



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, FEBRUARY 24, 2025 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Onken.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in.

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 (6 TO 1)
MOVER:	Council Member Dave Nutter
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

Council Member Hilst questioned the need for Executive Session under item 7 regarding the arbitrator's ruling. City Manager Dossey explained that the Council must vote to accept or reject the decision, which could lead to court proceedings. Legal counsel Jim Vasselli emphasized confidentiality to protect the City's legal position and

taxpayers.

Finance Consultant Bob Grogan and Mr. Vasselli discussed the risks of disclosing legal strategies.

Council Member Nutter asked if an approved contract would become public, and Mr. Dossey confirmed it would, though past arbitration rulings were not immediately released.

Council Member Orrick questioned transparency, and Mr. Dossey clarified that the union must also accept or reject the ruling, with further steps depending on their decision.

Approval of Minutes

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Chris Onken
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

4.1. City Council - Regular Meeting - February 10, 2025 5:30 PM

Public Input

Local lawyer Tom Howard, who has practiced in the area for 15 years and entered the cannabis industry five years ago, requested the zoning of 359 Court St. for a dispensary. He noted the property's potential and its location in a Disproportionately Impacted Area (DIA), emphasizing its alignment with social equity initiatives and R3 grant programs. Mr. Howard aims to revitalize the community through this business. He invited interested parties to review plans at Whiskey Taco on March 5th at 4:30 PM, where computer renderings will be available.

Terri Gambetti, owner of Leo's Art Studio, voiced strong support for Tom Howard's proposed business, noting that many downtown business owners also back his efforts. She further noted his investment in a historic downtown property, his strong business acumen, and his proven track record. Ms. Gambetti also mentioned Mr. Howard's potential plans for additional businesses in the building, which could drive more shopping and economic growth in the business district.

Elaine Ritchey shared her experience with Gallery Ford, stating that she encountered issues with a car she purchased six months ago, and the previous owners were unhelpful. However, under new management, she met with Rob and his fiancée Brianna, who assured her they would resolve the situation. She visited again and had a positive experience, upgrading to a newer vehicle and expressing satisfaction with their

service. Ms. Ritchey noted that the previous ownership had damaged the dealership's reputation but praised the new management's efforts to improve it.

Baylee Gambetti, a local relator, acknowledged Economic Development Director Josh Wray's absence but praised his work. In her role in real estate, she frequently interacts with economic development efforts and expressed concern that the position may be stretched too thin due to multiple responsibilities. Regarding the proposed cannabis dispensary at 359 Court St., she voiced support for its downtown location, stating that while cannabis businesses may not always have the best reputation, it is a legal industry. She emphasized her preference for the business to be in the downtown area rather than elsewhere in Pekin.

Consent Agenda

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

Council Member Orrick read the 4 items listed on the Consent Agenda.

6.1. Accounts Payable Paid Proof List thru February 14 2025

6.2. January 2025 Financial Report

6.3. Building Department Permit Report January 2025

6.4. Receive and File Economic Development Strategic Plan Adopted by the Economic Development Advisory Committee

Executive Session 5 ILCS 120/2 (c) 2. Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives

A motion was made by Council Member Onken seconded by Council Member Hohimer to move into Executive Session to discuss 5 ILCS 120/2 (c) 2. Collective Negotiating Matters Between the Public Body and its Employees or Their Representatives at 6:08 PM.

RESULT:	PASSED (6 TO 1)
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 Orrick, Mayor Pro Tem Hohimer, Council

Member Onken
NAYS: Council Member Hilst

Council returned to open session at 6:37 PM.

New Business

8.1. Resolution No. 240-24/25 Adopting Arbitrator Finkin's Award in Relation to the Contract Negotiations Between the City of Pekin and the Pekin Police Benevolent Labor Committee

RESULT:	PASSED (6 TO 1)
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 Orrick, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Hilst

8.2. Ordinance No. 4276-24/25 Approving the Tourism Marketing Proposal from McDaniels Marketing for Fiscal Year 2026

RESULT:	PASSED (4 TO 3)
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Nutter, Council Member Hilst, Council Member Orrick

Council Member Nutter motioned to table the item and issue an RFP to ensure a fair process for both local and external firms while adhering to the city's procurement policy. Council Member Hilst seconded the motion. The motion failed in a 3-4 vote, with Council Members Abel, Mayor Burress, Council Member Hohimer, and Council Member Onken voting against, and Council Members Nutter, Hilst, and Orrick voting in favor.

RESULT:	Failed (4 TO 3)
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Nutter, Council Member Hilst, Council Member Orrick

City Manager John Dossey outlined the proposal, emphasizing a shift in the

Tourism Committee's approach to focus marketing efforts solely in Pekin rather than allocating funds to the Peoria Convention and Visitor's Bureau. The proposed plan includes \$33,300 for digital marketing, \$10,100 for intern content marketing, and \$11,290 for the Discover Pekin website, totaling \$54,690. Mr. Dossey clarified that this initiative is separate from the upcoming economic development marketing plan but would align with broader economic marketing efforts if approved.

Council Member Nutter raised concerns about the absence of a separate Request for Proposals (RFP) for this project. Mr. Dossey acknowledged that while a main RFP existed, there was not a distinct one for this initiative.

Owner from McDaniels Marketing noted that Economic Development Director Josh Wray had vetted the proposal through the Tourism Committee, and the Economic Development Advisory Committee (EDAC) would review it next. Mr. McDaniel's also mentioned the hiring of a social media intern dedicated to tourism marketing.

Council Member Nutter questioned the engagement with the Discover Pekin website, to which Mr. McDaniels responded that updates are actively made and encouraged council members to submit any necessary changes. Mr. Dossey affirmed that communication regarding website updates is crucial.

8.3. Ordinance No. 4277-24/25 Approving the First Amendment to the Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Agreement with Kelly Madden for the Property at 901 Derby Street

RESULT:	TABLED TO MARCH 10, 2025 (UNANIMOUS)
MOVER:	Council Member Dave Nutter
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

A motion was made by Council Member Hohimer seconded by Council Member Abel to discuss Ordinance No. 4277-24/25, which proposed an amendment to the Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Agreement with Kelly Madden for the property at 901 Derby Street.

City Manager John Dossey explained that the amendment would allow Mr. Madden's new tenant, After Hours Automotive, to be included in the agreement and assume some responsibility for meeting its terms. Specifically, the tenant would be required to generate \$5,000 in annual sales tax for the City or cover the difference if the revenue falls short. If the tenant leaves, Mr. Madden remains personally liable for ensuring the City receives the anticipated revenue. The amendment does not change the amount of funding

allocated under the agreement, and staff recommended approval. Council Member Nutter sought clarification on the financial obligations, confirming that if the tenant fails to meet the \$5,000 sales tax requirement, the developer would be responsible for covering the shortfall.

Council Member Hilst raised concerns about whether the repayment obligation could reach \$10,000 annually if the requirement is not met, accumulating to a potential \$50,000 over five years.

Discussion ensued regarding the language of the agreement, with questions about its enforceability and the timeline for fulfilling its terms. Council Members debated whether the obligation started upon project completion or occupancy permit issuance, potentially extending the agreement's timeframe.

Further concerns arose over whether the financial obligation had shifted from a forgivable loan to a grant, with differing interpretations of the original agreement's language. Legal Counsel Jim Vasselli referred to provisions within the agreement, including force majeure clauses and repayment conditions, clarifying that while the amendment modified the agreement, it did not nullify the original terms.

Council Member Orrick questioned whether the amendment fundamentally altered the initial agreement rather than simply adjusting responsibilities.

Kelly Madden expressed uncertainty over the changes, stating he was under the impression that responsibility for sales tax revenue would be shared with the business rather than solely his burden. He noted that during prior discussions, he believed the business would cover any shortfall if revenue fell below \$5,000.

Council Member Hohimer asked if Mr. Madden could personally cover the \$5,000 shortfall, to which Ben, the tenant, confirmed that he believed so.

To allow time for further clarification and review, Council Member Nutter moved to table the ordinance until the next meeting, seconded by Council Member Abel. The motion to table passed unanimously, 7-0.

8.4. Ordinance No. 4278-24/25 Approving a Pekin East Residential Tax Increment Financing (TIF) Redevelopment Agreement with Aaron and Kris Greene under the New Residential TIF Policy

RESULT:	PASSED (6 TO 1)
MOVER:	Council Member Rick Hilst
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

The Council reviewed Ordinance No. 4278-24/25, which proposed a Pekin East Residential Tax Increment Financing (TIF) Redevelopment Agreement with Aaron and Kris Greene under the City's new residential TIF policy. City Manager Dossey explained that the Greenes are closing on a newly constructed home at 1609 Grandlake Ct. and are seeking incentives under the residential TIF program. The total investment in the home is \$519,900, with \$50,000 in eligible expenses for the lot. Under the policy, they are eligible for up to \$50,000 in property tax increment rebates over a period of up to 10 years, with the actual rebate amount determined by eligible expenses and the final property assessment after project completion. Dossey noted that this is the first spec home brought before the Council for TIF incentive approval. The home was built by the developer in 2024 with the expectation that future buyers could apply for TIF incentives under the City's policy. Staff supported this approach, believing that builders having confidence in the TIF program enough to build homes on speculation is beneficial, as prospective buyers are more likely to purchase a completed home rather than a vacant lot. However, Mr. Dossey acknowledged that if the Council wished to limit incentives to homes that have not yet started construction, staff would need official direction to adjust the policy accordingly. Staff recommended approval of the ordinance.

8.5. Discussion of Possible Changes to the Residential Parking of Trailers Ordinance

The Council held a discussion regarding possible changes to the Residential Parking of Trailers Ordinance. Police Chief Seth Ranney introduced the topic, noting that residents frequently raise concerns about restrictions on trailer parking, particularly for individuals who use trailers for work or hobbies. Current regulations prohibit overnight trailer parking in driveways or on streets, which has led to complaints from both residents and business owners. Chief Ranney informed the Council that staff had reviewed ordinances in surrounding communities, finding that Morton allows trailer parking in both driveways and streets, Washington permits driveway parking, and East Peoria allows trailers in both locations but does not prioritize enforcement of the issue.

Council Member Hohimer inquired whether boats were included in the ordinance, and Chief Ranney clarified that Pekin allows boats to be parked in driveways.

Council Member Hohimer also noted that some homeowners' associations (HOAs) have their own restrictions, which would supersede city ordinances.

Council Member Orrick sought clarification on whether boats with trailers could be parked in backyards, with City Manager Dossey explaining that the

Council had previously addressed this issue under former Mayor Luft, allowing boats to be parked in designated areas.

Council Member Nutter asked whether there was a specific provision under discussion or if this was a general policy review, to which Chief Ranney confirmed it was an overview of current regulations and the conflicts they have caused among residents.

Council Member Onken questioned why property owners could not park their own trailers on their property, comparing the issue to regulations on junk vehicles. He cited an example of a musician who had expressed frustration with the restrictions. Chief Ranney stated that such concerns were precisely why the issue was being brought before the Council.

Council Member Abel asked why Pekin's regulations were more restrictive than those in surrounding communities, suggesting a need to reassess the policy.

Council Member Hilst cautioned that loosening restrictions could lead to an increase in various types of vehicles being parked in driveways and noted that parking on streets remains a significant concern.

Code Enforcement Officer Paul Belcher added that the majority of complaints involve construction trailers parked on streets overnight, particularly when they obstruct visibility with brush covering reflectors. He emphasized that the discussion was primarily about residential trailer owners who use their trailers for hobbies and crafts.

The discussion concluded with an open-ended inquiry to the Council regarding potential changes to the ordinance, but no formal action was taken.

8.6. Discussion of Possible Changes to the Litter Container Ordinance

The Council discussed potential changes to the Litter Container Ordinance. City Manager John Dossey noted that staff is currently working on an inventory of properties with multiple trash cans and sought direction from the Council on whether to limit the number of cans picked up per residence. He also proposed requiring an annual sticker for any additional containers beyond the allowed limit.

Police Chief Ranney explained that once enforcement efforts increased, the number of reported trash can violations rose significantly. However, the department remains primarily complaint-driven in addressing such issues.

Mr. Dossey also mentioned that the City offers a walk-up service for elderly residents who need assistance with their trash containers.

Council Member Hohimer expressed that she saw no issue with residents having a couple of toters but questioned the necessity of allowing excessive numbers. She suggested that if a resident can push out multiple cans to the curb, they should be able to store them properly on the side of their house.

Chief Ranney pointed out that the ordinance applies to all residents and must be enforced consistently.

Council Member Onken noted that the primary concern appears to stem from homes where multiple toters are stored in visible locations, particularly beside garages. He stated that as long as the containers are not overflowing, having them placed neatly should not be a major concern.

Chief Ranney added that other parts of the ordinance regulate trash can lids, which is a separate issue, and clarified that current code allows trash cans to be stored on the side of a house.

Code Enforcement Officer Paul Belcher provided historical context, noting that before the ordinance was written, steel trash cans were permitted.

Council Member Nutter acknowledged the effort to count the number of toters at properties and asked about the completion timeline. He also raised concerns about three key aspects: the number of containers allowed, their placement, and enforcement for commercial properties requiring enclosures. He questioned whether the ordinance was being enforced for commercial properties or only for residential areas.

Mr. Belcher stated that several permits have been issued for commercial compliance.

Mr. Dossey reiterated that enforcement remains complaint-driven and noted that issues affecting entire neighborhoods can create tension among residents. He recommended that staff draft proposed changes to the ordinance and present them to the Council for further review and input before moving forward with any revisions.

Any Other Business To Come Before The Council

City Manager Dossey announced that Alina Yang won a state IHSA speech event, and a request was made to place a sign in recognition of her achievement, similar to signs displayed in other communities.

Police Chief Seth Ranney acknowledged the Police Department's participation in the Special Olympics Polar Plunge last weekend, with nearly 25 officers representing the department. He noted that the department raised over \$8,500, with one participant set to retire and recognized as the top individual fundraiser.

Council Member Orrick praised the effort and emphasized the importance of raising money for such a cause. Chief Ranney described the event as an amazing experience and expressed pride in the officers who took part.

Finance Director Eric Dubrowski provided an update on the city's audit, stating that the FY22 audit is in the second round of quality control and will be presented to the Council on March 10th.

Council Member Orrick inquired about any bids received, and City Clerk Sue McMillan confirmed that an RFP had been received on Friday.

Council Member Onken thanked Chief Ranney and Mr. Belcher for bringing forward the ordinance discussions. He also noted a significant regional sports achievement, stating that this was the first regional championship in 48 years for the Pekin High School Girls' Basketball team, with the team playing at Normal West the following day. He noted that they also tied the record for most wins in a season at 19.

Mayor Burress provided an update regarding Erica Frantz, for whom a proclamation was previously issued recognizing metastatic breast cancer awareness. She shared that she recently received devastating news that her cancer had returned, and in response, the city changed its recognition back to metastatic breast cancer colors in her honor. The Mayor also announced that she had received a flyer for the 2nd Annual "Play 4 the Kids" Golf Outing benefiting the Children's Advocacy Center, scheduled for April 26th at 1 PM at Parkview, with a meal to follow at the Pekin Moose Lodge.

Executive Session 5 ILCS 120/2 (c) 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body

A motion was made by Council Member Hilst seconded by Council Member Abel to move into Executive Session to discuss 5 ILCS 120/2 (c) 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body at 7:50 PM.

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

Adjourn

There being no further business to come to the Council a motion was made by Council Member Orrick seconded by Council Member Onken to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 8:04 PM.

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

SECONDER: Council Member Chris Onken

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