

October 7, 2024

## 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, October 7, 2024, 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 16, 2024, as printed, seconded by Councilman Tweedy, and approved by the following vote:

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

APPROVAL OF THE MINUTES OF THE SPECIAL MEETING:

Councilman Dettmers moved to approve the minutes of the special meeting of September 25, 2024, 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 Tweedy moved to approve the bills submitted for payment for the period September 12, 2024, to October 2, 2024, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

CITIZEN/CITY OFFICIAL COMMENTS:

Mayor Stalcup commended the Public Services Department for the paving they recently completed around the City. He thanked Director of Public Services Michael Velloff and his crew for their hard work.

City Manager Steve Palen announced that residents in the Eastwood area may be receiving some notifications regarding flood plain map revisions. This is a part of the process of the City doing the expansion of the 6<sup>th</sup> Street Retention Pond to get homes out of the flood zone. He informed residents to call City Hall with questions and the City will do their best to answer the questions. He also advised residents to contact the Illinois Department of Natural Resources as they should be able to answer questions from residents as well.

City Manager Steve Palen stated that he gave a fact sheet on kayak kiosks to the councilmembers before the meeting. It gives information about the questions regarding insurance, indemnity, and environmental issues.

Councilman Dettmers stated that he received an email this week from an individual who owns a business in the City who is complaining about the requirement to have the business's dumpster enclosed and other individuals throughout the community have contacted Councilman Dettmers about how they feel that the business owner is being treated unfairly. The owner sent a picture of the City's dumpster which is not meeting the ordinances and Councilman Dettmers cannot imagine anything that would infuriate the community more than the City not following its own ordinances and so he asks that the City conforms with this ordinance and encloses the dumpster as is required of everyone else in the community. He feels that the City should do the right thing and spend a few hundred dollars to enclose the dumpster.

ORDINANCE NO. 24-21: ORDINANCE AMENDING THE CITY CODE 90-7, TITLE VII: TRAFFIC CODE, CHAPTER 76: PARKING SCHEDULES, SCHEDULE I: PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS REMOVING THE NO PARKING SIGN ON THE NORTH SIDE OF TENNYSON FROM THE INTERSECTION WITH SIXTH STREET THEN EAST TO THE WESTSIDE OF THE ALLEYWAY (APPROXIMATELY 100 FEET):

Councilman Tweedy moved to approve an ordinance amending the City Code 90-7, Title VII: Traffic Code, Chapter 76: Parking Schedules, Schedule I: Parking Prohibited at All Times on Certain Streets removing the no parking sign on the north side of Tennyson from the intersection with Sixth Street then east to the westside of the alleyway (approximately 100 feet), as recommended by the Traffic Commission, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2910: ORDINANCE AUTHORIZING THE EXECUTION OF A COMMERCIAL REAL ESTATE SALES CONTRACT WITH STEVE BROWN AND MELANIE BROWN FOR THE PURCHASE OF PROPERTY LOCATED AT PARCEL ID 19-2-08-27-05-104-047, COMMONLY KNOWN AS 101 E. FERGUSON, WOOD RIVER, ILLINOIS 62095, IN THE AMOUNT OF \$50,000.00:

Councilman Plank moved to approve an ordinance authorizing the execution of a commercial real estate sales contract with Steve Brown and Melanie Brown for the purchase of property located at Parcel ID 19-2-08-27-05-104-047, commonly known as 101 E. Ferguson, Wood River, Illinois 62095, in the amount of \$50,000.00., seconded by Councilman Ayres

Councilman Ayres stated that the Council has discussed this briefly in a different meeting and his opinion is that this is a white elephant, an expensive white elephant that no one wants and personally no one needs. Therefore, Councilman Ayres is not in favor of purchasing the property and he does not think that the City needs to be spending taxpayers' money at this time for something that the City does not need. The building is in a condition that either needs to be torn down, which he estimates would be around \$100,000.00 or \$150,000.00 to put a roof on the building and it would be bare bones minimum. He does not feel that the City needs to be in either of those situations.

Mayor Stalcup stated that the whole intent to purchase the building is to tear it down and to open up that corner. He stated that this is a step towards redeveloping downtown. There are different ideas of what to have on that corner and a dog park is one of the ideas.

Councilman Ayres stated that he thought the dog park was going to be at a different location.

City Manager Steve Palen clarified that the dog park will be next to the property at 203 E. Ferguson. He stated that the property on the agenda has been sitting vacant for quite some time and short of legal processes and the time that it has been sitting vacant, which has been around four years, it is an eyesore and there are safety concerns; therefore, it is his opinion that it is in the City's best interest to purchase the property and tear it down. For now, it will most likely be a parking lot, but it will be available if there are any other ideas as the City continues to develop the downtown area.

Councilman Tweedy stated that he thought that when this property was discussed by Council, this was considered the cheapest route to take.

Discussion ensued regarding prior discussions regarding the property and the dollar amount not to exceed. City Manager Steve Palen confirmed that Councilman Tweedy's statement regarding this being the cheapest route was correct.

Councilman Dettmers stated that \$50,000.00 was the maximum amount and that does not mean that all of the Councilmembers were agreeing that the City should pay \$50,000.00. He then asked what the current assessed value of the property is. City Manager Steve Palen believes it is higher than \$50,000.00 right now because of the old business being a factor in the value and he does not know if the assessed value comes down due to being vacant or not. Councilman Dettmers then asked what the amount is for the current annual tax revenue. City Manager Steve Palen stated between \$7,000.00 and \$8,000.00. Councilman Dettmers also asked if the property taxes have been paid and if the City will be liable for the property taxes if the City purchases the property. City Manager

October 7, 2024

Steve Palen replied in the negative.

Discussion ensued regarding potential environmental issues for the property because the business that occupied the lot prior was an auto repair shop. Therefore, the plan is to put a parking lot at the location and cap it with asphalt. If a permanent structure is built on the property, a phase two environmental investigation will need to be completed. Further discussion ensued regarding who will use the parking lot. The intention for putting a parking lot at the location is as downtown develops further, additional parking will be needed.

Councilman Dettmers stated that back in February or March of last year, he was invited to take a private tour by a developer of Ferguson Avenue. They started the tour at the old American Legion building and looked at the development there and then went down to the building across the street from the Post Office. He then asked if a business is still supposed to open in that building on the corner. City Manager Steve Palen explained that the building on the corner is going to be a restaurant with a parking lot next door and then the dog park will be on the other side of that parking lot. Councilman Dettmers continued by stating their next stop on the tour was the old Kumar's building and at that time the basement was being rehabilitated but now nothing is happening with that building. He then stated that 1929 Pizza and Wine is now closed. The next stop on the tour was the old Stallion building and at that point the building was going to be white boxed for future development. The next building was where C&B Boiled Bagels used to be, but they closed in December of last year. Councilman Dettmers stated that the City was supposed to have a dispensary, but the dispensary came to fruition. Therefore, his point is that he does not see a whole lot of need for a parking lot, and he does not see a need to spend \$50,000.00 for something that may not be needed. He understands and appreciates the desire to develop downtown, and he is fully in favor of developing downtown, but he thinks that the City needs to take a step back and let it come to fruition before the City starts spending \$50,000.00 and taking \$70,000.00 a year out of the tax revenue. He then stated that it will only be a safety concern for the City if the City acquires the property. As long as the City does not own the property, it is not the City's concern, it is the owner's concern. He stated that he will be voting no on this item, and he encouraged the Council to wait until there is a need for this property. He suggested waiting to see how the downtown development continues to progress and if there is a need for a parking lot at that time, he will vote yes but at this time he cannot justify spending \$50,000.00 for the purpose of tearing the building down and then spending another \$25,000.00 to \$50,000.00 to cover it with asphalt. He does not think that is a smart way of handling the taxpayers' dollars at all.

Councilman Plank stated that the legal fees on this building could cost between \$25,000.00 and \$30,000.00 and the time in court would be extensive. He stated that the parking lot can be something that can be determined later and if someone wants to buy the property then so be it. He also stated that the building is a hazard and the City purchasing this property gets it moving in the right direction as far as the tax rolls are concerned.

Discussion ensued regarding the property being an eye sore, how long it could possibly be tied up in court, and when the property taxes were sold.

Councilman Tweedy asked if this property has been broken into since the building has been vacant. Chief of Police and Building and Zoning Administrator Brad Wells replied in the affirmative.

The ordinance was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 2911: ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DANIEL DONOHOO, FOR TIF FINANCIAL ASSISTANCE AT 632 N. WOOD RIVER AVENUE:

Councilman Ayres moved to approve an ordinance authorizing the execution of a Redevelopment Agreement with Daniel Donohoo, for TIF Financial Assistance at 632 N. Wood River Avenue, as submitted by the TIF Committee, seconded by Councilman Dettmers

Councilman Ayres stated that this TIF application is the most complete application that he has seen for TIF assistance.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2087: RESOLUTION DECLARING THE STRUCTURE(S) LOCATED AT PARCEL ID 19-2-08-27-16-402-018, COMMONLY KNOWN AS 545 10<sup>TH</sup> STREET, WOOD RIVER, ILLINOIS 62095, UNSAFE AND A PUBLIC NUISANCE AND AUTHORIZING THE PROSECUTING ATTORNEY TO PROCEED WITH LEGAL ACTION:

Councilman Tweedy moved to approve a resolution declaring the structure(s) located at Parcel ID 19-2-08-27-16-402-018, commonly known as 545 10<sup>th</sup> Street, Wood River, Illinois 62095, unsafe and a public nuisance and authorizing the Prosecuting Attorney to proceed with legal action, as submitted by the Building and Zoning Administrator, seconded by Councilman Ayres

Councilman Ayres stated that this property might have the ability to be rehabilitated and asked if anyone has been inside the property. Chief of Police and Building and Zoning Administrator Brad Wells stated that the City has not been able to gain entrance into the residence.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2088: RESOLUTION AUTHORIZING THE PROSECUTING ATTORNEY TO FILE THE NECESSARY DOCUMENTS TO INTERVENE IN THE PROCEEDING BEFORE THE MADISON COUNTY BOARD OF REVIEW BY DANIEL G. KAMIN YORKSHIRE LLC, DESCRIBED AS PARCEL ID 19-1-08-26-02-201-023.001, AND LOCATED AT 1900 E. EDWARDSVILLE ROAD, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve a resolution authorizing the Prosecuting Attorney to file the necessary documents to intervene in the proceeding before the Madison County Board of Review by Daniel G. Kamin Yorkshire LLC, described as Parcel ID 19-1-08-26-02-201-023.001, and located at 1900 E. Edwardsville Road, Wood River, Illinois 62095, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2089: RESOLUTION APPROVING CHANGE ORDER NO. 1 TO INCREASE THE SCOPE OF THE CONTRACT WITH KAMADULSKI EXCAVATING & GRADING CO. INC., FOR CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY:

Councilman Dettmers moved to approve a resolution approving Change Order No. 1 to increase the scope of the contract with Kamadulski Excavating & Grading Co. Inc., for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services, seconded by Councilman Ayres

Councilman Dettmers stated that this is going to add more sidewalks to the list of improvements.

Mayor Stalcup stated that this is something that the City has been pushing for and he commended Director Velloff and his crew for their hard work.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2090: RESOLUTION AMENDING RESOLUTION NO. 2054 AND OTHER RELATED MATTERS CONCERNING THE TENDER OF DEFENSE, INDEMNITY, HOLD HARMLESS, AND LEASE AGREEMENT FOR SHARED SPACE BETWEEN THE CITY OF WOOD RIVER AND RENT FUN:

Councilman Ayres moved to approve a resolution amending Resolution No. 2054 and other related matters concerning the Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for shared space between the City of Wood River and Rent Fun, as submitted by the City Manager, seconded by Councilman Tweedy

October 7, 2024

Councilman Dettmers stated that this agreement to put the kayak kiosk at Helmkamp Lake was previously approved by the Council, but the Council received an email on September 24, 2024, with a recommendation to move the kiosk to Belk Park Lake. He asked if there was a test performed in the water at Helmkamp Lake to determine that there was an issue. City Manager Steve Palen replied in the affirmative. Councilman Dettmers then asked when the test was performed. Director of Public Services Michael Velloff explained that the test was completed a couple of months ago, but the waterline was pretty low at that time. Director Velloff further explained that during the first test, several things were sampled including fecal coliform. After the heavy rain came a couple of weeks ago and the water level was higher, the Public Services Department tested the water again at Helmkamp Lake and at Belk Park Lake. The testing included fecal coliform and E. coli and the levels for both were high at Helmkamp Lake. Councilman Dettmers asked what the testing showed at Belk Park Lake and Director Velloff stated that the water there is pretty clean. Councilman Dettmers asked who requested the testing of the water to be completed. Director Velloff stated that he thought it would be a good idea to test the water. Councilman Dettmers stated that he was glad to receive the handout given prior to the meeting but he requested the information over a week ago.

Councilman Dettmers stated that he was out at Belk Park the weekend before last and he paid particular attention to the lake, and he is curious if there is going to be an evaluation made for the ecological impact. City Manager Steve Palen explained that the Great Rivers and Routes Tourism Bureau will submit the location of the kiosk to the Illinois Department of Natural Resources for assessment using EcoCAT, the Ecological Compliance Assessment Tool that helps units of local government initiate natural resource reviews for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Interagency Wetland Policy Act of 1989. Councilman Dettmers expressed his concern regarding the marsh area and is curious if there are any State regulations that monitor those areas or have an impact on those areas. His other concern is how the City is going to restrict the kayakers from the fountain areas in the lake. Mayor Stalcup stated that the fountains get moved around to keep the filtration going. Councilman Dettmers is concerned about the kayakers hitting the fountains. City Manager Steve Palen stated that he does not believe that will be an issue. Councilman Dettmers stated that along the west shore on the north end there are a bunch of logs that are protruding out into the lake, and he is concerned that the logs could be hazardous. City Manager Steve Palen explained that the City is indemnified in the agreement with Rent Fun, and Rent Fun will take full responsibility for any and all accidents. He stated that after talking to Rent Fun and reading more of their literature he learned that they have not had any lawsuits against them in any of their other 100 locations throughout the country.

Discussion ensued regarding the Parks and Recreation Department continuing to maintain the lake area in the event of a storm or any branches or logs needing to be cleared out of the lake. More discussion ensued regarding the City being liable for removing hazards from the lake and if it would invalidate the insurance and how Rent Fun will assume all responsibility and liability insurance for the kayak kiosk.

Councilman Dettmers stated that he is in favor of this, but he would like to have this postponed to ensure there are no other issues and he would like to have the environmental impact study done first before the City approves the amended agreement moving the location of the kayak kiosk to Belk Park Lake.

Councilman Dettmers made a motion to table the resolution amending Resolution No. 2054 and other related matters concerning the Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for shared space between the City of Wood River and Rent Fun, seconded by Councilman Ayres

Councilman Ayres asked why the City is doing this.

City Manager Steve Palen explained that the City was approached by Great Rivers and Routes Tourism Bureau, and the City would like to have another amenity for the people at Belk Park. Councilman Ayres asked if there will be any revenue from this for the City. City Manager Steve Palen replied in the negative. Discussion ensued regarding the City's property being used for this amenity but not receiving any revenue and Councilman Ayres expressed his concern about City employees having to maintain the area. City Manager Steve Palen explained that this is an area that the Parks and Recreation Department already maintains and will continue to maintain.

Councilman Ayres asked if a Ferris wheel company out of Jacksonville, Illinois wanted to put a Ferris wheel in the southwest corner of Central Park for six to seven months of out of the year without any revenue to the City, would the City allow it.

City Manager Steve Palen stated that the City would do their due diligence and look at the proposal and bring it to the Council with a recommendation.

City Attorney Kathryn Warren stated that in regard to the liability concerns, there is an express waiver releasing the City from all liability that would go along with what the City is doing. She explained that the liability would not be any more or less than what it is now with what the City is already doing with the lake. She also explained that she cannot speak about the environmental impact concerns but the City can look into that a little further to ensure that there is an answer to the question raised earlier in the meeting.

Councilman Tweedy asked if the kayakers will be able to bring their own kayaks. Discussion ensued regarding the City's current policy that does not allow people to put any apparatus into the lake.

The motion to table was denied by the following vote:

AYES: Ayres, Dettmers, (2)  
NAYS: Plank, Tweedy, Stalcup (3)

The resolution was approved by the following vote:

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

APPROVED: REQUEST TO SEEK BIDS FOR ASPHALT RESURFACING AT EMERICK SPORTS COMPLEX:

Councilman Ayres moved to approve a request to seek bids for asphalt resurfacing at Emerick Sports Complex, as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy

Councilman Ayres asked if this project is in the budget.

City Manager Steve Palen replied in the affirmative and explained that it is part of the grant that the City received from the Metro East Park and Recreation District.

The request was approved by the following vote:

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

APPROVED: REQUEST TO SEEK BIDS FOR THE WOOD RIVER DOWNTOWN POCKET PARK:

Councilman Tweedy moved to approve a request to seek bids for the Wood River Downtown Pocket Park, as submitted by the City Manager, seconded by Councilman Plank

Councilman Dettmers asked for a description of the Pocket Park.

City Manager Steve Palen explained that the drawing that was given to Council at the last regular meeting is the plan for the Pocket Park which shows public restrooms, a bandstand, cornhole stations, and outdoor seating. The Pocket Park will be maintained by the City.

The request was approved by the following vote:

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

APPROVED: REQUEST TO SEEK BIDS FOR THE WOOD RIVER DOWNTOWN DOG PARK:

Councilman Ayres moved to approve a request to seek bids for the Wood River Downtown Dog Park, as submitted by the City Manager, seconded by Councilman Plank

Councilman Dettmers asked if these projects are included in the budget.

City Manager Steve Palen stated that these projects are going to be paid for with the economic development money that is in the budget.

October 7, 2024

The request was approved by the following vote:

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

APPROVED: REQUEST TO HOLD THE HALLOWEEN PARADE ON SATURDAY, OCTOBER 26, 2024, BEGINNING AT 10:30AM:

Councilman Dettmers moved to approve a request to hold the Halloween Parade on Saturday, October 26, 2024, beginning at 10:30am, seconded by Councilman Tweedy, and approved by the following vote:

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

APPROVED: ESTABLISHING THE FOLLOWING RULES FOR "TRICK OR TREAT":

Councilman Tweedy moved to approve establishing the following rules for "Trick or Treat": Trick or Treat will be permitted on October 30<sup>th</sup> and 31<sup>st</sup> between the hours of 6:00 p.m. and 8:00 p.m. for children 12 years of age and under. Only at homes with porch lights on, 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

ADJOURNMENT: There being no further business to come before the Council, the meeting was adjourned at 7:41 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk