



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, AUGUST 25, 2025 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Burress.

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	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

A motion was made by Mayor Pro Tem Hohimer seconded by Council Member Abel to approve the agenda excluding New Business item 8.7 Ordinance No. 4333-25/26 Approving Fifth Amendment to the FY26 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

Approval of Minutes

RESULT:	PASSED (UNANIMOUS)
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MOVER:	Mayor Pro Tem Karen Hohimer
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

4.1. City Council - Special Meeting Minutes - July 18, 2025

4.2. City Council - Regular Meeting Minutes - August 11, 2025

4.3. City Council - Special Meeting Minutes - August 16, 2025

Public Input

Terri Gambetti addressed the Council noting that her business partner was unable to attend and shared that they had purchased the iconic Arlington Building downtown to return it to the tax rolls. Ms. Gambetti thanked Council for awarding a TIF grant, stating the project would not have been possible without it. Ms. Gambetti added that she hopes to partner with the water company's new grant program to update water lines and install fire suppression systems in downtown buildings.

James Erickson, a resident of Sunset Hills Golf Course, expressed concerns about a loud band performance on July 25 that continued past 11pm noting that no management was present and the band claimed their contract allowed them to play until midnight. Mr. Erickson also raised issues regarding neighborhood watches and recounted an incident from May of the previous year when his dog escaped and was struck by a truck, leading to a dispute with the Park District Police and an insurance claim that has since caused him difficulties with coverage. City Manager John Dossey advised that such grievances fall under the Pekin Park District Police Board's jurisdiction and not the City of Pekin.

Amy McCoy, representing the Pekin Area Chamber of Commerce, thanked City staff for their assistance with the final downtown street party, noting thousands were in attendance, and announced the upcoming Marigold Festival events, including the medallion clue release and crowning of the Marigold Queen.

Brett Hanley shared an idea in its early stages to support homeless individuals and those struggling with addiction by creating an urban garden project that could also provide them with an address, and additionally suggested the possibility of turning the skate park lights back on. Mayor Burress advised that the matter falls under the Park District's authority.

Consent Agenda

A request was made by Council Member Hilst to move Consent Agenda Item 6.6 and Consent Item 6.7 to the end of New Business.

A request was also made by Council Member Nutter to move Consent Agenda Item 6.5 to the end of New Business.

Mayor Burress confirmed that all items requested to be moved will be at the end of New Business.

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

6.1. Financial Reports through July 31, 2025

6.2. Accounts Payable Paid Proof List through August 15, 2025

6.3. Police Department Monthly Statistics-July 2025

6.4. Receive and File Letter of Cancellation from Alder Energy Regarding Solar Development at the Pekin Municipal Airport

Executive Session

7.1. Executive Session 5 ILCS 120/2 (c) 2. Collective negotiating matters between the public body and its employees or their representatives and 6. The Setting of a price for sale or lease of property owned by the public body

A motion was made by Council Member Hilst seconded by Council Member Nutter to move into Executive Session to discuss 5 ILCS 120/2 (c) 2. Collective negotiating matters between the public body and its employees or their representatives and 6. The setting of a price for sale or lease of property owned by the public body at 5:55 PM. On roll call vote all present voted Aye. Motion carried.

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

Council returned to open session at 6:25 PM.

New Business

8.1. Resolution No. 333-25/26 Approving Articles of Agreement Between City of Pekin and Teamsters, Chauffeurs, and Helpers Local Union No. 627 General Employee Unit

RESULT:	PASSED (6 TO 0) TO 1
MOVER:	Council Member Rick Hilst
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
NAYS:	None
ABSTAIN:	Council Member Rick Hilst

No Council discussion took place.

8.2. Resolution No. 334-25/26 Approving a New City of Pekin Brand Concept

RESULT:	PASSED (5 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 Nutter, Mayor Pro Tem Hohimer, Council Member Fletcher
NAYS:	Council Member Hilst, Council Member Phillips

Mr. Wray introduced the request, noting the resolution was for approval of the core brand concept, which would be further refined and incorporated into the website and marketing materials.

Randy McDaniels and Beth from McDaniels Marketing presented the idea behind the tagline “Your Place to Grow” and the brand promise “Pekin Proud,” explaining that the new design builds off the existing colors and marigold.

Council Member Phillips questioned the need for a change, stating she liked the current logo, while Council Member Abel asked about the EDAC group’s involvement and confirmed they had selected this option.

Council Member Nutter echoed concerns, reporting that most residents he spoke with questioned why the logo was changing and whether it would bring more business, though he acknowledged that the majority of survey participants preferred the new logo, with some feedback that the border was too bland.

8.3. Resolution No. 335-25/26 Approving the 2024 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation

Report (CAPER)

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

City Manager John Dossey presented the request. No council discussion took place.

8.4. Resolution No. 336-25/26 Approving an Intergovernmental Agreement for Transit Services with Greater Peoria Mass Transit District (CityLink)

RESULT:	PASSED (6 TO 0) TO 1
MOVER:	1st Alternate Mayor Pro Tem John Abel
SECONDER:	Mayor Pro Tem Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
ABSTAIN:	Council Member Rick Hilst

City Manager John Dossey presented the request for approval of the intergovernmental agreement with CityLink to provide public transportation services in Pekin, noting the annual cost not to exceed \$210,000.

Finance Director Eric Dubrowski clarified that \$220,500 was budgeted, and Council Member Phillips pointed out that the agreement extends through June 2026, which Public Works Director Simon Grimm confirmed.

Council Member Hilst questioned why Peoria doesn't bear half the cost of the connector route, and Economic Development Director Joshua Wray explained that Peoria does indeed cover half the cost.

Council Member Nutter asked about billing schedules, and Mr. Grimm confirmed the City is billed quarterly and is current on payments.

Council Member Fletcher raised concerns about the number of Pekin residents using the service, emphasizing the cost to taxpayers, while Mr. Dossey noted he would provide updated ridership data at a future transportation meeting and added that EPIC had requested a bus stop in Riverway Business Park.

Mayor Burress asked if grant funding for Broadway improvements would include bus shelters, and Mr. Grimm said he would look into it.

Council Member Hohimer commented that she has observed residents using the bus for work along Court Street, and Council Member Nutter suggested smaller buses might be more efficient.

8.5. Resolution No. 337-25/26 Authorizing the Purchase of School Bus Radio Air Time with Radi Link Inc.

RESULT:	PASSED AS AMENDED (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

A motion was made by Council Member Phillips seconded by Council Member Nutter to amend Resolution No. 337-25/26 Authorizing the Purchase of School Bus Radio Air Time with Radi Link Inc. to change the dates of the resolution to cover the dates of September 1, 2025 to June 30, 2026 and to update the Resolution No. to 337-25/26.

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

8.6. Resolution No. 338-25/26 Authorizing the City Manager to enter into a Service Agreement with Schooley Mitchel Services for Fuel Purchase Cost Reduction

RESULT:	PASSED (6 TO 1)
MOVER:	Council Member Peg Phillips
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 Fletcher
NAYS:	Council Member Phillips

City Manager John Dossey presented the request for approval of a service agreement with Schooley Mitchel Services to pursue fuel purchase cost reductions for the City, noting their approach involves vendor negotiations in lieu of a traditional RFP process.

The representative from Schooley Mitchell, Joe Hitchcock, explained that current fuel costs average approximately \$20,000 per month and outlined the process of establishing a baseline using 6–12 months of invoices, with the goal of negotiating a lower per-gallon contract rate.

Council Member Nutter raised concerns about accurately setting the baseline, noting seasonal fluctuations and changes in fuel usage.

Discussion followed among the representative, Public Works Director Simon Grimm, and Council Members regarding whether savings would be calculated by total dollars spent or per-gallon price, with clarification provided that savings would be measured per gallon. The representative stated that if approved, the process would take 4–6 weeks, with results brought back to Council for final consideration.

8.7. Ordinance No. 4333-25/26 Approving Fifth Amendment to the FY26 Annual Budget

Item was Removed From Agenda.

8.8. Ordinance No. 4334-25/26 Approving a Second Amendment to the Tax Increment Financing (TIF) District Redevelopment Agreement with Terri and Baylee Gambetti

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 Manager John Dossey presented the request to approve the amendment to the TIF agreement with Terri Gambetti and Baylee Gambetti for the renovation of 437 Court Street. The amendment extends the project completion deadline from August 28, 2025, to December 31, 2025, due to contractor delays in receiving materials, and adds Gambetti Girls LLC to the agreement as the responsible entity for expenses. Ms. Gambetti stated that she and her business partner have not yet finalized the type of business but emphasized their intent to bring retail that will increase traffic downtown.

8.9. Ordinance No. 4335-25/26 Approving a Tax Increment Financing (TIF) District Redevelopment Agreement with The Purple Frog, Inc. dba Pottsies Place

RESULT:	PASSED (6 TO 1)
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
NAYS:	Council Member Hilst

Ordinance No. 4335-25/26 approving a Tax Increment Financing District

Redevelopment Agreement with The Purple Frog, Inc., doing business as Pottsies Place, was presented. City Manager John Dossey explained that this grant award stems from the FY26 Economic Development Program, which budgeted \$100,000 for the Commercial Building Improvement Program. After the application and review process, the ordinance authorizes a \$10,000 grant to Pottsies Place for renovations at 301–303 Margaret Street, contingent upon proof of at least \$20,000 in eligible expenses.

8.10. Ordinance No. 4336-25/26 Approving a Tax Increment Financing (TIF) District Redevelopment Agreement with Phat Jax Custom Cycle, Inc.

RESULT:	PASSED (6 TO 1)
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
NAYS:	Council Member Hilst

Ordinance No. 4336-25/26 approving a Tax Increment Financing District Redevelopment Agreement with Phat Jack’s Custom Cycles, Inc., was presented. City Manager Dossey stated the ordinance authorizes a \$10,000 grant for renovations to the property at 313–321 Margaret Street, with reimbursement contingent upon proof of at least \$20,000 in eligible expenses.

8.11. Ordinance No. 4337-25/26 Approving Tax Increment Financing (TIF) District Redevelopment Agreement with TCRC, Inc.

RESULT:	PASSED (4 TO 3)
MOVER:	Council Member Dave Nutter
SECONDER:	Council Member Peg Phillips
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Phillips
NAYS:	Council Member Nutter, Council Member Hilst, Council Member Fletcher

Ordinance No. 4337-25/26 approving a Tax Increment Financing District Redevelopment Agreement with TCRC, Inc. was presented. The ordinance authorizes a \$5,000 grant for renovations to the property at 33 South 4th Street, contingent upon proof of at least \$10,000 in eligible expenses.

Council Member Nutter expressed opposition to awarding TIF funding to not-for-profit organizations, citing concerns over return on investment.

City Manager Dossey noted that while nonprofits do not directly contribute tax revenue, they provide essential community services, and such agreements have been approved in the past.

6.5. Receive and File 2025 Minimum / Maximum Additional Billing

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
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

City Manager Jonh Dossey reminded Council that the City is no longer participating in the Min/Max program and noted that while payments will continue until all claims are settled, the amounts are expected to be lower going forward.

Council Member Nutter agreed, noting that the City had not budgeted for these payments and asked whether processes could be improved in the future.

Mr. Dossey explained that in 2023 the Safety Committee was reinstituted and, with training provided by IMLRMA, claims have decreased.

Human Resources Director Shelly Costa added that staff reviews claims weekly, providing training and safety improvements, and emphasized that while claims have decreased, the open years moving forward will include 2018, 2021, and 2022.

Council Member Nutter expressed concern that this information had not been previously communicated to Council and appreciated the update.

Council Member Phillips clarified that Council members have no direct role in handling these claims, as another firm handles all negotiations and settlements. Mr. Dossey confirmed that the process follows standard workers' compensation statutes, and Council does not make decisions beyond statutory obligations.

Finance Director Eric Dubrowski provided clarification regarding budgeting, and Council Member Phillips inquired about the remaining reserves in the City's insurance fund.

Mr. Dubrowski responded that the net cash position in the insurance reserves was approximately \$2.7 million as of June.

6.6. Ordinance No. 4331-25/26 Amending Pekin City Code Chapter 4, Article III, Division 9 Regarding Off-Street Parking and Loading (Case ZTA 2025-03)

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Rick Hilst

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

Council considered an ordinance amending regulations related to off-street parking and storage of trailers in residential areas. Zoning Administrator Nic Maquet explained the purpose of the amendment was to allow residents to park trailers in driveways, noting that previously only boats or boat trailers were permitted.

Council Member Phillips asked for clarification on how the law had changed, and Council Member Fletcher supported the amendment, emphasizing that parking in driveways is preferable to street parking.

Council Member Nutter noted safety concerns with trailers obstructing lines of sight in the streets.

Council Member Hilst proposed an amendment to prohibit parking and use of campers or trailers on city-owned property. Nic Maquet and Vasselli explained that this would constitute a material change and, if desired, the matter should be referred back to the Zoning Board of Appeals (ZBA) for consideration.

Council Members Phillips and Nutter discussed the relevance of city-owned property and current practices, including fire department use.

Council Member Hilst withdrew the proposed amendment, with no objections.

6.7. Ordinance No. 4332-25/26 Amending Pekin City Code Chapter 4, Article III, Division 11 Regarding Solar Energy Systems (Case ZTA 2025-04)

RESULT:	FAILED (3 TO 4)
MOVER:	Council Member Rick Hilst
SECONDER:	Council Member Dave Nutter
AYES:	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer
NAYS:	Council Member Nutter, Council Member Hilst, Council Member Phillips, Council Member Fletcher

Council considered an ordinance amending the solar energy code to regulate ground-mounted residential solar arrays. Zoning Administrator Nic Maquet explained the amendments, which included making ground-mounted arrays a special use in all districts, adding maintenance requirements, and performing general code cleanup.

Council Member Hilst expressed concerns regarding the Zoning Board of Appeals' recommendation and stated he did not support the amendment.

Council Member Fletcher noted that the original code had worked well and did not want to restrict citizen rights.

Council Member Phillips agreed, indicating she did not believe a special use was necessary and planned to vote against the ordinance.

Council Member Hohimer explained that the amendment was prompted by a situation where solar panels extended into a front yard, and she believed it was appropriate for such projects to come before council for approval.

The Mayor asked if weeds under solar panels were an issue, and Nic Maquet confirmed that the current code addresses such concerns, prohibiting vegetation over eight inches tall.

Council Member Nutter clarified that the specific project in question already met all setback requirements and complied with the code.

After discussion, the council voted, and the motion to adopt the code changes failed, 3-4.

Any Other Business To Come Before The Council

City Manager John Dossey updated the council on several upcoming items and ongoing initiatives. He reminded council members that meetings regarding the wage study with Human Resources Director Shelly Costa are underway, and staff has begun the budget review process. He noted the first clue for the medallion hunt was released, reminded the council of Walmart's grand reopening on August 29, City Hall closure for Labor Day on September 1, and the start of the Marigold event on September 5.

Fire Chief Trent Reeise provided an update on the inspection of the new tower for Engine Two, reporting a minor parts issue with the ladder cables that had been resolved and that the inspection was scheduled for the following Thursday.

Mr. Wray noted national recognition for the City of Pekin from Economic Development Magazine, noting the city was the only community in Illinois highlighted for renewed investment and strong momentum across sectors. Additionally, Mr. Dossey was recognized nationally as one of the top 10 managers, and the council expressed their appreciation for his work.

Council Member Nutter asked Public Works Director Simon Grimm to provide details on cleanup day events. Mr. Grimm confirmed the next cleanup day would be October 4 at the bus department from 8:00 a.m. to 2:00 p.m., and clarified that electronics would not be accepted. A separate Tazewell County tire collection event would occur on October 18, requiring pre-registration.

Mr. Grimm also mentioned the upcoming Taste of Pekin event on September 3 and an

anticipated attendance of approximately 2,500. Tickets would be \$1 each.

Council Member Phillips thanked staff for their efforts.

Council Member Abel praised the recent strategic planning session, noting alignment between public and stakeholder goals.

Mayor Pro Tem Hohimer and Mr. Fletcher commented on the success of the Revel in Red event, acknowledging the local band Revel in Red and noting the city's condolences for the band's recent loss.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Nutter seconded by Council Member Hilst to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 8:31 PM.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Dave Nutter
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