



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 MONDAY, APRIL 7, 2025 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

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	Absent	--:-- 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 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
ABSENT: Council Member Rick Hilst

Public Input

No public input was received.

Consent Agenda

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 Orrick, Mayor Pro Tem Hohimer, Council Member Onken
ABSENT:	Council Member Rick Hilst

5.1. Receive and File RFP Submittals for 2025 Mowing, Landscaping, and Right-of-Way Maintenance

5.2. Receive and File RFP Submittals for 2025 Pekin Airport Mowing

5.3. Resolution No. 262-24/25 Designating Eric Dubrowski, Finance Director / Treasurer, as the Principal Authority for Illinois Funds

New Business

6.1. Resolution No. 258-24/25 Approving a Service Agreement with Carmody Lawn Services for the 2025 Mowing Season - Districts 1, 2, and 3

A motion was made by Council Member Abel seconded by Mayor Pro Tem Hohimer to approve a service agreement with Carmody Lawn Services for the 2025 mowing season in Districts 1, 2, and 3, with a \$240 deduction from District 1.

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 Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager Dossey explained that the City contracts annually for mowing and landscape maintenance and that the Public Property Supervisor, Ryan Krause, reorganized the mowing districts this year. A pre-submittal meeting was held on March 7, and proposals were due by March 19. The City received eight complete proposals, with one late and non-competitive proposal excluded. Proposals were evaluated based on cost, qualifications, experience, equipment, subcontractor usage, and company location. Carmody Lawn Services received the highest score.

Economic Development Director Josh Wray noted that a property on Court Street was included in the original RFP for District 1, but it has since been sold to the County. Carmody agreed to reduce their fee by \$240 accordingly. City Attorney Jim Vasselli advised that the Council could approve the

resolution as amended to reflect the change.

Mayor Burress confirmed that the revised total would be \$62,631 and asked for Council questions.

Council Member Orrick inquired whether the mowing districts were the same as last year. Mr. Wray responded that the districts were reorganized, which, along with a competitive bidding process, contributed to a projected savings of \$100,000 from last year. The actual mowing areas remain mostly consistent, though the City removed certain areas, such as some lift stations now maintained in-house and parcels deemed private responsibilities.

Council Member Orrick asked if the properties listed included all parcels owned by the City. Mr. Wray explained that while many were individual parcels with PINs, some were right-of-way areas without assigned PINs, often the responsibility of adjacent property owners. Some areas like Hannah Drive and parts of Veterans Drive were excluded due to being private property or outside city limits.

Mayor Burress thanked Mr. Wray and staff for their diligence and cost-saving efforts. Council Member Orrick followed up with a question regarding the payment schedule, noting that the agreement included eight equal payments starting in May. Mr. Wray clarified that the contract period runs through November 21, three weeks later than the previous year, and payments are billed monthly in arrears, not based on the number of mowings per month.

6.2. Resolution No. 259-24/25 Approving a Service Agreement with JW Lawn Services for the 2025 Mowing Season - District 4 and Approving a 3-Year Service Agreement with JW Lawn Services for the Pekin Municipal Airport

RESULT:	PASSED (4 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, Mayor Pro Tem Hohimer, Council Member Onken
NAYS:	Council Member Nutter, Council Member Orrick

City Manager Dossey explained that JW Lawn was the highest scoring bidder and offered a reduced rate for the airport in exchange for a longer-term contract.

Economic Development Director Joshua Wray added that Airport Manager Mike Cruce supported the three-year agreement due to the vendor's strong performance and ability to handle large-scale mowing.

Council Member Nutter raised concerns about the higher cost of JW Lawn

compared to a lower bid from Jimax, questioning the justification for the price difference and opposing the three-year term. Mr. Wray responded that JW Lawn's greater experience warranted the selection.

Other council members expressed support for the contract, referencing past issues with mowing contractors and the need for reliable service. It was confirmed that the \$43,000 airport mowing cost is already included in the budget, with no increase to the existing \$100,000 general fund transfer. The improved oversight by Ryan Krause and his staff was also highlighted, including the positive feedback received regarding the mowing at the Veterans Cemetery. Council members commended staff for tightening oversight and improving service standards.

6.3. Resolution No. 260-24/25 Approving a Service Agreement with Easier Grounds Management for the 2025 Mowing Season - Districts 5 and 6

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 Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager Dossey stated the proposal process and scoring were consistent with other districts, with the exception that references were included in this case but not considered as scoring criteria. Easier Grounds Management received the highest score, and staff recommended approval.

Council Member Nutter inquired about the proposed budget, noting it included \$250,000 under public property. Economic Development Director Josh Wray clarified that this was a typo. Council Member Nutter further questioned a \$9,600 line item for the library, while noting a separate \$3,200 amount listed. Mr. Wray explained that the \$9,600 budget line includes items beyond mowing, and that those additional expenses were not factored into the bids for all vendors.

Council Member Hohimer expressed appreciation for the \$100,000 in overall savings from revised mowing contracts.

Council Member Orrick asked how the \$3,200 mowing cost for the library would be paid. Mr. Wray confirmed the expense would be directly booked to the library's line item in the general ledger for clarity and accountability.

6.4. Resolution No. 261-24/25 Approving a Service Agreement with Grit Property Services for the 2025 Mowing Season - District 7

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 Orrick, Mayor Pro Tem Hohimer, Council Member Onken

City Manager Dossey stated that this resolution pertains to District 7, for which Grit Property Services was the highest scoring proposal. Staff reviewed the submissions and recommended approval of the agreement. There were no further comments or discussion from the Council.

Adjourn

There being no further business to come to the Council a motion was made by Mayor Pro Tem Hohimer seconded by Council Member Onken to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 5:53 PM.

RESULT: PASSED (UNANIMOUS)

MOVER: Committee Member

SECONDER: Committee Member

AYES: Committee Members J. Campbell, Owens, McCoy, Short, Steger, Leman, Rrushaj, Taphorn, Hanley, C. Campbell, Bockler, and Riley