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, NOVEMBER 10, 2025 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Mary Burress.

Mayor Burress honored our Veteran's by asking for a moment of silence.

Mayor Burress wished Fire Chief Trent Reeise a happy birthday.

Call to Order

City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in. Also present was City Attorney James Vasselli. City Manger John Dossey 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	Present	5:30 PM
Dave Nutter	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Peg Phillips	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

RESULT:	**PASSED (UNANIMOUS)**
MOVER:	Council Member 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

Approval of Minutes

4.1. **City Council - Regular Meeting Minutes - October 27, 2025**

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

Public Input

John McNish expressed opposition to Home Rule, noting recent pro Home Rule newspaper articles and a Town Hall he felt was held to promote retaining Home Rule without voter input. He stated that Home Rule has been in place since 1971, yet the City still struggles with administrative staffing levels and deteriorating roads. He criticized Council for approving a utility tax and realty fee under Home Rule authority and questioned how many were aware that the matter was being discussed in federal court on the same day as the previous Council meeting, which also coincided with Veterans Day.

Consent Agenda

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

6.1. **Accounts Payable Paid Proof List through October 31, 2025**

6.2. **Building Department Permit Report From October 2025**

6.3. **Pekin Fire Department Monthly Incident Report October 2025**

6.4. **Receive and File FY2026 Budget Transfers through November 4, 2025**

New Business

7.1. **Resolution No. 357-25/26 Approving Annual Police Department Contract with Lexipol LLC for Policy Manual and Daily Training Bulletins**

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

Police Chief Seth Ranney presented Resolution No. 357-25/26 seeking approval of the annual contract with Lexipol LLC for the Police Department's policy manual services and daily training bulletins. He explained that the contract provides state-specific legal updates, policy development, archived policy access, digital policy acknowledgments, and routine training content. He noted that Lexipol is widely recognized as the leading provider of law-enforcement policy and training resources nationwide and emphasized that maintaining current policies is essential to reducing the City's exposure to liability related to inadequate officer training.

7.2. Resolution No. 358-25/26 Approving the Use of Motor Fuel Tax Funds for FY2026 General Maintenance

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

Public Works Director Simon Grimm presented Resolution No. 358-25/26, explaining that the Illinois Department of Transportation requires this action to authorize the use of Motor Fuel Tax funds for the FY2026 General Maintenance Program. He noted that the program includes electricity for streetlights and signals, road salt, stockpile materials, labor and equipment for snow and ice control, street sweeping, and sign maintenance, with authorization of up to $565,000 in MFT funds.

Council Member Phillips sought clarification that the resolution does not approve additional spending but simply authorizes the necessary documentation and submittal of IDOT required forms.

7.3. Resolution No. 359-25/26 Authorizing the City Manager to Renew a Lease Agreement with the Illinois Department of Natural Resources

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

Public Works Director Simon Grimm presented Resolution No. 359-25/26, explaining that it authorizes the City Manager to renew a 10-year lease with the Illinois Department of Natural Resources for a small parcel within the

Pekin Lake State Fish and Wildlife Area. He noted that the parcel is necessary to support the Jane Street storm water discharge pipe, which will remain in place after completion of the CSO pipeline. The proposed lease is $250 per year, totaling $2,500, and staff recommends approval. A new line item has been created in the Storm Water Fund to properly record the expense, and if the agreement is approved, a budget transfer will be submitted to allocate funds.

7.4. Resolution No. 360-25/26 Approving Quote with Truck Centers, Inc. for Repairs to a 2014 Alexis Ladder Apparatus

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

During discussion of Resolution No. 360-25/26, Economic Development Director Josh Wray briefly noted that the item relates to the following agenda matter. Fire Chief Trent Reeise then explained that the 2014 Alexis ladder truck was involved in an accident in August while clearing a scene, with the fault lying on fire department personnel. No injuries occurred, and the apparatus was sent to Truck Centers, Inc. for evaluation. The initial repair estimate totaled just over $75,000, less the City's $500 deductible. Based on guidance from both the insurance adjuster and Truck Centers, he recommended authorizing spending up to $100,000 to cover any additional repairs that may be identified during the process. Insurance has already issued a reimbursement check for $74,866.51, and further reimbursement is expected if additional damage is found.

Council Member Nutter remarked on the surprisingly low $500 deductible for equipment of such high value and noted that insurance rates will be reviewed in two weeks.

7.5. Ordinance No. 4352-25/26 Approving an Eighth Budget Amendment to the FY2026 Annual Budget

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

Finance Director Eric Dubrowski explained that Ordinance No. 4352-25/26 was an amendment that provides the budget authority needed to properly record both the insurance proceeds and the related expenditures for repairs to the Fire Department's 2014 Alexis ladder truck. He noted that the City has already received $74,866.51 in insurance reimbursement based on the initial repair estimate, minus the deductible, with the possibility of additional reimbursement as further repair needs are identified. The amendment increases four line items, two within the Insurance Fund and two within the General Fund, to ensure the receipt and use of insurance proceeds are accurately reflected, recorded as interfund reimbursements, and in compliance with accounting standards.

7.6. Ordinance No. 4353-25/26 Approving and Authorizing a Fourth Amendment to the Tax Increment Financing (TIF) Redevelopment Agreement with The Center for Prevention of Abuse

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

Economic Development Director Joshua Wray presented the request, explaining that the Center for Prevention of Abuse previously entered into a TIF agreement for a $10,000 loan toward construction of its new facility, to be forgiven over two years. He noted that development milestones were not met under the prior schedule due to several delays. However, the Center has now submitted its site plan and is advancing engineering work in preparation for bidding. The amendment reinstates the agreement with updated deadlines for site plan approval, zoning actions, commencement of construction, and project completion.

Ms. Carol Myrna addressed the Council, presenting a rendering of the new building and expressing appreciation for the City's ongoing partnership. She described the project as a high-impact human services investment and a legacy initiative for both Kevin and herself.

Mayor Burress expressed the City's appreciation for the Center's partnership.

Council Member Phillips commended the organization for its vital work in the community.

The Mayor noted that the new facility will allow expansion from 16 to 28 beds.

Ms. Myrna added that the project will enable them to offer more services in a safe, welcoming environment and shared that a ribbon-cutting will take place upon completion. She also noted that the Carol House of Hope is named in honor of Carol Wright, whose family's generosity supported the original facility.

7.7. Ordinance No. 4354-25/26 Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District and Business Development District Redevelopment Agreement with JPG Commercial Real Estate, LLC

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

Economic Development Director Josh Wray presented the proposal, explaining that JPG Commercial Real Estate is moving forward with development of approximately one acre along Court Street in front of Menards, as previously approved by Council. He outlined the incentive agreement, which reimburses the developer for eligible project costs, estimated at $2 million, through annual sales tax rebates equal to 75% of the City's sales taxes generated on the site. Eligible costs include land acquisition (excluding the parcel purchased from the City), professional fees, utility extensions, public improvements, site preparation, and a 30% interest buy-down. He noted that if the cost of relocating the City's stormwater pond comes in higher than anticipated, the agreement allows for renegotiation of eligible cost amounts.

Mayor Burress asked whether one acre would be sufficient for the pond relocation. Mr. Wray confirmed it would, noting the arrangement is a one-for-one property exchange under the prior agreement.

City Engineer Justin Reeise confirmed feasibility.

Council Member Nutter asked about the anticipated timeline for the businesses to open. Mr. Wray stated the developer hopes to have the first tenant operating next year, though the stormwater relocation must be addressed first. He added that the agreement structure allows the City to appropriately budget the incentive payments, and unlike similar projects, reimbursements will not be required before June 1st, aligning more closely with the budget cycle.

Council Member Fletcher expressed ongoing concerns regarding traffic flow, noting these concerns were raised during the initial land sale. After meeting with staff, he stated he felt more comfortable knowing detailed site plans must return for approval and reiterated the importance of a traffic study. Mr. Wray acknowledged those concerns and indicated that further review and coordination would continue as the project advances.

7.8. Discussion: City Brand Discussion

During the discussion regarding the City's branding, Mr. Wray explained that, following Council's previous review of welcome sign concepts, McDaniels Marketing had prepared updated materials and was present to answer questions. He noted they made minor adjustments to the existing brand, and after presenting it to EDAC, the committee felt a full rebrand was unnecessary but responded positively to the refinements. Randy and Beth from McDaniels described an alternative version of the logo featuring a complete marigold, while retaining the established fonts and color palette. They also shared updated signage renderings.

Economic Development Director Josh Wray asked whether the Council wished to move forward or needed more time, noting he did not want to launch the new website without Council's comfort with the branding direction.

Council Member Phillips inquired about available options. Randy stated that once committees saw the full marigold version, that became the preferred choice. Council Member Phillips also asked about the status of the welcome sign project. Mr. Wray explained that Council's last directive was to prepare a bid package before soliciting bids, so progress had paused. He added that EDAC, Tourism, and Beautification have discussed new welcome signs for over a year but were waiting to complete the branding process before moving forward.

Council Member Phillips noted the signs do not necessarily have to include the logo, but Mr. Wray responded that sign concepts presented to the committees were brand-inclusive, and no committee opted for a brand-agnostic design. Randy elaborated on available composite materials that would allow a modular design, enabling panels to be changed without replacing the entire structure. He stated an RFP could be pursued and that ordering multiple signs at once would result in cost savings, even if installation occurred in phases.

Council Member Nutter asked about the legal steps required if the Council wished to change the logo after the previous approval. Corporation Counsel Vasselli advised placing the matter on the next agenda with clear description of the selected logo.

Council Member Abel expressed support for the version with the fuller marigold, noting many businesses update their imagery and that the proposed design would be more visible to motorists. Randy added that the "Pekin, IL" lettering would be internally illuminated, with the marigold featuring a soft glow, and preliminary cost estimates were approximately $30,000 installed.

The Mayor asked about the color variations shown, and Beth clarified they were inversions of the same design within the approved branding palette. Mr. Wray added that the maroon tone is the “Brickroad Maroon” defined in the brand guidelines.

The Council agreed not to delay the branding decision indefinitely, noting that the website and marketing campaign are pending. Mr. Wray clarified that signage specifications could move forward without finalizing the design, but the full branding elements would still need approval. The Council decided to take one week to review the circular and other logo options, including the full branding packet, before providing feedback. Once a logo is selected, the tagline will be incorporated and the brand standards updated to include both horizontal and circular versions for multiple applications, ensuring consistency across materials. The Mayor and Mr. Wray confirmed this process and thanked McDaniels Marketing for their work.

Any Other Business To Come Before The Council

Economic Development Director Josh Wray noted that demolition at 2700 Pine has started and should be complete.

Council Member Nutter thanked staff for prayers honoring Veterans.

Council Member Phillips reported attending a recent Q&A and addressed concerns regarding the number of city-issued credit cards, explaining that proper procedures and accountability are in place to prevent misuse.

Finance Director Eric Dubrowski clarified that the City has 17 active cards, with one or two per department, and noted that some confusion arose between credit cards and Amazon accounts or authorized payment requests.

Economic Development Director Wray clarified that the Home Rule presentation was not intended to scare the public. The slides illustrated extreme scenarios, showing either how much revenue would need to be raised or how much services would need to be cut if Home Rule revenue were lost, but these were theoretical examples to demonstrate the extremes, not a scare tactic, and were not intended to influence public opinion.

Council Member Abel recognized staff for preparing a comprehensive Home Rule Q&A.

Council Member Hohimer clarified that the previous discussion on city branding did not involve any formal vote, emphasizing transparency.

The Mayor thanked Veterans in attendance and noted upcoming events to honor them.

Mayor Burress announced that Council Member Phillips was interested in hosting with staff the next Town Hall.

City Attorney Vasselli will prepare a memo outlining procedures for posting and ensuring compliance with the Open Meetings Act, expected within about two weeks.

Executive Session 5 ILCS 120/2 (c)

9.1. Executive Session 5 ILCS 120/2 (c) 5. The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired 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 Phillips seconded by Mayor Pro Tem Hohimer to move into Executive Session to discuss 5 ILCS 120/2 (c) 5. The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired and 6. The setting of a price for sale or lease of property owned by the public body at 6:40PM.

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

Council returned to open session at 6:58PM.

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 6:58PM.

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