhood education and its importance to her, especially as a mother of an autistic child. She presented documentation from her councils, which include community members, early childhood professionals, elected officials, and stakeholders from various sectors. This included a regional needs assessment, an action plan for addressing these needs, and a recently released mental and behavioral needs assessment. Ms. Fardon encouraged the Council to review the information and consider having an elected official join their efforts.

Roger Brotherton addressed the Council, starting with thank-yous for recent events at the Franklin School building organized by the Bicentennial Committee and Terri Gambetti. He reported a successful walkthrough tour with 350 attendees, including many from out of town and several Council Members. The second event was a gathering of the Mid-Illinois Corvette Club, which brought 25-30 Corvettes for a photoshoot at a Texaco gas station-themed prop. The participants then dined at Avanti's Restaurant, filling the parking lot with Corvettes. Mr. Brotherton highlighted an upcoming event with the Goodguys Rod and Custom Association, a nationwide car club. After leaving Des Moines, the group will spend the night at the Paradise Hotel and Casino in Peoria and tour the Pekin High School before heading to Indianapolis and Columbus, Ohio. Brotherton's goal is to persuade them to hold their event in Pekin next year instead of East Peoria. He emphasized the need for excellent hospitality to achieve this. Mr. Brotherton thanked several key individuals for their support: City Manager John Dossey, who provided invaluable assistance; Economic Development Director Josh Wray, who attended events and engaged with participants; and other contributors including Chief Building Official Nic Maquet, Public Works Director Dean Schneider, and Street Department Supervisor Brian Franciscovich. He expressed hope that the upcoming event would succeed and bring future opportunities to Pekin. Council Member Abel added a comment, noting that no individual or organization in Pekin fills more restaurant seats or hotels than Roger Brotherton.

John McNish addressed the council, expressing concerns about the current administration. He criticized the mayor, who took office in May 2023, and the supporting council members Abel, Holzheimer, Onken, and Nutter for several decisions he believes negatively impact the community. McNish listed the following issues:
- Passing a resolution allowing Tazewell County to demolish downtown historical buildings, resulting in an unsightly area.
- Creating TIF districts that he claimed divert funds from police and fire pensions, which are already significantly underfunded.
- Approving property purchases for county expansion without clear remodeling costs.
- Reducing public input time to five minutes.
- Implementing a utility tax.
- Increasing wastewater and solid waste rates for residents.
- Voting down a resolution to put home rule on the November ballot.
- Hiring and extending the term of a politician to manage the city's finances.
- Approving an unbalanced budget with a deficit, which he suggested ranged from $3 million to $11 million.

McNish urged residents to consider common sense candidates in the upcoming November election, where three council seats will be up for vote. He criticized the mayor for blaming previous administrations and increasing resident costs while allowing staff to invest in unsuccessful projects. He concluded by calling for a change in leadership to steer the city toward success.

Consent Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

6.1. Accounts Payable To Be Paid Proof List thru June 28, 2024

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

6.2. Pekin Fire Department Monthly Incidents June 2024

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Lloyd Orrick
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Presentation

7.1. SkillsUSA Illinois

The presentation for SkillsUSA Illinois, was introduced by Economic Development Director Josh Wray. He explained that SkillsUSA Illinois approached the City for assistance with acquiring and improving a new property on Court Street for their state headquarters. SkillsUSA is a membership association for students preparing for careers in trades and skilled service occupations, and having their headquarters in Pekin could significantly impact the local community by creating new, well-paying jobs. Mr. Wray mentioned that although no action was required tonight, funding mechanisms through TIF funds could be considered.

Eric Hill, representing SkillsUSA Illinois, discussed the organization's history and impact. . He mentioned that SkillsUSA operates like a franchise, with Illinois being a part of it. Mr. Hill moved the office to Pekin ten years ago, and the organization has since grown, currently employing eight full-time staff, with six based in Pekin. He highlighted the partnerships with employers and an upcoming federal apprenticeship grant that would help connect students with job opportunities. Mr. Hill praised Pekin High School’s career and technical education program and expressed excitement about hiring ten more employees in the next year.

Council Member Orrick inquired about SkillsUSA's current office situation and their plans to move to a larger space in the former Coldwell Banker Realtor building, which they would rent from SNH Investments. Mr. Hill clarified that the grant money would help subsidize the rent, reducing costs for the nonprofit.

Mayor Pro Tem Hohimer expressed her support for Hill, citing his integrity and leadership.

Council Member Nutter also voiced strong support, acknowledging the potential and untapped resources SkillsUSA brings to the community.

New Business

8.1. Resolution No. 157-24/25 Approving Support to the 2024 Pekin Downtown Super Cruise

Council discussed Resolution No. 157-24/25, which proposed additional financial support for the 2024 Pekin Downtown Super Cruise. The Tourism Committee had already recommended and the City Council had approved a $5,000 sponsorship for the event for FY25. This year, however, Super Cruise aims to bring a celebrity, Butch Patrick (Eddie Munster), to the event as part of the Bicentennial celebrations, incurring an additional $2,500 expense. The request is for this extra amount to come from the Tourism Fund, specifically from either the bicentennial dollars or general grant dollars, rather than setting a precedent for higher sponsorship. According to the Pekin City Code, the hotel/motel tax revenue funding the Tourism Fund is designated exclusively for promoting tourism and attracting overnight visitors to the city. The Tourism Committee has recommended approval of the resolution.

Mr. Wray noted that the Super Cruise event, scheduled for July 27th from 11:30 am to 5 pm, had already secured a $5,000 sponsorship. The additional $2,500 is specifically requested to cover the cost of bringing Butch Patrick to the event, with the Tourism Committee's recommendation supporting the additional funding.

Council Member Abel emphasized that the added expense would bring more than just Butch Patrick; it would also feature "The Munsters" Dracula car, highlighting Steve Bresnahan's longstanding efforts in organizing the event, which draws significant crowds to downtown Pekin.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council

	Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.2. Resolution No. 158-24/25 Approving Support to the Tazewell County Clerk's Historical Sign Initiative

City Manager John Dossey explained the request regarding Resolution No. 158-24/25, which involved a request from Tazewell County Clerk John Ackerman for financial support from the Tourism Committee for a historical sign initiative. The proposal included purchasing a triangular historical sign as part of a series to be placed in the downtown area. The Pekin City Code stipulates that hotel/motel tax revenue, which funds the Tourism Fund, must be used exclusively for promoting tourism and attracting overnight visitors to the city. The Tourism Committee had recommended approval of the expenditure.

Council Member Hilst questioned why the County was not contributing financially and why the proposal was presented to the City instead of the County. Mayor Burress responded that it was because the signs would be located within the City of Pekin. Mr. Dossey confirmed this understanding.

Council Member Hilst expressed concern that the County should be contributing funds and referenced a previous situation involving the Pocket Park where the City did not receive expected grant funds. He stated he would not support the agenda item unless the County contributed financially.

Council Member Nutter echoed Council Member Hilst's concerns, mentioning a previous $8,000 expenditure that was never reimbursed. He questioned the installation, maintenance, and control of the signs, expressing skepticism about the total costs and potential future expenses. Council Member Nutter stated he could not support the request.

Council Member Orrick also shared concerns about the lack of clarity regarding the selection, location, and control of the signs. He indicated that without a complete plan, he could not support the request.
Mayor Pro Tem Hohimer pointed out that the proposed signs were all focused on Tazewell County and suggested that the county should fund the initiative.

RESULT:	**FAILED (0 TO 7)**
MOVER:	Council Member Dave Nutter
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	None
NAYS:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.3. Resolution No. 159-24/25 Approving Annual Support of the Greater

Peoria Economic Development Council

During the discussion on Resolution No. 159-24/25, which involved approving the annual support of the Greater Peoria Economic Development Council (GPEDC), Economic Development Director Josh Wray presented the agenda item. He highlighted the longstanding partnership between the City and GPEDC, detailing their recent contributions to economic development, including bringing industrial and corporate business leads to Pekin, submitting detailed RFIs, participating in the Vetted Sites Program, and more. Mr. Wray emphasized the value GPEDC adds to the City's economic development efforts and recommended restoring the support level to $25,000, up from the $20,000 level during the COVID-19 pandemic.

Council Member Abel inquired if GPEDC had been instrumental in bringing foreign companies to the Industrial Park, to which Mr. Wray confirmed their significant role.

Council Member Orrick asked about GPEDC's attendance at monthly EDAC meetings, and Mr. Wray affirmed that Chris Setti from GPEDC had only missed one meeting since Mr. Wray's began.

Council Member Orrick complimented the consistent involvement, ensuring the City gets value for its investment.

Mayor Burress mentioned missing a recent meeting but acknowledged seeing Mr. Setti's regular attendance.

RESULT:	**PASSED (6 TO 1)**
MOVER:	Council Member Dave Nutter
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

8.4. Resolution No. 160-24/25 Approving and Authorizing Amendment to Subrecipient Agreement By and Between the City of Pekin and Pekin Outreach Initiative

City Manager John Dossey read the request regarding Resolution No. 160-24/25, which concerns approving and authorizing an amendment to the Subrecipient Agreement between the City of Pekin and the Pekin Outreach Initiative (POI),. This amendment was prompted by a delay in the installation of the fire suppression system, which had to be completed before POI could commence their renovation work. Greg Ranney from POI had contacted CDBG Program Manager Tina Hauk to request an extension, and since then, POI has obtained the necessary permits and expects to complete the work by the new end date of November 30, 2024.

Council Member Orrick clarified that the amendment pertains to the Salvation Army project, not the house in downtown, to which Ms. Hauk confirmed. Council Member Nutter asked if the change in the completion date would affect reporting, and Ms. Hauk assured that it would not.

Staff recommended modifying the agreement to reflect the new completion date.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Chris Onken
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.5. Ordinance No. 4205-24/25 Approving a Tax Increment Financing (TIF) District Redevelopment Agreement with Ron Abernathy Pursuant to the Residential TIF Policy

During the discussion on Ordinance No. 4205-24/25, which involves approving a Tax Increment Financing (TIF) District Redevelopment Agreement with Ron Abernathy, City Manager John Dossey introduced the request. Mr. Abernathy seeks incentives under the residential TIF policy for a new home at 1604 Remington Road, with a total investment of $317,500, including $40,000 of eligible expenses. The incentive could provide up to $40,000 in property tax rebates over ten years, based on the eligible expenses incurred and the new property assessment after project completion.

Council Member Nutter noted that the house at 1604 Remington Road had already been built and occupied since February, questioning the accuracy of the language in the request.
Economic Development Director Josh Wray clarified that the house had not yet been occupied.

Max Schneider, a local real estate agent, added that Mr. Abernathy was in the process of selling his current house and would move into the new one within the next 30 days.
Council Member Nutter also raised concerns about the TIF not being reassessed for two or three years, impacting the expected rebates.

Council Member Orrick emphasized the importance of Mr. Abernathy's property purchase and subsequent occupancy for the TIF agreement. He also pointed out that if the property is not reassessed, Mr. Abernathy would not receive the rebate.

Mayor Burress acknowledged the input and thanked Mr. Schneider.

Council Member Hilst expressed his general disapproval of TIF districts, noting that the property and duplex were built before the TIF agreement was sought. He argued that the project would proceed without the TIF and that it does not contribute to the General Fund for public services like fire and police pensions. Mr. Wray confirmed that the project would move forward regardless of the TIF approval.

Finance Director Bob Grogan clarified the financial impact, explaining that the TIF does not affect the overall levy for the general fund, which remains constant at the requested amount. The TIF funds are spread over other taxing bodies, ensuring that the General Fund receives its full levy.

Council Member Orrick and Mr. Wray discussed the complexities of TIF math and its impact on tax bills, noting that businesses in TIF districts may see a portion of their taxes allocated to specific TIF funds.

RESULT:	**PASSED (6 TO 1)**
MOVER:	Council Member Chris Onken
SECONDER:	Council Member Lloyd Orrick
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

8.6. Resolution No. 161-24/25 Approving the Program Year 2024 Community Development Block Grant Annual Action Plan

CDBG Program Manager Tina Hauk presented the request regarding Resolution No. 161-24/25, which involves approving the Program Year 2024 Community Development Block Grant (CDBG) Annual Action Plan. This plan, required by the US Department of Housing and Urban Development (HUD), outlines the funding priorities for the upcoming year as identified in the 5-year Consolidated Plan. The total allocation for the year is $540,507, comprising the annual allocation of $440,364, $78,636 of prior years' unspent funds, $8,307 of CV funds, and $13,200 returned to the City's line of credit. All funds have been allocated to activities for the coming program year.

Council Member Orrick expressed gratitude to Ms. Hauk for answering questions.

Mayor Pro Tem Hohimer complimented Ms. Hauk on her concise and clear presentation.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Rick Hilst
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council

	Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.7. Ordinance No. 4206-24/25 Approving Sale of City-Owned Property Along Front Street

During the discussion of Ordinance No. 4206-24/25, approving the sale of city-owned property along Front Street, City Manager John Dossey informed the Council that staff received an inquiry about purchasing the property between Broadway and Cynthia. As the City had no use for this property, a request for proposals was issued, resulting in a single proposal from Roger Brotherton. Mr. Brotherton proposed to buy the property for $100 and develop it into a semi-permanent car enthusiast destination, a concept that had been successful during recent community events. He requested no incentives or assistance for the development. Mr. Dossey noted the property's development challenges due to its small and narrow shape, leaving only 44,050 square feet available for construction. Given these constraints and the property's location, staff recommended selling it to Mr. Brotherton for his tourism-related project.

Council Member Orrick inquired if this was the same property sold to Brotherton for a parking lot the previous year, to which Mr. Dossey clarified that it was a different property located behind the T-Shirt House.

Council Member Orrick further asked about the structure plans, prompting Economic Development Director Josh Wray to show temporary setup pictures from a Corvette club event, explaining the improvements planned and the interest generated.

Mayor Burress acknowledged that the setup, though temporary and on skids, was nicely done and could be moved if necessary.

Council Member Nutter jokingly mentioned getting gas for $0.32 a gallon if Mr. Brotherton installed pumps.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.8. Ordinance No. 4207-24/25 Amending Pekin City Code Chapter 7, Article 1, Section 7 Regarding Food and Beverage Tax on Home-Based Businesses

During the discussion of Ordinance No. 4207-24/25, amending Pekin City Code Chapter 7, Article 1, Section 7 regarding food and beverage tax on home-based businesses, City Manager John Dossey explained that city staff had received an inquiry from a home-based bakery about the applicability of the city's food and beverage tax to their operations. Although the current code language suggested the tax could apply, it was somewhat vague. Consequently, staff asked the Council to make a policy decision on this matter. At the May 28th, 2024 meeting, the City Council voted against adding language to the code that would explicitly impose the tax on home-based businesses. Mr. Dossey presented an ordinance to add language to the code clarifying that the food and beverage tax would not be imposed on home-based businesses.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Mayor Pro Tem Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

8.9. Resolution No. 162-24/25 Approving and Authorizing Agreement for Administration of Policy Manual Including Review and Implementation of Employee Handbook with Lexipol

During the discussion of Resolution No. 162-24/25, approving and authorizing an agreement for the administration of the policy manual and the review and implementation of the Employee Handbook with Lexipol, City Manager John Dossey outlined the plan. Mr. Dossey explained that the City's current handbook has been difficult to manage, and Lexipol, already used by the Fire and Police Departments, now offers similar services for municipalities. The agreement would cost approximately $6,200 annually, with a one-time implementation fee of $11,554. Lexipol would review the current handbook, ensure compliance with state laws and best practices, and update the policies as needed. Mr. Dossey emphasized the benefits of having operational policies tailored to each department's needs.

Council Member Orrick inquired whether Lexipol would integrate the handbook into their system and who would manage it. Mr. Dossey confirmed that pertinent policies would be sent to Lexipol for review and integration, with department heads maintaining oversight of their specific policies.

Council Member Orrick expressed concerns about maintaining control over the handbook and asked about the costs and completion date. Mr. Dossey reassured that there would be redundancy in oversight and that the annual cost was reduced due to existing contracts with the Fire and Police Departments. He estimated the implementation to be completed by Fall.

Mayor Pro Tem Hohimer expressed support for the resolution, citing similar successful experiences on the School Board.

Mayor Burress stressed the cost savings and improvements for the City.

Council Member Nutter asked if the changes could impact contracts, to which Mr. Dossey clarified that contractual terms would supersede handbook policies. Mr. Dossey emphasized that the updated handbook would consistently reflect legal and best practice changes, ensuring compliance and efficiency.

The discussion continued regarding the resolution with Council Member Nutter inquiring if all changes would come before the Council. City Manager John Dossey clarified that initial changes would be brought to the Council, but ongoing updates for legal compliance would be streamlined.

Council Member Nutter expressed support for the changes, hoping they would improve efficiency and reduce errors.

Mr. Dossey confirmed that the Council would have access to the handbook, and training on policies would be included.

Mayor Burress reiterated the significant improvements this would bring to the City.

Council Member Hilst asked about the funding distribution among departments, which Mr. Dossey confirmed was based on the number of employees.

Council Member Hilst also raised concerns about the balance between state mandates and home rule autonomy. Mr. Dossey and Interim Finance Director Bob Grogan explained that while most policies were federally or state-mandated, any home rule-specific policies would be addressed as needed.

HR Director Shelly Costa added that the City could review and customize federal policies.

Council Member Hilst sought clarification on whether all updates would require Council approval.

Ms. Costa noted that not all updates would need Council review, especially minor legal footnotes.

Mr. Dossey further explained that procedural updates might not come before the Council unless they had budget implications.

City Attorney Kate Swise confirmed that departmental policies would be managed by department heads, while budget-affecting policies would come to the Council.

Council Member Hilst questioned the renewal terms of the Lexipol contract, to which Mr. Dossey responded that it would be an annual agreement, similar to typical software contracts with incremental increases.

Fire Chief Trent Reeise mentioned a 3% increase in their Lexipol cost the previous year.

Mr. Grogan assured that all policy documents could be downloaded and accessed both digitally and in hard copy, addressing Council Member Orrick's concern about maintaining control over the handbook content.

RESULT:	**PASSED (6 TO 1)**
MOVER:	Mayor Pro Tem Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

8.10. Ordinance No. 4208-24/25 Amending Pekin City Code Chapter 2, Article 6, Division 6 Pekin Tourism Committee Regarding Provisions Governing Structure and Function

Mr. Josh Wray presented Ordinance No. 4208-24/25, which proposes amendments to the Pekin City Code Chapter 2, Article 6, Division 6, regarding the structure and function of the Pekin Tourism Committee. He explained that the proposed changes have been reviewed by the committee over several meetings, focusing on updating the language concerning appointed members, committee functions, and grant processes. One significant change is removing staff members from the committee to avoid conflicts of interest. However, a primary staff person will still be involved, specifically the Economic Development Director or their designee. The Chamber of Commerce Director, as part of their contract, will also serve in a staff capacity.

Mr. Wray highlighted that the changes include eliminating an outdated grant type and codifying the sponsorship process, which has been used for two years. The grant application form will also be updated and published on the City's website.

Council Member Orrick asked about the $1,500 limit on individual grants, which Mr. Wray confirmed still applies, stating anything above $1,500 requires City Council approval. Council Member Orrick sought clarification on this point, and Mr. Wray explained the redundancy in the code was being removed but the $1,500 limit remains.

Council Member Nutter questioned the February 1st deadline for sponsorship requests to be included in the budget. Mr. Wray acknowledged that while staff would advise adherence to the deadline, the City Council retains discretion. Council Member Nutter also asked about the role of Amy McCoy from the Pekin Chamber of Commerce, and Mr. Wray clarified her position and the reduction in committee size from eleven to seven members, including the removal of staff positions and a representative from the Library District.

Council Member Nutter's further inquiry concerned the requirement for detailed financial records to be submitted within 30 days after an event. Mr. Wray confirmed this was a new formal requirement to ensure organizations do not profit excessively while receiving City grants. Mr. Wray assured that sponsors would be informed of these changes when they collect their checks and emphasized the need for transparency and accountability in grant spending.

Mayor Burress expressed her approval of the ordinance, noting it would enhance the structure and efficiency of the Pekin Tourism Committee.

Council Member Hilst began the continued discussion by suggesting a change to the ordinance language under section 2 (c). He proposed that the members of the committee should vote for their chairperson rather than the Mayor appointing one with the consent of the City Council. Mr. Wray explained that the Council had recently changed the code to allow the Mayor to appoint the chairperson, which was approved within the last six months. However, he acknowledged that the Council could revise this decision if they wished.

Council Member Hilst also raised a concern about the language regarding the appointment and removal of committee members by the Mayor with the Council's consent. He suggested adding language to ensure consistency, allowing the Council's consent for both appointments and removals.

Mayor Pro Tem Hohimer disagreed, noting it could lead to frequent changes and micromanagement.

Council Member Nutter saw merit in Council Member Hilst's point, advocating for consistency.

Mr. Wray explained the current practice, highlighting that the Mayor has the authority to remove committee members, except in cases dictated by State statute. He further elaborated that the legislative body's role is to ensure the appointees' competence while leaving the management of committees to the Mayor.

Council Member Nutter inquired about the language in the ordinance regarding the Beautification Committee, comparing its structure to the Tourism Committee. Mr. Wray clarified that the Tourism Committee only sought to remove the beautification functions from their responsibilities since they no longer managed those activities. Council Member Nutter suggested reviewing and amending the Beautification Committee's structure to address any existing issues.

Mayor Burress agreed, noting the ongoing effort to organize all committees uniformly, albeit gradually.

RESULT:	**PASSED (6 TO 1)**
MOVER:	Mayor Pro Tem Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

8.11. Resolution No. 163-24/25 Approving Financial Support for Downtown Court Street Project Grant Application

City Manager John Dossey presented Resolution No. 163-24/25, seeking financial support for the downtown Court Street Project grant application. The project aims to secure funds from the Rebuild Downtowns and Main Streets program in Illinois, covering necessary infrastructure upgrades, including sewer and water services, ADA ramp improvements, and aesthetic enhancements such as flower boxes, canopy lighting, outdoor speakers, wayfinding signs, and improved business signs, awnings, and arcades. The total estimated project cost is approximately $3.5 million, with the grant covering 50%, leaving the City responsible for a 50% local match of $1.75 million.

Mayor Pro Tem Hohimer emphasized the necessity of the infrastructure improvements, while City Engineer Josie Esker clarified that the aesthetic upgrades were not required but made sense to include.

Council Member Hilst expressed concerns about the distribution of funds and the reimbursement process. Ms. Esker confirmed that the grant required the City to front the full $3.5 million and seek reimbursement upon project completion.

Economic Development Director Josh Wray highlighted the opportunity to leverage mandatory infrastructure spending to obtain additional funds for aesthetic improvements.

Council Member Nutter confirmed that this resolution was an extension of a previous discussion regarding the DCEO grant application, emphasizing the partnership between the City and the Chamber of Commerce. Ms. Esker reassured that the City’s commitment was contingent upon receiving the grant.

Council Member Orrick inquired about specific allocations, particularly for water service upgrades.

CDBG Manager Tina Hauk provided details, noting $600,000 was allocated for water upgrades to support residential and commercial applications on upper floors of downtown buildings, addressing the business owners' concerns about the cost prohibitive nature of adding sprinkler systems. The City aims to make these buildings fully functional by meeting these infrastructure needs.

Council Member Orrick raised concerns about using taxpayer dollars to install sprinkler systems in private buildings, questioning how this expenditure would benefit the City's 31,000 residents. He argued that using public funds to enable private property owners to rent out apartments was not an efficient use of taxpayer money. Council Member Orrick suggested that building new construction might be a better investment for the community.

CDBG Manager Tina Hauk and Economic Development Director Josh Wray responded by emphasizing the economic development benefits of the project. Mr. Wray highlighted that mixed-use developments strengthen grant applications and contribute to vibrant downtowns where people live, work, and shop.

Ms. Hauk estimated that up to 45 units could be created, potentially housing around 100 people, which the Mayor found significant.

City Engineer Josie Esker clarified that the $600,000 allocated for water improvements, including sprinkler systems, would be covered by the grant, not the City's funds. The City's match of $1.75 million would go towards necessary infrastructure improvements like ADA ramps and sewer separation, which are mandatory and cost around $2 million.

Council Member Orrick remained skeptical, arguing that new construction, as seen in East Peoria, might be more beneficial. He expressed doubts about the return on investment for taxpayers, questioning the practicality of downtown living and the availability of shopping options.

Mayor Pro Tem Hohimer countered Council Member Orrick's concerns by explaining the grant's financial logic. She compared it to spending mandatory funds on necessary repairs and using the grant for additional enhancements, which could bring more residents and economic activity downtown. She emphasized that property owners would pay taxes on improved properties, contributing to the local economy.

Council Member Abel pointed out the existing successful local businesses downtown, suggesting that the improvements could further stimulate economic activity and attract more people to the area.

Council Member Orrick reiterated his focus on ensuring taxpayer money is spent wisely and directly benefits all residents.

RESULT:	**PASSED (5 TO 2)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst, Council Member Orrick

8.12. Resolution No. 164-24/25 Purchase of a Used 2010 John Deere Skid Steer 328D from Martin Equipment for the Wastewater Treatment Plant

Resolution No. 164-24/25, regarding the purchase of a used 2010 John Deere Skid Steer 328D from Martin Equipment for the Wastewater Treatment Plant, was introduced by City Manager John Dossey. Mr. Dossey explained that the skid steer, which comes with forks, will facilitate the removal of sludge from the drying beds inside the sludge storage building, a task difficult to perform with the existing rubber-tired backhoe. The purchase will involve trading in a 2000 Bobcat skid steer that was in storage due to mechanical issues. Competitive bids from several area vendors were obtained, and staff recommended approval.

Council Member Orrick inquired about the condition and previous ownership of the skid steer.

Public Works Director Dean Schneider confirmed it was in good condition and previously owned by an Iowa municipality, with maintenance records available. The skid steer has 1,600 hours on it.

Council Member Nutter asked about the warranty, and Mr. Schneider confirmed a 30-60 day warranty.

Council Member Nutter mentioned wanting to show something related after the meeting.

Council Member Hilst asked about the budget allocation for this purchase.

Interim Finance Director Bob Grogan explained that the purchase would come from the capital improvement line of the sewer fund. Mr. Grogan elaborated on changes made in the budget cycle to expense capital items for better visibility and accountability.

Council Member Hilst further questioned whether the purchase was anticipated in the budget.

Mr. Schneider clarified that while the specific skid steer wasn't line-itemed, funds were allocated for necessary equipment due to EPA mandates. Mr. Schneider assured that the cost would not exceed the budget line item.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Council Member Orrick, Mayor Pro Tem Hohimer, Council Member Onken

Any Other Business To Come Before The Council

Fire Chief Trent Reeise reported on a local firefighter's participation in the regional firefighter games. Despite a minor slip that added ten seconds to his time, the firefighter, in a relay with a Peoria firefighter, set a record and is moving on to the nationals, representing the City.

Council Member Orrick introduced his friend, Jen Fields, who is interested in City and community government. He also expressed concerns about increased disturbances around his house, comparing it to World War I, and urged the police to address the issue.

Council Member Onken shared his experience participating in the time capsule opening and the tour, noting the positive impact on Pekin.

Council Member Nutter highlighted the need to review the utility ordinance, pointing out an error where .61 should be .0061. He suggested that administrative fees should be forwarded by Ameren and not charged by water. Interim Finance Director Bob Grogan clarified that the water charges include a 3% fee, which is an option provided to them. Mr. Grogan added that the City does not pay taxes itself, and they are working on understanding and resolving the issues raised by a member of the public regarding bill differences and charges.

Mayor Pro Tem Hohimer mentioned her participation in the time capsule events and the positive experiences during the Fourth of July activities, including a balloon event at the park.

Council Member Abel commended the surprise turnout and the large crowds at the events, noting the success and positive reception.

Mayor Burress echoed the sentiments, praising the well-planned time capsule opening and expressing gratitude to the staff involved. She mentioned the discovery of historical articles and newspapers, which are being preserved by Mr. Jared Olar at the library. The Mayor also acknowledged the many improvements in the City since her tenure began and expressed her pride and appreciation for everyone's efforts.

Executive Session 5 ILCS 120/2 (c)

A motion was made by Mayor Pro Tem Hohimer seconded by Abel to move into Executive Session to discuss 5 ILCS 120/2 (c) 5 Purchase of Property, (c) 6. Setting Price of real property and (c) 11. Pending and Threatened Litigation at 7:34PM. On roll call vote all present voted Aye. Motion carried.

Mayor Pro Tem Hohimer announced that no action would be taken after closed session.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Orrick seconded by 1st Alternate Mayor Pro Tem Abel to adjourn the meeting. Motion carried viva voice vote.

Mayor Burress adjourned the meeting at 8:24PM.