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, SEPTEMBER 22, 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 except Mayor Pro Tem Hohimer who was absent.

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	Absent	-:-- 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, Council Member Phillips, Council Member Fletcher
ABSENT:	Mayor Pro Tem Karen Hohimer

A motion was made by Council Member Phillips and seconded by Council Member Hislt to table New Business Item 8.2 and 8.4 to the next Council Meeting.

RESULT:	**Failed (2 TO 4)**
MOVER:	Council Member Peg Phillips

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

Approval of Minutes

4.1. City Council - Regular Meeting Minutes - September 8, 2025

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

Public Input

A resident from 519 State Street raised repeated complaints regarding the apartments at 528 Henrietta.

Consent 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, Council Member Phillips, Council Member Fletcher
ABSENT:	Mayor Pro Tem Karen Hohimer

6.1. Accounts Payable Paid Proof List September 15, 2025

6.2. Financial Reports through August 31, 2025

6.3. Receive and File FY 2025-26 Budget Transfers through September 12, 2025

6.4. Receive and File Request for Qualification (RFQ) Packets for City Engineer Services

6.5. Ordinance No. 4338-25/26 Approving a Site Plan Submitted by Nexamp

Inc. on Behalf of Sunny Pasture Solar, LLC for the Construction of the Previously Approved Commercial Solar Farm on the Property Located at 310 Hanna Drive (Case SPR 2025-05)

Discussion

7.1. Strategic Plan Discussion

City Manager John Dossey introduced the Strategic Plan presentation by James Arndt. Mr. Arndt reviewed the planning process, which included a Council retreat, leadership sessions, and stakeholder input, emphasizing vision, mission, values, priorities, and accountability. He thanked the Council for their leadership.

Council Member Hilst asked about the timeline for completing major road projects, including Court Street, Broadway, and Derby Street. City Manager Dossey and Mayor Burress explained that the Broadway project, spanning from Parkway to just past 14th Street, received a $2.88 million grant and was prioritized by EDAC due to its proximity to the Health Department and Pekin Housing. While some work may begin in 2026, the majority of the project is scheduled for 2027.

City Manager Dossey suggested revisiting the discussion during budget talks.

New Business

8.1. Ordinance No. 4339-25/26 Approving a Real Estate Agreement with JPG Commercial Real Estate, LLC for the Sale of City-Owned Property on Court Street, Parcel Numbers 11-11-07-400-037 and 11-11-07-400-012

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

Mr. Wray presented the request to sell City-owned property on Court Street near Menards and CEFCU for $100,000, with the developer responsible for relocating the existing stormwater facility at their expense and the City reimbursing through a tax rebate. The agreement also provides the developer with 75% of the property tax through a future TIF/BDD arrangement. Developer Jeff Graves outlined his experience with retail projects and stated one tenant is secured, with construction anticipated to begin in spring 2026.

Council Members discussed traffic flow, parking capacity, access, stormwater relocation, and signage, with staff clarifying easement and infrastructure requirements. Mayor Burress expressed support, noting the project would be a positive addition.

8.2. Ordinance No. 4340-25/26 Amending Pekin City Code by Creating New Subsections Under Chapter 4, Article III, Division 5 Regarding Short-Term Rentals and Creating Division 19 Under Chapter 5, Article I Short-Term Rentals (Case ZTA 2025-05)

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

City Manager John Dossey presented the request to amend City Code to regulate short-term rentals. Mr. Maquet clarified that the zoning board amended the proposal to allow a maximum of five guest rooms.

Council Member Nutter commended staff's due diligence and research, noting zoning board input and stating he supports the ordinance, which will provide registration and safety oversight for the estimated 10–12 current rentals, with a cap of 15.

Mayor Burress stated this is a good ordinance and something the City has needed.

8.3. Ordinance No. 4341-25/26 Approving Utility Tax Payment Agreement with Alto Ingredients, Inc.

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

Economic Development Director Wray presented the request for Council action, explaining that the City's utility tax ordinance established an annual cap of $250,000. Alto Ingredients consistently exceeds this cap with its first utility bills each fiscal year. To streamline the reimbursement process, staff proposed a payment agreement allowing Alto to pay $20,833.33 monthly, representing one-twelfth of the annual cap. Mr. Wray further explained that Alto missed the initial deadline to request several months of rebate due to a misunderstanding. Alto has overpaid $1,049,411.46 in utility taxes and requested a one-time waiver of the filing restriction. The proposed agreement would reimburse $750,000 immediately and credit the remaining $299,411.46 toward future utility tax liability, with payments resuming in July 2027.

Council Member Nutter asked whether the agreement applied to gas only or all utilities, to which Mr. Wray clarified it covers all utility taxes.

Council Member Fletcher stated this ensures the public understands the City is returning funds Alto overpaid.

Council Member Hilst questioned the decision to divide the reimbursement between cash and credit, expressing concern about retaining funds that belong to the company. Mr. Wray explained the structure supports cash flow stability within the general fund, noting Alto agreed to this arrangement. He added that staff verified the overpayment and negotiated the final reimbursement amount collaboratively with Alto.

8.4. Ordinance No. 4342-25/26 Approving and Authorizing the Execution of a Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Agreement with Jack Sangalli and D. Sangalli Enterprises, LLC

RESULT:	**PASSED (4 TO 1 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, Council Member Fletcher
NAYS:	Council Member Hilst
ABSTAIN:	Council Member Peg Phillips
ABSENT:	Mayor Pro Tem Hohimer

City Manager John Dossey presented the request for approval of a redevelopment agreement with Jack Sangalli and D. Sangalli Enterprises, LLC for the Court Street TIF District.

Council Member Hilst inquired whether all work had been completed. Chief Building Official Nic Maquet stated that some parking lot work remained on the west side of the building and that installation of a fence and dumpster enclosure behind the building was still pending.

Council Member Hilst asked about the funding source and Economic Development Director Josh Wray clarified that a reference in Section 4 indicating payment from the South Industrial TIF was a scribner’s error and that funding would be coming from the Pekin Court Street TIF.

Mayor Burress confirmed Council Member Hilst’s satisfaction with that clarification.

Council Member Abel noted there had been considerable public interest in when the project would open.

8.5. Ordinance No. 4343-25/26 Approving and Authorizing the Execution of a Pekin East Residential Tax Increment Financing (TIF) District Redevelopment Agreement with Martin R. and Kim S. Duda

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

City Manager John Dossey presented the request for approval of a redevelopment agreement with Marin and Kim Duda in the Pekin East Residential TIF District.

No Council discussion took place.

8.6. Ordinance No. 4344-25/26 Authorizing the Mayor to Negotiate and Execute an Easement Agreement with TowerPoint Acquisitions, LLC in Accordance with their Letter of Intent

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

Economic Development Director Josh Wray presented the request for authorization to negotiate and execute an easement agreement with TowerPoint Acquisitions, LLC in accordance with their letter of intent. He explained that the City currently leases a cell tower site at the wastewater treatment plant to T-Mobile through Crown Castle, generating approximately $26,758 annually with a 3% escalator through 2040 if all extensions are exercised. TowerPoint offered to purchase the City's lease interest for a lump sum of $325,000, allowing the City to retain the Dish Network rent while sharing future new-tenant revenue 50/50.

Mr. Josh reviewed comparable offers from T-Mobile, noting that their best lump-sum proposal was only $44,596 and that TowerPoint's offer was equivalent to 19 years of lease payments when only 15 years remain. He stated that while demand for towers may fluctuate, TowerPoint could assist the City with future telecom site management and negotiations, an area where staff lacks capacity.

Council Member Phillips expressed support, saying it was better to take the offer now. Mayor Burress agreed. Mr. Wray added that, unlike Chicago's parking meter sale, this transaction carried limited risk. Council Member Hilst disagreed, stating he preferred to retain the steady annual revenue and was uncomfortable selling the lease outright. Council Member Nutter shared similar concerns, calling the large offer a "red flag" and stating he would prefer to maintain annual income rather than take a lump sum.

Council Member Fletcher sought Mr. Dubrowski's opinion, who responded that he was neutral but preferred predictable annual revenue streams. Mr. Dossey noted increasing telecom interest but suggested the industry was shifting away from tower ownership. Council Member Fletcher observed that the decision could potentially be deferred, while Mayor Burress cautioned that future offers might be lower.
Mr. Wray stated that market data indicated tower values were likely to decline as carriers reduce reliance on physical infrastructure. Mayor Burress expressed support for proceeding, citing the opportunity to secure guaranteed funds. Council Member Abel referenced advances in satellite technology, predicting that towers may eventually become obsolete. Council Member Phillips added that even with the sale, future cash flow could still occur through shared tenant revenue.

Council Member Hilst maintained his opposition, preferring to continue collecting full lease revenue, while Mr. Wray clarified that because the City does not own the tower itself, it already receives only a portion of new tenant income.

8.7. Resolution No. 340-25/26 Approving a Professional Services Agreement with Giffin Reeise Engineering, Inc. for City Engineering Services

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

Public Works Director Simon Grimm presented the request to approve a professional services agreement with Giffin Reeise Engineering, Inc. for City engineering services. He explained that three proposals were reviewed and scored by himself, Mr. Maquet, and Mr. Wray based on seven criteria for a total of 105 possible points. Giffin Reeise scored the highest with 99 points, while the other firms scored 92. He noted that Giffin Reeise's local presence and prior experience with City projects were significant factors in their higher evaluation.

Council Member Hilst requested clarification on the structure of the agreement. Mr. Grimm explained that the $240,000 contract was for Giffin Reeise's core services, while any additional project-specific work by Giffin Reeise or other firms would be authorized through task orders at additional cost.

Council Member Hilst asked whether the City already had a master service agreement, to which Mr. Grimm responded that the City did not currently use one for daily engineering needs.

Council Member Hilst expressed concern about the five-year term, questioning whether that meant the City would not hire an in-house engineer during that period. Mr. Grimm stated that option would remain open, though recent job postings had received limited qualified applicants.

Mr. Dossey added that many communities were facing similar challenges in hiring licensed engineers, noting that Pekin received only a handful of applications, many from recent graduates without professional licensure.

Mr. Grimm also explained that the City's current engineering technician is working toward an engineering degree, which will take several years to complete. He and the technician, Mr. Hufenagel, are also capable of fulfilling ADA coordinator duties. Mr. Dossey confirmed that Joe would remain in his role and continue training.

Council Member Abel noted that Giffin Reeise, Hanson, and Millennia have all worked successfully with the City in the past and are ready to continue providing services.

Council Member Nutter discussed the task order process, explaining that projects such as the proposed retention pond development would be assigned separate task orders with specific cost estimates based on hourly rates. He added that when factoring in prior engineering salaries, benefits, vehicles, and a 3% escalation, the current $240,000 contract was comparable to historical costs.

Mayor Burress commended the ongoing street improvement projects, noting that other cities have commented positively on the quality of work along Court Street.

8.8. Resolution No. 341-25/26 Approving an Agreement for Fiscal Year 2026 Sewer Lining with Hoerr Construction, Inc.

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

City Manager John Dossey presented the request for approval of an agreement with Hoerr Construction, Inc. for the Fiscal Year 2026 sewer lining project.

Council Member Nutter inquired about the project timeline. Engineer Justin Reeise responded that the intent is to schedule the work with the contractor as soon as possible and complete the project at the earliest convenience of Hoerr Construction. He noted that the company currently has availability to add the work to its schedule in the near term.

8.9. Resolution No. 342-25/26 Approving Annual Network Licensing and Subscription Renewals

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

City Manager John Dossey presented the request to approve the expenditure of budgeted funds for annual network licensing and subscription renewals. He explained that this expenditure covers essential network maintenance, including software upgrades, firmware patches, and security updates. Without these renewals, the City's network would become static and increasingly vulnerable to cybersecurity threats.

8.10. Resolution No. 343-25/26 Approving an Intergovernmental Agreement Providing Membership in the Illinois Public Works Mutual Aid Network

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

City Manager John Dossey presented the request to approve the updated intergovernmental agreement with the Illinois Public Works Mutual Aid Network (IPWMAN). He explained that the City of Pekin has been a member since 2009, and the revised agreement includes three main updates: clarifying that mutual aid may also be used for non-emergency assistance between members, removing the not-for-profit corporate entity to streamline operations and reduce liability concerns, and establishing a new process allowing any member to propose future amendments for board consideration. Staff reviewed the agreement and recommended approval.

8.11. Resolution No. 344-25/26 Authorizing the City Manager to Enter into an Electric Aggregation Supplier Agreement

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

Economic Development Director Josh Wray presented the request and introduced representatives from Good Energy, Mr. Jerrod Morris and Mr. Phillip Carr, to discuss current market conditions and the proposed contract. Mr. Wray explained that the resolution authorizes a new 12-month electric aggregation contract to begin immediately following the expiration of the current agreement. He stated that it is advisable to act now before Ameren completes its energy purchases for next year, as current bids show increasing volatility and rising prices. The proposed rate is 13.2 cents per kilowatt hour, which could increase further if delayed.

Mr. Carr and Mr. Morris explained that energy markets in southern Illinois are facing challenges due to the retirement of coal plants and the growing strain on the electrical grid from new data centers and renewable energy intermittency. They noted that supply and demand imbalances are driving capacity costs higher, making it difficult to secure long-term pricing. The 12-month term is recommended to ensure protection from anticipated increases next summer.

Council Member Abel asked if holding on to remaining coal plants might help stabilize rates. Mr. Carr responded that the closures are scheduled and cannot be stopped, with three plants closing in 2025 and the last one by 2028.

Council Member Fletcher asked about the 12-month term, and Mr. Carr stated that pricing beyond one year is currently difficult to obtain.

Council Member Nutter inquired whether the rate was an annual average and if there would again be an opt-out period for residents and small businesses. Mr. Carr confirmed that there will be an opt-out notice mailed to participants. Council Member Nutter also asked whether the City itself benefits from the program. Mr. Wray explained that some municipal accounts could be eligible, but those with third-party contracts would remain separate.

Mr. Dossey added that some local businesses experienced high Ameren rates last summer and have shown interest in exploring aggregation through the Chamber of Commerce. Mr. Morris clarified that the small commercial rate is projected at 14.5 cents, while the City's rate of 10.78 cents offers significant savings. He cautioned that waiting until spring could result in limited capacity availability.

Council Member Hilst confirmed that residents still have the option to choose their own supplier, even with the aggregation program in place, and emphasized that participation remains voluntary. Mr. Carr agreed, noting that Good Energy provides professional management of the program, ensuring residents have protection and flexibility while benefiting from group purchasing power.

Any Other Business To Come Before The Council

Mr. Dossey reported that staff and several Council Members attended the Illinois Municipal League (IML) Conference in Chicago the previous weekend and expressed appreciation to those who participated. He stated that Pekin was highlighted during several sessions for its successful approach to residential TIF districts and labor law practices. Mr. Dossey reviewed upcoming events, including the Chipotle grand opening on September 23 at 10:15 a.m., the Budget Workshop on September 24 at 9:00 a.m., the Marshalls grand opening on September 25 from 7:45–8:15 a.m. followed by the Better Benefits Group Business After Hours event at 4:30 p.m., and the Chamber breakfast and Walmart rebranding event on September 26 at 8:00 a.m. He also noted that Council Members should have received copies of the City's Annual Report. He explained that staff is working to make the report ADA compliant before publication on the website and requested Council input prior to release.

Mayor Burress commended staff for their work on the Annual Report and commented on the success of the IML Conference, noting that Pekin was well represented and recognized. Mayor stated that the networking opportunities were valuable and that she continues to work toward improving public perception of Pekin. Mayor Burress shared that after leaving the conference early to attend Caterpillar's 100th Anniversary event, the CEO of Caterpillar personally confirmed that Pekin will be receiving a data center, emphasizing Caterpillar's commitment to maintaining a strong presence in the community.

Council Member Hilst referenced the recent approval to sell a lease on a cell tower, noting that the City will receive a substantial revenue payment. He suggested that the funds be earmarked for road improvements and requested that the matter be placed on a future agenda for discussion. Mayor Burress recommended that the topic be discussed at the upcoming Budget Workshop, and Mr. Dubrowski agreed that it would be an appropriate time for consideration.

Council Member Abel commented that the State of Illinois currently holds $3.3 billion in unspent road funds generated from the gas tax and suggested engaging legislators about potentially utilizing those funds for projects such as Veterans Drive, which has regional benefits. Mr. Dossey stated that staff has had several conversations related to the matter.

Council Member Phillips shared her reflections from the IML Conference, particularly a workshop led by the former Mayor of Highland Park regarding preparation for hate crimes and community violence. She emphasized the importance of promoting understanding and compassion within the community and encouraged everyone to check in on others, noting that current generations have grown up amid ongoing violence. She urged the public to be mindful of how they speak about others, as hostility and threats toward officials and residents alike contribute to fear and division.

Mayor Burress acknowledged Council Member Phillips' comments, noting that she had also discussed recent disturbances at Council meetings with Mr. Dossey. She assured Council Members that respect and safety within the Council Chambers are priorities. Council Member Phillips clarified that her remarks were not directed solely at meeting conduct but at addressing broader issues of hate and civility, encouraging everyone to help de-escalate tensions within the community.

Executive Session

10.1. Executive Session 5 ILCS 120/2 (c) 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body

A motion was made by Council Member Phillips seconded by Council Member Hilst to move into Executive Session to discuss 5 ILCS 120/2 (c) 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body at 7:50 PM.

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member Peg Phillips
SECONDER:	Council Member Rick Hilst

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

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

Council returned to open session at 8:15 PM.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Hilst seconded by Council Member Phiillips to adjourn. Mayor Burress adjourned the meeting at 8:15 PM.

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