



City of Pekin

**PROCEEDINGS OF THE SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF PEKIN, ILLINOIS,
HELD IN THE COUNCIL CHAMBERS OF CITY HALL
111 S. CAPITOL ST
ON FRIDAY, JANUARY 17, 2025 AT 4:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Nutter.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in. City Attorney Jim Vasselli was electronically present via telephone.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Absent	-:-- PM
Karen Hohimer	City of Pekin	Mayor Pro Tem	Present	4:30 PM
Dave Nutter	City of Pekin	Council Member	Present	4:30 PM
Mary Burress	City of Pekin	Mayor	Present	4:30 PM
Lloyd Orrick	City of Pekin	Council Member	Absent	-:-- PM
John P Abel	City of Pekin	Council Member	Present	4:30 PM
Chris Onken	City of Pekin	Council Member	Absent	-:-- PM

Approve Agenda

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

Public Input

Matthew Johnson opposed the ordinance, calling it fiscally irresponsible. He suggested submitting a counteroffer to CVS, requiring them to prioritize either the land sale or sign installation. His proposal included two options: CVS pays \$116,000 and forgoes the

sign or installs the sign but agrees to pay the original \$62,000 quote plus \$55,000 for installation. Mr. Johnson also recommended exploring eminent domain for the land, citing the public use of sidewalks, and stated CVS can afford to fund its own sign.

New Business

5.1. Ordinance No. 4267-24/25 Approve Purchase of Property at 910 Court Street

RESULT:	PASSED AS AMENDED (3 TO 1)
MOVER:	1st Alternate Mayor Pro Tem Abel
SECONDER:	Mayor Pro Tem Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Pro Tem Hohimer and Mayor Burress
NAYS:	Council Member Nutter
ABSENT:	Council Member Hilst, Council Member Orrick, Council Member Onken

City Manager John Dossey introduced the ordinance to approve purchasing a portion of the property at 910 Court Street, which is necessary for the Court Street project to widen sidewalks and improve truck turning capabilities at the intersection. He advised that City Engineer Josie Esker and legal counsel Jim Vasselli were available for questions.

Ms. Esker explained the city obtained an appraisal for the property and presented an offer to Realty Income, the property owner, which leases the site to CVS. CVS refused to sign the necessary tenant release form unless the city agreed to provide a new sign, citing concerns about business impacts from losing two parking spaces permanently and additional temporary spaces during construction. The city offered to relocate the existing sign, but CVS rejected this solution, stating they wanted a new sign with new foundations. The estimated cost of the new sign and installation is \$55,345. Ms. Esker stated that the city's appraisal included relocation costs and attempted to negotiate further, but CVS maintained their demand for the original amount.

City Attorney Jim Vaselli and Ms. Esker both stated that eminent domain would be a time-consuming and costly process, likely exceeding the current offer, and could jeopardize grant funding tied to the project.

Council Member Nutter questioned whether the cost of the new sign aligned with the city's modified sign ordinance and whether CVS was aware of the requirements. Ms. Esker confirmed that any new sign must comply with the city's permitting process.

Council Member Hohimer expressed frustration over the significantly higher

cost of this property acquisition compared to others and criticized Realty Income and CVS for their demands.

Council debated the potential consequences of delaying the project. Ms. Esker explained that missing the March 7 letting deadline would push the next available letting date to April 25, delaying the project's start to July and increasing the likelihood of extending construction into a second year.

Council Member Nutter made a motion to table the ordinance to the February 10 Council meeting to gather more information, but the motion failed due to a lack of a second.

Council Member Nutter inquired about the next steps if the Council approved a "not-to-exceed" amount of \$140,000 and CVS rejected the proposal. Council Member Nutter stated that negotiating the property cost and the sign were two separate things.

Council Member Hohimer and Ms. Esker both explained that should CVS reject the proposal the ordinance would come back to Council.

A motion was made by Council Member Abel seconded by Council Member Hohimer to amend the ordinance by including a "not to exceed" amount of \$140,000, which includes the property purchase and the cost of the new sign. The ordinance allows the city to continue negotiating with CVS and Realty Income within the approved amount. Any costs exceeding \$140,000 will require additional council approval. On Roll call vote all present voted Aye. Motion passed.

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

Any Other Business To Come Before The Council

Executive Session 5 ILCS 120/2 (c)

Adjourn

There being no further business to come to the Council a motion was made by Mayor Pro Tem Hohimer seconded by Council Member Abel to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 5:09 PM.