



**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, APRIL 13, 2026 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance - CoStar Award Presentation by Cullinan Properties

The Pledge of Allegiance was led by Mayor Mary Burress.

Mr. Ryan Whalen of Cullinan Properties presented the CoStar Award, recognizing the East Court redevelopment as “Redevelopment of the Year,” a nationally recognized honor based on nominations and evaluation by industry professionals and market experts. Mayor Burress acknowledged the collaborative efforts of City staff and Cullinan Properties, noting the project as a catalyst for continued business development and positive momentum within the community.

Presentations, Communications, Petitions, Reports

7.1. Roger Brotherton Discussion of WTVP Story

Mr. Roger Brotherton reported that a recent feature by WTVP PBS titled “You Gotta See This” highlighted the school building and museum, reaching over 300,000 households and generating strong regional interest, including increased visitation, educational programming through Bradley University, and engagement from surrounding communities. He also announced an upcoming May 23rd Cruise-In event at the riverfront and plans to recreate a Tharpe cabin based on historical references, while Mayor Burress presented him with a City challenge coin in recognition of his efforts.

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

RESULT:	PASSED AS AMENDED (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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher

Mayor Pro Tem requested that New Business Item 10.4 be moved to before New Business Item 10.1. No objections were presented.

Approval of Minutes

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

4.1. City Council - Special Meeting Budget Work Session - March 19, 2026

4.2. City Council - Regular Meeting Minutes - March 23 , 2026

Public Input

Mayor Burress outlined public comment rules, including time limits per the city's ordinance to reduce speaking time when large numbers are present, with Council Member Nutter clarifying the change would apply to the next meeting. Council Member Phillips reassured residents that decisions regarding the data center would not be made without community input. Public speakers including Mr. Doug Arrowsmith and Ms. Lynn opposed outsourcing solid waste services, Mr. Jim McNish criticized City leadership and budget priorities, Ms. Zoey Carter, Mr. Greg Hanson, Mr. Ethan Wieland, and Ms. Paige Hall spoke against the data center, and Mr. Adam Rogers encouraged broader public involvement and alternative development ideas, while Ms. Amy McCoy spoke in support of tourism event sponsorships. Additional comments from Mr. Mark Stevens and Mr. Matthew Johnson addressed purchasing concerns and budget dissatisfaction.

Consent Agenda

Council Member Phillips read the 11 items listed on the Consent Agenda.

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

- 6.1. Accounts Payable Paid Proof List through April 3, 2026**
- 6.2. Receive and File Building Department Permit Report for March 2026**
- 6.3. Receive and File Emergency Procurement for Mold and Asbestos Abatement at East Side Fire Station 1**
- 6.4. Receive and File Bids for Demolition at 201 Cooper Street**
- 6.5. Receive and File Bids for Demolition at 213 Jane Street**
- 6.6. Receive and File Bids for Demolition at 281 Koch Street**
- 6.7. Receive and File Bids for Demolition at 714 North 4th Street**
- 6.8. Receive and File Bids for Demolition at 1008 South 3rd Street**
- 6.9. Receive and File FY2026 Budget Transfers through April 8, 2026**
- 6.10. Receive and File RFP Submittals for 2026 Mowing, Landscaping, and Right-of-Way Maintenance**
- 6.11. Resolution No. 400-25/26 Supporting the Illinois America 250 Commemoration**

Public Hearing

8.1. Budget Hearing for Fiscal Year May 1, 2026 through April 30, 2027

Mayor Burress opened the public hearing at 6:45 PM.

Finance Director Eric Dubrowski presented a PowerPoint on the FY2027 Budget focusing on the personnel cost allocation update, total budget deficit summary, bus fund closeout plan, and long-term general fund outlook. Mr. Dubrowski noted that the budget was balanced.

Mayor Pro Tem Hohimer thanked Mr. Dubrowski.

Mr. Doug Arrowsmith spoke on the history of the General Fund and solid waste

operations, explaining past budgeting challenges, including prior reliance on the General Fund, difficulties balancing budgets, and periods of wage increases followed by freezes.

Mr. Gary Lambert shared concerns about a potential structural deficit, drawing comparisons to other municipalities, and emphasized the importance of considering the financial impact on residents when addressing revenue and budget decisions.

Mayor Burress closed the hearing at 7:15 PM.

Unfinished Business

9.1. Resolution No. 393-25/26 Authorizing the Temporary Waiver of Pekin City Code Section 6-4-2 to Allow Deer Hunting within the City Limits in Conjunction with a Farm Lease with Jeff Yergler

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

City Manager John Dossey explained the item was brought back following legislative updates, with Corporation Counsel Mr. Jim Vasselli outlining that the waiver would align with state law to allow limited deer hunting for conservation purposes, specifically by family members of the lessee, to address overpopulation and associated safety concerns.

Council Members Phillips and Nutter expressed support for managing the deer population, while Council Members Hilst and Fletcher raised concerns about fairness, access, and limiting the allowance to a single lessee, ultimately reflecting divided perspectives on the proposal.

9.2. Resolution No. 398-25/26 Approving the FY2027 Tourism Event Sponsorships

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

New Business

10.4. Resolution No. 401-25/26 Approving a Cost of Living Adjustment for Non-Union Employees in the FY 2026-27 Budget

RESULT: PASSED (4 TO 3)
MOVER: 1st Alternate Mayor Pro Tem John Abel
SECONDER: Mayor Pro Tem Karen Hohimer
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

10.1. Ordinance No. 4390-25/26 Adopting the Fiscal Year 2026-2027 Annual Budget

RESULT: PASSED (4 TO 3)
MOVER: Council Member Dave Nutter
SECONDER: Mayor Pro Tem Karen Hohimer
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

Council Member Nutter, Mayor Pro Tem Hohimer and Mayor Burress all thanked the Finance Director.

Council Member Abel stated that the current budget was very transparent compared with past budgets.

10.2. Ordinance No. 4391-25/26 Approving a First Amendment to the Tax Increment Financing (TIF) Redevelopment Agreement with Olivia's Playhouse, LLC and Lisa Fuller

RESULT: PASSED (5 TO 2)
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
NAYS: Council Member Hilst, Council Member Fletcher

10.3. Ordinance No. 4392-25/26 Approving a Tax Increment Financing (TIF) District Redevelopment Agreement with Gregurich Trust Under the Residential Development Policy at 1620 Grandlake Court

RESULT: PASSED (6 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
NAYS: Council Member Hilst

City Manager John Dossey and Economic Development Director Josh Wray explained the agreement stemmed from prior inducement resolutions where

developers proceeded with projects anticipating TIF designation, noting there are several similar outstanding cases, and Corporation Counsel Mr. Jim Vasselli clarified there is no clear sunset provision, with distinctions between residential and larger commercial developments.

10.5. Resolution No. 402-25/26 Authorizing the Mayor to Petition for Annexation of Certain City-Owned Property to be Annexed to Pekin Park District

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

Economic Development Director Josh Wray explained that Resolution No. 402-25/26 authorizes the Mayor to petition for annexation of certain City-owned properties into the Pekin Park District boundaries, clarifying that the action is procedural and does not transfer ownership or control of the land, but simply allows the Park District to expand its taxing jurisdiction as development occurs. Mr. Wray and Park District Executive Director Mr. Cameron Benton further noted that the Park District does not automatically expand with the City like the library, and future consideration may be given to an intergovernmental agreement to streamline similar annexations.

10.6. Resolution No. 403-25/26 Settlement Agreement and Release Between City of Pekin and SFR3-050 LLC (SFR3)

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

City Manager John Dossey explained that Resolution No. 403-25/26 approves a settlement agreement with SFR3-050 LLC (SFR3) regarding a property at 107 South Street that had significant code violations, noting the company completed demolition of the property at its own expense and agreed to pay \$2,100 in fines, after which the City would release the liens.

Council Member Abel inquired about recovering lien-related costs, with Mr. Dossey indicating those were included in the settlement, emphasizing this resolution was appropriate given the demolition was completed and the matter resolved.

10.7. Resolution No. 404-25/26 Rejecting All Proposals Submitted for Solid Waste Collection

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

City Manager John Dossey presented Resolution No. 404-25/26 recommending rejection of all solid waste collection proposals and retention of in-house services, with Mayor Burress clarifying that an affirmative vote would reject the bids and commending the thorough staff analysis.

Council Members Fletcher and Nutter expressed concerns about potential monopolistic practices, rising costs, and loss of local control if outsourced, while emphasizing opportunities to improve efficiency within the current system.

Council Members Abel and Hohimer supported maintaining in-house operations, citing strong public satisfaction and service quality, and Council Member Hilst, though initially considering outsourcing, acknowledged significant public feedback favoring retention while raising concerns about efficiency and financial management, ultimately aligning with keeping services in-house.

10.8. Resolution No. 405-25/26 Awarding Bid for Contract for Demolition at 201 Cooper Street with Littleton Storm and Timber Services Inc.

A motion was made by Council Member Fletcher seconded by Council Member Nutter to approve New Business Items 10.8, 10.9, 10.10, 10.11 and 10.12 by Omnibus vote.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher
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

10.9. Resolution No. 406-25/26 Awarding Bid for Contract for Demolition at 213 Jane Street with Littleton Storm and Timber Services Inc.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher
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

10.10. Resolution No. 407-25/26 Awarding Bid for Contract for Demolition at 281 Koch Street with Littleton Storm and Timber Services Inc.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher

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

10.11. Resolution No. 408-25/26 Awarding Bid for Contract for Demolition at 714 North 4th Street with Littleton Storm and Timber Services Inc.

RESULT: PASSED (UNANIMOUS)
MOVER: Council Member Jimmie Fletcher
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

10.12. Resolution No. 409-25/26 Awarding Bid for a Contract for Demolition at 1008 South 3rd Street with CMT Excavating

RESULT: PASSED (UNANIMOUS)
MOVER: Council Member Jimmie Fletcher
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

10.13. Resolution No. 410-25/26 Approving a District 1, 2 and 6 Mowing Agreement with Can Do Outdoor Services

A motion was made by Council Member Fletcher seconded by Mayor Pro Tem Hohimer to approve New Business Items 10.13, 10.14, 10.15, 10.16 and 10.17 by Omnibus vote.

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

Council Member Fletcher noted the cost savings.

10.14. Resolution No. 411-25/26 Approving a District 3 Mowing Agreement with Carmody Lawn Services

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

10.15. Resolution No. 412-25/26 Approving a District 4 Mowing Agreement with JW Lawn Services

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

10.16. Resolution No. 413-25/26 Approving a District 5 Mowing Agreement with Easier Grounds Management

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

10.17. Resolution No. 414-25/26 Approving a District 7 Mowing Agreement for Grit Property Services

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

Any Other Business To Come Before The Council

City Manager John Dossey announced Kroger's upcoming grand re-opening and commended Police Chief Ranney and the Pekin Police Department for their persistence in solving a significant case, recognizing the collaborative efforts with state and federal agencies.

Mayor Burress echoed appreciation for Chief Ranney and the department, while Chief Ranney emphasized the teamwork involved with outside agencies including the Illinois State Police and FBI.

Council Members Hilst and Nutter raised concerns regarding electric aggregation notices, noting they had not received letters, with Economic Development Director Josh Wray clarifying the communication was sent by Direct Energy and that residents have an initial opt-out period with the ability to rejoin later under certain conditions.

Council Member Phillips encouraged continued community involvement, Council Member Abel commented on the third-party nature of the provider, and Mayor Pro Tem Hohimer expressed frustration over public questioning of Council integrity.

Mayor Burress concluded by addressing concerns about public trust, emphasizing the

Council's commitment to acting in the City's best interest and announcing plans to host informal "Coffee with the Mayor" sessions to engage with residents.

Executive Session 5 ILCS 120/2 (c)

A motion was made by Council Member Fletcher seconded by Council Member Phillips to move into Executive Session to discuss 5 ILCS 120/2 (c) (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, (6) Setting of a price for sale or lease of property owned by the public body and (5) Purchase or lease of real property for the use of the public body at 8:43 PM. On roll call vote all present voted Aye.

RESULT:	PASSED (UNANIMOUS)
MOVER:	Council Member Jimmie Fletcher
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

Mayor Burress announced that action would be taken after Executive Session. Council returned to open session at 9:17 PM.

12.1. ~~(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 (No Discussion in Executive Session)~~

12.2. (11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent

12.3. (6) Setting of a price for sale or lease of property owned by the public body

12.4. (5) Purchase or lease of real property for the use of the public body

New Business Following Executive Session

City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in after returning to Open Session.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	9:17 PM
Karen Hohimer	City of Pekin	Mayor Pro Tem	Present	9:17 PM
Dave Nutter	City of Pekin	Council Member	Present	9:17 PM

Mary Burress	City of Pekin	Mayor	Present	9:17 PM
Jimmie Fletcher, Jr.	City of Pekin	Council Member	Present	9:17 PM
John P Abel	City of Pekin	Council Member	Present	9:17 PM
Peg Phillips	City of Pekin	Council Member	Present	9:17 PM

13.1. Resolution No. 415-25/26 Approving Settlement Agreement between the City of Pekin and Former Employee

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

13.2. Ordinance No. 4393-25/26 Approving an Agreement for the Purchase and Sale of Real Property with Christopher and Jodi Brackett to Acquire 14.38 Acres at 2223 Zion Oaks Road

RESULT: PASSED (4 TO 3)
MOVER: Council Member Rick Hilst
SECONDER: 1st Alternate Mayor Pro Tem John Abel
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

Council Member Hilst stated that he was not in support of the item as taxpayer money was spent on the appraisal.

City Attorney Jim Vasselli noted that the item was vetted in closed session.

Adjourn

There being no further business to come to the Council a motion was made by Council Member Council Member Hilst seconded by Council Member Mayor Pro Tem Hohimer to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 9:20 PM.