



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, JULY 28, 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. 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	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
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: 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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSENT: Council Member Rick Hilst

Approval of Minutes

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSENT:	Council Member Rick Hilst

4.1. City Council - Special Meeting Minutes - July 14, 2025 4:30PM

4.2. City Council - Regular Meeting Minutes - July 14, 2025 5:30PM

Public Input

Mayor Burress announced the final closing and City acquisition of the Lutticken property, calling it a major milestone following months of negotiation and collaboration. She emphasized its long-term economic potential and shared the City's commitment to ensuring its development reflects community goals.

Matthew Johnson relayed concerns from a Sunset Hills resident about a City-owned property near Vanders Drive, suggesting the use of CDBG funds to secure the area with a guardrail. He also questioned language in the ordinance regarding a new vehicle purchase and inquired about the status of Motel 6 demolition.

City Attorney Jim Vasselli responded to the Motel 6 concerns, confirming a successful court motion to proceed with foreclosure and eventual demolition. He stated that the City is filing an amended complaint to expedite the process and stressed that the property owner remains responsible for safety and maintenance.

Elaine Ritchey raised concerns about the condition of Derby Street. Mayor Burress responded that Derby Street has not been forgotten and remains under consideration.

Consent Agenda

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSENT:	Council Member Rick Hilst

6.1. Financial Reports June 2025

6.2. Accounts Payable Paid Proof List through July 18, 2025

6.3. Receive and File FY 2025-26 Budget Transfers through July 22, 2025

- 6.4. Pekin Fire Department Monthly Incident Report June 2025**
- 6.5. Receive and File: 1207 S 3rd Street Demolition Bid Responses**
- 6.6. Receive and File: 1400 Knapp Street Demolition Bid Responses**
- 6.7. Receive and File: 203 Herget Street Demolition Bid Responses**
- 6.8. Ordinance No. 4325-25/26 Amending the City Clerk License Fee Schedule Regarding Refuse Hauler License Fees**
- 6.9. Ordinance No. 4326-25/26 Approving and Authorizing the Execution of a Revised TIF District Redevelopment Agreement by and between the City of Pekin and Dan Steinback in the Pekin Court Street TIF District**
- 6.10. Ordinance No. 4327-25/26 Approving a Variance Request Submitted by Rich Johnson for the Property Located at 205 Sapp Street (Case V 2025-07)**
- 6.11. Ordinance No. 4328-25/26 Approving a Variance Request Submitted by Sylvia Shults for the Property Located at 600 Market Street (Case V 2025-08)**
- 6.12. Resolution No. 321-25/26 Mayor's Appointment of Jim Golianis to Fill the Unexpired Term of Judy Heisel to the Pekin Liquor Commission for a Two-Year Term Expiring April 30, 2027**
- 6.13. Resolution No. 322-25/26 Approving a Memorandum of Understanding Regarding Bereavement Leave Between the City of Pekin and Teamsters, Chauffeurs, and Helpers Local Union No. 627 Street Department**
- 6.14. Resolution No. 323-25/26 Approving a Forbearance Agreement with Randy and Eleanor Vogel Regarding a Community Development Block Grant Loan**
- 6.15. Receive and File: Quotes for the Purchase of a New 3/4-Ton Pickup Truck**

Unfinished Business

7.1. Ordinance No. 4324-25/26 Amending Pekin City Code Chapter 5, Article VI, Division 2, Subdivision III Litter Containers

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

Council Member Phillips recused herself from the discussion and exited the meeting at 5:57 p.m., stating she had not read the ordinance proposals nor spoken to anyone regarding the item.

City Manager John Dossey reminded Council that the item had previously been tabled and explained that, with assistance from Council Member Fletcher, staff made modifications to simplify the ordinance, including clarifying the timeframe for removing cans to ensure consistency for all residents.

Council Member Fletcher expressed support, stating the changes will benefit the average citizen and provided an example of elderly residents with limited access, noting the ordinance will still require effort during inclement weather.

Council Member Phillips returned to the meeting at 6:02 p.m after the vote.

New Business

8.1. Resolution No. 324-25/26 Directing Staff to Bring Forth Tax Incentive Financing (TIF) Agreements to Award for the TIF Building Improvement Program

RESULT:	TABLED TO AUGUST 25, 2026 COUNCIL MEETING (6 TO 0)
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Jimmie Fletcher
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
NAYS:	None
ABSENT:	Council Member Hilst

A motion was made by Mayor Pro Tem Hohimer to approve Resolution No. 324-25/26 Directing Staff to Bring Forth Tax Incentive Financing (TIF) Agreement to Award for the TIF Building Improvement Program, seconded by Council Member Abel.

Economic Development Director Josh Wray presented the proposed resolution, outlining that the TIF Building Improvement Program offered up to \$100,000 in total awards, with a \$50,000 cap per applicant. Six applications were received and reviewed by staff.

Council Member Nutter, seconded by Council Member Fletcher, moved to amend the resolution to remove Tadough's project due to concerns with the parcel information, the possibility of pre-existing work, and inconsistencies in the application.

Council Member Fletcher expressed his preference to allocate funds elsewhere and skepticism over the claimed \$100,000 increase in donut sales.

Mr. Wray clarified that reimbursement would only occur for eligible work completed after the application date and confirmed details matched the application.

Council unanimously approved the amendment to remove Tadough's from consideration.

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

Council Member Hohimer then moved to amend the resolution to remove Sangalli's Steakhouse for a separate vote, but Council Member Nutter recommended pulling the entire item for review and a revised application process, stating he had been struggling with the current process.

Council Members Hohimer and Fletcher agreed, with Fletcher requesting that each application be voted on individually.

The item was unanimously tabled to the August 25th meeting on a motion by Council Member Hohimer, seconded by Council Member Abel.

8.2. Resolution No. 325-25/25 Approving the City of Pekin Community Development Block Grant 2025-2029 Consolidated Plan and 2025 Annual Action Plan

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher
SECONDER:	Mayor Pro Tem Karen Hohimer

AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSENT:	Council Member Rick Hilst

City Manager John Dossey presented the request to Council.

No discussion took place.

8.3. Resolution No. 326-25/26 Approving Contract with Joe's Towing for the Transport of Two (2) Fire Apparatus to Fire Trucks Unlimited for Refurbishment

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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSENT:	Council Member Rick Hilst

City Manager John Dossey presented the request for approval of a contract with Joe's Towing to transport two fire apparatus to Fire Trucks Unlimited for refurbishment. In response to a question from Council Member Nutter regarding the anticipated return date, Fire Chief Reesie stated that the final inspection would take place next week, and if any issues are identified, they will be corrected during the refurbishment process. He estimated the vehicles would be back by September.

8.4. Resolution No. 327-25/26 Awarding Bid for Contract for a Demolition of Residential Structures at 203 Herget Street with Littleton Storm and Timber Services Inc.

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

A motion was made by Council Member Nutter seconded by Mayor Pro Tem Hohimer to approve New Business Items 8.4, 8.5, and 8.6 by Omnibus Vote. Motion carried viva voce vote.

8.5. Resolution No. 328-25/26 Awarding Bid for Contract for a Demolition of Residential Structures at 1400 Knapp Street with Littleton Storm and Timber Services Inc.

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

8.6. Resolution No. 329-25/26 Awarding Bid for Contract for a Demolition of Residential Structures at 1207 S. 3rd Street with Littleton Storm and Timber Services Inc.

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

8.7. Resolution No. 330-25/26 Authorizing the Purchase of a 3/4 Ton Pickup Truck for the Street Department

RESULT:	PASSED (5 TO 0 TO 1)
MOVER:	Council Member Peg Phillips
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:	None
ABSTAIN:	Council Member Dave Nutter
ABSENT:	Council Member Hilst

City Manager John Dossey presented the request to purchase a 3/4 ton pickup truck for the Street Department.

Council Member Fletcher inquired about the possibility of purchasing a used vehicle, noting his professional background in the industry and commending staff, particularly Fire Chief Reese and Police Chief Ranney, for their responsiveness.

Public Works Director Grimm responded that used vehicle purchases tend to be more complicated and explained the department avoids leased vehicles due to the harsh operating conditions.

Council Member Abel expressed appreciation that local dealers were considered and noted his previous assumption that Enterprise would be more

cost-effective.

Mr. Dossey clarified that the recommended vendor is the same dealership that recently worked with a member of the audience, Ms. Ritchey.

Council Member Nutter abstained from the vote.

Any Other Business To Come Before The Council

City Manager John Dossey reminded Council that staff will be participating in a strategic planning session on August 5th and noted an upcoming event on Front Street hosted by Roger Brotherton. He also reminded Council of the Business After Hours event on August 14th at Mucciante's located at 821 Brenkman, and the Council Strategic Planning Session scheduled for August 16th at 9:00 a.m.

Economic Development Director Wray read a notice regarding the CDBG CAPER, announcing a public comment period and hearing for the 2024 one-year performance review. The public hearing will be held August 11th, and comments may be submitted in writing or by email.

Council Member Nutter suggested that committee openings be published on the City's website and shared that the Pekin Area Resource Guide, compiled by United Way, is now available. He also commended two young residents, Kressly and Adler, for attending Council meetings and getting involved in local government.

Council Member Phillips requested updates on properties at 417 Mary Street and 2700 Pine Street, to which Mr. Dossey responded that those matters are currently in litigation.

Council Member Fletcher inquired about the status of the property at Brenkman and Lake Shore, citing tall weeds and asking about garbage cans at the splash pad and restroom conditions.

Public Works Director Simon Grimm confirmed there are garbage cans and that restroom concerns were addressed.

Council Member Fletcher also asked about the status of the City's textmygov reporting number, which Mr. Dossey confirmed had been corrected. Mr. Grimm added that the old number had belonged to a previous Street Department phone and that issue was also resolved.

Council Member Abel thanked Mr. Steve Bresnahan for the Super Cruise event, noting positive feedback and a suggestion for more of the large flower pots downtown, and praised the Mayor's recent "Coffee with the Senators" event.

Council Member Hohimer shared her positive experience attending the Living Legacy concert, which drew nearly 500 attendees.

Mayor Burress praised City staff for building a strong internal team and publicly thanked everyone involved with the Lutticken property. The Mayor announced that the City has entered into a contract to sell 321 acres to a data center developer and described the developer's vision for additional surrounding land, which includes high-end homes, senior living, and amenities such as walking, hiking, and biking trails.

There was no action taken following Executive Session.

Executive Session 5 ILCS 120/2 (c) 5. Purchase of Real Property for the Use of the Public Body, 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body and 11. Probable or Imminent Litigation

A motion was made by Council Member Phillips seconded by Council Member Nutter to move into Executive Session to discuss 5 ILCS 120/2(c) 5. Purchase of Real Property for the Use of the Public Body, 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body and 11. Probable or Imminent Litigation at 7:05 PM. On roll call vote all present voted Aye. Motion carried.

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

Mayor Burress announced that no action would be taken after Executive Session.

Council returned to open session at 7:50 PM.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Phillips seconded by Mayor Pro Tem Hohimer to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 7:50 PM.

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