



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, JANUARY 26, 2026 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 Attorney Jim Vasselli confirmed all Council Members were physically present and logged in except for Council Member Hilst who was absent.

City Clerk, Ms. Nicole Stewart, was absent. Deputy City Clerk, Paige Anderson was present.

Mayor Burress declared a quorum was present and opened the meeting at 5:33 PM.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Absent	-: --
Karen Hohimer	City of Pekin	Mayor Pro Tem	Present	5:30 PM
Dave Nutter	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Present	5:30 PM
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Present	5:30 PM
John P Abel	City of Pekin	Council Member	Present	5:30 PM
Peg Phillips	City of Pekin	Council Member	Present	5:30 PM

Approve Agenda

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

Approval of Minutes

4.1. City Council - Regular Meeting Minutes - January 12, 2025

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

Public Input

Mark Stevens, Jr. read a letter expressing appreciation for the Council's efforts to generate revenue but stated opposition to the proposed data center due to concerns about potential property tax increases, high utility consumption, limited permanent jobs, and environmental and infrastructure impacts. He recommended conducting an independent impact study, setting enforceable limits and conditions, holding public hearings, and continuing to pursue other economic development opportunities for the City.

Kim Bowers expressed concerns regarding tax incentives and stated that developers often target small communities, resulting in significant public investment with little net revenue benefit. She cited research on increased utility costs, constant noise impacts, and encouraged the city to conduct its own fact-finding, including visiting another community with a data center, rather than relying solely on developer-provided information.

Juliann Golan McGlaughlin submitted a packet of research and a petition, expressing concerns about limited long-term employment opportunities, noting that most jobs would be contracted roles, and questioning how benefits would be ensured for residents. She also raised concerns regarding significant increases in electricity usage and potential environmental risks related to cooling systems and water contamination near Lutticken Lake and McNaughton, emphasizing that the Illinois Department of Natural Resources would need to be consulted prior to permitting.

Dawn Milam expressed concerns that a data center near her property could harm wildlife, human health, and the natural character of the area due to low-frequency noise and environmental impacts, noting her hope for more recreational use of the land. Dave Milam stated that while he supports positive development, he believes a data center would diminish property values and the area's tranquility and advocated for alternative uses of the property.

Zoey Carter spoke against AI data centers, citing environmental concerns and limited community benefits, and encouraged the City to consider alternative uses of the land that align with residents' values and long-term sustainability.

John McNish questioned the City's due diligence related to past ADA compliance and

current financial filings, drawing parallels to the proposed data center process and emphasizing accountability and transparency.

Donna Hazelman expressed concern as a nearby resident, emphasizing that real people and families would be directly impacted and urging the Council to consider those personal effects.

Angela Sales opposed the data center based on potential impacts on wildlife, residents, and family properties, stating there must be better ways to generate revenue without harming the community.

Matthew Johnson reiterated opposition to the proposed data center, stating it is larger in impact than initially understood and poses significant risks to community resources such as water and electricity, and encouraged the Council to carefully review forthcoming technical details and research before deciding.

Mayor Burress reminded the Council to vote based on what they believe is best for the City rather than political considerations.

Greg Hanson acknowledged community challenges but emphasized civic pride, stating a data center may be appropriate for larger cities but not for Pekin.

Melissa raised concerns about potential spot zoning, arguing the proposed use is inconsistent with the City's Comprehensive Plan and could negatively impact surrounding areas.

Pete Wald spoke about the personal and environmental importance of the wooded land, stating it should be preserved rather than developed into a data center.

Council Member Phillips stated the Council is listening, emphasized the need for thorough due diligence, and affirmed that no decision will be rushed as the City continues to evaluate the proposal.

Mayor Burress noted that a public town hall would be held on March 24, emphasized respectful dialogue, and encouraged Council Members to vote based on what they believe is best for the City.

Consent Agenda

Council Member Phillips read the 3 items listed on the Consent Agenda.

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

6.1. Financial Reports as of December 31, 2025

6.2. Accounts Payable Paid Proof List through January 16, 2026

6.3. Pekin Police Department Monthly Statistics for December 2025

New Business

7.1. Ordinance No. 4371-25/26 Approving and Authorizing the Execution of a Pekin Court Street Tax Increment Financing (TIF) District Redevelopment Agreement with Janice C. Davis for 1910 Velde Drive in accordance with the Residential Development TIF Incentive Policy

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

No Council discussion took place.

7.2. Resolution No. 376-25/26 Approving a Professional Auditing Services Agreement with Lauterbach & Amen, LLP for the Fiscal Year 2024-2025 Audit

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

Finance Director Eric Dubrowski presented the Request to Council. Mr. Dubrowski announced that a final draft of the audit for 2022 was received a few hours ago.

7.3. Resolution No. 377-25/26 Approving Agreement with Quicket Solutions for the Subscription of Software Services

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

City Manager John Dossey presented the Request to Council explaining that the software would replace the DACRA system that is currently in place.

Police Chief Seth Ranney explained the reasoning for the lengthier contract, but assured that there was a 90 day opt out for the City.

7.4. Resolution No. 378-25/26 Approving Quote with Axon Enterprise to Complete Quicket Integration with Axon Records

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

City Manager John Dossey presented the request. Police Chief Seth Ranney added that it was a one time integration to allow the data transfer between the two systems.

7.5. Resolution No. 379-25/26 Approving Task Order 01 with Giffin Reeise Engineering for the Court Street Stormwater Relocation Project

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

City Manager John Dossey presented the request.

No Council discussion took place.

Any Other Business To Come Before The Council

City Manager Dossey reminded everyone that Thursday is the State of the City luncheon. He announced that there will be a town hall at the high school on March 24 regarding the data center project. Mr. Dossey expressed appreciation to City Council and staff for support during his time away for personal and family health matters. He added that staff is looking to have a public meeting regarding the processes of the development and zoning process. Commented on the vending machines in the lobby.

Mayor Burress added that Mr. Dossey has built a great team, which she believes to be the reason he was able to have the support he has had.

Council Member Phillips reiterated that having a good staff is the best thing you can have and acknowledged and thanked the staff.

Council Member Abel echoed comments about the team.

Mayor Pro Tem Hohimer addressed city staff and the public. She expressed that she had been overwhelmed with all the information about the data center. She added that she is trying to figure out what is true or not so she can make the best decision possible.

Mayor Burress addressed the public, stating that the City council and staff are listening and will try to make the best decision for our community.

Executive Session 5 ILCS 120/2 (c)

A motion was made by Council Member Nutter seconded by Council Member Phillips 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, or deliberations concerning salary schedules for one or more classes of employees, 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 6:54 PM. On roll call vote all present voted Aye. Motion carried.

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

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

Council returned to open session at 7:53 PM.

9.1. 5 ILCS 120/2 (c) 2. Collective Negotiating Matters Between the Public Body and its Employees or Their Representatives, or Deliberations Concerning Salary Schedules for One or More Classes of Employees

9.2. 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

9.3. 5 ILCS 120/2 (c) 6. The Setting of a Price for Sale or Lease of Property Owned by the Public Body

Adjourn

There being no further business to come to the Council a motion was made by Council Member Phillips seconded by Council Member Nutter to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 7:53 PM.