



## 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, OCTOBER 27, 2025 AT 5:30 PM  
MAYOR MARY J. BURRESS PRESIDING**

**Pledge of Allegiance led by Colin Kemp - Placed in the High School State Golf Tournament**

The Pledge of Allegiance was led by Colin Kemp who placed in the High School State Golf Tournament.

**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**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Peg Phillips                                                                                                                                           |
| <b>SECONDER:</b> | Mayor Pro Tem Karen Hohimer                                                                                                                                           |
| <b>AYES:</b>     | 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**

**4.1. City Council - Regular Meeting Minutes - October 13 , 2025**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Peg Phillips                                                                                                                                           |
| <b>SECONDER:</b> | Mayor Pro Tem Karen Hohimer                                                                                                                                           |
| <b>AYES:</b>     | 1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Council Member Hilst, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher |

### Public Input

Mr. Rick Goble expressed his gratitude for the improvements made to 909 Court Street, noting that whoever selected the siding did an excellent job matching the existing materials. He thanked the City Council, CEFCU, his son Shane, and Hanson for their support.

Shane Goble also thanked the Council and reported that they were still waiting for filler for the grass area, stating that rocks, boulders, and bricks had been left under the surface and covered rather than cleared. He mentioned that one piece of siding appeared dirty and brown and asked if it could be replaced. He added that there were still outstanding items on the punch list, emphasizing that the lack of a sidewalk remained a major concern, and that gutters also needed repair.

Mr. Matthew Johnson stated that while the Carol House of Hope is a great organization doing important work in the community, he felt that the project was “putting the cart before the horse,” as he understood groundbreaking was not yet ready to proceed. He commented positively on the new Lutticken Rules and welcome sign, expressing appreciation for the second version. He also requested that someone provide him with a link to the City’s podcast. The City Manager responded that the podcast could be found by searching “What’s the Story, Pekin” on Google.

Ms. Amy Hasty, a resident and property owner in Lutticken’s Cove whose property borders the lake recently acquired by the City, requested that the Council table Item 8.4 until communication occurs with affected property owners. She expressed concern about the lack of communication, potential impacts on property rights and property values, and stated that the covenants governing the area are legally binding and were a key factor in her decision to purchase her home. She said the situation was disappointing and eroded trust between citizens and City leadership, urging the Council to delay any action until property owners have been properly informed.

Ms. Tina Geneseo addressed the Council regarding a rezoning issue for her property at 1300 Henrietta Street. She stated that she had originally agreed to a setback without realizing the limitations, explaining that due to the slope of her property, a 20-foot setback was not feasible. Her contractor advised that an additional 10 feet would be necessary, and she asked if that adjustment could be allowed. Council Member Nutter asked if the property was part of the consent agenda, and Zoning Supervisor Nic Maquet replied that it was, noting the current requirement was a 20-foot setback from the property line. The Mayor clarified that Ms. Geneseo was requesting an additional 10

feet.

Mr. Ken Josting spoke regarding the Lutticken property, asking where the public road access to the site was located. The Mayor replied that there was not currently a public road providing access.

### **Consent Agenda**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Jimmie Fletcher                                                                                                                                        |
| <b>SECONDER:</b> | 1st Alternate Mayor Pro Tem John Abel                                                                                                                                 |
| <b>AYES:</b>     | 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 as of September 30, 2025**
- 6.2. Accounts Payable Paid Proof List through October 20, 2025**
- 6.3. Receive and File FY 2025-26 Budget Transfers through October 21, 2025**
- 6.4. Pekin Police Department Monthly Incident Report September 2025**
- 6.5. Receive and File Emergency Procurement for Emergency Demolition of 215 Hamilton Street Following a Structure Fire**
- 6.6. Receive and File Quotes for Police Department Ballistic Vests Purchase**
- 6.7. Ordinance No. 4347-25/26 Approving a Variance Request for the Property Located at 3723 Grandview Court to Allow for the Construction of a 42-Foot Wide Driveway Approach (Case V 2025-09)**
- 6.8. Ordinance No. 4348-25/26 Approving a Special Use for the Operation of an Automobile Repair Shop with Short-Term Auto Storage at 305 North 3<sup>rd</sup> Street (Case SU 2025-07)**
- 6.9. Ordinance No. 4349-25/26 Approving a Variance for the Property Located at 1300 Henrietta Street to Allow for the Construction of a Second Driveway (Case V 2025-10)**

### **Presentations**

### 7.1. Public Safety Pension Valuations and Tax Year 2025 Levy Estimate

Finance Director Mr. Eric Dubrowski presented the annual Public Safety Pension Evaluation and the preliminary 2025 property tax levy estimate. He explained that this was a presentation only, with no action required at this time, and that individual meetings with Council Members would follow before final consideration in November. Mr. Dubrowski reported that the Police Pension Fund remains stable, with assets increasing by \$3.3 million and liabilities by \$1.9 million, resulting in a \$1.2 million drop in unfunded liability and improving the funded ratio from 62% to nearly 65%. The Fire Pension Fund also improved slightly, with assets up \$4.2 million and liabilities up \$3.5 million, raising the funded ratio from 44% to 46%. Combined, the City's recommended pension contributions total approximately \$8.66 million, of which \$6.38 million addresses unfunded liabilities. Despite earmarked revenues such as cannabis tax, video gaming fees, and replacement tax, the City still subsidizes about \$1.7 million from the general fund to meet pension obligations. Mr. Dubrowski reviewed various property tax levy increase scenarios, recommending a 4.9% increase, equal to about \$19 per year for the average \$135,000 home, to maintain pension progress and keep pace with inflation. He also outlined historical trends showing that although assessed property values have risen, inflation has eroded the buying power of City revenues, and Pekin's tax rate has actually declined over the past several years. The Council will revisit the levy options and pension funding levels at the second meeting in November after further review and constituent input.

### New Business

#### 8.1. Ordinance No. 4350-25/26 Approving and Authorizing the Execution of a Tax Increment Financing (TIF) Redevelopment Agreement with Deborah Kotek for 8 Osprey Court Under the Residential Development TIF Incentive Policy

|                  |                                                                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (6 TO 1)</b>                                                                                                                          |
| <b>MOVER:</b>    | Mayor Pro Tem Karen Hohimer                                                                                                                     |
| <b>SECONDER:</b> | 1st Alternate Mayor Pro Tem John Abel                                                                                                           |
| <b>AYES:</b>     | 1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher |
| <b>NAYS:</b>     | Council Member Hilst                                                                                                                            |

City Manager Mr. John Dossey explained that Ms. Kotek recently closed on the property at 8 Osprey Court and is seeking incentives under the City's Residential Development TIF Policy. The project represents a new home with a total investment of over \$500,000, including approximately \$62,000 in TIF-eligible expenses. Under the current residential policy, the incentive will be provided as property tax increment rebates of up to \$62,000 over a period not to exceed ten years. The actual incentive will be determined based on eligible

expenses incurred and the final property assessment upon completion. Staff recommended approval. The Mayor commented positively on the development at Osprey Court, noting the growth of new homes in the area.

**8.2. Ordinance No. 4351-25/26 Approving a Seventh Budget Amendment to the FY2026 Annual Budget**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Mayor Pro Tem Karen Hohimer                                                                                                                                           |
| <b>SECONDER:</b> | 1st Alternate Mayor Pro Tem John Abel                                                                                                                                 |
| <b>AYES:</b>     | 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 Mr. John Dossey explained that this budget amendment follows Council's prior approval of the construction reimbursement agreement with Illinois American Water. The amendment recognizes half of the anticipated reimbursement from Illinois American Water in FY2026, with the remaining portion to be included in the next fiscal year's budget. Additionally, the original budget included construction costs net of a \$3 million IDOT grant. Auditors advised that both the grant revenue and corresponding expenses should be fully recognized. This amendment therefore reflects both the revenue and expense for the portion of construction costs expected to be paid by the grant this fiscal year. Staff recommended approval.

**8.3. Resolution No. 353-25/26 Amending City of Pekin Procurement Policy No. 21 Regarding Contracts with Entities Not in Good Standing**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Rick Hilst                                                                                                                                             |
| <b>SECONDER:</b> | Council Member Peg Phillips                                                                                                                                           |
| <b>AYES:</b>     | 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 Mr. John Dossey explained that, as discussed at the prior Council meeting, this resolution restricts the City from entering into contracts with entities not in good standing. The amendment to the City's procurement policy defines "not in good standing" as any entity delinquent in the payment of taxes, fees, or fines to the City or other governmental agencies, a defendant in an action involving violations of state, county, or federal law; bankrupt or insolvent, or in breach or default of any agreement with the City. Mr. Dossey further noted that all future contracts will require the other party to affirm they are in good standing and will remain so throughout the term of the agreement. Exceptions may be granted in cases where the City cannot alter the standard form agreement, such as with Microsoft license agreements. If the City later becomes aware that a contracted entity is not in good standing, the City may declare a breach of contract and pursue any necessary legal

action.

Council Member Nutter thanked staff for bringing the resolution forward and clarified that the policy applies to all new contracts moving forward, not existing ones. Mr. Dossey confirmed, noting that most existing contracts will expire by the end of the year.

**8.4. Resolution No. 354-25/26 Establishing Rules Regarding the Lutticken Property**

|                  |                                                                                                                        |
|------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED AS AMENDED (5 TO 2)</b>                                                                                      |
| <b>MOVER:</b>    | Council Member Rick Hilst                                                                                              |
| <b>SECONDER:</b> | Council Member Peg Phillips                                                                                            |
| <b>AYES:</b>     | 1st Alternate Mayor Pro Tem Abel, Mayor Burress, Council Member Nutter, Mayor Pro Tem Hohimer, Council Member Phillips |
| <b>NAYS:</b>     | Council Member Hilst, Council Member Fletcher                                                                          |

Council Member Nutter moved to amend the resolution, seconded by Council Member Phillips, to include Section 2.6, ensuring that the established rules do not interfere with or adversely affect any existing restrictive covenants or easements.

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Dave Nutter                                                                                                                                            |
| <b>SECONDER:</b> | Council Member Peg Phillips                                                                                                                                           |
| <b>AYES:</b>     | 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 and Economic Development Director Josh Wray explained that since the City has taken title to the property, public access will be restricted “for the time being” due to liability concerns and ongoing development. Homeowners will experience no changes to their existing rights, which are governed by covenants, and those developing homes in the area will manage access through homeowners’ associations or agreements.

Council Member Phillips and staff clarified that approximately one-third of the property, including the lake, is already annexed to the City, and the existing covenants allow property owners to fish and boat with electric trolling motors, prohibit swimming, ice fishing, and commercial fishing, and require guests to be accompanied by residents. Conservation easements also limit the placement of private boat docks. The fishing and hunting club will conclude operations at the end of the year, and property owners within the covenanted subdivisions retain their rights under the covenants.

Council Member Hilst and Mr. Wray discussed liability, confirming the City’s

insurance covers the property and that injuries would be evaluated on a case-by-case basis. Maintenance responsibilities, including mowing and dam oversight, remain with the City, with provisions in the covenants allowing cost sharing with property owners. The access lane from Sheridan Road is part of the City-owned property, but public access remains prohibited. Future changes to the rules would require Council approval, homeowners will continue to have their rights protected, and any rezoning or development will follow standard public hearing and notification procedures. Farming leases on the property will conclude with the current harvest, with future leases subject to Council consideration.

**8.5. Resolution No. 355-25/26 Approving the Intergovernmental Agreement with Tazewell County for Animal and Rabies Control Services**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | 1st Alternate Mayor Pro Tem John Abel                                                                                                                                 |
| <b>SECONDER:</b> | Mayor Pro Tem Karen Hohimer                                                                                                                                           |
| <b>AYES:</b>     | 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 for Council Action approving the intergovernmental agreement with Tazewell County for animal and rabies control services. The resolution outlines the continuation of the existing agreement under which Tazewell County provides all animal-related services to the City of Pekin. Documentation was provided showing the County's cost per city based on call volume, a four-year fee plan projecting cost increases from 2024 to 2027, and a schedule of reclamation fees compared to other agencies in Tazewell County. The council was also provided a summary of services specific to Pekin. Council members had no questions, and it was noted that this agreement is a continuation of the City's longstanding arrangement with the County.

**8.6. Resolution No. 356-25/26 Approving a Ballistic Vest Purchase with Ray O'Herron**

|                  |                                                                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>PASSED (UNANIMOUS)</b>                                                                                                                                             |
| <b>MOVER:</b>    | Council Member Dave Nutter                                                                                                                                            |
| <b>SECONDER:</b> | Council Member Rick Hilst                                                                                                                                             |
| <b>AYES:</b>     | 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 for Council Action approving the purchase of ballistic vests from Ray O'Herron. The purchase will replace 24 officer vests to maintain compliance with the manufacturer's recommended replacement cycle and ensure officer safety. It was noted that if the grant funding covering 50% of the cost is discontinued, the expense

would fall under the officers' uniform allowance.

#### **8.7. Discussion Item: City Welcome Signs**

The Council discussed updating the City's welcome signs, an initiative led by the Tourism and Beautification Committee. Economic Development Director Josh Wray noted the project has been under consideration for about a year, with McDaniel's providing a basic design and a budget allocated from land improvement funds. Each new sign is estimated at \$30,000, with a plan for four existing signs and a potential fifth on Broadway. A request for bids would follow if the project moves forward.

Council members expressed differing opinions.

Mayor Burress favored the update, while Council Members Hilst and Nutter questioned the necessity and cost, suggesting funds might be better spent on higher priorities such as road improvements.

Mayor Pro Tem Hohimer supported the signs, noting they attract attention.

Council Member Phillips raised the possibility of revisiting the logo and colors before committing to new signs.

City Manager John Dossey noted the expense of updating the website to match the branding. Mr. Wray clarified website costs would be around \$1,500–\$2,000 to revert back to the previous logo, while the larger expense would be the signs themselves.

Further discussion included the option of implementing some signs this year and others later, and Mr. Wray confirmed consensus from Council that McDaniel's would provide specifications for backlit, weatherproof, composite-material signs resembling wood before a formal bid process.

#### **Any Other Business To Come Before The Council**

City Manager John Dossey reminded Council that a Town Hall meeting would be held to discuss Home Rule, noting that a large turnout is anticipated, and additional meetings will be scheduled to cover this and other topics. He announced that Business After Hours will take place on Thursday, November 6th, at the Salvation Army and stated he will be out the week of November 10th. Mr. Dossey congratulated Fire Department member Corey Price for earning third place in the world in the Firefighter Combat Challenge. He also addressed public comments regarding the Carol House of Hope, clarifying that it is unrelated to the Home Rule issue. Lastly, Mr. Dossey noted that the City's podcast has been funded through the Chamber for a long time.

Economic Development Director Josh Wray clarified that Gary Gillis hosts the podcast, invites guests, and that it costs \$100 per episode. He added that while the Chamber pays for it upfront, the City reimburses expenses directly.

Council Member Phillips asked who speaks on the podcast, and Mr. Wray confirmed that Mr. Gillis is the host.

Council Member Hilst inquired about bulk stickers and the new \$10 fee for each bulk item collected, noting that residents were told they had to pay by cash or card rather than being able to add it to their monthly invoice. Mr. Grimm stated he would look into the issue and follow up.

Council Member Nutter asked about the incomplete project at 909 Court Street, noting that River City had already been paid, and requested clarification on the remaining work. Mr. Grimm explained that several issues had not been agreed upon initially, including the color of one siding section, wood replacement on the existing structure, and a verbal agreement with Goble regarding the frontage area used for trash access to Court Street. Council Member Nutter expressed relief that the matter was being resolved.

Council Member Phillips thanked everyone for their time and said she looked forward to seeing them at upcoming events.

Council Member Abel mentioned concerns raised about the House of Hope project and reports that the City might be reclaiming the land. He noted that the project has experienced delays not entirely due to the developer and expressed confidence that progress will continue.

Mayor Pro Tem Hohimer recognized long-time resident Jack Steger, who has worked for his family business in Pekin for 40 years. Mayor Burress noted that the business has been operating for 88 years.

Mayor Burress thanked Mr. Dubrowski for his pension presentation and mentioned that Rich White, who was scheduled to attend, was unable to due to illness and other obligations. He added that Mr. White would attend the first Council meeting in December to discuss the investment fund for downstate police pensions, and they are still working to coordinate with the fire pension fund.

### **Executive Session 5 ILCS 120/2 (c)**

Council did not move into Executive Session.

### **Adjourn**

There being no further business to come to the Council a motion was made by Council Member Phillips seconded by Council Member Hilst to adjourn the meeting. Motion carried viva voice vote. Mayor Burress adjourned the meeting at 7:27 PM.