

October 2, 2023

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, October 2, 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 Ayres moved to approve the minutes of the regular meeting of September 18, 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 Dettmers moved to approve the bills submitted for payment for the period September 14, 2023, to September 27, 2023, as printed, seconded by Councilman Ayres

Councilman Dettmers stated he would like to put forth a motion that the City no longer expense the marketing expenses for Kristen Burns out of the Capital Improvement and Development Fund but to the General Fund. He said there were other expenses he thought for the Ice Cream Social and other things of that nature. Councilman Dettmers stated when he looks at the Capital Improvement and Development Fund, he thinks of infrastructure and things of that nature. He thinks that it would be a better reflection of the expense in a different category and that is the reason he is putting forth a motion to amend.

Councilman Plank said if the City did that, they could change the current billing to a separate fund number on this particular billing. He asked if that was correct.

Finance Director Chis Sobrino stated yes, that is correct.

Mayor Stalcup asked Councilman Dettmers if he was saying this billing alone.

Councilman Dettmers said other types of expenses as well. He said he has noted this in the past. He said he thought there were some expenses associated with the Ice Cream Social that were charged under the Capital Improvement and Development Fund and there were some other ones that he could not think of that were charged under the Capital Improvement and Development Fund and he thinks they should have been charged under the General Fund instead.

Councilman Plank said to answer Mayor Stalcup's question, it would be from this billing going forward.

City Manager Steve Palen asked if it was including this one.

Councilman Plank stated yes.

City Manager Steve Palen asked if the Councilmen had the items they were wanting to change.

Councilman Dettmers said he can bring them forward as they come up in the future but for tonight it would be 6195, marketing expenses.

City Manager Steve Palen asked if it was just for the Capital Development one right now.

Councilman Dettmers said that one was the one on the bills for tonight.

City Attorney Mike McGinley asked if the motion on the floor is to approve the bills.

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Mayor Stalcup stated yes, that is correct.

City Attorney Mike McGinley stated they would need a motion to amend the bills to reflect moving the 6195, marketing expenses, from the Capital Improvement and Development Fund to the General Fund and that the amendment and the motion and then the Council will vote on that. He asked if there will be any other ones they need to move tonight.

Councilman Dettmers said no but he believed there needed to be a second.

City Attorney Mike McGinley said of course, he was just trying to figure out how to do it properly because what is on the floor is just the approval of the bills. He said if they were going to amend that we need a motion and a second and then a vote, and they would vote it as amended.

Councilman Dettmers previously moved to amend the bills submitted for payment moving 6195, marketing expenses, from the Capital Improvement Development Fund to the General Fund, seconded by Councilman Plank.

The amendment was approved by the following vote:

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

APPROVED – AMENDED BILLS SUBMITTED FOR PAYMENT MOVING 6195, MARKETING EXPENSES, FROM THE CAPITAL IMPROVEMENT AND DEVELOPMENT FUND TO THE GENERAL FUND:

Councilman Dettmers moved to approve the bills submitted for payment moving 6195, marketing expenses, from the Capital Improvement and Development Fund to the General Fund, seconded by Councilman Plank, and the motion, with the amendment, was approved by the following vote:

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

PRESENTATIONS:

Mayor Stalcup presented a Certificate of Recognition to Gina Truax, IHSA State Finalist from East Alton Wood River High School.

CITIZEN/CITY OFFICIAL COMMENTS:

Chief Wells said he invited Dr. Anderson from Wood River-Hartford School District #15, and he was in the audience. Chief Wells said he left a memorandum in front of the Council. He said he has either had a longer or shorter conversation with most of the Council over the possibility of adding a School Resource Officer to the Junior High and Elementary School which is located on Lorena Avenue. Chief Wells stated that he and Dr. Anderson have been discussing this for several years and he has given the details as he knew them at this point in the memorandum. He said they are waiting on the school attorney to issue a memorandum of understanding as these conversations get serious. He said he wanted to introduce the conversation to the Council again and if anyone would like to meet with Dr. Anderson and Chief Wells and go over any questions they may have, he wanted to open that opportunity.

Mayor Stalcup asked Dr. Anderson if he had anything he would like to say.

Dr. Anderson said no, and thanked Mayor Stalcup and City Council for their time.

Mayor Stalcup asked if the Council had any comments.

Councilman Dettmers said tonight was Chris Sobrino's last meeting and he wanted to thank Chris for his years of service. Councilman Dettmers said he has only had the opportunity to work with Chris for a few months and he found it to be a professional relationship. He very much enjoyed working with him and he wishes Chris the very best in his new job.

Councilman Plank said he would agree with that too.

Mayor Stalcup stated the Annual Food Truck Festival will be held this Saturday, October 7, 2023, on the parking lot of Central Park from 11am to 2pm. He said come down and try some of the foods

offered by the local vendors. It is sponsored by the Wood River Enrichment Network. The Chili Cookoff will take place downtown on Ferguson Avenue on Saturday, October 21, 2023, at 2pm. He said to come try the different chilis offered by the local chili chefs and that is sponsored by the Wood River Business Alliance. The Downtown Trick or Treat will be on Monday, October 23, 2023, from 6:00-8:00pm and that is sponsored by the businesses of downtown. The 38th Annual Halloween Parade will take place on Saturday, October 28, 2023, at 10:30am. The parade starts at 6th Street Park.

Mayor Stalcup congratulated the 96th Queen of the Harvest, Lucy Oleson. She was crowned over the weekend.

Mayor Stalcup congratulated the Roxana Shells for winning their sixth straight game over Freeburg and the Shells are now ranked 8th in Class 3A State Poll.

Mayor Stalcup said the Fall/Winter Pipeline will be delivered this week by mail. City information and upcoming events can be found in the new edition of the Pipeline.

Mayor Stalcup stated on October 19, 2023, Wood River Parks and Recreation will have a job fair to staff the new Recreation Center and the team to run the new Recreation Center. For more information, contact the Roundhouse.

Mayor Stalcup said it was a sobering day to see Chris Sobrino leave, and on a sad note this is the last City Council meeting our Finance Director Chris Sobrino will be at. He said Chris is moving on to bigger adventures and the City will miss him. He said Chris did a wonderful job as the Finance Director and the City wishes him well and the very best in the future.

Mayor Stalcup said Karen Weber will take Chris Sobrino's place as Finance Director and he knows she will do a great job. She always has in the past.

ORDINANCE NO. 2876 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WGO INVESTMENTS LLC FOR TIF FINANCIAL ASSISTANCE AT 8 E. FERGUSON, AS SUBMITTED BY THE TIF COMMITTEE:

Councilman Ayres moved to approve an ordinance authorizing the execution of a redevelopment agreement with WGO Investments LLC for TIF Financial Assistance at 8 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers said he had a list of various items he would like to discuss regarding this but most of them have to do with more of a general question. When the City started the TIF funding, his understanding is that the City put about \$200,000 in the fund to help seed the program. He asked if that came from the Capital Improvement Fund.

City Manager Steve Palen said he is not aware of any Capital Improvement and Development funds being used for the TIF.

Councilman Dettmers asked who the current members of the TIF committee were.

City Manager Steve Palen said right now it is him, the Police Chief, and the Finance Director.

Councilman Dettmers asked who was going to replace Chris Sobrino.

City Manager Steve Palen said his anticipation would be the new Finance Director.

Councilman Dettmers said he got a report of all the businesses that have received TIF assistance. There were like ten or twelve.

Finance Director Chris Sobrino said that sounded about right.

Councilman Dettmers asked when they applied for TIF, did everyone use the same form or were there different forms.

Finance Director Chris Sobrino stated he thinks he may have made a very slight modification just to correct some wording but in essence, yes, the general application was the same.

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Councilman Dettmers said not everyone got the accelerated funding, and asked if he was correct.

Finance Director Chris Sobrino said some TIF agreements of that very nature are a little bit different. For instance, an awning repair is a little different than a complete rehabilitation.

Councilman Dettmers said sure, but he was talking about the application process. The application is the same no matter what type of funding they are requesting.

Finance Director Chris Sobrino said yes, that is correct.

Councilman Dettmers said there are new disclosures with some of these that were requesting accelerated funding. They had the same form that they had to fill out. There were no additional requirements. He said he thinks most of the Council was aware that he sent an email Sunday afternoon about the four items on the agenda tonight. He said he talked about this back in June when he felt they needed to have some more requirements on these accelerated payments. He said he is fine with most applications that come in for TIF payments that are spread over the period of the TIF District. He said he does not think they have done any accelerated payments before recently and asked if that was correct. He said this is kind of a new phenomenon. He said he is not quite sure why they are asking for the same information for someone who is wanting a TIF payment that was either for a small amount or was spread out over a period of time and now they are asking for over a million dollars. Councilman Dettmers said it seems to him that requirements for accelerated payments should be subject to a more stringent process than someone who is not asking for an accelerated payment. He said what he would like to have is some kind of a formal process that distinguishes people who are asking for accelerated payments. That way they have an opportunity to examine the cash flows because the information he has tonight is very minimal. Councilman Dettmers said he has spoken with Chris Sobrino. Councilman Dettmers said he is not satisfied with the information that the Council has at hand to be able to vote on these in the affirmative tonight. He said he would like to know more about cash flows, the business, and would like to know what the expected property tax revenues are going to be on these projects. As of Friday, the Council did not really know what the anticipated property tax revenues were going to be on these projects. He said he did not know if that had changed, he had not got a chance to really sit down and talk to anyone about that. He said he is just concerned because based upon the conversation he had with Chris Sobrino on Thursday or Friday they are approaching a point where they may not be able to make any more of these TIF agreements for a period of three to five years and he knows that there are other businesses that are interested in coming to Wood River because he has talked to them about it. He said he wants to make sure that they are not putting themselves in a position where they are putting the community at risk or locking themselves in. He said they are preventing other businesses who would like to come into town from getting TIF financing. He said he just wanted to let everyone know that he will be voting no on these items. He said he would like to know specifically for the first one, it talks about a little over three quarters of a million dollars for the project and they are asking for a quarter of a million dollars over five years, so \$50,000 a year. He said he is in favor of lofts and an Irish pub. It says that there is a lease in hand on this. He did not know if the City got a copy of the lease document. He is not sure who the lessee is. He said there is supposed to be \$30,000 in revenue expected each week. He said that is not much of a business plan for him, he usually likes to see how they anticipate that. He said there was also \$25,000 that they want to build a patio with. He said these will have lofts and asked if the City had any ordinances about noise on patios when you have a loft up above. He asked if the City has any restrictions.

City Manager Steve Palen said the City does have noise ordinances on the books.

Councilman Dettmers said those were his concerns with this one.

Councilman Plank asked Finance Director Chris Sobrino on these agreements, what do the applicants have to turn in when they request at whatever increment that they are requesting.

Finance Director Chris Sobrino said it is at the City's discretion what they want to ask for. At a minimum he would require proof of payment as to what they have spent. So, they could ask for proof of payment, and have Building and Zoning go out and do an inspection. The City can ask for whatever they want but at a minimum he makes sure to see that they pay for what they said they were going to pay for and that they are code compliant.

Councilman Plank said so it is kind of like a progress billing and they must back it up. They pay a percentage based on what they have already paid.

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Finance Director Chris Sobrino said no, he does not pay out anything until they are completed with the project to the way they said they were going to do it.

Councilman Dettmers said they have two years to complete it.

Finance Director Chris Sobrino said it depends on the timeline.

Councilman Plank said yes because the payoffs on those are five to seven years.

Councilman Dettmers said five on this one.

Finance Director Chris Sobrino said yes, he believes that is how they were structured.

Councilman Ayres said to Chris Sobrino this is TIF District #3 and there is a large amount allocated presently and he thinks the Council knows that there is going to be several new businesses applying and asked if they would have the funds for these new businesses.

Finance Director Chris Sobrino said yes, obviously it depends on what kind of request comes in. He said in the worst-case scenario, the City could always work on issuing a TIF note or some kind of TIF bond if a giant project were to come in. So yes, either the City will have the cash or the mechanisms to get the cash to fund those projects.

Councilman Dettmers asked if this would entail more risk.

Finance Director Chris Sobrino said with TIF bonds, truthfully at that point he would utilize outside consultants. He said that is above his specialized knowledge and expertise.

Councilman Plank asked if the City manages the TIF money and said it is not really money that puts the City at risk because it is for development of an area. So, the City sort of manages it for all practical purposes and as requests come in, the City either funds it or does not fund it. It does not put the City's General Fund at risk or the City's infrastructure at risk per say.

Finance Director Chris Sobrino said yes, that is correct. He did not recall the exact wording of the legal document, but he believed it was something to the effect of the obligations are solely of the TIF fund and not of the General Fund.

City Attorney Mike McGinley said every agreement contains language that says that these monies shall come from TIF funds and are not a general obligation and not subject to full faith and credit of the municipality. If the money is not in the TIF fund, they cannot seize the money from the General Fund.

Councilman Plank said to Mayor Stalcup he has talked extensively with Finance Director Chris Sobrino and with the developer in relation to this. He said he has talked on numerous occasions about how Wood River is well positioned to be a shining star in Madison County. There are four major state highways that intersect right here in Wood River. Highway 143 is a major artery between Alton, Alton's Clark bridge, and Edwardsville. Wood River could get people from Missouri if the City is developing this area well enough, not just Fast Eddie's. Wood River is centrally located and well positioned and starting to see the unprecedented investment downtown. The City can be optimistic that people will turn on the blinker and spend their money in Wood River before passing through. The private sector is going to benefit from this because the City has 3.7 million dollars in buildings being improved to support the tax base. Also, it will raise the value of all the other businesses and raise the foot traffic for all the other businesses. The City will see improved sales tax revenues from \$50,000 to \$150,000 a year or maybe more depending on how things go. Increase in tax values not just for the properties but increase in the value of buildings all throughout downtown. Lastly, we have a building on the corner, the Stallion, that is going to be remodeled with mostly private money instead of being raised with taxpayer dollars later down the road. The City has all this investment downtown, and it is going to help all the businesses downtown. This developer is taking the risk of being an early developer here and the people that come in are first come, first serve. He said he is a little uncomfortable with 50% and he thinks that Finance Director Chris Sobrino and the TIF Committee had negotiated that down to approximately 30% and over a term from five to seven years. He said the thing he was nervous about on this whole deal was whether the City would have money for some of these other opportunities and he feels

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comfortable with that at this point.

Councilman Tweedy said he would also like to see the momentum continue. He has been at the Pinball Palace at the old KC Hall over the last few Wednesdays. People are coming from all over the region from Litchfield to Pacific, Missouri, and they are getting a lot of out of towners, out of town money, and he is with Councilman Plank as far as the first come, first serve. He said he would hate to see the momentum slow down.

Mayor Stalcup said he thinks it is proof because since 1929 came into town most of their sales have been from out of towners and they base that off of their credit card sales.

The ordinance was approved by the following vote:

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

ORDINANCE NO. 2877 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WGO INVESTMENTS LLC FOR TIF FINANCIAL ASSISTANCE AT 59 E. FERGUSON, AS SUBMITTED BY THE TIF COMMITTEE:

Councilman Plank moved to approve an ordinance authorizing the execution of a redevelopment agreement with WGO Investments LLC for TIF Financial Assistance at 59 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers said this is another one for three quarters of a million dollars with a payment of \$200,000 over five years. He said that is basically \$40,000 a year. He said this one did not have

any forecast of any sales or anything like that unlike the other one. It also had an expense for a patio in there, so he wanted to state that his objection is not to the development but to the lack of documentation from the City to base a recommendation. He said he does not understand how the few members of the committee are making their decision and there are no criteria and that looks subjective rather than objective to him and that is his concern.

Councilman Plank said the developer is not just some fly by night operation and they have success in Highland, Missouri, and now Greenville. He said he understands Councilman Dettmers' point and he is with him on that. It is not like these guys have not done this before. He thinks the City should have some confidence in that and plus the money is not for helping them on the revenue side but is helping them improve the building itself. If the restaurant goes under, they can put a new restaurant in there or they can put a new tenant in the building. The building is still going to look nice whether the tenant is a bodega or an Italian restaurant or loft apartments whereas the City would not have had that before. The City would still be talking about low traffic counts and buildings that look like they are getting ready to fall.

The ordinance was approved by the following vote:

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

ORDINANCE NO. 2878 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WGO INVESTMENTS LLC FOR TIF FINANCIAL ASSISTANCE AT 203 E. FERGUSON, AS SUBMITTED BY THE TIF COMMITTEE:

Councilman Ayres moved to approve an ordinance authorizing the execution of a redevelopment agreement with WGO Investments LLC for TIF Financial Assistance at 203 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers said this is for just under three quarters of a million dollars with a payment of \$240,000 over six years which is \$40,000 a year. It is for a European bodega and bar. He believes all these projects will have a bar. He said part of the objection he has is what impact that is going to have on the other businesses in the area that have these types of restaurants with bars. He said his business is in Laclede's Landing. When he moved there in 1982 Laclede's Landing was a hustling and bustling location and Ballpark Village killed it because the City of St. Louis provided tax incentives to the owners of the St. Louis Cardinals to develop Ballpark Village. Today there is only one restaurant that you can find in Laclede's Landing, and he does not see any benefit to the City of Wood River if all that happens is the transfer of sales from one area of town to another and without

studies to confirm that will not happen. That is part of his concern about these, and he will be voting no.

The ordinance was approved by the following vote:

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

ORDINANCE NO. 2879 AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH WGO INVESTMENTS LLC FOR TIF FINANCIAL ASSISTANCE AT 53 W. FERGUSON, AS SUBMITTED BY THE TIF COMMITTEE:

Councilman Plank moved to approve an ordinance authorizing the execution of a redevelopment agreement with WGO Investments LLC for TIF Financial Assistance at 53 W. Ferguson, as submitted by the TIF Committee, seconded by Councilman Ayres

Councilman Dettmers stated this one is for just under 1.1 million dollars with TIF payments of \$385,000 spread over seven years which is \$55,000.00 a year. He said he has had numerous requests from people that the exact amount that is being requested be put on the agenda, so people know exactly the amounts that are being requested and the terms. In this case it is \$385,000 over 7 years. That is the type of information people have been asking him for. This is going to be a luxury shared office space with another bar. This one is his greatest concern. He said this is the first one with the exception of the very first one they voted on, that gives them an idea of how many people are going to be coming into town. He said he was curious and was wondering where these people were coming from. It says the number of employees is going to be 8 full-time with 16 part-time and is anticipated to grow to 14 full-time and 28 part-time. He asked if anyone on the committee knew where these numbers came from.

City Manager Steve Palen said they were supplied by the developer.

Councilman Dettmers asked where these employees were coming from.

City Manager Steve Palen said from the developer who submitted the application.

Councilman Dettmers asked if the City asked whose employees, these are and where they are coming from, and he asked if there was any attempt to confirm these numbers.

City Manager Steve Palen asked Finance Director Chris Sobrino if the developer mentioned anything to him on that.

Finance Director Chris Sobrino said no, he does not know how it is worded but, in the past, he believes in the TIF agreements there was language that says that they promise to bring over ex number of employees. If they cannot do that, it would be a failure of developer obligation.

Councilman Dettmers asked if that is the term of this agreement.

City Attorney Mike McGinley said he does not believe that it is specifically written into this agreement. He asked if the application was signed.

City Manager Steve Palen stated it is signed.

City Attorney Mike McGinley said if this was the information that was provided and this is what is signed, it sounds like the TIF Committee took it at face value.

Councilman Dettmers said that is where his concern is with all of this, there is no formal process that appears to him. He would just like to have a more structured process. He said that was his objection. He said he thinks we need to be asking for more information. He said he would be voting

no but he wished this group the best. He thinks the City needs to tighten up its requirements. He said he cannot imagine that the City is getting this little information from these developers when they are asking the City to give them this money. He said he is disappointed that the City does not have a more thorough process in place.

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Councilman Plank said he understands the concern, but on the other hand, they still have to prove that they paid for the repairs with their own money, whether they borrow it, or have cash on hand. They put their own money at risk. If they are not bringing in business, they have a building that is just sitting there not making money. That is bad for business. If they end up selling the building to someone else who can make money on it, he is fine with that too. He said he wishes them the best. He hopes they can get sixteen employees there. If they do not, then that is fine. The City still has the Stallion building that the City was going to be tearing down as opposed to looking nice in about six months to a year with some opportunity in it.

Councilman Dettmers said Councilman Plank led him to another point that he brought up on June 6, 2023, in a meeting with the Mayor, City Manager, Police Chief, and the Finance Director where he felt they should be doing studies to determine if it was wise, we put all this money into the TIF rather than tearing the buildings down and opening it up for new development. He said it took three months for the City to respond to his request for information which he does not understand. He thinks that the City needs to have a more formal process, and he hopes going forward, the City will be willing to establish a more thorough procedure to help the City get better information because it is not the building, in fact, the biggest complaint he has gotten from people right now is that developers are just in it to put money into it and walk away in a few years. That is the number one complaint he gets. He said he is not saying that is what they are going to do, but he does not think it is unusual for that to happen and he would much rather have a business that is going to spend 20 years here.

Mayor Stalcup said his understanding is new buildings and new construction is not eligible for TIF.

Councilman Dettmers said no it is not. That is what TIF is for is to rehabilitate old buildings. He said he understands that.

Mayor Stalcup said to tear them down, he does not think it would do the City justice. That is why the investment is there. Plus, the fact that with TIF, there are so many stringent laws and rules that must be followed. The investors if they do back out like Councilman Plank said they are stuck there. The City will not pay them the TIF funds. They have to be eligible, and they have to follow through with the plan that they have.

Councilman Plank said if the developers sell the building, after they develop it, after so many years someone else could buy it. There is no harm no foul to the City necessarily unless it sits there vacant, the City does not want that. He said the developers have a proven record of starting businesses and having success with it. He said he has confidence that it will happen here too.

Councilman Dettmers said that is the concern.

Councilman Tweedy said he went through the Stallion about a year ago. He could not believe it did not get torn down and he thinks the City is lucky the developers are taking a shot at it.

Councilman Dettmers said he was surprised they did not tear it down too. That is why this is his biggest concern about this.

Councilman Tweedy stated the first thing development wise on any of these buildings is always with the roof. He said he thinks the City will see more buildings come down yet.

Councilman Dettmers said he thinks of 2 E. Ferguson when he thinks about the Stallion.

Councilman Tweedy said he went through 2 E. Ferguson as well.

Councilman Dettmers said the guy that wanted to rehabilitate 2 E. Ferguson backed out because of the exorbitant cost to rehabilitate it. It was over a million dollars and here the City is looking at 1.1 million on this one, so he is surprised.

The ordinance was approved by the following vote:

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

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APPROVED: ACCEPTING THE BID FROM RED'S GARAGE DOORS IN THE AMOUNT \$64,533.70 FOR OVERHEAD BAY DOORS, AS RECOMMENDED BY THE FIRE CHIEF:

Councilman Tweedy moved to approve accepting the bid from Red's Garage Doors in the amount \$64,533.70 for overhead bay doors, as recommended by the Fire Chief, seconded by Councilman Dettmers, and approved by the following vote:

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

APPROVED: RECOMMENDATION TO APPOINT KAREN WEBER TO SERVE AS TREASURER REPLACING CHRIS SOBRINO WITH A TERM EXPIRING MAY 2024:

Councilman Ayres moved to approve a recommendation to appoint Karen Weber to serve as Treasurer replacing Chris Sobrino with a term expiring May 2024, seconded by Councilman Dettmers, and approved by the following vote:

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

OATH OF OFFICE:

City Clerk Danielle Sneed administered the Oath of Office to newly appointed Treasurer Karen Weber.

APPROVED: RECOMMENDATION FROM MAYOR STALCUP TO APPOINT FINANCE DIRECTOR, KAREN WEBER TO THE FIRE PENSION BOARD, REPLACING CHRIS SOBRINO WITH A TERM EXPIRING MAY 2024:

Councilman Tweedy moved to approve a recommendation from Mayor Stalcup to appoint Finance

Director, Karen Weber to the Fire Pension Board, replacing Chris Sobrino with a term expiring May 2024, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVED: RECOMMENDATION FROM MAYOR STALCUP TO APPOINT FINANCE DIRECTOR, KAREN WEBER TO THE POLICE PENSION BOARD, REPLACING CHRIS SOBRINO WITH A TERM EXPIRING MAY 2025:

Councilman Dettmers moved to approve a recommendation from Mayor Stalcup to appoint Finance Director, Karen Weber to the Police Pension Board, replacing Chris Sobrino with a term expiring May 2025, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVED: REQUEST TO HOLD THE HALLOWEEN PARADE ON SATURDAY, OCTOBER 28, 2023, BEGINNING AT 10:30AM:

Councilman Tweedy moved to approve a request to hold the Halloween parade on Saturday, October 28, 2023, beginning at 10:30am, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVED: ESTABLISHING THE FOLLOWING RULES FOR "TRICK OR TREAT", TRICK OR TREAT WILL BE PERMITTED ON OCTOBER 30TH AND 31ST BETWEEN THE HOURS OF 6:00-8:00PM FOR CHILDREN 12 YEARS OF AGE AND UNDER, ONLY AT HOMES WITH PORCH LIGHTS ON:

Councilman Dettmers moved to approve establishing the following rules for "Trick or Treat", Trick or Treat will be permitted on October 30th and 31st between the hours of 6:00-8:00pm for children 12 years of age and under, only with homes with porch lights on, seconded by Councilman Tweedy, and approved by the following vote:

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

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OLD BUSINESS:

Councilman Ayres said at a June meeting he asked the City Manager and Public Works Director Steve Palen about alleys, and they talked after that meeting and City Manager and Public Works Director Steve Palen said he had a plan. He asked City Manager Steve Palen how that is going and if it was completed.

City Manager Steve Palen said they just ramped up paving and they are getting ready to start oil and chipping. He said he thought Geno contacted Trap Rock who the City uses now for the oil and chipping. The City must set up the ones that spread it and the City has to set up the oil and then we roll it with our equipment. He said they are in the process of getting that set up for the alleys.

Councilman Dettmers said he had a question about an item that was brought up earlier and he asked who was going to be appointed to the TIF Committee and the City Manager Steve Palen said that the City Treasurer would be. He asked who makes that decision and asked if it was the City Manager or the Mayor.

City Manager Steve Palen said according to the guidelines, it is the City Manager, Public Services Director, Finance Director, and the Building and Zoning Administrator.

Councilman Dettmers asked if the guidelines authorize the City Manager to make those appointments.

City Manager Steve Palen said that the guidelines state that the City Manager, Finance Director, the Building and Zoning Administrator, and Public Services Director are the TIF committee members. That is what the TIF guidelines say.

Councilman Dettmers stated he did not know the City had a formal committee because he thought he had asked in the past if there was a formal committee and he was told there was not a formal committee.

City Manager Steve Palen said yes, and he can send that over to Councilman Dettmers if he would like him to.

Councilman Dettmers said yes and thank you.

Councilman Ayres asked if that could be changed or altered.

City Manager Steve Palen said yes.

NEW BUSINESS:

Councilman Dettmers said his wife brought to his attention that someone was complaining on Facebook about their water bill. He said he did not catch all of it, but they said they had paid their water bill only to learn that they were going to have their water shut off. He said he did not know all the particulars, but he hopes that maybe Karen Weber will be able to look into it. It was out there on Facebook, and he will try and get Karen Weber the information but there were a lot of public comments about it. He looked under the City of Wood River on Facebook, and it was out there. It was also on the Wood River Neighbors Facebook page or someplace like that. He said he would try to find it.

City Manager Steve Palen said it is typically a lengthy process for residents to get their water shut off.

Councilman Dettmers said yes, he knows that, but he wanted to bring it to the Council's attention that it was out there and there were some concerns. He said he even saw one person who said they paid their water bill over the weekend, and it was already shut off. He wants residents to understand that the City cannot do anything on the weekends. If the water is shut off on Friday, it must be paid on Friday.

Councilman Ayres said he would like to direct a question or comment to Public Works. He has had numerous people ask about street signs. The City needs new street signs because many of them are not legible.

City Manager Steve Palen asked if Councilman Ayres was talking about the actual street name street signs.

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Councilman Ayres said yes.

City Manager Steve Palen said they used to have red signs but to be MUTCD compliant the City has been switching to green signs. He asked if it was green or red signs that are not legible. He said the green ones should be fairly new.

Councilman Ayres said around the 6th Street area no one can read the street names.

City Manager Steve Palen said he will have the Street Department look into it.

Councilman Ayres said he would like to make a motion that they review and upgrade the TIF eligibility forms.

City Attorney Mike McGinley stated that would be an action item so it could go on the next agenda, but no action could be taken tonight.

Councilman Dettmers said that is his primary nature of his objection in his no votes tonight. He thinks the City needs to be a little more structured in the data gathering and in their thought process. There is not a whole lot of information and then the City asks him to make a commitment on a million dollars and he is a little uneasy about that.

ADJOURNMENT: There being no further business to come before the Council, the meeting was adjourned at 7:50 p.m.



Mayor



City Clerk