



**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 27, 2026 AT 5:30 PM  
MAYOR MARY J. BURRESS PRESIDING**

**Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Mary Burress.

**Call to Order**

City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in. Mayor Burress declared a quorum and opened the meeting at 5:30 PM.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Absent	--:-- 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 Dave Nutter
<b>SECONDER:</b>	Mayor Pro Tem Karen Hohimer
<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>ABSENT:</b>	Council Member Rick Hilst

**Approval of Minutes**

**4.1. City Council - Regular Meeting Minutes - April 13, 2026**

**Public Input**

Matthew Johnson questioned the proposed purchase of a Ford F-150 under Item 8.2, arguing the City has a spending problem and should continue using its current vehicle rather than purchasing a new one.

Rex Pogioli spoke about longstanding infrastructure and drainage concerns affecting his property and criticized what he viewed as ineffective budgeting and maintenance priorities, while another citizen inquired about the purpose of the F-150 purchase.

Dave Milam asked about due diligence related to the proposed data center, with Corporation Counsel Mr. Vasselli explaining that a memorandum had been provided to the City Council outlining considerations and timelines associated with the project and emphasizing that any future applications would include opportunities for public comment. Mr. Milam added that uncertainty surrounding the proposed development impacted his own expansion plans for a nearby tree farm.

### **Consent Agenda**

Council Member Nutter read the 8 items listed on the Consent Agenda.

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Dave Nutter
<b>SECONDER:</b>	Mayor Pro Tem Karen Hohimer
<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>ABSENT:</b>	Council Member Rick Hilst

- 6.1. Financial Reports through March 31, 2026**
- 6.2. Accounts Payable Paid Proof List through April 17, 2026**
- 6.3. Pekin Police Department Monthly Statistics for March 2026**
- 6.4. Proclamation for the 57th Annual Municipal Clerk's Week**
- 6.5. Receive and File Fiscal Year 2027 Bids for Code Enforcement Dangerous and Vacant Building Board-Up and Securement**
- 6.6. Receive and File Fiscal Year 2027 Bids for Code Enforcement Mowing and Abatement Services**
- 6.7. Receive and File 2026-2027 Bids for Sidewalk Improvement**
- 6.8. Receive and File 2026-2027 Bids for CDBG Sidewalk Improvements**

## Public Hearing

### 7.1. Community Development Block Grant Program Year 2026-2027 Annual Action Plan

Mayor Burress opened the Public Hearing at 5:53 PM.

CDBG Manager, Josh Wray, explained that the City of Pekin is preparing its 2026-2027 Annual Action Plan for the Community Development Block Grant (CDBG) program in accordance with the City's five-year Consolidated Plan and anticipates receiving approximately \$436,767 in HUD funding. Proposed allocations include program administration, the social worker program, Section 108 loan repayment, fire apparatus purchases, and public sidewalk rehabilitation, with the draft plan available for public review at City Hall and on the City's website through May 18, 2026, and community members encouraged to submit comments or questions to Mr. Wray.

Rex Pogioli questioned the effectiveness and allocation of sidewalk funding, with Mr. Wray clarifying that the funding supplements other sidewalk projects and must primarily benefit low-to-moderate income areas, while Adam Rogers inquired about HUD Section 8 funding and Mr. Wray clarified the discussion related instead to Section 108 loan repayment provisions.

Mayor Burress closed the hearing at 6:00 p.m.

## New Business

### 8.1. Resolution No. 416-25/26 Amending the Fiscal Year 2027 Tourism Event Sponsorships to Provide Additional Funding for the Cruise-in on the River Car Show Hosted by Roger Brotherton

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

City Manager John Dossey explained the item was brought back due to a prior misunderstanding regarding amendments to tourism sponsorship funding, allowing the Council an opportunity to modify or amend the allocation for the Cruise-in on the River Car Show. Roger Brotherton shared that the event would include participation from the Peoria Honor Flight, a World War II veteran connected to the property, and a planned eagle display along the riverfront.

### 8.2. Resolution No. 417-25/26 Authorizing the Purchase of a Ford F-550 Truck from Morrow Brothers Ford

<b>RESULT:</b>	<b>PASSED (4 TO 1 TO 1)</b>
<b>MOVER:</b>	Mayor Pro Tem Karen Hohimer
<b>SECONDER:</b>	Council Member Peg Phillips
<b>AYES:</b>	1st Alternate Mayor Pro Tem Abel, Mayor Burress, Mayor Pro Tem Hohimer, Council Member Phillips
<b>NAYS:</b>	Council Member Fletcher
<b>ABSTAIN:</b>	Council Member Dave Nutter
<b>ABSENT:</b>	Council Member Hilst

City Manager John Dossey and Economic Development Director Josh Wray explained the proposed purchase of a Ford F-550 truck was part of the City's ongoing effort to replace aging Street Department vehicles, noting the current 2003 vehicle has significant rust, floor deterioration, transmission issues, and structural wear.

Mayor Pro Tem Hohimer inquired about the resale value of surplus vehicles, while Council Member Nutter questioned the procurement process and suggested obtaining additional written bids despite the Sourcwell purchasing process, also abstaining due to a family connection with the vendor.

**8.3. Resolution No. 418-25/26 Approving Fiscal Year 2027 Motor Fuel Tax (MFT) Maintenance Plan**

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

City Engineer Justin Reese explained the Fiscal Year 2027 Motor Fuel Tax Maintenance Plan transitions the City from a fiscal year schedule to a calendar year schedule to better align with maintenance contracts and allow projects to begin earlier in the construction season.

**8.4. Resolution No. 419-25/26 Authorizing the Purchase of 500 Recycling Carts**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Mayor Pro Tem Karen Hohimer
<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, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

Resolution No. 419-25/26 authorized the purchase of an additional 500 recycling

carts due to strong public demand, with City Manager John Dossey noting the vendor agreed to extend discounted pricing retroactively.

**8.5. Resolution No. 420-25/26 Approving a Change Order with Otto Baum for the Court Street Improvement Project**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Jimmie Fletcher
<b>SECONDER:</b>	Mayor Pro Tem Karen Hohimer
<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>ABSENT:</b>	Council Member Rick Hilst

City Engineer Justin Reise explained the proposed change order for the Court Street Improvement Project would extend additional work beyond the original project limits while maintaining existing unit pricing, with Council Members and the Mayor expressing appreciation for the project improvements.

**8.6. Resolution No. 421-25/26 Awarding Contract for Dangerous Building Services to CMT Excavating Inc.**

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

Police Chief Ranney noted both services are utilized as needed through competitive bidding processes.

**8.7. Resolution No. 422-25/26 Awarding Contract for Code Enforcement Mowing and Brush Cleaning Actions and Abatements to Jimax Landscaping LLC**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Jimmie Fletcher
<b>SECONDER:</b>	Mayor Pro Tem Karen Hohimer
<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>ABSENT:</b>	Council Member Rick Hilst

**8.8. Resolution No. 423-25/26 Awarding Bid for 2026-2027 Sidewalk Improvements Project to M.E.R.C. Construction**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Jimmie Fletcher
<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, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

**8.9. Resolution No. 424-25/26 Awarding Bid for 2026-2027 Community Development Block Grant (CDBG) Sidewalk Improvements Project to M.E.R.C. Construction**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	1st Alternate Mayor Pro Tem John Abel
<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, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

City Manager Dossey stated that M.E.R.C. Construction was the lowest responsible bidder for the 2026–2027 CDBG Sidewalk Improvements Project, which focuses on eligible low- to moderate-income areas. Council Member Nutter questioned the discrepancy between the \$60,000 allocation referenced in prior discussion and the \$200,000 project amount, and Economic Development Director Wray clarified the total includes prior-year and current CDBG funds, which remain available for use over multiple program years under federal guidelines.

**8.10. Resolution No. 425-25/26 Approving Invoice for Fiscal Year 2027 Annual Renewal for CivicClerk Agenda and Meeting Management Software with CivicPlus LLC**

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

**8.11. Resolution No. 426-25/26 Authorizing Emergency Procurement for a Storm Water Improvement Project near Ashwood Lane**

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

City Manager John Dossey explained emergency procurement authority was needed for a storm water improvement project near Ashwood Lane due to creek bed erosion creating a potential threat to a nearby gas line.

Council Member Nutter thanked staff for pursuing a long-term solution.

**8.12. Ordinance No. 4394-25/26 Approving a First Amendment to the Fiscal Year 2027 Annual Budget**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	1st Alternate Mayor Pro Tem John Abel
<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, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

Economic Development Director Josh Wray explained that the ordinance amended the Fiscal Year 2027 budget to account for the following agenda item with no net budget change.

**8.13. Ordinance No. 4395-25/26 Approving Additional Spending Authority for the Combined Sewer Overflow (CSO) Project and Authorizing the City Manager to Enter Into a Modified Loan Agreement with the Illinois Environmental Protection Agency for the CSO Project**

<b>RESULT:</b>	<b>PASSED (UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Peg Phillips
<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>ABSENT:</b>	Council Member Rick Hilst

City Manager John Dossey explained that the ordinance authorized additional spending authority and a modified loan agreement with the Illinois EPA for the Combined Sewer Overflow Project.

**8.14. Ordinance No. 4396-25/26 Approving a Tax Increment Financing (TIF) Redevelopment Agreement with Jennings Real Estate Holdings for the Renovation of 2808-2616 Court Street**

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

**ABSENT:** Council Member Rick Hilst

Economic Development Director Josh Wray explained Dr. Jennings plans to renovate the property at 2808-2816 Court Street into a new dental office and other commercial space through a TIF redevelopment agreement providing a 50 percent property tax rebate on increased value.

Dr. Jennings clarified the renovation would encompass the entire building, not solely the dental office.

**8.15. Ordinance No. 4397-25/26 Amending Pekin City Code Section 7-1-5 Hotel / Motel Transient Rental Unit Tax to Allow Use of Revenues for any Municipal Purpose**

<b>RESULT:</b>	<b>PASSED (4 TO 2)</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, Mayor Pro Tem Hohimer, Council Member Phillips
<b>NAYS:</b>	Council Member Nutter, Council Member Fletcher
<b>ABSENT:</b>	Council Member Hilst

City Manager John Dossey explained that the ordinance proposed amending City Code to allow hotel/motel tax revenues to be used for any municipal purpose.

Economic Development Director Josh Wray clarified the amendment would be a permanent code change.

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

City Manager Dossey announced that all City staff will be attending human trafficking training provided by the Center for Abuse, and noted plans for a podium donation event on May 2nd at City Hall at 11:00 a.m., along with participation in lobby day activities with Economic Development Director Wray. Mayor Burress added a personal remark about the City Clerk's son serving as a judge in Las Vegas, and Mr. Dossey indicated follow-up would be done with Matthew Johnson regarding his tax bill concerns.

Council Member Phillips commended local police officers for their professionalism and raised questions regarding the data center contract timeline and zoning process, with Corporation Counsel Vasselli clarifying that any rezoning request would require a formal application through the City and would be subject to Illinois law and Council action rather than automatic approval or county involvement.

Council Member Abel thanked volunteers for the city cleanup effort and requested an update on the medical center project, which Mr. Wray stated remains in ongoing coordination with the developer's architect and engineering team, with no formal submissions yet completed.

Mayor Pro Tem Hohimer thanked emergency services personnel.

Mayor Burress concluded by noting upcoming annual appointments in early May and commending ongoing efforts to beautify the City.

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

#### **10.1. 5 ILCS 120/2(c)(2) Collective negotiating matters between the public body and its employees or their representatives**

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)(2) Collective negotiating matters between the public body and its employees or their representatives at 6:53 PM.

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst

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

Council returned to open session at 7:02 PM.

### **Adjourn**

There being no further business to come to the Council a motion was made by Council Member Nutter seconded by Council Member Phillips to adjourn the meeting. Motion carried viva voce vote. Mayor Burress adjourned the meeting at 7:03 PM.

<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, Mayor Pro Tem Hohimer, Council Member Phillips, Council Member Fletcher
<b>ABSENT:</b>	Council Member Rick Hilst