



**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, JUNE 22, 2026 AT 5:30 PM
MAYOR MARY J. BURRESS PRESIDING**

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Pro Tem Phillips.

Call to Order

City Clerk, Ms. Nicole Stewart, confirmed all Council Members were physically present and logged in except for Mayor Burress who was absent. Mayor Pro Tem Phillips declared a quorum and opened the meeting at 5:30 PM.

Attendee Name	Organization	Title	Status	Arrived
Rick Hilst	City of Pekin	Council Member	Present	5:30 PM
Karen Hohimer	City of Pekin	Council Member	Present	5:30 PM
Dave Nutter	City of Pekin	Council Member	Present	5:30 PM
Mary Burress	City of Pekin	Mayor	Absent	--:-- 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	Mayor Pro Tem	Present	5:30 PM

Approve Agenda

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

Approval of Minutes

4.1. City Council - Regular Meeting Minutes - June 8, 2026

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

SECONDER:	Council Member Karen Hohimer
AYES:	1st Alternate Mayor Pro Tem Abel, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
ABSENT:	Mayor Mary Burress

Public Input

Rex Pogioli addressed the Council regarding recurring flooding on his property, stating that stormwater runoff from City streets and a nearby drainage ditch has caused damage to his property for many years. He requested that the City address the drainage issues, maintain the ditch, and schedule an on-site meeting with City staff to discuss possible solutions. City Manager John Dossey stated staff would follow up on the matter and review the concerns.

Dennis Kief thanked the Council for its service and expressed opposition to the proposed sale of the City's wastewater system to Illinois American Water. He suggested the City instead explore the possibility of acquiring the local water utility to help reduce costs for residents and volunteered to participate in a task force if one were established.

John McNish commented on ADA compliance at construction sites, recommending the City require contractors to follow accessibility requirements and provide proper pedestrian detours. He also raised concerns regarding attorney fees, North Pekin wastewater rates, and opposed the idea of the City acquiring the local water utility.

Presentations, Communications, Petitions, Reports

6.1. Lauterbach & Amen, LLP – FY 2024 Audit Presentation

Ms. Jen Martinson, Partner with Lauterbach & Amen, presented the FY2024 audit results and thanked the Finance Department for its cooperation throughout the audit process. She reported the City received a clean, unmodified opinion, the highest level of assurance an auditor can provide. Ms. Martinson highlighted the Management's Discussion and Analysis section, which provides a narrative summary of the City's financial condition, as well as the governmental fund statements, budgetary comparison schedules, and management letter. She noted there were no new recommendations, other than upcoming GASB accounting standard updates, and stated there were no disagreements with management during the audit. Ms. Martinson also recognized the continued progress and improvements made by the Finance Department.

Council Member Nutter congratulated the Finance Department for completing the audit within the anticipated timeframe and asked when the FY2025 audit would be completed.

Finance Director Dubrowski stated fieldwork for the FY2025 audit was beginning and anticipated completion in late October or November.

City Manager Dossey commended Finance Director Dubrowski and the Finance Department for their hard work and dedication in completing the audit.

Consent Agenda

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

- 7.1. Financial Reports through May 31, 2026
- 7.2. Accounts Payable Paid Proof List through June 12, 2026
- 7.3. Pekin Police Department Monthly Statistics for May 2026
- 7.4. Ordinance No. 4408-26/27 Approving a Fourth Amendment to the Agreement for Purchase and Sale of Real Property with JPG Commercial Real Estate, LLC to Extend the Due Diligence Period
- 7.5. Ordinance No. 4409-26/27 Approving a Map Amendment for the Property Located at 15780 VFW Road, Pekin, Illinois, from B-1 Local Business District to B-3 General Business District (Case RZ 2026-01)
- 7.6. Resolution No. 441-25/26 Approving and Placing on File the Annual Financial Report (AFR) for Fiscal Year Ended April 30, 2024

New Business

- 8.1. Resolution No. 442-26/27 Authorizing and Directing the City Manager to Negotiate an Agreement for the Sale of the Wastewater System with Illinois American Water

RESULT:	FAILED (0 TO 6)
MOVER:	Council Member Karen Hohimer
SECONDER:	Council Member Jimmie Fletcher
AYES:	None
NAYS:	1st Alternate Mayor Pro Tem Abel, Council Member Nutter, Council Member Hilst, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
ABSENT:	Mayor Burress

Council Member Hohimer stated the wastewater system is a valuable City asset and expressed concern that once sold, it could never be recovered. She stated she could not support moving forward with negotiations.

8.2. Resolution No. 443-26/27 Approving Service Agreement with Springbrook Software for Renewal of the City's Enterprise Resource Planning Financial System

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

Finance Director Dubrowski recommended renewing the agreement while continuing to evaluate alternative financial software systems. He stated staff intends to complete the FY2025 audit, review available software through demonstrations, and issue a request for proposals in the future. City Manager John Dossey noted staff has discussed the importance of completing current audit and financial cleanup efforts before undertaking a major software conversion.

Mayor Pro Tem Phillips agreed that replacing the City's financial software should be carefully evaluated and not rushed.

8.3. Resolution No. 444-26/27 Authorizing Emergency Procurement for Repairs to Fire Station 1

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

City Manager John Dossey explained emergency roof repairs were necessary due to significant water intrusion at Fire Station No. 1 following recent storms. He stated emergency procurement procedures were followed, and temporary repairs were completed to reduce additional damage while a permanent roof replacement is pursued.

Fire Chief Trent Reeise reported the roof continued to leak during heavy rainfall despite the temporary repairs.

Council Member Hilst inquired about insurance coverage, project quotes, and the scope of the roof replacement.

Staff advised an insurance adjuster had inspected the damage and additional quotes were being obtained.

8.4. Resolution No. 445-26/27 Approving Agreement with Missouri Network Alliance, LLC dba Bluebird Fiber for Internet and Phone Service

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

City Manager John Dossey explained the agreement would replace the City's current internet and phone service provider due to ongoing service issues.

Information Technology Manager Dave Hess confirmed Bluebird Fiber would fully replace the existing provider and stated the current level of service had not been acceptable.

8.5. Ordinance No. 4410-26/27 Approving a Third Amendment to the Fiscal Year 2027 Annual Budget

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

Finance Director Eric Dubrowski explained the amendment appropriates insurance reimbursement funds received for storm damage repairs by transferring the revenue from the Insurance Fund to the General Fund.

Public Works Director Simon Grimm stated the funds would be used for repairs to the City-owned building at 301 Margaret Street, beginning with roof repairs while additional assessments are completed for interior damage. Mr. Grimm reported temporary roof repairs have stopped the active leaks and permanent repairs are being pursued.

8.6. Ordinance No. 4411-26/27 Approving a Non-Exclusive Access Easement with Sandrock Storage LLC for Use of the Lane Between Sheridan Road and Winged Foot Drive

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

City Manager John Dossey explained the ordinance approves a non-exclusive

access easement previously discussed in connection with property acquired by Mr. Steger for construction of a residence.

8.7. Ordinance No. 4412-26/27 Amending Pekin City Code Repealing and Replacing Divisions 1 through 2 of Chapter 5, Article VIII to Adopt Regulations for Development in Floodplain Areas

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

City Manager John Dossey explained the ordinance updates the City's floodplain regulations to comply with current FEMA requirements.

8.8. Ordinance No. 4413-26/27 Approving and Authorizing the Execution of a Tax Increment Financing (TIF) Redevelopment Agreement with Muzafer and Fluturije Rrushaj for a New Home Project at 3716 Grandview Court

RESULT:	PASSED (5 TO 1)
MOVER:	Council Member Karen Hohimer
SECONDER:	1st Alternate Mayor Pro Tem John Abel
AYES:	1st Alternate Mayor Pro Tem Abel, Council Member Nutter, Council Member Hohimer, Mayor Pro Tem Phillips, Council Member Fletcher
NAYS:	Council Member Hilst
ABSENT:	Mayor Burress

City Manager John Dossey explained the applicants were requesting incentives under the City's Residential TIF Program for construction of a new home with an estimated project value of approximately \$699,000. Under the existing policy, the agreement provides for property tax increment rebates up to approximately \$70,000.

Any Other Business To Come Before The Council

Police Chief Seth Ranney announced the upcoming Special Olympics Charity Softball Game between the Police and Fire Departments, which is free and open to the public, and the second Cops for Kids event, at Strike Town Bowl.

Fire Chief Trent Reeise recognized Fire Department personnel for their response during the June 11 storms, noting crews handled approximately 45 calls, including a structure fire, downed power lines, and fallen trees throughout the night.

Public Works Director Simon Grimm announced a public involvement meeting for the Broadway Street Engineering Study to be held on June 23 at the Pekin Public Library, where residents could provide input on the project.

Council Member Abel thanked staff for restoring the green turn arrows at the intersection of Fifth Street and Margaret Street.

Council Member Hohimer commended the City's Code Enforcement staff for their work.

Council Member Nutter promoted the upcoming Dragon Fest event and encouraged volunteers to sign up. He also requested an update on the delivery of the new recycling carts and the completion of storm debris cleanup.

Public Works Director Simon Grimm reported recycling cart deliveries were ongoing and anticipated brush and tree cleanup would be substantially completed within the next one to two weeks.

Mayor Pro Tem Phillips thanked everyone who attended the Illinois American Water open house and wished everyone a safe weekend.

Executive Session 5 ILCS 120/2 (c)

Council did not move into Executive Session.

Adjourn

Motion was made by Council Member Hohimer seconded by Council Member Abel to adjourn the meeting at 6:17 PM. Motion carried by voice vote.

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