

July 3, 2023

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, July 3, 2023, in the Council Chambers at City Hall, 111 N. Wood River Avenue, with the recital of the Pledge of Allegiance. The Clerk called the roll and reported that the following members were:

PRESENT: David Ayres
Bill Dettmers
Jeremy Plank
Scott Tweedy
Tom Stalcup

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Dettmers moved to approve the minutes of the regular meeting of June 19, 2023, as printed, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

APPROVAL OF BILLS:

Councilman Ayres moved for approval of the bills submitted for payment for the period June 15, 2023, to June 28, 2023, as printed, seconded by Councilman Plank

Councilman Ayres asked what the balloon artist charge was for under the Capital Improvements & Development Expense Category.

Director of Parks & Recreation Jason Woody stated it is for the Ice Cream Social.

Councilman Ayres asked who oversees the Capital Improvements & Development Fund.

City Manager Steve Palen stated ultimately, he oversees the fund with the help of the Finance Director, Chris Sobrino.

Councilman Dettmers stated that it is odd that we have the balloon artist coming out of Capital Improvements and hopes that moving forward it can be put in a better category.

Finance Director Chris Sobrino stated that historically the money spent for the Ice Cream Social has always come out of the Capital Improvements & Development Fund but offered to discuss moving it under the Parks & Recreation Department Fund going forward.

Councilman Dettmers asked if all the charges under the Non-Home Rule Sales Tax Fund are associated with the East End Detention Pond.

City Manager Steve Palen stated yes.

Discussion ensued about the erosion at the East End Detention Pond and about different options for the 9th Street Detention Pond other than the seed to see the pros and cons of each option so the City can make an informed decision on the best option.

The bills were approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

PRESENTATIONS:

Mayor Stalcup presented an Appearance Award for the month of July to:
Kaye Disbrow 575 S. 10th Street

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CITIZEN/OFFICIAL COMMENTS:

Linda Walters stated she is confused because she thought the detention ponds were supposed to help the sewer smell around town. She also stated that she cannot stand the roses out front of City Hall because they need pruned. She offered to prune them but stated she is not going to haul the stuff away. She then saluted and thanked the Council for their time on the Board and stated that she appreciates their efforts.

Don McMaster stated that he has seen a lot of complaints about the Board and what goes on in the Committees that the City of Wood River has. He asked if the committees make formal suggestions to the Board and asked how the Committees work. He then asked if the Committees do in fact make formal suggestions to the Board, can the citizens of Wood River see that so they can see how everyone votes. A simple solution is to have them make a report and let everyone see it.

Mayor Stalcup explained that the public is notified of the meetings for the Boards and Commissions, and the public is welcome to come to the meetings. Each Board and Commission submit their minutes to the City Clerk who then puts the minutes in the packets for City Council. The minutes are also available to the public.

Sara Sladek stated that she recently reviewed some documents that were obtained through the FOIA Act pertaining to Kristen Burns. She stated that Kristen Burns has clearly said repeatedly that she is not an employee of this City. Looking at the ledgers of charges submitted for payment, she was shocked. Webster defines employment as a job that pays wages or a salary. If an individual makes over \$32,000.00 in one year, that is being employed. She stated that Kristen sternly denied being employed by this City when she was interviewed on a local radio program when she was running for City Council. She went on to say that entries submitted for payment include, social media, social media updates, pipeline updates, a City newsletter circulated bi-annually to our residents and news releases just to name a few. She stated that the most disgusting was a charge of \$60.00 for Memorial Day. It must be a secret what service was performed for \$60.00, and one must assume that it was for attending. She stated that this City certainly understands the word transparency. The taxpayers request transparency. She said it is the taxpayer's right to know what they are getting for over \$32,000.00 a year. This job was never posted, there were never other applicants that applied, no start date, no job description, no salary discussed or posted. No, it was all presented to the City Manager who was interim at that time, Steve Palen, and our Mayor. It was dropped off the following week after it was discussed. It was urgent according to Ms. Burns and she quoted, "groundbreaking of the Rec Center is quickly approaching, and I would prefer to look at sooner than later" to start the job. The position was now born. Always the crisis situation requiring immediate attention. One is not a volunteer, one is compensated. Attending ribbon cuttings and grand openings are not paid activities. When one is out and about, she is on the clock, not volunteering. A mouthpiece made the mistake verbally concerned that many citizens do not volunteer. Many in attendance here tonight have volunteered more than any of you could ever hope to accomplish. Before closing she stated that she would like to ask the question, does the City really need a social media person at the cost of \$32,000.00 a year. Ms. Burns has a sole say on what is on there and what is represented. She has too much power and too little diversity. She is not representative of this town. One person who has been here a few years cannot speak as a whole for the rest of this town. She stated that Kristen cannot speak for her. There are other people that can write news releases and posts needed to attend grand openings. This is a community coordinator; marketing public relations is a fancy title. A title that was created by Ms. Burns and executed by Ms. Burns. People wonder why there is so much descent in this town. You do not have to look far. She stated that it is amazing how someone can waltz into the City of Wood River and within a matter of months alienate this town and create a very good job for herself. She is not the only starfish in the sea. Lastly, this Council, the Mayor, and the City Administrator are responsible for overseeing our money. It should be spent fairly. If a new business opens on Edwardsville Road, they should get the same media attention as downtown. She concluded by saying that her sewer is still smelling.

Keelan Gillian stated he was trying to bring as much positivity as possible with him to the meeting tonight but stated that the negativity needs to stop. Enough with the personal attacks on Sonya and Kristen. He stated that Kristen is doing an excellent job and her husband is a police officer. Volunteering is important to the City. He stated that ever since Councilman Ayres and Councilman Dettmers have been in office, things have been negative. He does not feel that they are going in the right direction and there is a problem in the City. He feels that they are not hearing the citizens, the people that want good for the City. He does not understand why the council members want the

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volunteering to stop and stated that there are a lot of questions from the council members about the progress of the City. He asked for Councilman Ayres and Councilman Dettmers to resign.

Amy Davis handed out an article to all the councilmembers before she started speaking. She began by stating that the representation of what was just said is wrong. Someone can be a volunteer and be a paid consultant and that is not an employee. She asked Councilman Plank if he lives in the City of Wood River. She stated that the article she handed out was from January 2022 and the article stated that Councilman Plank's son is a member of a Patriot Front which is a violent white supremacist group. She asked the Council Members, since they are so worried about morals, do they have the same beliefs. Because to her that would mean that they do not care about morals. She addressed Councilman Dettmers by stating that his behavior and his lawsuits against the City are an embarrassment. She stated that a judge dismissed his case and asked what exactly it means when he said he is weighing his options. She asked him if he would continue his quest to make Wood River look bad and bring bad publicity. She also asked Councilman Dettmers how it is fiscally responsible for a Council Member to cost the City money by defending itself against his lawsuit. She stated that his lawsuits against the City are a way bigger conflict of interest than employees and employees' spouses volunteering on the Boards and Commissions. She thinks that there should be some type of rule, ordinance, or law that if you are a sitting elected official, you cannot sue the City. She stated that if he were a good businessman, he would put himself in the shoes of the investors that have already spent money and know that it is wrong to rescind the dispensary license. She addressed Councilman Ayres by stating that at one of the meetings she attended, he said his career as a doctor was in sports medicine and now is in addiction therapy. She asked Councilman Ayres if he could please enlighten the audience as to how a chiropractor treats addiction. She stated that there have been some terrible accidents recently, motor vehicle accidents involving drunk drivers, but the Council Members do not have any problem adding new liquor licenses. Everyone can have a gambling permit, but the stats are not in the Council's favor to say that this is morally wrong or that it is going to be a gateway to whatever it is that they are afraid of. She then stated that Councilman Ayres told her one of the meetings that he is not against the dispensary but wants a referendum but then Councilman Ayres told others that he cannot morally allow the dispensary. Where are the morals when the Council hands out another liquor license. She is not against liquor or gambling it is to point out the hypocrisy of the actions of the Council Members. She stated that she has been told that Councilman Ayres does not even email and this is 2023 and if he cannot keep up with basic technology that came out in the 90's, she does not understand how he could be an elected official. She explained that she watched the June 5, 2023, meeting where the Council Members tried to trap the City Attorney into saying something wrong and it was embarrassing to watch but not embarrassing for the City Attorney, embarrassing for the Council. She feels that it was intentional for the Council to confuse the citizens and anyone watching would have been embarrassed. She concluded by saying her and other citizens do not understand why the council members do not like strong women, women with degrees in public policy but because they are women, their ideas are dismissed, and they cannot even volunteer. She also stated that no one sees any of the three council members at any City events or putting the events on but the women that are being pushed out are the ones putting these events together. She then asked for Councilman Ayres, Councilman Dettmers and Councilman Plank to resign because they are on the wrong side of history.

Lauren Friese opened by thanking the Mayor and the other viable members of the Council who continue to encourage and promote a positive and healthy City. She also commended Councilman Dr. Ayres for his recognition of Juneteenth as a City Holiday at the last City Council Meeting. She felt that was a good move in showing the City that Councilman Dr. Ayres is forward thinking in the progression of our City. She is extremely disappointed by the last several City Council Meetings, particularly the meeting where the City Attorney was publicly degraded by Councilman Dettmers and Councilman Plank. She stated that she noticed that the City Attorney was not here at the last Council Meeting and is not here again tonight, which raises the question of was Ms. Bassett fired or did she resign after the blatant attack on her integrity. It is a small town and people talk. She stated that it seems that the male attorney that Councilman Dettmers wished to retain saw the last City Council Meeting and refused the position and that is embarrassing. She then asked what the purpose is for the Council Members to receive the agenda a day early when it does not seem like they are using the extra time wisely by calling the Mayor or City Manager and asking questions related to the agenda. Instead, it seems like the Council Members are blindsiding the Mayor and the City Manager at the meetings instead of talking to them ahead of time. She is extremely disappointed that the Planning Commission was passed without so much as a second thought at the last Council Meeting when two males were appointed. She is equally disappointed and concerned that Ms. Burns and Ms. Hall had to withdraw their names from the Commission and the fact that both had to take

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the high road to keep peace among certain Council Members. It speaks to their high level of integrity and precisely to the narrative that all citizens are watching play out by the revengeful three. She addressed Councilman Dettmers by stating that he tabled Item Number 13 from the June 5, 2023, Council Meeting regarding TIF and not approving TIF money for 1 E. Ferguson, stating that they will not produce tax revenue. It is her understanding that they will have around 30 employees. Employees that could grab lunch, purchase gas, and run errands in Wood River, resulting in tax revenue. She thinks there needs to be a better explanation and reasoning behind this. She stated that all three of the Council Members have stated that they are pro-business, yet since being in office, all they have done is try and stop new businesses and progress in our downtown. She then asked Councilman Plank if he currently resides in Wood River. She stated that her parents live near the address he provides as his residence; however, she checks on her parents daily and she has not seen cars or life present at his home for quite some time. Which led her to her next question of why Councilman Plank is invested in major decisions for our City if he is not a current resident. She then stated that Councilman Dettmers' case against the City was dismissed again by a judge and that she saw his comment that he was now considering his options. She asked if that means the City should be prepared for another lawsuit. She asked Councilman Dettmers if he is willing to pay back the money used in time or attorney's fees that it cost the City to fight his nuisance lawsuit. She stated that she is genuinely concerned for the future of our City based off the obvious agenda of certain City Council Members. With the attack on Ms. Bassett and the other females that are trying to be positive entities in our City, she asked, are they supposed to get in the kitchen and make them a sandwich or would they like them to volunteer their time, efforts, and talent to help make our City great. One would argue that since we are apparently in the business of lawsuits, are at least two of the Council Members prepared for a discrimination suit if the females in our town keep getting denied a role in our town's future. Furthermore, she called on the immediate resignation of Councilman Plank and Councilman Dettmers. Their underhanded schemes and blatant attacks on the well-being of our City is not good business. She stated that she is counting on Councilman Dr. Ayres to be the genuinely nice person that she knows him to be and to unwrap himself from the bad politics that he is currently swept up in. She stated that two wrongs do not make a right, but we will never be right if we cannot start moving forward.

Maggie Dillinger opened by telling Councilman Plank, Councilman Dettmers and Councilman Ayres that they should be ashamed of themselves. She asked what kind public servant does not promote a City they were elected to serve. She stated all they have done in the last two months is halt progress and push their misogynistic, old ideas, and agendas. She stated that the three Council Members may be businessmen, but they clearly do not know how the City should be run. She addressed Councilman Dettmers by stating that another lawsuit was dismissed and quoted his post from Facebook stating he is weighing his options. She then asked if he was going to sue the City again. It is quite a conflict of interest with the City he seems to be so concerned about. She asked if he plans to pay back all the money that the City has been forced to spend. She asked if he is still seeking to have the Rec Center torn down. The Rec Center is 80% completed. She asked what is gained by stopping progress in our downtown. Stopping a legal, high-tax revenue business like a dispensary because you do not like it. What is your plan to bring in hundreds of thousands of dollars that the dispensary would bring in. It sure is not by allowing new businesses to come to town. Wanting to deny a business TIF money because it will not bring tax revenue to the City is ludicrous especially when they are going to have employees that will be in the City every day that can go to our businesses and bring in tax revenue. She then stated that she has talked to several business owners, and they have never seen any of the three Council Members in their business. She asked Councilman Plank if he lives in Wood River. She then addressed Councilman Ayres by stating that his misogynistic comments such as housewives should not be on Council are disgusting. She asked Councilman Ayres if he could explain why he would approve the Planning Commission appointments only after four women were excused and two men were added. Herself and others are embarrassed that he fooled people into believing that he has the best of the City at heart. She is concerned that the three Council Members consider themselves to be businessmen even when they continue to cost the City money and possible litigation by the mishandling of City business. Continuing in this manner will only be a detriment to the City. Herself and many others are calling for the immediate resignation of Councilman Plank, Councilman Dettmers and Councilman Ayres from their positions on City Council.

Dave Landry opened by saying that as arrogant and hostile as the three Council Members are to Wood River, they probably are not even listening to the cries of the people of Wood River. He stated that the Circuit Judge dismissed the lawsuit concerning the 1% sales tax to build the Rec

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Center. He addressed Councilman Dettmers stating that Councilman Dettmers made a statement that is concerning and should be concerning to all Wood River residents, that he was going to further look at what options he now has. He stated that Councilman Dettmers is now seated as a City Councilman for Wood River and that his only option is to serve Wood River citizens and that means all the citizens and not suing the City with failing lawsuits. He went on to say that Councilman Dettmers does not seem to have the best interest of Wood River and the citizens at hand. He told the three Council Members to stop coming after the citizens. He stated that it seems like the "recess, angry three" are only wanting to steal, kill, and destroy our City by stealing potential revenue that would help our City like the dispensary and Item #9 on the agenda tonight regarding TIF assistance for 1 E. Ferguson. He stated that they are destroying potential opportunities by providing and even stopping the developers from moving forward. We need life to come to the City. He stated it is time that the three Council Members start building on the success that our City Manager Steve Palen, Mayor Tom Stalcup, and Councilman Scott Tweedy are doing for this City. The citizens are listening. The City is now worth 12 million dollars more this year than it was last year according to the County Clerk. The City has six months of reserve in our account. That does not look like a mismanagement of our money. The only misuse of spending money is countless failed lawsuits, robbing the City of tax dollars. He stated that the City already has a TIF committee and hiring different engineers to come in at the City's expense to reevaluate what has already been evaluated at the 9th Street detention pond is absurd and the list goes on and on. He told Councilman Plank that he is wrong for the City, trying to make good men and women look bad when they are not wrong, and he is wrong for the City Council and would be a catastrophic failure for the City of Wood River. He told the three Council Members to get off the path they are on when it comes to nepotism. He stated picking on housewives and working women who have husbands working for the City is wrong. They are giving their time without pay. He thanked the women for their work and the fact that they were willing to step down so the City could move forward. He addressed Councilman Ayres by stating that he thought Councilman Ayres was better than this. He asked, is this the legacy that he wants to leave to a City that has done much for him in his career. He then stated that he thinks all three of the Council Members should resign immediately.

Mike Anderson stated over two and half years ago it was voted to accept the \$2.5 million dollar grant for the Rec Center. Last week a judge affirmed the City was within its rights to use the 1% sales funds to pay for the Rec Center. There was never a scandal to raise taxes to pay for the Rec Center. The other day in the paper there was an article and at the bottom of the paragraph a Council Member stated that he was assessing his options. There are so many FOIA's but there is no smoking gun. It is time to move forward, and he begged the Council to start leading the City. He stated he is still waiting for a constructive idea to move forward instead of always repeatedly saying no. There is an agenda item tonight to vote on a new business to come to town and the Council is going to slap them in the face and tell them that the City does not want them here. The dispensary is popular among the population, but the Council is against it. The only result that we will get out of a referendum is losing business. He asked the Council to own their decisions that they make. He advised the Council to lead, follow, or get out of the way.

Chuck Johansen stated that safety is important in Wood River. When the lights were out at Schnucks he stated he called the non-emergency number and was told that IDOT had already been contacted. When the road was put in between 111 and 143 twice and the two-way stop sign was put in place people were getting t boned. There was a little boy in the backseat of his babysitter's car and the car was rear-ended and the little boy lost his life. When the City is called there should be a first responder action. Cars did not even hesitate or stop when the lights were out. Driving through Illinois you will see signs that state "new stop light ahead" or "new four-way stop ahead". If signs like these were put in place the little boy would be graduating high school. He stated he is the type of person that will pull over and call Ameren to inform them that the lights are out. He said it took a lot of calls on the intersection of 111 and 143 down where Hardees is but the businesses thanked him for calling. There should be a plan in place when lights go out until IDOT gets there. He thanked the Council, especially three of them, for changing the length of time to speak to five minutes. Open meeting act information and minutes are posted online. The camera in the Council Chambers is something new and he stated he was told it was something that could not happen in the past. It was long ago that he was told he hurt someone's feelings by what was said, and it bothered him. He said politics are like baseball, there are no feelings. The problem is that there are too many feelings in Wood River. A person is not judged personally but by the action they did. He stated he does investigations for fraternities and sororities. When they start to fail, he and a team will go and find out what is going on. On an election, he has pictures of a City employee taking down

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candidates sign out of the yards on City time and in a City vehicle. He stated he did not report it but he could have and the employee should not be working for the City.

Sonya Hagaman stated the new Council has been in office for 63 days and it is now the 5th Council Meeting. Established ordinances that have been in place for decades have been questioned, two small businesses were stopped, and roadblocks have been put up for a third business. Demands have been made to employees that have not had to be made before. Two women have been caused to resign from a board so that the volunteer board could be voted on. An experienced and capable City Attorney has quit, and a lawsuit has been lost. It is very transparent that the new Council has a disregard for the expertise and knowledge of the City officials and employees. Repeating something over and over does not make the lie a truth. There have been over 100 FOIA's and not one shred of evidence. She stated she thought Councilman Dettmers would understand that there would need to be evidence. The turmoil and chaos that was created with FOIA requests, nonsense, and badgering of employees caused three employees to quit and look for employment elsewhere. To say that TIF must have estimated revenue is nonsense. The point of TIF is to improve the buildings. The detention pond looks great and the area around it is dry. It is working. There is squabbling over \$400 from the Capital Improvement Fund. The Ice Cream Social is a capital improvement because it is going to draw people to our City. The Ice Cream Social is a tradition. It was offered during the First Centennial Celebration for Wood River. She requested that the three council members resign immediately.

Mayor Tom Stalcup asked Kristen Burns to come up and give a background on our City newspaper, website, and statistics that we just currently received.

Kristen Burns explained that our social media and e-newsletter has officially been alive for one year. In the past year our social media, which is our Facebook, has reached 62,172 people. We have 1,300 followers and per day we are reaching around 3,400 people. Those are not unique visits; some are the people that come to the page every single day to check things out and we are getting a lot of people that are interacting. There are a lot of shares and a lot of good information that is going out that people did not receive before. She appreciates Steve and the Mayor working with her and figuring out what needs to be put on the website and Facebook page and adding information to it. With the e-newsletter, we have over 1,300 people that receive it monthly. We have an open rate of 67% which is phenomenal and almost unheard of. We have around a 1% bounce back from emails that have either been changed or email addresses that are no longer receiving that type of email. All the information that we are receiving from the Department Heads, the City Clerk, the City Manager and City Council is being put out to all the residents in a really great way. The Pipeline is being printed now and will be mailed out to all residents and should be hitting mailboxes in the coming weeks and that has a lot of great and helpful information. We have a new link on our website that allows businesses to upload their information and photos of their business. This allows the City to keep the business directory and the interactive map updated so citizens can see all the information for businesses. The website, the Facebook page, and the e-newsletter are all doing well.

Mayor Stalcup explained that as Kristen Burns is putting together the information for the website, the Pipeline or the Mayor's note, the information is given to him and City Manager Steve Palen for their approval before it is printed or uploaded online. If there is anything that anyone would like to add to the website, e-newsletter, or Facebook page, please email, send a letter, or give him a call and he would be glad to talk to residents about it.

Mayor Stalcup announced that the Ice Cream Social is Sunday, July 9, 2023, from 3:00pm to 6:00pm at Central Park. Also, the materials have been delivered to the property where the Sports Barn is going to be built at Highway 143 and Highway 255. The opening target date is Fall 2023. The ongoing Midwest Petroleum gas station will be opening within the next 30 days. Mac's on Ferguson has started renovating the building at 82 E. Ferguson and Heaters Chicken was in town with their food truck in front of their future location where renovation has started at 9/11 W. Ferguson. He stated the City looks forward to the new businesses coming to the City of Wood River.

Councilman Plank stated that he ran for City Council because citizen's voices were not being heard. In the November 2020 election, 72% of residents who cast their ballots said that the City needed to prioritize infrastructure, projects, and other needs over a Rec Center. As a CPA, he worried when he saw other cities throughout the metro area losing money every year on their Rec Centers. It looks like with the City's first budget on our current Rec Center that the City is budgeting a loss for the

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Rec Center. The City must honor its promises to its most vulnerable citizens of Wood River. He explained that is why he ran for City Council, and he knows that Councilman Dettmers and Councilman Ayres also ran because of that. The City must fix crumbling sidewalks and streets,

complete sewer updates, and fix flooding issues that have been delayed for years. He stated that they all love this community and stated that he does live here and they all want the best for the City. The truth is, the City paid very little in legal fees for the lawsuit when Councilman Dettmers sued to impose the will of the voters regarding the Rec Center. That lawsuit was taken care of through insurance. Going forward, we all pay dearly for past choices, and he will continue to listen to all the City's residents as the City does its best for the people of Wood River.

Councilman Ayres stated that he visited the new Hibachi Restaurant on Edwardsville Road over the weekend and the food was good. They have been open for about a month and he believes that the City should have a ribbon cutting for the restaurant soon. He thanked the Fire Department and especially Fire Chief Wade Stahlhut for the time he spent helping the owner to make the best decisions for the building. Chief Stahlhut also worked with the contractor on getting the flues completely cleaned out. He commended Fire Chief Wade Stahlhut and the Fire Department for their time and efforts for helping with getting a new business going.

City Manager Steve Palen stated he would like the Council to start thinking about renaming Old Alton Edwardsville Road. A couple reasons for this include the new businesses coming to that area have requested it and the length of the name for stationary purposes for businesses. The apartment building is in favor of a name change. He asked the Council if they are willing to change the name, please let him know any ideas they may have on a new name.

ORDINANCE NO. 23-16: AMENDING THE CITY CODE 90-7, TITLE XI: BUSINESS REGULATIONS, CHAPTER 112: ALCOHOLIC BEVERAGES, SECTION 112.25 LIMIT ON NUMBER OF LICENSES, (A) CHANGING THE NUMBER OF TAVERN LICENSES IN DISTRICT 2 FROM TWELVE TO THIRTEEN:

Councilman Plank moved to approve an ordinance amending the City Code 90-7, Title XI: Business Regulations, Chapter 112: Alcoholic Beverages, Section 112.25 Limit on Number of Licenses, (A) changing the number of tavern licenses in District 2 from twelve to thirteen, seconded by Councilman Tweedy

Councilman Ayres asked the location for the license increase.

City Manager Steve Palen stated Wood River Convenience Market across from the old Farm Fresh on Edwardsville Road.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None

TABLED: ORDINANCE AMENDING THE CITY'S PERSONNEL CODE 97-7, RULE 8 BENEFITS, SECTION 8.1 HOLIDAYS:

Councilman Ayres moved to approve an ordinance amending The City's Personnel Code 97-7, Rule 8 Benefits, Section 8.1 Holidays, seconded by Councilman Dettmers

Councilman Ayres stated that he put this on the agenda so that the Council can have discussion because whether the audience knows or not, the Council does not discuss much from this and the Council can only discuss individuals, one person in discussion; therefore, they never discuss anything outside the meetings. His point for having this on the agenda is Juneteenth is a Federal Holiday and he believes in the last meeting he said, the City needs to observe this and then he saw on the minutes that everybody's opinion of observing something is different. He did not intend for full-time employees to get a paid holiday. He means observing by having banners or something like that or if an individual or a group wants to plan an event, the City has many parks that the City can provide. Observance of a holiday means many things to different people. He stated he would like to have a discussion with the Council on how the City can observe Juneteenth.

Councilman Dettmers gave a handout to each Council Member showing the number of holidays that are State Holidays, Federal Holidays, and the number of holidays that he gives his employees at

Gateway Pension Services. The State has fourteen paid holidays and the Federal and the City both have eleven paid holidays. The Federal and the City have various paid holidays that do not match or line up directly, but they all have something in common with the State Holidays. What he suggests is that the Council tables this motion and give it back to the City Manager for consultation with the employees to see if they would like to have Juneteenth substituted for another paid holiday or develop a series of flexible holidays from which they could choose to take but the total number of paid holidays would not exceed eleven, which is exact with the federal paid holidays.

Councilman Dettmers made a motion to table the approval of the ordinance amending the City's Personnel Code 97-7, Rule 8 Benefits, Section 8.1 Holidays, seconded by Councilman Ayres.

The ordinance was tabled by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

ORDINANCE NO. 2862: DECLARE PARCEL ID'S 19-2-08-21-20-403-018, 19-2-08-21-20-403-019, 19-2-08-21-20-403-020, 19-2-08-21-20-403-021, 19-2-08-21-20-403-022, 19-2-08-21-20-403-023, 19-2-08-21-20-403-024, 19-2-08-21-20-403-025 and 19-2-08-21-20-403-026, COMMONLY KNOWN AS LINCOLN SCHOOL LOTS, AS SURPLUS AND AUTHORIZE REQUESTS FOR PROPOSALS:

Councilman Tweedy moved to approve an ordinance declaring Parcel ID's 19-2-08-21-20-403-018, 19-2-08-21-20-403-019, 19-2-08-21-20-403-020, 19-2-08-21-20-403-021, 19-2-08-21-20-403-022, 19-2-08-21-20-403-023, 19-2-08-21-20-403-024, 19-2-08-21-20-403-025 and 19-2-08-21-20-403-026, commonly known as Lincoln School Lots, as surplus and authorizing requests for proposals, as submitted by the City Manager, seconded by Councilman Ayres

Discussion ensued regarding the number of parcels, which is nine, and if there is any interest in any of the parcels at this time. City Manager Steve Palen believes there to be some interest and stated that the City has put a request for proposals out for these lots in the past, at least once, maybe twice, and there was a little bit of interest each time, but nothing ever happened. Councilman Dettmers asked how big the lots are and City Manager Steve Palen believes they are 75' by 100'. More discussion ensued regarding what the lots are currently zoned and if the interest is for residential units to be built there. The lots are currently zone B-1 Neighborhood Business. The property has not been rezoned since the school was there. It was discussed that the property can be rezoned in the future.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

ORDINANCE NO. 2863: AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DAKTER HOLDINGS LLC FOR TIF FINANCIAL ASSISTANCE AT 1 E. FERGUSON:

Councilman Ayres moved to approve an ordinance authorizing the execution of a Redevelopment Agreement with Dakter Holdings LLC for TIF Financial Assistance at 1 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Plank

Discussion ensued regarding the number of employees that this company will bring to the City. There will be anywhere from 15 to 30 employees.

Councilman Dettmers explained why he is going to vote no on this item tonight. If it was a company that would generate sales tax revenue, he would be willing to give them more TIF assistance, but he feels it is a risk for the City to provide TIF assistance to a company that will not generate sales tax revenue. He further explained that this is a situation where this is a service industry, it is an accounting firm that is going to generate minimal amount of additional sales tax revenue so that puts him in a situation where he believes the City should not be awarding more than what the TIF District will be generating from the improvement of the property. His understanding is that it would be about \$9,000 a year and the City would get that for maybe 20 years. This project is asking for \$240,000 over six years and in his mind creates a significant deficit so there has to be something else that is there to justify the \$240,000 because over the 20-year period, the City might get \$200,000 with depreciation in TIF dollars so the City would be putting all its money upfront but

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would have all the risk on the backside and that is his concern. After the June 5, 2023, meeting he met with the developer, and he asked the developer if he would be willing to consider terms where

there is another part of this deal that is not spelled out in this motion tonight. This developer is bringing other business into the area and that is a big deal to Councilman Dettmers and is very important because he wants to see it come in. Unfortunately, the City cannot tie this other development to this agreement. The TIF attorneys said we cannot tie the two together although to the developer's credit agreed to do that. The developer agreed to withhold not to take any TIF money until they got the other project finished. He then explained that his concern now is that the City has not sold the property yet and if the legal matter gets taken care of, he will vote yes but as of tonight he will be voting no.

Discussion ensued regarding what the property is being sold for \$50,000, whether there was an appraisal completed or comparisons and who would be paying for the closing costs.

The ordinance was approved by the following vote:

AYES: Ayres, Plank, Tweedy, Stalcup (4)
NAYS: Dettmers (1)

RESOLUTION NO. 2016: AUTHORIZING THE EXECUTION OF A LOW INTEREST LOAN APPLICATION THROUGH THE MADISON COUNTY COMMUNITY DEVELOPMENT INFRASTRUCTURE LOAN PROGRAM:

Councilman Ayres moved to approve a resolution authorizing the execution of a low interest loan application through the Madison County Community Development Infrastructure Loan Program, as submitted by the Finance Director, seconded by Councilman Tweedy

Discussion ensued regarding the amount of the loan, which is \$750,000, and that it is for the sewer separation project. Discussion also ensued regarding the denial of the IEPA loan because the City did not make the intended use funded list. Councilman Dettmers stated that it is his understanding that there is an issue now with the amount of revenue or cash that the City has in the 1% sales tax and asked Finance Director Chris Sobrino if that is becoming an issue. Director Sobrino stated there is a lot of uncertainty about how to finance the project. There is still a chance to receive some financing during the bypass period. There is still a strong likelihood that based on the nature of when the Army Corp of Engineers starts the project, the City could still be eligible to apply for Phase 2 through the IEPA. Director Sobrino discussed the need to come up with the money for Phase 1 and indicated that instead of paying for it outright, it would be in the best interest of the City to apply for a loan through Madison County since their interest rate at 3% is lower than the current market interest rate. Councilman Dettmers inquired about the total cost of the project and Director Sobrino explained that the City's share of the project in total is estimated to be around 4 million dollars.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

APPROVED: REQUEST FROM THE GREATER MADISON COUNTY FEDERATION OF LABOR, AFL-CIO TO HOLD THE ANNUAL LABOR DAY PARADE ON WOOD RIVER AVENUE FROM THE ROUNDHOUSE TO THE NORTH CITY LIMITS ON SATURDAY, AUGUST 26, 2023, BEGINNING AT 10:00AM:

Councilman Tweedy moved to approve a request from the Greater Madison County Federation of Labor, AFL-CIO to hold the Annual Labor Day Parade on Wood River Avenue from the Roundhouse to the North City Limits on Saturday, August 26, 2023, beginning at 10:00 a.m., seconded by Councilman Ayres, and approved by the following vote:

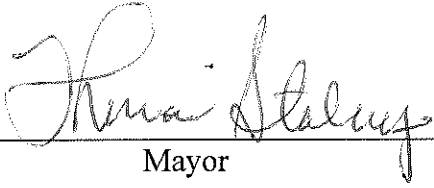
AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
NAYS: None (0)

OLD BUSINESS: None

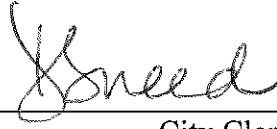
NEW BUSINESS: None

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ADJOURNMENT: Councilman Ayres moved to adjourn, seconded by Councilman Plank. The meeting adjourned at 8:20 p.m.



Mayor



City Clerk