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

Pledge of Allegiance - Led by Mark Matthews ICC Instructor

The Pledge of Allegiance was led by Mark Matthews.

Council Member Nutter shared that Mark Matthews and his students at Illinois Central College (ICC) recently received significant recognition, including both national and international awards for the Caterpillar Dealer Service Technician Training Program, known as Think Big. Mr. Matthews, a professor at ICC for 29 years and a proud Pekin native, explained that the program combines classroom instruction with paid internships, resulting in an Associate's Degree in Applied Science.

Last year, nearly 400 students from 20 schools tested for a prestigious global competition. Two of ICC's students placed first and third in the U.S. round held in Peoria. In February, two 2024 graduates—Gunnar Dunnett and Josh Powell—competed in the world competition in Melbourne, Australia, which included a written test, oral presentation, and hands-on troubleshooting. Dunnett was named the Think Big Caterpillar Top Apprentice. Mr. Matthews emphasized the value of ICC's industrial and agricultural technology programs, noting there are 34 in total, many of which lead to high-demand, well-paying jobs. He expressed gratitude for the opportunity to speak and for the Council's ongoing support.

Call to Order

City Clerk, Ms. Sue McMillan, confirmed all Council Members were physically present and logged in. Council Member Hohimer left the meeting at 6:05 PM.

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

Council Member Hohimer requested to move New Business Item 8.2 Ordinance No. 4287-24/25 Approving a Purchase and Sale Agreement with Epic Pharma Solutions to Authorize the Sale of City-Owned Property Commonly Known as 305 Hanna Drive after Public Input and before the Consent Agenda.

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

Motion to approve the agenda as amended.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Karen Hohimer
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

Approval of Minutes

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

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

Public Input

Ms. Megan Johnson, joined by several neighbors, addressed the Council to raise serious concerns about ongoing drug activity, homelessness, and public safety issues in the 300 block of South Capitol Street. She cited a known drug house, which is a converted garage reportedly owned by out-of-state landlords, and a nearby condemned property that continues to attract trespassers despite being boarded up. Ms. Johnson described frequent 911 calls, finding needles and Narcan in her yard, threats from a loose German Shepherd, and frightening encounters involving her children and strangers under the influence. She also reported repeated disturbances, including break-ins, theft, and unsafe behavior throughout the neighborhood, emphasizing that residents no longer feel safe in their homes. She provided a written list of incidents and urged the City to take action. The Mayor, City Manager, Police Chief, and City Attorney acknowledged her concerns and committed to following up.

Ms. Amy McCoy, Executive Director of the Pekin Area Chamber of Commerce, spoke in support of agenda item 8.2, praising the proposed project as a prime example of the Riverway Business Park's intended purpose. She commended the collaboration between the Greater Peoria Economic Development Council, state funding sources, and the City's economic development team—particularly highlighting the efforts of Mr. Josh Wray. Ms. McCoy emphasized the positive impact the project will have on the community by bringing in a large employer offering living wage jobs, which will drive economic growth through increased wages, tax revenue, and consumer spending. She urged Council to vote in favor, noting the project as a milestone for Pekin that will enhance the City's image as a business-friendly community.

Mr. John Ackerman, Tazewell County Clerk, addressed the Council to share positive news ahead of its public release. He announced that the Illinois State Historical Society has once again honored the City of Pekin, recognizing it four times among the seven total regional award recipients for the 2025 Best in Illinois History awards. The City of Pekin, the Pekin Bicentennial Committee, and book authors Jared Olar and Susan Rynerson were recognized for their bicentennial history book. Pekin Community High School was honored for its Veterans history project and for a shadow box created by students from wood salvaged from the historic Arcade Building to house the Medal of Honor belonging to Dr. Thomas Murphy. Mr. Ackerman also noted a fourth award related to Pekin's history—the recognition of William Reed, a Medal of Honor recipient who taught in Pekin before enlisting in the Union Army. Lastly, he announced a public dedication event at the Tazewell County Courthouse on April 16 at 4:30 p.m. to unveil a permanent display commemorating the USS Tazewell, including the ship's original port and starboard lights, which will be illuminated for the first time in 50 years.

Ms. Sally Hanley of the Greater Peoria Economic Development Council addressed the Council to commend their efforts and express strong support for the proposed project. She congratulated the City on being chosen by Epic, a company that conducted a national search and selected Pekin as the location for its manufacturing facility. She emphasized that Pekin has a strong track record in manufacturing growth, referencing past successes with companies like Hanna Steel and Winpak. Ms. Hanley acknowledged the effective collaboration among key partners, including the City of Pekin, Intersect Illinois, the Illinois Department of Commerce and Economic Opportunity, the Greater Peoria EDC, and Illinois American Water. She extended appreciation to the City administration and Council for their leadership in attracting significant investment to the region and reiterated her support and willingness to assist further.

New Business

8.2. Ordinance No. 4287-24/25 Approving a Purchase and Sale Agreement with Epic Pharma Solutions to Authorize the Sale of City-Owned

Property Commonly Known as 305 Hanna Drive

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

Ordinance No. 4287-24/25 was unanimously approved, authorizing a Purchase and Sale Agreement with Epic Pharma Solutions for the sale of city-owned property located at 305 Hanna Drive. City Manager John Dossey introduced the item and commended Economic Development Director Josh Wray and the City's Economic Development Team for their exceptional work on this transformative project, noting the speed and complexity of negotiations, including working across time zones with Singapore.

Mr. Wray presented the details of the agreement, explaining that city staff had been working with the State of Illinois since January to secure a manufacturing facility for Epic Pharma Solutions, a medical equipment manufacturer based in Singapore. The company has chosen Pekin for its first U.S. production facility following a national site search, citing the city's business-friendly approach, availability of high-quality water, and ability to close the land transaction on an accelerated timeline as key decision factors.

Epic will purchase approximately 66 acres in the Riverway Business Park—north of Hanna Drive and south of the Pekin Sports Complex—for $500,000, with no city incentives included in the deal. State incentives have been awarded to support the project. Epic intends to build in two to three phases, creating over 100 jobs, with construction beginning in 2025 and operations targeted to begin by late 2026. The facility, which will manufacture components for IV systems, is expected to generate over $300,000 annually in new property taxes.

Mr. Wray added that Park District Executive Director Cameron Benton supports the project. Mr. Abhay Raut, Commercial Director of Epic, joined the meeting via phone from Singapore and expressed his enthusiasm for joining the Pekin community, noting future project phases may follow.

Council Member Nutter inquired about water quality concerns raised by a citizen, to which Mr. Wray responded that Epic is not a high-water user but does require high-quality water, which Pekin can provide through Illinois American Water, a key reason for Epic's site selection.

Consent Agenda

Council Member Nutter read all 15 items on the Consent Agenda.

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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

6.1. Accounts Payable Paid Proof List thru March 14, 2025

6.2. Financial Reports February 2025

6.3. Investment Report February 2025

6.4. Pekin Police Department Monthly Statistics February 2025

6.5. Ordinance No. 4282-24/25 Approving a Variance for Tazewell County for the Property Located at 1 Capitol Street to Reduce the Minimum Off-Street Parking Requirements as Well as Remove the Requirement for a Parking Lot Screening Wall and Landscaping on the Westerly Side of the Property (Case V 2025-04)

6.6. Ordinance No. 4283-24/25 Approving Site Plan for Tazewell County for the Construction of the Proposed Tazewell County Justice Center on the Property Located at 1 Capitol Street (Case SPR 2025-02)

6.7. Ordinance No. 4284-24/25 Amending the Pekin City Code Chapter 5, Article 1, Division 12 Tobacco Products Dealer (Case ZTA 2025-01) and Ending Moratorium on Issuance of Tobacco Products Dealer Licenses

6.8. Ordinance No. 4285-24/25 Approving Special Use Submitted by VHEA, LLC for the Operation of an Adult-Use Cannabis Dispensary at 2910 Court Street (Case SU 2025-04)

6.9. Resolution No. 250-24/25 Approving Preliminary Subdivision Plat for Part of Lot 8 and Lot 25 of Leander Kings Subdivision for Assessment Purposes and Part of the Northwest Quarter of Fractional Section 3, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 04-10-03-100-002 (Case PPR 2025-01)

6.10. Resolution No. 249-24/25 Publication of the Zoning Map as of December

31, 2024

6.11. Receive and File Proposal from Waste Management for Solid Waste Disposal

6.12. Receive and File RFP Submittals for Dangerous Building Services for 2025-2026 Contract Year

6.13. Receive and File RFP Submittals for Code Enforcement Mowing and Brush Cleaning Actions and Abatements for 2025-2026 Contract Year

6.14. Ordinance No.4286-24/25 Amending Pekin City Code Chapter 2, Article III, Division 2 Section 2-3-2-5 Deputy City Clerk Amending the Number of Deputy City Clerks and Designating the City Manager as Ex Officio Deputy City Clerk

6.15. Resolution No. 251-24/25 City Clerk's Appointment of Chief Deputy City Clerk, Deputy City Clerk I and Acknowledgment of City Manager as Ex Officio Deputy City Clerk

Communications, Petitions, Reports

7.1. Presentation on Veterans Drive Chronology by Chamber of Commerce Transportation Committee

Mr. Bill Fleming, former President and Executive Director of the Chamber of Commerce, spoke on behalf of the Chamber's Transportation Committee, alongside members Ms. Amy McCoy and Mr. Denny Keif. Mr. Fleming emphasized the Chamber's longstanding commitment to improving transportation infrastructure in partnership with local elected officials. He provided a historical overview dating back to 1893, highlighting early advocacy such as paving downtown Pekin's muddy streets and supporting key projects like the paving of Route 164 and the development of Route 9. He noted the Chamber's pivotal role in promoting the Pekin bypass project, which would eventually become Veterans Drive, and introduced Mr. Keif to provide further detail.

Mr. Denny Keif, former City Engineer and City Manager, delivered a detailed presentation outlining the 60-year history of Veterans Drive. He traced the project's evolution from the original 1965 concept through decades of studies, public meetings, and advocacy. Mr. Keif credited the Chamber's Transportation Committee—established in 1992 under Carol Shields—with resurrecting the project and securing critical funding through a local gas tax to match state and federal investments. He noted several milestones, including the first construction segment in 2001 and the successful securing of major funding from figures such as Congressman Ray LaHood and Senator Barack Obama. Mr. Keif underscored the importance of intergovernmental cooperation, as portions of the project involve multiple municipalities and townships. He concluded by reiterating the Chamber's longstanding advocacy and commitment to the Veterans Drive project and passed the floor to Ms. McCoy.

Ms. Amy McCoy affirmed the Transportation Committee's continued support for the Veterans Drive extension and highlighted the project's importance to existing and future businesses in the Riverway Business Park and across the region. She mentioned past Chamber efforts such as organizing legislative bus tours to showcase infrastructure priorities and successes and offered to coordinate similar events moving forward. Ms. McCoy concluded by reaffirming the Chamber's dedication to advocacy, education, and collaboration in support of this long-standing regional priority.

7.2. Presentation of Marketing Plan by McDaniels Marketing

Randy McDaniel of McDaniel's Marketing, COO Beth Guyer, and Jacob presented a three-year Economic Talent and Business Attraction Marketing Plan for Pekin, emphasizing strategies for immediate and long-term growth. Developed in collaboration with Economic Development Director Josh Wray and EDAC, the plan highlights goals to attract new residents, businesses, and developers while enhancing the quality of life for current residents.

The plan includes launching a new city brand, a dedicated website, and digital advertising campaigns on platforms like Facebook, Instagram, and LinkedIn. These campaigns will target large metro areas where the cost of living is higher, as well as regional residents and recent graduates, to position Pekin as an appealing relocation destination. Locally, marketing efforts aim to build positive sentiment by showcasing amenities and opportunities in Pekin. Examples of successful strategies, such as Jacksonville, Illinois's incentive program, were discussed, with potential adaptations for Pekin, including free lots or cash incentives for homebuyers.

Additional components of the plan include developing an aggregate job board to connect prospective residents with local opportunities and using Make My Move, a relocation-focused platform, to draw interest from outside Illinois. The presentation also addressed challenges such as the need for more housing options, particularly affordable apartments for young professionals, and emphasized the city's unique strengths, such as excellent parks, home rule benefits, and abundant water resources.

Funding for the plan includes an estimated $66,000 for year one, followed by $63,900 and $53,900 in subsequent years, reflecting reduced infrastructure costs as the brand and website are established. Key deliverables include website launch by September 2025, video and photography production, and ongoing digital advertising. Baseline data and metrics for tracking success, such as population growth, job applications, and property values, will guide progress and be reported monthly through Josh Wray to the council.

To sustain momentum, a business advisory group will be formed to provide ongoing input and support. The presentation was concluded by affirming that results will be visible quickly, such as increased website traffic and engagement, while also aiming for sustainable, long-term population and revenue growth. The council was encouraged to consider the proposed funding in an upcoming consent agenda.

New Business Continued

8.1. Resolution No. 252-24/25 Approving Final Subdivision Plat for Part of Lot 8 and Lot 25 of Leander Kings Subdivision for Assessment Purposes and Part of the Northwest Quarter of Fractional Section 3, Township 24 North, Range 5 West of the Third Principal Meridian, Tazewell County, Illinois. Property Being Subdivided is Currently Part of P.I.N. 04-10-03-100-002

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

Council unanimously approved Resolution No. 252-24/25, which authorizes the Final Subdivision Plat for part of Lot 8 and Lot 25 of Leander King’s Subdivision and a portion of the Northwest Quarter of Fractional Section 3, Township 24 North, Range 5 West of the Third Principal Meridian in Tazewell County. The subject property, currently part of P.I.N. 04-10-03-100-002, includes the city-owned wastewater treatment plant and extends west to Front Street, where the city-owned grain silos are located.

City Manager John Dossey explained the subdivision is necessary to separate the grain silo portion of the property, which is under a pending sale agreement. The plat has been reviewed and approved by Chief Building Official Nic Maquet and the city contracted Engineer Justin Reeise. In response to a council inquiry, Mr. Dossey confirmed that the property sale is contingent upon passage of this resolution, and the closing is expected within the next two weeks, generating fiscal year 2025 revenue.

8.3. Ordinance No. 4288-24/25 Declaring Surplus Revenue in the Pekin South

Industrial Park Special Tax Allocation Fund and Authorizing Payment of that Surplus Revenue to the Tazewell County Treasurer for Distribution to Affected Taxing Districts for Tax Year 2023 Payable 2024

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

City Manager John Dossey presented Ordinance No. 4288-24/25, explaining that the City has an intergovernmental agreement with other taxing districts to declare a surplus each year equal to 25% of the total incremental real estate tax revenue generated by the Pekin South Industrial Park TIF. For tax year 2023, payable in 2024, the total revenue received by the CIP TIF was $363,010.16. Based on this, staff prepared a surplus declaration in the amount of $90,751.54 to be distributed to the Tazewell County Treasurer for allocation to the affected taxing districts. Mr. Dossey also noted that similar agreements are in place for the Central Business District TIF and the Court Street TIF, limited to capital costs and only involving the school districts. Those payments will be issued at the same time as the South Industrial Park TIF surplus. Staff recommended approval of the ordinance.

8.4. Ordinance No. 4289-24/25 Amending Pekin City Code, Chapter 2, Article IV Departments and Creating Section 2-4-8-10 and Section 2-4-8-12 Regarding the Organization and Position Duties in the Public Works Department

Approve as Amended:

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Chris Onken
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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

A motion was made by Council Member Orrick, seconded by Council Member Nutter, to amend the ordinance with the revised language as follows: "shall have the following duties and shall participate in the following tasks as applicable".

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, Council Member Onken
ABSENT:	Mayor Pro Tem Hohimer

City Manager John Dossey introduced Ordinance No. 4289-24/25, which amends the City Code to clarify the organizational structure and duties within the Public Works Department, specifically placing the Engineering Division under the supervision of the Director of Public Works and modernizing the description of the City Engineer’s responsibilities. Mr. Dossey noted that there were currently conflicting sections in the code regarding who oversees engineering, and this ordinance resolves that inconsistency. Economic Development Director Josh Wray was recognized for his work on the ordinance and was available to answer questions.

Council Member Orrick asked for clarification on whether the Public Works Director, if hired, would be responsible for the duties listed or whether they would fall solely to the City Engineer. Mr. Wray explained that while the Director of Public Works would have supervisory authority, the specific duties would be performed by the City Engineer or appropriate professionals, especially where licensure is legally required.

Discussion followed on the wording of the ordinance, particularly the use of the word “shall,” which Council Member Orrick noted might be overly rigid. After input from the City Attorney, it was agreed that the language would be amended to read: “shall have the following duties and shall participate in the following tasks as applicable,” providing more flexibility while preserving the intended structure and responsibilities.

Council Member Orrick made a motion to amend the ordinance with this revised language, seconded by Council Member Nutter. The motion to amend passed by a vote of 6–0.

8.5. Resolution No. 253-24/25 Authorizing the City Manager and Operation Supervisor to Enter into a Joint Purchasing Agreement with the State of Illinois for Rock Salt

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Chris Onken
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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

City Manager John Dossey presented Resolution No. 253-24/25, which authorizes both himself and Operations Supervisor Brian Franciscovich to enter into a joint purchasing agreement with the State of Illinois for the procurement of road salt for the 2025–2026 winter season. Mr. Dossey explained that participation in the state's joint purchase master contract is facilitated through the Illinois Department of Transportation and that the agreement will be for one year with no option to renew. The City intends to request 2,500 tons of salt under an 80% contract structure, which commits the City to purchasing at least 2,000 tons, with the option to buy up to 3,750 tons if needed. Mr. Dossey noted the city must submit its inclusion request by April 7, 2025. Although the price per ton is not yet available, it is estimated between $90 and $100. The proposed FY26 budget includes $250,000 for this purchase, and that figure serves as the maximum spending limit authorized by this resolution. Should actual needs exceed this budgeted amount, staff will return to Council to request additional authorization. Staff recommended approval of the resolution

8.6. Resolution No. 254-24/25 Approving an Agreement with GFL for Solid Waste Disposal

RESULT:	**PASSED (4 TO 2)**
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Orrick, Council Member Onken
NAYS:	Council Member Nutter, Council Member Hilst
ABSENT:	Mayor Pro Tem Hohimer

City Manager John Dossey introduced Resolution No. 254-24/25, seeking approval of a new agreement with GFL (formerly Peoria Disposal) for solid waste disposal services. Mr. Dossey explained that the City has held a landfill contract with GFL since 2004, with an amendment in 2009. The current agreement, which ends April 30, 2025, has increased tipping fees from an initial $23.50 per ton to $59.50. Under the proposed agreement, the City would enter into a new five-year contract at $61.25 per ton, with the same operational terms. The contract includes an automatic five-year renewal unless notice is given 180 days in advance, effectively creating a ten-year agreement. The annual tipping fee increase would shift from a fixed schedule to a variable one tied to inflation, with a minimum of 2.5% and a maximum of 6% for the first five years, and a maximum of 7.5% for years six through ten. GFL also proposed replacing their $250,000 surety deposit—currently held by the City in a certificate of deposit—with an annual performance bond, and offered a $20,000 annual franchise fee. Staff supports this change, noting the bond would offer more efficient financial protections. Mr. Dossey also clarified that the $250,000 is held in a CD at a local bank and appears on the investment report under a restricted line, which will be zeroed out.

Council Member Nutter questioned the funding source for repaying the deposit and raised concerns about the length of the contract and the use of

CPI-U for annual rate increases, stating he does not support the resolution due to potential long-term cost increases. Mayor Burress inquired about Council Member Nutter's opposition to a ten-year term, to which Council Member Nutter replied that the automatic renewal poses a risk if not monitored closely.

Eric Shangraw, Government Contracts Manager for GFL, addressed the Council, stating the ten-year term was proposed by the City to lock in rates amid rising post-COVID costs. He explained the CPI-based increases reflect the reality of inflation-driven expenses. Mr. Shangraw also confirmed that GFL plans to reopen on Saturdays starting in May due to the permanent closure of the Peoria City/County landfill and that GFL would accommodate the City's spring and fall cleanups going forward.

Council Member Hilst asked about landfill access on Saturdays for cleanup events and raised concerns about the franchise fee remaining static at $20,000 despite tipping fee increases. Mr. Shangraw explained that the franchise fee was initially offered to replace the interest revenue the City earned on the $250,000 deposit and had already been negotiated upward from $15,000 to $20,000.

Discussion concluded with additional clarification from GFL about landfill longevity, confirming approximately 35 years of operational life remain at the Indian Creek facility. The motion passed on a 4–2 vote.

8.7. Resolution No. 255-24/25 Approving an Agreement with GFL for Recycling Disposal and Other Waste Management Services

RESULT:	**PASSED (4 TO 2)**
MOVER:	Council Member Rick Hilst
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Orrick, Council Member Onken
NAYS:	Council Member Nutter, Council Member Hilst
ABSENT:	Mayor Pro Tem Hohimer

Council discussed Resolution No. 255-24/25, approving an agreement with GFL for recycling disposal and other waste management services. Staff explained that while the contract terms are similar to previous agreements, the cost of recycling remains variable due to its nature as a commodity. The contract includes an annual increase based on CPI, and the City currently receives a rebate averaging $36.19 per ton for recycling. A spreadsheet included in the packet outlines the projected CPI-based increases and worst-case scenarios. Staff noted that discontinuing recycling would shift that material into the tipping fee for solid waste, making continued recycling more economical while the City studies cost-effective alternatives, such as altering pickup frequency.

Council Member Orrick questioned the contract naming "Area Corporation" rather than GFL. Eric Shangraw, Government Contracts Manager for GFL, clarified that GFL acquired PDC Area Disposal through a stock purchase, and while the legal name remains Area Disposal in Illinois, the company does business as GFL.

Council Member Orrick also inquired about the public recycling drop-off site mentioned in the contract. Eric confirmed the drop-off is located south of the viaduct, across from the prison. He noted that while the site is intended for Pekin residents, usage isn't monitored, and the facility is required by contract to remain open for drop-off. He explained that apartment dwellers without curbside service often use the drop-off site, and the operational cost is minimal, as collected items are simply moved a short distance within the facility.

City Manager Dossey added that maintaining the drop-off site is also a requirement of a County grant, and compliance ensures continued eligibility. Council Member Orrick acknowledged this but expressed concern over the costs incurred when material is dumped into the City's dumpsters. Eric clarified that the City only pays for tonnage collected by City trucks, and drop-off materials in those boxes are handled and paid for by GFL.

8.8. Resolution No. 256-24/25 Awarding Contract for Dangerous Building Services to CMT Excavating Inc.

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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

Council considered Resolution No. 256-24/25, awarding a contract for dangerous building services to CMT Excavating, Inc. City Manager Dossey explained that staff publicly solicited bids for board-up and related services for dangerous structures in the City of Pekin. Four bids were received from Beckman Excavating and Landscaping, CMT Excavating, Excavating Incorporated, Jimax Landscape, LLC, and Tunyuck Solutions, LLC. After reviewing the proposals for cost, understanding of project requirements, technical ability, quality of work, relevant experience, and the professionalism of the submissions, staff recommended awarding the contract to CMT Excavating, Inc. The contract term will run from April 1, 2025, to March 31, 2026. The proposed agreement is included in the packet, with all bid packets attached to the consent agenda.

Council Member Orrick asked how much the City had spent on similar services this fiscal year. Mr. Dossey noted that the services were previously provided by Tunyuck, and the spending figure might be skewed because that contractor also performed mowing services. Council Member Orrick acknowledged the complication and withdrew the question.

Council Member Orrick also raised concerns about whether second-story windows are included in the boarding requirements, referencing a complaint from a resident during Public Input. Police Chief Seth Ranney clarified that second-story windows are only secured if access is possible from the ground level—without the use of a ladder. He explained that boarding second-story windows has not been part of standard procedure due to increased labor and material costs and that the current approach has been effective.

8.9. Resolution No. 257-24/25 Awarding Contract for Code Enforcement Mowing and Brush Cleaning Actions and Abatements to Jimax Landscaping LLC

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, Council Member Onken
ABSENT:	Mayor Pro Tem Karen Hohimer

Council considered Resolution No. 257-24/25, awarding a contract for code enforcement mowing, brush clearing, and landscaping abatement services to Jimax Landscaping LLC. City Manager John Dossey explained that staff publicly solicited bids for these services in response to code enforcement violations. Six bids were received from Beckman Excavating and Landscaping, CMT Excavating Incorporated, Easier Grounds Management LLC, Jimax Landscaping LLC, Premier Landscape Services LLC, and Tunyuck Solutions LLC. Following a thorough review of each proposal based on cost, understanding of requirements, work quality, technical capabilities, experience, and professional presentation, staff recommended awarding the contract to Jimax Landscaping LLC for the period of April 1, 2025, through March 31, 2026. Their bid and proposed contract are included in the meeting materials.

Council Member Orrick inquired about the City’s process following a mowing enforcement action, asking whether liens are still placed on properties or if adjudication is the first step. Mr. Dossey confirmed that property owners receive tickets and, if unpaid, liens are typically placed on properties—often consolidated at the end of the mowing season to minimize lien fees.

Code Enforcement Officer Paul Belcher provided an overview of the enforcement process. Citations are issued to property or business owners, giving them five days to address violations. If they fail to comply, the contractor inspects the property again and, if needed, performs the work. The property owner is cited and fined $150, in addition to being billed for the mowing. The Finance Department then compiles these costs and places liens on properties when necessary, trying to minimize lien expenses by combining charges.

Council Member Orrick asked about the success rate of lien collections. Mr. Dossey explained that while it's difficult to track the exact number of collected liens due to the state processing system, there has been a noticeable increase in lien payments, particularly when properties are being sold or prepared for tax sales.

8.10. Discussion to Amend City Code Regarding Residential Ground-Mounted Solar Arrays

Mayor Burress introduced a discussion to consider amending the city code regarding residential ground-mounted solar arrays, prompted by concerns relayed by Council Member Hohimer from neighbors on the north side of town. The Mayor deferred to City Manager John Dossey, who explained that while the installation in question met all legal code requirements, its large presence on a formerly vacant lot behind a home had generated neighborhood complaints. Mr. Dossey deferred to Community Development Director Nic Maquet for details. Mr. Maquet clarified that the property in question is part of a through lot, not a separate parcel, and the installation met all setback and permitting requirements. He confirmed the array is legally tied to one residence and complies with current regulations, although it is notably large.

Council Member Abel expressed concern over the scale of the installation and questioned whether it truly only served one home. Mr. Maquet confirmed that Ameren would not allow the configuration to serve multiple homes.

Council Member Nutter asked if the code should be reconsidered, potentially requiring a special use permit for such installations. Mr. Maquet explained that a special use designation could involve notifying nearby residents and seeking their input. He noted that some communities either restrict ground-mounted solar arrays outright or impose stricter guidelines, and that any new regulation would require a review by the Zoning Board of Appeals (ZBA) and subsequent Council approval.

Council Member Onken suggested requiring privacy fencing around ground-mounted solar arrays to improve aesthetics and deter vandalism. Mr. Maquet confirmed that such a change would need to be incorporated into the city code. Mayor Burress agreed that the issue warranted further review and encouraged the Council to provide input for possible changes to be considered by the ZBA.

Council Member Abel emphasized the importance of maintaining options for homeowners who cannot install roof-mounted systems due to structural limitations, while ensuring neighborhood impact is considered. Mr. Maquet reported no other complaints had been received regarding similar arrays in the city. He also suggested that if the Council wishes to temporarily pause new installations, a moratorium could be presented at the next meeting.

Fire Chief Trent Reeise addressed safety concerns, explaining that ground-mounted arrays are generally less hazardous than roof-mounted ones from a fire suppression standpoint. He stressed the importance of adequate setbacks and having shut-off mechanisms in place.

The Council reached consensus that the issue should be reviewed by the ZBA for potential updates to the code, including possibly requiring fencing or special use permits, and that any existing arrays would be considered legal nonconforming if new regulations are enacted.

Any Other Business To Come Before The Council

City Manager Dossey introduced Mr. Simon Grimm, who was in attendance and has been selected as the new Public Works Director. Mr. Grimm will officially begin his role on March 31, 2025. Mayor Burress welcomed him to the City of Pekin.Mr. Grimm shared that he recently retired from a 20-year career in the U.S. Army, where he attained the rank of Lieutenant Colonel, and has been employed at Rivian for the past year.

Mr. Dossey emphasized Mr. Grimm's strong leadership background, including service at the Pentagon, and noted that his selection followed a multi-layered interview process that resulted in unanimous support.

Mr. Dossey also extended thanks to Fire Chief Trent Reeise and Police Chief Seth Ranney, as well as Economic Development Director Josh Wray and City Attorney Jim Vasselli, for their collaborative efforts in recent economic development achievements. Mr. Wray noted a press conference would be held on Friday and asked that council members inform him or the City Clerk by the following day if they plan to attend, as attendance will be published and a guest list is being sent to Epic. Mr. Wray also shared that the City received a confidential letter of intent from a developer interested in purchasing 321 acres of city-owned property at the full market rate of $14,000 per acre. He noted the agreement is non-binding at this time.

Police Chief Ranney addressed recent public comments regarding activity on South Capitol Street. He assured the Council that the Police Department and Code Enforcement have been working for several months on the matter, including legal action against residents and increased patrols. He emphasized the complex nature of the issues, including substance abuse and mental health challenges, and the importance of continued efforts in enforcement and cooperation with property owners.

Council Member Abel highlighted the positive impression made when staff members engage directly with the public during meetings, emphasizing it reflects well on the City.

Council Member Nutter thanked Police Chief Ranney for his clarification and praised City Attorney Vasselli for his work. He also encouraged the public to view the recently posted quarterly and weekly City Manager reports on the city website, noting their detailed information. He concluded by urging residents to vote in the upcoming April 1 election, which includes various local offices.

Council Member Orrick echoed the importance of voting and noted that the County Clerk's Office would be open for early voting that weekend.

Council Member Onken also encouraged residents to vote and reiterated the early voting opportunities.

Mayor Burress closed by again expressing gratitude to staff and leadership for their hard work in bringing new employment opportunities to the city, stating his belief that Pekin is on the path to growth and success.

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Adjourn

Motion was made by Council Member Orrick seconded by Council Member Onken to adjourn the meeting at 8:06 PM. Motion carried by voce vote.