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 TUESDAY, MAY 27, 2025 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Fletcher.

Call to Order

Chief Deputy City Clerk, Ms. Nicole Stewart, 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
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Peg Phillips	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

Approval of Minutes

RESULT:	**PASSED (UNANIMOUS)**
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 Hilst, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

4.1. City Council - Regular Meeting Minutes - April 28, 2025

4.2. City Council - Regular Meeting Minutes - May 12, 2025

Public Input

Matthew Johnson expressed concern over the lack of follow-through on previously approved city projects, citing the stalled House of Hope development and delayed condominium construction at Veterans Drive and Parkway. He also questioned the financial impact of a new proposed solar farm on city utility tax revenue and suggested repealing the tax due to unfulfilled promises regarding road funding. Lastly, Mr. Johnson referenced an incident at the splash pad's grand opening, urging the City to avoid further promotion following reports of disturbing behavior that left some residents, including children, feeling unsafe.

John McNish thanked Chief Reeise for displaying flags throughout the city and welcomed new Council Members, encouraging them to genuinely listen to public concerns as they were once in the same position. He questioned the cost to taxpayers for the "Coffee with the Mayor" event and inquired about the status and court approval of the ADA consent decree, urging verification of listed items marked as completed. Lastly, he emphasized the importance of reviewing timesheets from contractors and subcontractors, stating that accurate records matter.

Consent Agenda

Council Member Hilst read the 13 items listed on the Consent Agenda. Council Member Hilst requested that Consent Agenda Item 6.9 Ordinance No. 4300-25/26 and Consent Agenda Item 6.10 Ordinance No. 4301-25/26 be moved to the beginning of New Business.

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

6.1. Accounts Payable Paid Proof List thru May 16, 2025

6.2. Financial Reports April 30, 2025 (Prior to Year-End Close)

6.3. Receive and File FY 2025-26 Budget Transfers for May 27, 2025

6.4. Receive and File Quotes for Strategic Planning Consulting

6.5. Receive and File Appointment of Josh Wray to the Board of Trustees of the Firefighters' Pension Fund

6.6. Resolution No. 288-25/26 Approving the Mayor's Annual Appointments to Various Boards, Commissions, and Committees

6.7. Resolution No. 289-25/26 Providing the Future Naming of Brunswick Court within the Lutticken Farm Property

6.8. Public Notice: 30-Day Comment Period and Hearing for the City of Pekin 2025-2029 Community Development Block Grant (CDBG) Consolidated Plan and 2025 Annual Action Plan

6.11. Ordinance No. 4302-25/26 Approving a Map Amendment Submitted by the City of Pekin From B-3 General Business to I-1 Light Industrial for the Vacant Property Located Near the Termination of Brenkman Drive More Specifically the Parcel With ID Number 04-04-23-400-005 (Case RZ 2025-02)

6.12. Ordinance No. 4303-25/26 Approving a Variance Request Submitted by the City of Pekin for the Vacant Property Located Near the Termination of Brenkman Dr. More Specifically, the Parcel With ID Number 04-04-23-400-005 to Increase the Maximum Building Height on the Property to 220 Feet (Case V 2025-06)

6.13. Resolution No. 290-25/26 Approving Preliminary Subdivision Plat for a Part of the East Half of the Southeast Quarter of Section Twenty-Three(23), Township Twenty-Five(25) North, Range Three(3) West of the Third Principal Meridian, Tazewell County, Illinois, Property Being Subdivided is Currently Part of P.I.N. 04-04-23-400-005

New Business

6.9. Ordinance No. 4300-25/26 Amending Chapter 4, Article 3, Division 4 and Division 6 of the Pekin City Code Regarding Data Centers and Shooting Ranges (Case ZTA 2025-02)

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

	Member Nutter, Council Member Hilst, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

Council Member Hilst led the discussion regarding Consent Agenda 6.9 amending the code regarding data centers and shooting ranges. Council Member Hilst asked for clarification on zoning districts and how permissible versus special uses are determined. Chief Building Offiical Nic Maquet explained that under the proposed amendment, data centers would be classified as a permissible use due to their varied size and potential office-type structure, particularly in B-3 and I-1 districts, while shooting ranges would require a special use permit due to their nature. Council Member Hilst questioned whether data centers should be considered site-specific and sought clarification on zoning designations. Mr. Maquet confirmed data centers would be a permitted use in B-3 and I-1, while shooting ranges would require special use in all listed districts, including AG, and must comply with federal and state regulations.

6.10. Ordinance No. 4301-25/26 Approving a Map Amendment Submitted by Anne McBride on Behalf of Kroger From B-1 Local Business to B-3 General Business for the Property Located at 1607 Broadway Street (Case RZ 2025-01)

RESULT:	**PASSED (6 TO 1)**
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
NAYS:	Council Member Hilst

During discussion of Ordinance No. 4301-25/26, which proposed a zoning map amendment for 1607 Broadway Street from B-1 Local Business to B-3 General Business (Case RZ 2025-01), Council Member Hilst confirmed the change was to allow Kroger to install gaming machines and noted one resident had expressed concern about the increasing number of such machines in town.

City Manager John Dossey explained the Council had not yet voted on the zoning change but previously visited similar grocery stores with gaming setups, which were well-maintained and included added amenities like restaurants and ice cream. He added the change would help Kroger remain competitive, similar to previous decisions involving liquor sales.

Zoning Supervisor Nic Maquet confirmed the gaming area would be near the former liquor store location, and that other local grocery stores were also pursuing similar setups.

Council Members Abel and Nutter noted other Kroger locations statewide were doing the same, and Council Member Nutter clarified the Zoning Board of Appeals reviewed only the rezoning request. Mr. Maquet further confirmed that this Kroger was the only grocery store not currently zoned B-3.

7.1. Resolution No. 291-25/26 Approving Final Subdivision Plat for a Part of the East Half of the Southeast Quarter of Section Twenty-Three(23), Township Twenty-Five(25) North, Range Three(3) West of the Third Principal Meridian, Tazewell County, Illinois, Property Being Subdivided is Currently Part of P.I.N. 04-04-23-400-005

RESULT:	**PASSED (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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

During discussion of Resolution No. 291-25/26 approving the final subdivision plat for a portion of property in Section 23, Township 25 North, Range 3 West in Tazewell County, City Manager John Dossey read the request into the record. Mayor Burress inquired if the parcel was five acres, to which Mr. Dossey clarified it was just over two acres.

Mayor Burress also noted that the new water tower would help improve water pressure on the north side, which Mr. Dossey confirmed.

Council Member Nutter asked if this was the final action needed for American Water to begin, and Zoning Supervisor Nic Maquet confirmed that it was.

7.2. Ordinance No. 4304-25/26 Providing for and Approving the First Amendment to the Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects

RESULT:	**PASSED (5 TO 0) TO 2**
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 Hilst, Mayor Pro Tem Hohimer
NAYS:	None
ABSTAIN:	Council Member Peg Phillips, Council Member Jimmie Fletcher

During discussion of Ordinance No. 4304-25/26 approving the First Amendment to the Court Street TIF District Redevelopment Project Area, City Manager John Dossey read the request into the record.

Council Member Fletcher stated he had spoken with staff and was comfortable proceeding, but Council Member Phillips noted that members personally affected by the TIF must abstain from voting.

City Attorney Jim Vasselli echoed that abstention is required if one owns property within the TIF.

Council Member Hilst questioned why Council Members Fletcher and Phillips had to remove their properties, citing his interpretation of the TIF Act, but Economic Development Director Josh Wray clarified that the Act requires recusal due to potential future conflicts, such as infrastructure improvements directly benefiting their properties.

Mayor Burress confirmed that Fletcher and Phillips must abstain from this vote.

Council Member Fletcher explained that two of his three affected properties had been sold on contract and would close in November, and that the buyer is interested in rejoining the TIF district in the future, to which Mr. Wray confirmed there is a process for re-entry.

7.3. Resolution No. 292-25/26 Approving the FY26 Economic Development Program Funding

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

Council Member Hilst made a motion to amend the resolution, reallocating $100,000 toward maintenance and upgrades at the Derby Street Fire Station and another $300,000 for the construction of Derby Street, which was seconded by Council Member Phillips. Motion failed.

RESULT:	**Failed (5 TO 2)**
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Peg Phillips
AYES:	Council Member Nutter, Council Member Hilst
NAYS:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

During discussion of Resolution No. 292-25/26 approving FY26 Economic Development Program funding, Economic Development Director Josh Wray outlined proposed allocations totaling $400,000 from the BDD fund, including $100,000 for a commercial building program, $50,000 for a business assistance program, $50,000 for a demolition program, $100,000 for an investment program, and $100,000 for a residential renovation program.

Council Member Fletcher asked whether each funding decision would come back to Council, and Mr. Wray confirmed all redevelopment agreements would require Council approval.

Council Member Hilst made a motion to amend the resolution, reallocating $100,000 toward maintenance and upgrades at the Derby Street Fire Station and another $300,000 for the construction of Derby Street, which was seconded by Council Member Phillips. The discussion revealed that $500,000 had already been budgeted for fire station renovations, and no funds were currently budgeted for Derby Street construction, which is estimated at $12 million and slated for FY29 pending a grant application.

7.4. Ordinance No. 4305-25/26 Approving and Authorizing the Execution of a Southern Industrial Park Conservation Area Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Pekin and Dan Steinbach Under the Residential Renovation Program

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
NAYS:	Council Member Hilst

During discussion of Ordinance No. 4305-25/26, which approves a TIF Redevelopment Agreement under the Residential Renovation Program between the City of Pekin and Dan Steinbach, City Manager John Dossey read the request.

Council Member Fletcher expressed concern about the agreement's repayment language, suggesting the full $50,000 grant should be reimbursed if the property is sold within five years, and emphasized the need for monitoring to protect taxpayer funds.

Council Member Hilst asked whether Mr. Steinbach officially owned the property, as public records appeared to have been cleared, and raised concerns about the property being in one TIF district while funding came from another. Mr. Wray clarified that the property falls within the Southern TIF, which is adjacent to the Court Street TIF, allowing the funds to be used across both areas, and confirmed that the property had closed.

Mr. Wray also explained that the residential renovation program had been publicly available for at least a week, resulting in four inquiries—three of which were for ineligible projects—making Mr. Steinbach's application the only eligible one thus far; he noted the application could be included in the Council packet if requested.

The Council discussed the importance of defining "primary residence" and "profit" clearly in the agreement, with the understanding that no reimbursement would be issued until a certificate of occupancy is granted and at least $100,000 is invested.

City Attorney Jim Vasselli recommended that a clear definition of "profit" be included in the recorded memorandum, and the Council agreed that legal counsel would develop an appropriate operational definition to protect the integrity of the program.

7.5. Ordinance No. 4306-25/26 Approving and Authorizing the Execution of a Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of Pekin and Estes3 LLC (dba E3 Collision)

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

During discussion of Ordinance No. 4306-25/26, which would authorize a TIF Redevelopment Agreement with Estes3 LLC (dba E3 Collision), Council Member Hilst expressed concern about inaccuracies and red flags in the application, including discrepancies between the reported land acquisition cost and recorded purchase price, confusion over eligibility language, and concerns about offering reimbursement after the project's completion.

Economic Development Director Josh Wray clarified that the business has only been operating for a few months and confirmed the Certificate of Occupancy was recently issued. He acknowledged an error in the agreement's term (stating up to 20 years) and noted it should be capped at 10 years. Mr. Wray also explained that although the applicant originally approached the City early in the process, the application was not submitted until about 30–45 days ago, which is still allowable under the TIF Act as long as expenses were incurred after the TIF district was created.

Council Member Fletcher raised concerns about diverting future property tax revenue away from pension obligations, while Mr. Bob Grogan clarified that only the incremental increase in assessed value goes into the TIF fund, and base levies for pensions remain intact. Council Member Nutter also questioned the validity of the listed project costs, to which Mr. Wray responded that documentation and receipts must support all reimbursement claims and noted that vertical construction costs are not eligible.

Council Member Phillips pointed out that approving the agreement would be more akin to offering a depreciation benefit than an incentive.

Mr. Wray added that while some communities decline to incentivize completed projects, Pekin's current policy does not preclude it unless the Council chooses otherwise.

7.6. Ordinance No. 4307-25/26 Approving First Amendment to the FY2026 Annual Budget

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

During discussion of Ordinance No. 4307-25/26, which approves the first amendment to the FY2026 Annual Budget, Finance Director Eric Dubrowski summarized the request, explaining that it was a follow-up budget amendment related to Resolution No. 284-25/26, which authorized a construction reimbursement agreement with Illinois American Water for the Court Street Project. The current FY 2025-26 budget included funds for refurbishing Court Street from 10th Street to Stadium Drive. As part of this project, the City's contractor will also replace the water main beneath Court Street, initially funded by the City. Illinois American Water will reimburse the City for all costs associated with the water main replacement, including construction layout, materials, and labor. To comply with auditor recommendations, the City must recognize the full project cost by increasing both revenues and expenditures in the BDD Fund by $1,868,758.71. This adjustment is budget neutral, and the details of the amendment were included in the meeting packet.

7.7. Ordinance No. 4308-25/26 Approving the Sale of City-Owned Real Estate at 1025 Park Ave and 327 Park Ave to William and Janice Heaver

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

Economic Development Director Josh Wray introduced the request regarding the sale of city-owned vacant lots at 1025 Park Ave and 327 Park Ave, which the City obtained after demolition and foreclosure. A developer has expressed interest in purchasing the lots to build new houses, and the City does not intend to use the properties otherwise. Following the Council's real estate disposition policy, staff negotiated fair market value sales of $17,537 for 1025 Park Ave and $8,768 for 327 Park Ave. These figures are based on recent vacant property sales in the Pekin-Peoria region over the past six months. According to policy, if the developer had sought less than these amounts, staff would have opened the sale opportunity to the public and contacted nonprofit entities interested in residential development. While the Council could still direct staff to pursue public proposals, there is a risk of receiving a lower sale price or losing the current developer.

Staff estimates that once new houses are built, annual real estate taxes on each property will be approximately $2,000 to $3,000, with the City receiving about 10% since neither property lies within a TIF district. Though it will take decades to recoup the City's costs spent on demolition, cleanup, and maintenance, the sale is financially preferable to retaining the properties.

Council Member Hohimer and Council Member Phillips participated in the discussion, with Council Member Hilst advocating for future public bidding processes and clarification on the real estate disposition policy, which Mr. Wray agreed to provide.

Council Member Nutter inquired about the policy number and a list of vacant properties, which Mr. Wray confirmed exist.

7.8. Resolution No. 293-25/26 Approving a Professional Services Agreement for Strategic Planning, Leadership Training, and Council Member Orientation with Arndt Municipal Support

A motion was made by Council Member Phillips seconded by Council Member Abel to approve Resolution No. 293-25/26 Approving a Professional Services Agreement for Strategic Planning, Leadership Training, and Council Member Orientation with Arndt Municipal Support.

RESULT:	**TABLED TO JUNE 23, 2025 COUNCIL MEETING (UNANIMOUS)**
MOVER:	Council Member Karen Hohimer
SECONDER:	Council Member Rick Hilst
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

City Manager John Dossey read the request for Resolution No. 293-25/26, approving a professional services agreement with Arndt Municipal Support for strategic planning, leadership training, and Council Member orientation at a cost of $18,000.

Council Member Fletcher questioned whether the work could be done in-house and expressed reluctance to spend taxpayer money on the service. Council Member Nutter noted that a Council onboarding book already exists, prepared by the late City Clerk Sue McMillan, and suggested updating that instead of paying for a new program. Council Member Abel confirmed that Ms. McMillan had compiled the book. Mr. Dossey explained that while the onboarding book covers some basics, the professional service would offer expertise in ethics and other complexities the Council faces, focusing especially on strategic planning, the most costly component. He left the decision to the Council's discretion.

Council Member Nutter asked if the strategic planning portion could be removed and inquired whether the Zoning Board of Appeals (ZBA) was involved or aware of the plan and retreat.

Council Member Hohimer requested the item be pulled for further consideration.

Mayor Burress commented on the lack of orientation when she joined the Council two years ago and emphasized the importance of properly onboarding the two new Council Members.

Council Members Hohimer and Hilst agreed. It was decided to table the request and bring it back to the June 23rd meeting. Staff confirmed the proposal breakdown was included in the packet, with $10,200 allocated for strategic planning and $2,000 for the retreat. Mr. Dossey offered to have the consultant attend the next meeting to explain the proposal in detail.

The motion to table was approved unanimously, 7-0.

7.9. Resolution No. 294-25/26 Approving Agreement for Consulting Services for Airport Terminal Roof Replacement Project with Hanson Engineering

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

City Manger John Dossey read the request for Resolution No. 294-25/26, approving an agreement for consulting services with Hanson Engineering for the Airport Terminal Roof Replacement Project. He explained that the terminal roof requires a full replacement, and in October 2024, during the annual TIPS meeting with IDOT Aeronautics, the City requested the 2025 allocation of AIP funds to be programmed for this project. The FAA requires that an engineer be utilized for each such project. Since the terminal roof project was not included in the 2023 RFQ for the airport's engineering consultant, a new RFQ was published specifically for this project. Hanson Professional Services was the sole respondent, and as they are currently the airport's engineering consultant on other projects with satisfactory performance, staff recommends their selection. The FAA will provide $150,000 in funding, with the City responsible for a local share of 2.5%.

There was no discussion from the Council.

7.10. Resolution No. 295-25/26 Authorizing the Purchase of a Single-Axle Dump Truck and Equipment Upfit for the Street Department with Truck Centers, Inc.

RESULT:	**PASSED (5 TO 1) TO 1**
MOVER:	Council Member Jimmie Fletcher
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
NAYS:	Council Member Rick Hilst
ABSTAIN:	Council Member Dave Nutter

City Manager John Dossey read the request for Resolution No. 295-25/26, authorizing the purchase of a 2025 Western Star Single-Axle Dump Truck with Snow Plow equipment upfit from Truck Centers, Inc. He explained the purchase is part of updating the aging Street Department fleet, which currently consists of 16 vehicles averaging 13 years old, with the oldest in service for 24 years. The total cost for the fully equipped truck is $217,666. Truck Centers participates in Sourcewell, a national cooperative purchasing program, eliminating the need for a separate RFP.

Council Member Fletcher inquired about the number and size of trucks in the fleet and suggested considering smaller trucks based on information from other municipalities. Public Works Director Simon Grimm confirmed the fleet includes 16 trucks—15 equipped for salting and one for wood chipping—and that the new truck will replace one with a rusted bed currently in backup status.

Council Member Fletcher recommended reviewing routes for potential fleet downsizing in the future.

Mayor Burress confirmed the purchase is a replacement vehicle.

Council Member Phillips asked for clarification on the RFP process and Sourcewell, which Finance Director Eric Dubrowski explained as a formal bid solicitation process, with Sourcewell serving as a cooperative purchasing organization for public agencies.

Council Member Hilst questioned the purchase amid the absence of a current street maintenance plan and recent staffing reductions. Mr. Grimm clarified the outfitting of the plow is a packaged deal with Koenig, not a separate RFP.

Council Member Hohimer temporarily left for two minutes during the discussion.

7.11. Resolution No. 296-25/26 Adopting Policy No. 31 Capital Asset Policy

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

Finance Director Eric Dubrowski introduced Resolution No. 296-25/26, presenting the proposed Capital Asset Policy No. 31. He noted that the existing policy was brief and vague, with a key concern being the $5,000 threshold for capital asset recognition.

Council Member Hilst expressed interest in aligning the life expectancy classifications of vehicles with those of machinery and equipment and agreed that updates to the policy were necessary. Mr. Dubrowski agreed with the suggestion, explaining the current policy uses a range of 5 to 20 years for asset lifespan.

Council Member Phillips thanked the Finance Director and staff for their work on the policy, praising the clear definitions and clarification of departmental responsibilities.

There was general support for the updated policy.

7.12. Discussion Regarding Discover Peoria Annual Partnership

City Manager John Dossey introduced the discussion regarding the Discover Peoria annual partnership, noting that the City Council had previously voted against the $25,000 partnership recommended by the Tourism Committee, but without discussion or feedback.

Economic Development Director Josh Wray introduced Amy McCoy from the Pekin Chamber of Commerce, who explained Discover Peoria’s role as a regional tourism organization and outlined the deliverables in the partnership proposal. These included access to Placer AI, a data tracking software valued at $20,000-$25,000 that tracks visitor demographics and movements during events such as the Marigold Festival, and professional photography assets for marketing purposes. Ms. McCoy highlighted Discover Peoria's extensive social media reach and creative marketing efforts, including holiday event promotion.

Council Member Phillips shared that Tourism Committee members value the data tracking highly and believe the partnership's benefits would exceed the cost. Ms. McCoy also noted that Discover Peoria assists local hotels through incentive programs, citing full bookings during recent local tournaments.

Council Member Nutter asked about responsibility for updating the Discover Pekin website, which Ms. McCoy confirmed she manages with assistance from McDaniel Marketing. Council Member Nutter clarified that the Peoria partnership is separate from Discover Pekin and that Placer AI was not included in the current marketing contract with McDaniel. Mr. Wray acknowledged this and asked for Council feedback.

Council Members Hohimer, Abel, and Mayor Burress agreed to bring the partnership back on the next agenda with a $25,000 proposal for further consideration.

7.13. Discussion Regarding Refuse Hauler Special License Fees

Economic Development Director Wray explained that the City Council had approved changes to refuse hauler permit and license fees last calendar year. However, the City recently became aware that as of January 1st, temporary rentals—including rental dumpsters—are now subject to state and local taxes. A binding letter addressing rental dumpsters was included in the meeting packet. Some businesses had contacted staff because the license fee increased significantly from $250 to $1,000, although no sales tax applies if dumpsters are not rented.

Mayor Burress and Council Member Abel both noted they had received calls from concerned licensees. Mayor Burress expressed a desire to revisit the issue.

Council Member Nutter inquired about the status of the Lexipol policy system, and City Manager Dossey responded that policies are under review but not yet accessible. Council Member Nutter also pointed out that without the binding letter, the City might not have known about the tax changes. Mr. Wray noted that the letter was discovered by staff after a call from a business. Council Member Nutter asked if the City would reimburse businesses should the fee be lowered; Mr. Dossey said a plan would be prepared.

Mr. Wray mentioned that most cities do not license refuse haulers at all, possibly except Washington.

Council Member Hohimer emphasized the significant road repair costs caused by heavy vehicles like refuse trucks, noting the current license fee of $1,000 per year contrasts with the minimal revenue from weekly rental dumpsters (approximately $8). She described the damage caused even by empty tow trucks, suggesting that while the $1,000 fee may not be precise, refuse haulers should contribute fairly to road upkeep.

Mr. Wray pointed out that refuse haulers pay substantial taxes above the license fee. Mayor Burress requested a further study of the fee structure to consider a fair price. Council Member Hilst drew a comparison to previous gaming fee increases, noting that many businesses ended up paying half as much without support from the City. The discussion concluded with a consensus to review the refuse hauler license fees again.

7.14. Discussion on Eliminating Wastewater Winter Averaging

City Manager John Dossey introduced the discussion regarding the elimination of wastewater winter averaging. He noted that the Council had previously discussed winter averaging in September 2024, when staff presented options but no action or direction was given. Recently, on May 19, 2025, Council Members Nutter and Hilst requested that a resolution be added to the agenda to eliminate winter averaging and include an opt-in/opt-out option, which had not been previously discussed. Due to the short notice and questions from staff, it was suggested to bring the item back for further discussion so new Council members could participate and understand the process.

Finance Consultant Bob Grogan presented a PowerPoint explaining winter averaging.

Council Member Nutter asked about the staff time involved in managing winter averaging. Utility Billing Supervisor Melanie Nievar explained she handles it year-round, noting that applying the winter average requires little time, but manually processing about 9,000 individual cases for opt-in or opt-out is time-consuming. She also monitors new owners and seasonal residents (“snowbirds”).

Mr. Grogan added that the winter averaging is automated by the system, reflecting common utility practice, not a specific City directive.

Council Member Hohimer commented that eliminating the process might require additional staff.

Council Member Nutter pressed for removing winter averaging altogether. Ms. Nievar, speaking as a resident, recommended keeping it but making tweaks, noting that lawn watering does not enter the sewer system.

Council Member Nutter questioned why rental properties are excluded from winter averaging; Ms. Nievar explained it is based on previous occupants. Council Member Nutter asked about schools, which are excluded.

Council Member Phillips inquired how staff determines owner-occupied status; Ms. Nievar replied that she researches each case.

Council Member Fletcher asked if homeowners could install meters if winter averaging were eliminated. Ms. Nievar replied that would require hiring another employee.

Council Member Hilst remarked that winter averaging is a revenue source for the City and suggested the City is losing money, outweighed by a small number of residents watering lawns during summer.

Council Member Fletcher recommended bringing back three options for Council consideration.

The discussion ended with consensus to revisit the item with additional options.

7.15. Discussion on Amending Residential Solar Energy Code

Zoning Supervisor Nic Maquet reported that following the recent moratorium placed on residential solar energy installations, the matter was brought before the Zoning Board of Appeals (ZBA) on May 14, 2025. The ZBA reviewed the issue and did not recommend any changes to the current residential solar code. Mr. Maquet requested direction from the Council on how to proceed.

Council Member Hohimer expressed opposition to allowing residential solar installations, citing concerns over the future of subsidies and aesthetic impacts on neighborhoods.

Council Member Nutter supported leaving the code as it is, without additional restrictions.

Council Member Fletcher clarified that a moratorium is currently in place, and Mr. Maquet confirmed that Council could either lift it via a future agenda item or refer potential changes back to the ZBA for further review in June.

Council Member Hohimer stated there should be neighborhood approval or guidelines but acknowledged such requirements may conflict with state law regarding homeowner associations. Mr. Maquet explained that state law limits the ability to restrict solar installations via homeowners' associations and noted that if the installations were regulated as a special use, neighbors within 100 feet would be notified.

Mayor Burress referenced a past case involving a school solar installation, which was not residential, and noted they had also intended to install a garden.

Council Member Hohimer acknowledged the desire to maintain neighborhood aesthetics but expressed concern over the lack of control in residential areas.

Council Member Hilst concurred with the ZBA's recommendation to leave the ordinance unchanged.

Council Member Nutter questioned how many homes would be impacted if solar were made a special use, to which the estimated response was approximately four to six homes along Lawndale. Mr. Wray clarified that only neighbors with adjoining properties would receive notice under a special use process.

Council Member Phillips shared that she personally did not find solar panels visually disruptive, noting that if reflection was a problem, she would simply use curtains.

Mayor Burress suggested waiting until the moratorium expires on October 14 before deciding whether to lift it or implement a special use requirement.

Council Member Fletcher remained neutral on the matter, stating there have not been enough installations to form a strong opinion.

Council Member Phillips recommended sending the issue back to the ZBA for a formal vote on whether to require a special use. If the ZBA votes against requiring a special use, Council can then move to lift the moratorium.

Any Other Business To Come Before The Council

Economic Development Director Josh Wray announced that the 30-day public comment period for the draft comprehensive plan would begin the following day. He noted that three community input meetings had been held and a survey was completed. Following this 30-day period, a public hearing would be placed on a future agenda, after which the final plan would be drafted and posted for another 30-day public comment period.

Mayor Burress thanked the new Council Members for their service. Council Member Hilst requested an action item be added to the June 23rd regular Council meeting agenda to prohibit the awarding of TIF incentives to projects that have already begun. The request was seconded by Council Member Nutter.

Council Member Phillips thanked staff for their time and attendance. Council Member Fletcher made a motion to add to the June 9th Council agenda the appointment of Council Member Nutter as Mayor Pro Tem; the motion was seconded by Council Member Hilst. It was discussed that this was the Mayor's appointment with the approval of the Council.

Council Member Abel mentioned he was reminded by a former Council Member that ITV-3 may have installed fiber and could potentially solve the ongoing transmission issues. Mr. Dossey responded that i3 Broadband had moved most of its operations to the East Coast and no longer prioritized Pekin. He added that either Bluebird or Stratus may be responsible for any ongoing work near City Hall.

Council Member Abel also stated that he had spoken with a Pekin Insurance agent regarding the company's involvement with a residential TIF.

Council Member Hohimer shared that Mr. Hornecker plans to break ground on his project next spring, contingent on pricing stabilizing. She also thanked Chief Reeise and Chief Ranney for their exemplary handling of some challenging situations the prior week.

Mayor Burress echoed the sentiments and extended appreciation to the entire staff.

Executive Session 5 ILCS 120/2 (c)

9.1. Executive Session - 5 ILCS 120/2(c) 5. The Purchase or Lease of Real Property for the Use of the Public Body

A motion was made by Council Member Abel seconded by Council Member Hohimer to move into Executive Session to discuss 5 ILCS 120/2(c) 5. The Purchase or Lease of Real Property for the Use of the Public Body at 9:10 PM. Mayor Burress announced that no action would be taken following Executive Session. On roll call vote all present voted Aye. Motion carried. Council returned to open session at 9:35PM.

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

Adjourn

There being no further business to come to the Council a motion was made by 1st Alternate Mayor Pro Tem Abel seconded by Mayor Pro Tem Hohimer to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 9:36 PM.