

ORDER OF BUSINESS

City Council
City of Wood River
111 N. Wood River Avenue

January 6, 2025
7:00 P.M.
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup
David Ayres Bill Dettmers
Jeremy Plank Scott Tweedy
- 2) Approval of the minutes of the regular meeting of December 16, 2024, as printed.
- 3) Approval of the bills submitted for payment for the period December 12, 2024, to December 31, 2024, as printed.
- 4) REQUEST BY MAYOR FOR:
A. Request for Citizen comments/communications/petitions
B. Reports/comments from City Officials
- 5) Approval of a resolution executing a Sponsorship Agreement between the City of Wood River and Plumbers & Pipefitters U.A. Local #553 for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation.
- 6) Approval of a recommendation to accept the bid from Stutz Excavating, Inc. in the amount of \$73,321.00 for concrete work for the Downtown Dog Park, as submitted by the Director of Public Services.
- 7) Approval of setting the annual Public Hearing on the City's ADA Transition Plan for Tuesday, February 18, 2025, at 7:00pm, before the regularly scheduled City Council meeting.
- 8) Approval of changing the next regularly scheduled City Council Meeting to Tuesday, January 21, 2025, due to the Martin Luther King, Jr. Holiday.
- 9) Approval of a recess to hold an executive closed session to discuss matters pertaining to approval of certain executive closed session minutes (5 ILCS 120/2 (c)(21)).
- 10) Old Business
 - (a) Approval to remove off the table the approval of an ordinance amending City Code 90-7, Title XV: Land Usage, amending Chapter 159: Vacant Structure Registration.
 - (a1) Approval of an ordinance amending City Code 90-7, Title XV: Land Usage, amending Chapter 159: Vacant Structure Registration.
- 11) New Business
- 12) Adjournment

If prospective attendees require an interpreter or other access accommodation needs, please contact the Wood River City Clerk's Office at 618-251-3100 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

December 16, 2024

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, December 16, 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 Dettmers moved to approve the minutes of the regular meeting of December 2, 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 November 27, 2024, to December 11, 2024, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVAL OF FINANCIAL STATEMENT:

Councilman Ayres moved to approve the Financial Statement ending November 30, 2024, as printed, seconded by Councilman Dettmers, and approved by the following vote:

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

PRESENTATIONS:

Mayor Stalcup and Fire Chief Wade Stahlhut presented a Certificate of Recognition and a plaque to Captain Bill Hall for his 30 years of service with the Wood River Fire Department.

CITIZEN/CITY OFFICIAL COMMENTS:

Mayor Stalcup read Letters of Commendation addressed to Telecommunicator Brendan Lenhardt and Telecommunicator Joel Woodruff from Police Chief Brad Wells.

June Gibbs stated that tonight is another meeting and she has more questions. As she mentioned at the last meeting, due to the lack of transparency the best she can do is raise questions through citizen comments and again she stated that she is aware that the Council cannot answer her questions during citizen comments but maybe the Council can go into discussion and explain to the

citizens as the City Council works for the people in the community. She stated that tonight's subject is titled "Friends", "Friends of Friends", "Political Friends". She then stated that on February 5, 2024, she spoke at the City Council Meeting regarding the Wood River Business Alliance not being registered with the Illinois Secretary of State. The Business Alliance came to the City wanting a contract for \$75,000.00 over three years and they claimed to be a 501(c)(3) organization which they were not at the time of the meeting. The contract was tabled that evening and the next day someone from the organization applied for a DBA through the Wood River Economic Development with the Illinois Secretary of State. Two weeks later, at the next meeting, they were back for the \$75,000.00 contract, which was approved. Ms. Gibbs stated that it appeared odd as the organization was not well organized and yet the Council approved it. Upon review, only one board member of the organization is a Wood River resident. The president is Tim O'Donnell who is also a so-called developer. She noticed that on November 30, 2023, there was the Chris Slusser for County Chairman Fundraiser at Rustic Roots that was hosted by Tim O'Donnell, Jeremy Plank, Tom Stalcup, Mike Babcock and Tom McRea. Some may think it is just a coincidence, but she stated that she would like to go further. On November 15, 2024, members of the Business Alliance and City Officials met with representatives from the Governor's Office along with the Illinois Department of Commerce and Economic Community complete with a photo op with Tim O'Donnell at his 203 E. Ferguson building. For those that are not aware of the building, it is the building with the weathered banner that mentions Gaucho and Gringo Bar and Gaming. She is confident that many are not aware that Gaucho and Gringo Bar and Gaming is Tim O'Donnell's LLC. Many also may not be aware that by records of the Illinois Secretary of State, this LLC was involuntarily dissolved in August 2024 and the taxes have not been paid to date. All property owned by Tim O'Donnell in Wood River has unpaid taxes to the tune of \$11,000.00. She asked if the State Representatives and City Officials knew this while getting a tour of the building. She then asked why the City is even working with him if he is not paying taxes and how much money in TIF funds was awarded to him. She asked if the political connections have anything to do with the decisions in giving him property and tax money. She then asked what he has delivered to Wood River to date and is the City's interest for the taxpayers or the developers. She then stated that when she drives down Ferguson Avenue, she does not see revitalization, she sees more for sale signs. She asked how much more money the City plans to throw at this to see what sticks. She then stated that maybe Councilman Plank or Mayor Stalcup can answer the questions that she has or maybe they will once again remain silent.

Bill Rogers stated that he spoke previously about a problem with his power bill caused by the City and another payment is due this month increasing the total due. The first full month after getting it back to the supplier of his choosing, the bill dropped in half for that month and that confirmed his earlier statement that the City's aggregation nonsense caused his bill to double. For the City to say that he got it changed so the City is off the hook is not true. "I cannot, I will not, not my job, not my department" is not the answer. The City knows what caused the problem but is not going to fix it. He then told Councilman Plank that talking to LIHEAP is not the answer either. He knows the game the City is playing and the City caused this problem and needs to pay the bill in full. He stated that the City has funds to keep people on payroll who will not do their job and funds to keep people on the payroll who commit illegal acts; therefore, the City has funds to pay his power bill in full. To the haters who say, "just shut-up and pay up" the answer is clear. The City caused this problem and therefore needs to take responsibility and pay the bill in full. He then stated that the City took money out of his account, did not return the money and so far is ignoring the resulting lawsuit. Christmas at his house, forget it, he does not have the money. Secondly, the City is in love with the idea of taking private property. Unless the City can prove to him that all of the properties that the City is wanting to take are owned by a particular landlord, the City will not convince him that there

are that many properties in town that are in that bad of condition. The truth is that a City employee or a friend or relative of a City employee wants those properties dirt cheap. If they refuse the price offer, the harassment begins courtesy of Chief Wells and Building Inspector Cody Ellis. When they refuse, they start citing them multiple times on code ordinance violations whether the charges are true or not. If they question you, nothing they say or do will ever be good enough. The answer is for the City to act like a spoiled brat on the playground and condemn the property out of ego which was tried on his parents several times to the point where people were asking if they were sitting on an oil well. Mr. Rogers got involved in the situation to keep the City from running all over his parents and then the City tried to arrest him for contempt for relying on statements made by the City. Another example is the house that was next door to the Library. It had absolutely nothing to do with the condition of the property. The City wanted the property for a community garden. The condition was the cover story but that was not true. He then stated that since Mayor Stalcup wants to brag about transparency, let the citizens see him disclose who really wants these properties. Thirdly, the City recently voted to give Spectrum, formally Charter, formally TCI a franchise to operate within the City. Over the years, there have been voluminous complaints, some of which have been about that company's illegal billing and collection practices. He stated that maybe the reason the City does not do anything about it is because the City is doing some of the same things.

Rusty Wheat introduced himself and explained that he has a non-for-profit organization called the "Chain Gang" that consists of just him picking up trash. He then explained that for the last three years he has gone around and picked up pumpkins from people's houses after Thanksgiving. The uncarved and unpainted pumpkins are a great food source for wildlife. There is a tremendous number of pumpkins that get thrown into the landfill every year creating more methane and natural gas. Pumpkins are a viable resource for animals in the wintertime because there is no food source. Pumpkins that are uncarved last a long time and are a natural dewormer for animals. Most farmers would take the pumpkins to feed their cattle, but they have so much money invested in their cattle that they have to make sure that their food resources are something they can count on. Mr. Wheat stated that he picked up over 300 pumpkins this year. In Madison County, there are 31 locations where citizens can recycle their Christmas tree but no locations for pumpkins and he would like to change that. Mr. Wheat explained that he has a disability, and he does not have any face muscles that he can feel, consequently he looks mad all the time even when he is not. With that being said, someone has been complaining about Mr. Wheat having a racist organization and he believes they have even called Springfield, Illinois to complain about the organization. He stated that by no way shape or form is anything he does racist. The gentleman he works with for IDOT, one of his best friends, is a person of color and an elderly lady works with him who is semi-retired. With his disability, a woman, and a person of color, Mr. Wheat does not feel that his organization has anything to do with race at all. He stated that he was deeply offended by the accusations that citizens made about Mayor Stalcup when the Mayor volunteered to work with Mr. Wheat to pick up trash. He stated that it was a callous attack by some lunatic saying that the "Chain Gang" is a racist organization and that is clearly wrong, and he resents it. He hopes that they find better avenues as he could certainly put them to work if they would like to participate.

Mike Anderson stated that he is a lifelong resident of Wood River and a member of the Wood River Public Library Board of Trustees. He stated that the Wood River Library is a gem. It is a crown jewel along with the Police Department, Fire Department, and Belk Park Golf Course. The Library is an asset to the City, but as with any asset it needs to be ensured that it has what it needs to thrive, grow, and improve. He then stated that as the Board of Trustees, they are charged with making sure that the Library has the resources to provide the level of service expected from the citizens. Over the past ten years, the amount of money that the Board has asked for in the levy has been stagnant at

about \$358,000.00 a year and the Board has operated on that fund for ten years. But what has not been stagnant is the cost of the operation of the Library. While the Board continues to count pennies and be good stewards with the money, the Board has challenges to face. One has been the rising costs of wages because of the minimum wage increase that has been enforced by the State. It is not just the minimum wage increase, but also the ability to retain and attract good employees who are going to provide the best service to the citizens. The Board is also facing many maintenance projects as the Library is an aging building and the projects that need to be done are going to be substantial costs and could possibly wipe out any reserve that the Library has. As the age of the building is showing, just recently it cost \$15,000.00 to fix plumbing issues. As the levy is discussed tonight, Mr. Anderson is hopeful that the Councilmembers keep in mind that the Library Board of Trustees voted unanimously on the amount of the levy, not because they just want money and are trying to pad the reserves but because as Board Members, they see the need and have a responsibility to provide the resources necessary to continue to operate a great public library for the citizens of Wood River. He asked the Councilmembers to take into consideration that this was not something that the Board of Trustees took lightly.

Kristen Burns stated that she would like to address a question that Ms. Gibbs brought forward at the last Council Meeting in regard to the Brown Tire lot and its intentions. As a Main Street organization, there are many goals including preserving historic Main Street Districts, advocating for small business, working with building owners to preserve historic facades, providing educational opportunities for entrepreneurs, host events that promote foot traffic and commerce in the downtown area and engage and excite the community, public officials, and developers in revitalization of buildings and public spaces, reimagining use of buildings and green space. Through Main Street there is an opportunity to use resources and partnering agencies to bring the vision to life. The rendering is the reimagined space of where Brown Tire is located. It shows a multi-use indoor outdoor space that can be used as a center for entertainment, events, greenspace and new life in an empty lot downtown. The Wood River Business Alliance utilized their Main Street resources to turn an idea into a vision. The Business Alliance has no intention of owning this space but would like to see something like this in downtown, and the Business Alliance would work with public officials to make this a reality through funding sources that are available and advocating to see a project like this take shape. Renderings are often used in revitalization and development to show what a space could be. In fact, the Business Alliance has renderings on many spaces, including vacant downtown buildings, empty lots and beautification projects that the City looks forward to in the future. Renderings are useful in many ways especially when revitalizing a historic district. If anyone has questions about the work that the Business Alliance does, Ms. Burns invites the public to call. She knows that the public has her contact information as she has spoken to residents before. Please call, email or stop by her office. She invited the public to come be a part of the conversation, or volunteer on one of the many committees that the City offers. She also invited Ms. Gibbs and Mr. Mallory to come and talk with her or a member of the Business Alliance's Board or come to a "What's up Downtown Meeting" if they have questions instead of sneaking around and taking photos and posting to social media about things that they clearly do not understand. Instead of continuous searching, FOIA requests, and meddling that proves nothing but ignorance, think about volunteering with one of the many organizations that work to make the community better. She stated that they may find the fulfillment they are clearly missing. She thanked Mr. Mallory for attending the Holiday Traditions Event and hopes that he got some great photos and that he enjoyed himself before he left in in such a hurry. Ms. Burns also encouraged Councilman Dettmers and Councilman Ayres to reach out to her or a member of the Board if they have questions about what the Business Alliance does as an organization. She stated that they also have her contact information. She then thanked Councilman Tweedy and Councilman Plank for being members of

the advisory board, and the Mayor, City Manager and Department Heads who support the work that the Business Alliance does along with the residents and visitors that support the organization through volunteerism, attending events, and promoting the work that the organization does. She looks forward to a successful 2025 full of economic growth, beautiful downtown spaces and more opportunities to see the City of Wood River shine. Ms. Burns closed by wishing everyone a wonderful holiday season filled with family, friends, and peace on behalf of the Wood River Business Alliance.

Councilman Ayres wished everyone in the community a Merry Christmas, Happy Hanukkah, and Happy Kwanzaa on behalf of the City Council.

ORDINANCE NO. 24-24: AMENDING CITY CODE 90-7, TITLE VII: TRAFFIC CODE, CHAPTER 71: PARKING REGULATIONS, AMENDING SECTION 71.26 MUNICIPAL PARKING LOTS:

Councilman Ayres moved to approve an ordinance amending City Code 90-7 Title VII: Traffic Code, Chapter 71: Parking Regulations, amending Section 71.26 Municipal Parking Lots, seconded by Councilman Tweedy

Councilman Dettmers asked if the City is having issues with overnight parking on City owned parking lots.

City Manager Steve Palen explained that it is more of an issue with businesses using the City owned parking lots to park their company vehicles for advertising.

Councilman Dettmers asked if the City now has designated parking spots for commuter parking.

City Manager Steve Palen stated that designated parking spots for commuter parking are in Lot #1, the row nearest to Route 143, and closest to the southeast corner.

The ordinance was approved by the following vote:

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

TABLED: ORDINANCE AMENDING CITY CODE 90-7, TITLE XV: LAND USAGE, AMENDING CHAPTER 159: VACANT STRUCTURE REGISTRATION:

Councilman Ayres moved to approve an ordinance amending City Code 90-7, Title XV: Land Usage, amending Chapter 159: Vacant Structure Registration, seconded by Councilman Plank

Councilman Ayres stated that this ordinance is very lengthy and encompassing and, in his opinion, should be broken down into parts and discussed in detail before the Council votes on the ordinance. He stated that if this ordinance passes it is a great policing policy for the City, but not necessarily good for the real estate environment and real estate investors. Also, if it is taken into account that real estate investors as a whole probably produce in the top five of property taxes that the City gets every year. Therefore, Councilman Ayres does not believe that it is a good idea to discourage that. Also, parts of the proposed ordinance discourage real estate investment and as a Non-Home Rule Municipality, he does not believe that the City can impose a demand for and dedicate an amount of property insurance. He also believes that the fines in this ordinance are excessive and will encourage people to walk away from real estate investments meaning if they get behind on taxes or

have a vacant property for a certain period of time and the City starts adding on fines and penalties, the property owners might not have the money to rehab the properties and they may become uninhabitable and could result in the property coming off the tax rolls. Councilman Ayres stated that the City needs to create an environment for non TIF real estate investment.

Councilman Ayres motioned to table an ordinance amending City Code 90-7, Title XV: Land Usage, amending Chapter 159: Vacant Structure Registration, seconded by Councilman Dettmers

Councilman Dettmers stated that he believes and understands that the idea behind this ordinance is to try to get movement on vacant buildings. He asked who is going to make the determination whether or not the building is abandoned and what is the process. He stated that it is possible that someone may be using the building but it might look abandoned.

City Manager Steve Palen explained that the City used legal counsel to write the ordinance and the idea behind the ordinance is not to discourage investment but to discourage property owners from using their buildings for storage where it is supposed to be a retail setting. He then explained that investing and sitting on a property for five to ten years storing their items, in his opinion, is not the investment that the City wants. The City wants the property owners to buy the property and do something with the property.

Councilman Dettmers asked if the City is talking about property owners that are maintaining the property or property owners that are not maintaining the property.

City Manager Steve Palen stated vacant structures, maintained or not.

Councilman Dettmers stated that he can see the City enforcing this ordinance for property owners buying property going forward but he is concerned about current property owners who are maintaining the property and using the property for personal uses.

Discussion ensued regarding storage not being allowed in the Downtown Business District per the City's Zoning Code.

Councilman Dettmers asked if the current property owners do not conform their properties into commercial use, will the City take the property away.

City Manager Steve Palen stated that the property owners will have to register the property and pay the fees associated with the vacant structure registration.

Councilman Dettmers believes that the City needs to be very careful about this and he believes that there will be a lot of properties that will fall under this category, and he agrees with Councilman Ayres that the property owners will walk away from the properties and then the property taxes will not be paid. He would like more time to think about this ordinance and possibly only apply this ordinance to property owners moving forward and grandfather the property owners who already own their properties.

Councilman Tweedy stated that part of the problem is with the buildings that have been purchased, the property owners have stored their belongings in the building and when there are issues with the building, the property owners do not address the issues or maintain the building.

Councilman Dettmers stated he understands and if that is the situation he thinks the City should step in. He believes there are people that are not in that situation.

City Attorney Kathryn Warren stated for clarification this ordinance is already in the City Code of Ordinances. Tonight, the City Council is amending the ordinance to clarify certain language within the ordinance. There are several different sections which are included in the amendment which is in front of Council right now. Some of those sections were in conflict with each other. For instance, the gist of the ordinance is if a building remains abandoned for a certain amount of time, the City can require it to be listed on the Vacant Structure Registry. In one section of the previously passed ordinance, it was listed as a 12-month window and in another section, it was listed as 24 months. In order to be able to enforce this ordinance, the City will need to clarify the conflicting information. The amendments that are in front of Council tonight were made to have consistency throughout the ordinance. After speaking with the Zoning Administrator, a property will have to be abandoned for 24 months before the City will cite the owner. City Attorney Kathryn Warren read the definition for "abandoned" from the definition section of the ordinance "any real property in the City of Wood River that is vacant, as defined herein, or shows evidence of vacancy, or is the subject of a Lis Pendens or notice of default and/or notice of Sheriff's sale, or a foreclosure sale where title was retained by the mortgagee in the foreclosure or has been transferred under a deed in lieu of foreclosure or sale to the mortgagee."

Councilman Dettmers stated that when he was campaigning a few years ago there was someone that stored his GTO on a vacant property under a canopy. He asked how the ordinance affects someone that stores an antique vehicle in a maintained vacant property. He asked if that situation would be considered abandoned. City Attorney Kathryn Warren stated if the property is vacant, then yes it would be considered abandoned.

Councilman Dettmers asked if a vacant building is considered an abandoned building. City Attorney Kathryn Warren stated that "vacant" is also defined within the definition section of the ordinance. Vacant is defined as "a structure that shows evidence of vacancy, as defined herein, and/or is lacking the habitual presence of human beings who have a legal right to be on the premises, for 180 consecutive days."

Councilman Dettmers asked the City Attorney how abandonment comes into the vacant structure ordinance.

City Attorney Kathryn Warren stated that she is not sure she understands the question.

Councilman Ayres stated because it is not occupied by an individual during that time.

Councilman Dettmers stated that would be considered vacant and asked what would be considered abandoned.

Councilman Plank asked if the Lis Pendens and all of those items help define what is considered abandoned.

City Attorney Kathryn Warren replied in the affirmative.

Councilman Plank stated that the City of Edwardsville has language on their books regarding vacant buildings.

City Manager Steve Palen stated that the City of Wood River mirrored the City of Edwardsville's ordinance when creating the vacant structure ordinance. Most of the City of Wood River's codes, including downtown, do not allow warehousing. It is against the Zoning Code to use buildings for warehousing.

Councilman Tweedy asked if people use the downtown buildings for warehousing.

City Manager Steve Palen replied in the affirmative.

Councilman Ayres stated that is under the Zoning Code and people should know that information up front and follow the code.

Councilman Ayres asked since the City is a Non-Home Rule municipality, is the City allowed to set insurance rates.

City Attorney Kathryn Warren stated she is not sure but will look into it.

Councilman Ayres stated he does not believe the City can set the rates.

City Attorney Kathryn Warren asked what Councilman Ayres means by "set insurance rates" and asked if he is referring to the section regarding minimum and liability insurance requirements.

Councilman Ayres replied in the affirmative.

The ordinance was tabled by the following vote:

AYES: Ayres, Dettmers, Plank, (3)

NAYS: Tweedy, Stalcup (2)

ORDINANCE NO. 2915: LEVYING A TAX FOR ALL CORPORATE PURPOSES FOR THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, FOR THE FISCAL YEAR MAY 1, 2024, TO APRIL 30, 2025:

Councilman Ayres moved to approve an ordinance levying a tax for all corporate purposes for the City of Wood River, Madison County, Illinois, for the fiscal year May 1, 2024, to April 30, 2025, seconded by Councilman Dettmers

Councilman Dettmers motioned to amend the ordinance that was presented to reduce the insurance fund levy by an additional \$18,302.00 for a total levy amount of \$2,505,092.00. This would allow the fire pension fund to receive the statutory minimum contribution plus two percent, seconded by Councilman Ayres.

Councilman Plank asked for Councilman Dettmers to repeat the motion.

Director Weber clarified that the motion would reduce the insurance fund levy by not only the \$18,302.00 for the library but also by \$15,095.00 for the fire pension fund increase. This would result in the levy dollar amount staying at the same amount as the 2023 levy.

City Manager Steve Palen warned that the more the City's levy is reduced to make up for the Library increase, the less that is available to fund the pensions going forward.

Councilman Dettmers stated he understood, but that they are businessmen, and they are used to cutting budgets.

Councilman Plank asked for further clarification on the pensions.

Director Weber stated that the motion would fund the fire pension at the statutory minimum requirement plus two percent which has been the goal for several years. The motion would also keep the police pension levy at the same dollar amount as 2023 which is more than the statutory minimum plus two percent.

Councilman Dettmers stated that he wants to hold the line on the levy because that is one item he focused on when he ran for City Council.

Councilman Plank stated that he is in favor of increasing the levy for police and fire pensions. He wants to be more aggressive in funding them to ensure they are fully funded. He then stated that while he understands the Library is facing some capital expenditures, he would like some more information on the details of the issues to see how that breaks down cost wise. He stated that he does not like to see the levy increase since the City has other sources of tax revenue, however he is in favor of it due to the financial situation of the pension. He wants to make sure the City is competitive compared to Alton and Edwardsville and would like to see the City function off an increase in business revenues and business development due to a low tax levy.

City Manager Steve Palen stated that the statutory minimum funding for pensions is what the State requires the City to put in to be 90 percent funded by 2040.

Councilman Tweedy asked what would happen if the City Council did not vote to approve the Library levy.

City Manager Steve Palen stated that he spoke to City Attorney Mike McGinley and was told that the City is simply a conduit for the Library levy.

Councilman Tweedy and Councilman Dettmers expressed confusion as to why the City is involved in the Library levy if they cannot vote no.

Councilman Dettmers stated that he is trying to help the community by eating the \$18,302.00 out of the City budget for the Library. He intends to hold the line for the community even though there is an increase for the Library.

The amendment was approved by the following vote:

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

The approval of an ordinance levying a tax for all corporate purposes for the City of Wood River, Madison County, Illinois, for the fiscal year May 1, 2024, to April 30, 2025, with the amendment, was approved by the following vote:

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

ORDINANCE NO. 2916: AUTHORIZING A LEVY FOR STREET AND BRIDGE PURPOSES:
Councilman Dettmers moved to approve an ordinance authorizing a levy for street and bridge purposes, seconded by Councilman Ayres

Councilman Dettmers stated that the numbers for street and bridge purposes are the same numbers that were approved in Item #9.

The ordinance was approved by the following vote:

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

RESOLUTION NO. 2101: DETERMINING TO LEVY A LIBRARY TAX FOR THE MAINTENANCE, REPAIRS AND ALTERATIONS OF THE LIBRARY BUILDING AND EQUIPMENT:

Councilman Ayres moved to approve a resolution determining to levy a Library Tax for the maintenance, repairs and alterations of the Library building and equipment, as submitted by the Library Board of Trustees, seconded by Councilman Tweedy

Councilman Dettmers stated that these numbers were approved in Item #9.

The resolution was approved by the following vote:

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

ORDINANCE NO. 2917: AMENDING ORDINANCE NO. 2588 ESTABLISHING BILLING RATES FOR UTILIZING CITY PERSONNEL:

Councilman Dettmers moved to approve an ordinance amending Ordinance No. 2588 establishing billing rates for utilizing City personnel, as submitted by the Finance Director, seconded by Councilman Tweedy, and approved by the following vote:

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

ORDINANCE NO. 2918: DECLARING PARCEL ID 19-2-08-27-06-102-031, COMMONLY KNOWN AS 401 E. ACTON, WOOD RIVER, ILLINOIS 62095, OWNED BY THE CITY AND ZONED R-2 SINGLE FAMILY AS SURPLUS AND AUTHORIZING REQUEST FOR PROPOSALS:

Councilman Tweedy moved to approve an ordinance declaring Parcel ID 19-2-08-27-06-102-031, commonly known as 401 E. Acton, Wood River, Illinois 62095, owned by the City and zoned R-2 Single Family as surplus and authorizing request for proposals, as submitted by the Building and Zoning Administrator, seconded by Councilman Plank

Councilman Dettmers asked when the City acquired this property.

Building and Zoning Administrator and Police Chief Brad Wells stated that the City has been working on acquiring the property for a while, but the deed was obtained this year.

The ordinance was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2102: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND NEWTON HEATING AND COOLING FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

Councilman Ayres moved to approve a resolution executing a Sponsorship Agreement between the City of Wood River and Newton Heating and Cooling for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2103: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND FIRST MID BANK AND TRUST FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

Councilman Tweedy moved to approve a resolution executing a Sponsorship Agreement between the City of Wood River and First Mid Bank and Trust for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS FOR CONCRETE WORK AND FENCING FOR THE DOWNTOWN DOG PARK:

Councilman Plank moved to approve a request to seek bids for concrete work and fencing for the Downtown Dog Park, as submitted by the Director of Public Services, seconded by Councilman Ayres

Councilman Dettmers stated that he had the opportunity to send an email to the City Manager about this project and it is his understanding that if the dog park needs to be demolished, the City will be able to cover the cost of the demolition. He asked if it is going to be an artificial turf dog park or natural turf.

City Manager Steve Palen stated that it is going to be grass.

Councilman Dettmers stated that if it was going to be artificial turf there would be additional maintenance requirements.

City Manager Steve Palen stated that artificial turf would significantly increase the cost of the project.

The request was approved by the following vote:

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

NAYS: None (0)

CLOSED SESSION:

Councilman Dettmers moved to approve a recess to hold an executive closed session to discuss matters pertaining to approval of certain executive closed session minutes (5 ILCS 120/2 (c)(21)), seconded by Councilman Ayres

Councilman Dettmers recommended that the Council move across the hall to hold the closed session.

The closed session was approved by the following vote:

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

NAYS: None (0)

The Council recessed at 7:59 p.m. and reconvened at 8:10 p.m.

Councilman Dettmers made a motion to go back into open session, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

APPROVED: RELEASE OF CERTAIN EXECUTIVE CLOSED SESSION MEETING MINUTES, AS APPROVED BY THE CITY COUNCIL:

Councilman Dettmers moved to approve the release of certain executive closed session meeting minutes, which include closed session minutes from April 18, 2022, June 20, 2022, July 5, 2022, November 7, 2022, November 6, 2023, and December 18, 2023 – Part 2, as approved by the City Council, 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

Mayor Stalcup wished everyone a Merry Christmas and a Happy New Year.

ADJOURNMENT: There being no further business to come before the Council, the meeting was adjourned at 8:11 p.m.

Mayor

City Clerk

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CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 02/06/2025

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL				
	GENERAL REVENUES			
3922	MIKE MEYERS	AFLAC REFUND	10-00-2-0380	22.02
		TOTAL GENERAL REVENUES		22.02
		TOTAL GENERAL		22.02
LEGISLATIVE				
	LEGISLATIVE EXP			
1015	QUILL	INK - MAYOR'S PRINTER	10-11-4-0519	55.99
1713	WAL-MART COMMUNITY	WATER, COFFEE, SODA	10-11-4-0599	92.95
1713		CHRISTMAS PARTY DECORATIONS	10-11-4-0791	21.60
4039	ACE HARDWARE OF BETHALTO	CHRISTMAS LIGHTS - CITY HALL	10-11-4-0886	32.39
4039		CHRISTMAS LIGHTS - CITY HALL	10-11-4-0886	39.98
5583	SHRED-IT USA	SHREDDING - 9/30-10/30/2024	10-11-4-0792	16.35
6314	MAC'S DOWNTOWN ALTON	EMPLOYEE CHRISTMAS PARTY	10-11-4-0791	2,807.33
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-11-4-0796	92.25
		TOTAL LEGISLATIVE EXP		3,158.84
		TOTAL LEGISLATIVE		3,158.84
ADMINISTRATION				
	ADMINISTRATION EXP			
1015	QUILL	INK - PAYROLL	10-12-4-0514	62.99
1713	WAL-MART COMMUNITY	BATTERY - CITY MANAGER KEY FOB	10-12-4-0719	6.34
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-12-4-0521	60.89
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-12-4-0796	389.05
		TOTAL ADMINISTRATION EXP		519.27
		TOTAL ADMINISTRATION		519.27
FINANCE				
	FINANCE EXP			
1015	QUILL	THERMAL ROLLS	10-13-4-0519	46.59
5477	KAREN WEBER	ECON 528 - FALL 2024 - WEBER	10-13-4-0679	1,615.65
5583	SHRED-IT USA	SHREDDING - 9/30-10/30/2024	10-13-4-0792	32.68
6136	TASC	COMPLIANCE FEE 125 PLAN	10-13-4-0792	550.00
6309	GREAT AMERICA FINANCIAL SVCS.	POSTAGE METER LEASE	10-13-4-0863	165.00
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-13-4-0796	1,155.45
		TOTAL FINANCE EXP		3,565.37
		TOTAL FINANCE		3,565.37
ANIMAL CONTROL				
	ANIMAL CONTROL EXP			
1002	PRO AUTOMOTIVE SERVICES	THERMOSTAT HOUSING - CADET TRK	10-14-4-0719	772.05
		TOTAL ANIMAL CONTROL EXP		772.05
		TOTAL ANIMAL CONTROL		772.05
BUILDING AND ZONING				
	BUILDING AND ZONING EXP			
4039	ACE HARDWARE OF BETHALTO	PLYWOOD - BOARD UP WINDOW	10-16-4-0589	39.23
4039		PLYWOOD - 835 LEWIS	10-16-4-0589	35.99
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-16-4-0521	425.74
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-16-4-0796	198.25
		TOTAL BUILDING AND ZONING EXP		699.21
		TOTAL BUILDING AND ZONING		699.21

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GENERAL FUND				
CITY HALL MAINTENANCE				
CITY HALL MAINTENANCE EXP				
6341	TANKS PEST CONTROL, LLC	AIR FRESHENERS - CITY HALL	10-19-4-0752	24.00
6376	ROTTLER PEST CONTROL	MONTHLY PEST CONTROL	10-19-4-0752	60.00
TOTAL CITY HALL MAINTENANCE EXP				84.00
TOTAL CITY HALL MAINTENANCE				84.00
STREET MAINTENANCE				
STREET MAINTENANCE				
3984	AUTO ZONE	P&R EXPLORER-RADIATOR, BRAKES	10-21-4-0529	636.79
3984		NEW SCANNER - GARAGE	10-21-4-0544	319.99
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-21-4-0521	1,924.38
5905	BICKLE ELECTRIC	REPLACE BELT ON HEATER	10-21-4-0719	230.00
6344	THOMPSON-SAFETY, LLC	REPLENISH - FIRST AID KIT	10-21-4-0544	99.99
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-21-4-0796	70.25
TOTAL STREET MAINTENANCE				3,281.40
TOTAL STREET MAINTENANCE				3,281.40
PARKS AND RECREATION				
PARKS AND REC EXP				
1713	WAL-MART COMMUNITY	SENIORS - COFFEE & CREAMER	10-24-4-0304	56.80
1713		PLATES, FORKS - BWS	10-24-4-0303	58.62
1713		SYRUP, ATTENDANCE CARD - BWS	10-24-4-0303	26.75
1713		DECOR, CANDY CANES, PRIZES	10-24-4-0303	444.70
3109	CHARLEY CARLSON	UMPIRE SCHEDULING - SUMMER 24	10-24-4-0308	430.00
3109		UMPIRE SCHEDULING - FALL 24	10-24-4-0308	160.00
4578	ARROW SIGNS & OUTDOOR	PHOTOCELL - LED DISPLAY BOARD	10-24-4-0316	185.00
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-24-4-0521	473.92
6237	ON SITE COMPANIES, INC	11/23-12/20/2024-GOLF COURSE	10-24-4-0792	185.00
6237		11/23-12/20/2024-BELK ROTARY	10-24-4-0792	179.00
6237		11/23-12/20/2024-6TH ST PARK	10-24-4-0792	112.00
6237		11/23-12/20/2024-BELK PAVILION	10-24-4-0792	138.00
6341	TANKS PEST CONTROL, LLC	AIR FRESHENERS - ROUNDHOUSE	10-24-4-0752	12.00
TOTAL PARKS AND REC EXP				2,461.79
TOTAL PARKS AND RECREATION				2,461.79
PARK MAINTENANCE				
PARK MAINTENANCE EXP				
4039	ACE HARDWARE OF BETHALTO	2 CYCLE ENGINE OIL	10-25-4-0719	22.49
4039		CHAIN SAW CHAIN	10-25-4-0529	21.59
4039		FASTENERS - PARK SIGNS	10-25-4-0539	5.25
4557	TITAN INDUSTRIAL CHEMICALS LLC	ICE MELT - WALKWAYS	10-25-4-0549	177.20
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-25-4-0521	186.10
5420	D&D TIRE SERVICE LLC.	TIRES(4)-LAWNMOWER TRUCK	10-25-4-0529	670.00
5420		FLAT REPAIR ON TRAILER	10-25-4-0719	30.00
6070	STRAIGHT UP SOLAR, LLC	INVERTER - SOLAR PANELS@BELK	10-25-4-0792	269.00
TOTAL PARK MAINTENANCE EXP				1,381.63
TOTAL PARK MAINTENANCE				1,381.63
POLICE				
POLICE				
100	GRP WEGMAN COMPANY	INSPECT&UPDATE - I-VU CONTROL	10-27-4-0792	1,702.00
1002	PRO AUTOMOTIVE SERVICES	PATCH TIRE - #177	10-27-4-0719	43.94
1002		INSPECT BRAKES, EXHAUST-#150	10-27-4-0719	65.32
1002		OIL CHANGE - #142	10-27-4-0719	108.71
1002		INSPECT BRAKE PEDAL - #168	10-27-4-0719	58.85
1002		OIL CHANGE - #155	10-27-4-0719	98.05
1002		OIL & FILTER CHANGE - #165	10-27-4-0719	96.53
1002		OIL & FILTER CHANGE - #172	10-27-4-0719	94.74

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GENERAL FUND				
POLICE				
POLICE				
1002		OIL & FILTER CHANGE - #178	10-27-4-0719	97.93
1334	MAJOR CASE SQUAD	MCS MEMBERSHIP - ROMBACH	10-27-4-0619	75.00
1334		MCS MEMBERSHIP - BURNS	10-27-4-0619	75.00
1334		MCS MEMBERSHIP - FORD	10-27-4-0619	75.00
1334		MCS MEMBERSHIP - FESTER	10-27-4-0619	75.00
1713	WAL-MART COMMUNITY	COFFEE MAKER - TRAINING ROOM	10-27-4-0599	19.96
1713		ORGANIZATIONAL BOXES	10-27-4-0519	7.68
1713		GAIN FLINGS, LYSOL, LYSOL WIPE	10-27-4-0541	43.99
1713		PRISONER FOOD	10-27-4-0592	107.85
1713		STEP LADDERS (2)	10-27-4-0599	79.94
1713		PRISONER FOOD	10-27-4-0592	13.68
1713		BLEACH	10-27-4-0541	36.96
1713		LIGHTS - CHRISTMAS TREE	10-27-4-0599	11.92
333	BUDGET SIGNS TROPHIES & PLAQUE	EMPLOYEE ID CARDS	10-27-4-0599	320.00
4163	AMEREN ILLINOIS	11/5-12/8/2024-LPR	10-27-4-0783	44.91
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-27-4-0521	3,240.12
5609	ULINE	BAGS ON A ROLL - EVIDENCE	10-27-4-0527	300.85
5949	EDWARD DRACH	NOVEMBER 2024 - CLEANING	10-27-4-0754	1,345.00
5949		PAPER PRODUCTS	10-27-4-0541	144.00
6301	ROYAL PRINTING	BUSINESS CARDS - #101	10-27-4-0742	75.00
6376	ROTTLER PEST CONTROL	MONTHLY PEST CONTROL	10-27-4-0754	80.00
946	RAY O'HERRON COMPANY	VEST & CARRIER - #178	10-27-4-0527	989.75
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-27-4-0796	4,438.25
TOTAL POLICE				13,965.93
TOTAL POLICE				13,965.93
FIRE				
FIRE EXP				
333	BUDGET SIGNS TROPHIES & PLAQUE	30 YEAR ANNIVERSARY-HALL	10-28-4-0599	94.00
443	DATA TRONICS INCORPORATED	REMOVE EQUIPMENT 4213 - FIRE	10-28-4-0753	352.80
4698	SCOTT E CRUMP	IDPH PARAMEDIC RENEWAL-REIMB	10-28-4-0679	40.00
4709	WEX BANK	DECEMBER 2024 - GASOLINE	10-28-4-0521	1,097.35
5905	BICKLE ELECTRIC	REPAIR REZNOR HEATER	10-28-4-0792	565.00
6054	CHRISTIAN HOSPITAL	HORYN - PARA 200 FALL 2024	10-28-4-0679	4,400.00
6054		MICHAEL - PARA 200 FALL 2024	10-28-4-0679	4,400.00
6110	NEW FRONTIER MATERIAL LLC	ROCK - FD EXTENSION	10-28-4-0916	171.74
6246	AIRGAS USA, LLC	OXYGEN	10-28-4-0551	36.66
6306	ILLINOIS FIRE INSPECTORS ASSOC	2025 IFIA MEMBERSHIP	10-28-4-0619	100.00
675	ILLINOIS FIRE CHIEFS	IFCA 2025 DUES	10-28-4-0619	325.00
778	LEON UNIFORM COMPANY	NAME PLATE CLASS B - KORINEK	10-28-4-0594	23.50
868	MIKE'S	COOLANT LEAK - 4214	10-28-4-0719	279.93
981	UTILITRA	DECEMBER 2024 - IT SERVICES	10-28-4-0796	682.25
TOTAL FIRE EXP				12,568.23
TOTAL FIRE				12,568.23
TOTAL GENERAL FUND				42,479.74
MOTOR FUEL TAX				
MFT				
MFT EXP				
3685	MADISON COUNTY HIGHWAY	STRIPING REIMBURSEMENT	21-00-4-0568	4,532.13
4264	CHRIST BROTHERS	BITUMINOUS PATCHING	21-00-4-0552	2,515.50
TOTAL MFT EXP				7,047.63
TOTAL MFT				7,047.63
TOTAL MOTOR FUEL TAX				7,047.63
INSURANCE				
INSURANCE				

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
INSURANCE				
INSURANCE				
INSURANCE EXP				
6058	IPBC	JANUARY 2025-DENTAL INSURANCE	23-00-4-0846	4,821.64
6058		JANUARY 2025-ADMIN EXPENSE	23-00-4-0840	46.35
6058		JANUARY 2025-VISION INSURANCE	23-00-4-0850	491.79
6058		JANUARY 2025-HEALTH INSURANCE	23-00-4-0845	111,758.28
6058		JANUARY 2025-LIFE INSURANCE	23-00-4-0844	448.56
TOTAL INSURANCE EXP				117,566.62
TOTAL INSURANCE				117,566.62
TOTAL INSURANCE				117,566.62
WATER				
PUBLIC SERVICES ADMIN				
PUBLIC SERVICES ADMIN EXPENSES				
4709	WEX BANK	DECEMBER 2024 - GASOLINE	30-00-4-0521	28.19
5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	30-00-4-0751	92.00
5688	OFFICE DEPOT	PENS, TAPE	30-00-4-0519	56.94
5688		PAPER PRODUCTS, CLOROX WIPES	30-00-4-0599	370.83
5949	EDWARD DRACH	NOVEMBER 2024 - 100 ANDERSON	30-00-4-0752	200.00
981	UTILITRA	DECEMBER 2024 - IT SERVICES	30-00-4-0796	143.25
TOTAL PUBLIC SERVICES ADMIN EXPENSES				891.21
TOTAL PUBLIC SERVICES ADMIN				891.21
WATER DISTRIBUTION				
WATER DISTRIBUTION EXPENSES				
1084	SCHULTE SUPPLY INCORPORATED	REPAIR CLAMPS	30-31-4-0531	657.48
2575	BACKFLOW SOLUTIONS INC	CROSS CONNECTION SURVEY	30-31-4-0799	861.00
4039	ACE HARDWARE OF BETHALTO	PROPANE TANK	30-31-4-0599	96.95
4709	WEX BANK	DECEMBER 2024 - GASOLINE	30-31-4-0521	824.17
5291	WARNING LITES OF SOUTHERN IL	GLOVES, SAFTETY GLASSES	30-31-4-0531	43.99
5420	D&D TIRE SERVICE LLC.	BACKHOE TIRE REPAIR	30-31-4-0719	45.00
981	UTILITRA	DECEMBER 2024 - IT SERVICES	30-31-4-0796	70.25
TOTAL WATER DISTRIBUTION EXPENSES				2,598.84
TOTAL WATER DISTRIBUTION				2,598.84
WATER PLANT				
WATER PLANT EXPENSES				
348	CR SYSTEMS	TOWELS, CLEANER, CLEANER WIPES	30-32-4-0541	156.00
4709	WEX BANK	DECEMBER 2024 - GASOLINE	30-32-4-0521	74.58
873	MISSISSIPPI LIME COMPANY	PEBBLE QUICKLIME	30-32-4-0553	6,308.30
873		PEBBLE QUICKLIME - DELIVERY	30-32-4-0798	996.64
981	UTILITRA	DECEMBER 2024 - IT SERVICES	30-32-4-0796	70.25
99	WATER SOLUTIONS UNLIMITED	ALUMINUM SULFATE	30-32-4-0568	903.00
99		DELIVERY - ALUMINUM SULFATE	30-32-4-0798	80.00
TOTAL WATER PLANT EXPENSES				8,588.77
TOTAL WATER PLANT				8,588.77
TOTAL WATER				12,078.82
SEWER				
SEWER COLLECTIONS				
SEWER COLLECTIONS EXPENSES				
100	GRP WEGMAN COMPANY	HAWTHORNE LIFT STATION REPAIR	40-41-4-0719	278.40
100		KENDALL HILL LIFT STATION	40-41-4-0719	7,700.54
100		EASTWOOD LIFT STATION - REPAIR	40-41-4-0719	1,463.15
1268	LEWIS & CLARK COMM COLLEGE	CDL TRAINING - J SHEETS	40-41-4-0669	1,200.00
1713	WAL-MART COMMUNITY	BUG SPRAY, TRASH LINERS, SOAP	40-41-4-0599	77.94

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
SEWER				
SEWER COLLECTIONS				
SEWER COLLECTIONS EXPENSES				
4163	AMEREN ILLINOIS	1917 E E'VILLE RD-11/5-12/8/24	40-41-4-0783	795.76
4709	WEX BANK	DECEMBER 2024 - GASOLINE	40-41-4-0521	419.49
5353	EJ EQUIPMENT, INC	VAC-CON REPAIR PARTS	40-41-4-0529	1,298.48
868	MIKE'S	HAWTHORNE GEN-BATTERY & FUEL	40-41-4-0719	1,461.63
TOTAL SEWER COLLECTIONS EXPENSES				14,695.39
TOTAL SEWER COLLECTIONS				14,695.39
SEWER PLANT				
SEWER PLANT EXPENSES				
1004	VEOLIA WATER NORTH AMERICA	PRESS BUILDING WAINSCOT	40-42-4-0939	42,720.19
1004		SERVICE BUILDING ROOF	40-42-4-0939	62,279.81
TOTAL SEWER PLANT EXPENSES				105,000.00
TOTAL SEWER PLANT				105,000.00
TOTAL SEWER				119,695.39
REFUSE				
REFUSE				
EXPENSES				
6371	JOHNNY ON THE SPOT #347	JOHNNY ON THE SPOT - SMITH CT	49-49-4-0799	39.14
TOTAL EXPENSES				39.14
TOTAL REFUSE				39.14
TOTAL REFUSE				39.14
GOLF COURSE				
GOLF MAINTENANCE				
GOLF MAINT EXPENSES				
6011	ILLINOIS DEPT. OF AGRICULTURE	LAWNCARE CONTAINMENT PERMIT	50-51-4-0793	250.00
6110	NEW FRONTIER MATERIAL LLC	ROCK - GOLF CART PATH	50-51-4-0916	358.10
6110		ROCK - GOLF CART PATH	50-51-4-0916	317.41
TOTAL GOLF MAINT EXPENSES				925.51
TOTAL GOLF MAINTENANCE				925.51
GOLF CLUBHOUSE				
CLUBHOUSE EXPENSES				
1713	WAL-MART COMMUNITY	FLOOR CLEANER	50-52-4-0541	5.98
4557	TITAN INDUSTRIAL CHEMICALS LLC	URINAL MATS - CLUBHOUSE	50-52-4-0541	241.81
6376	ROTLER PEST CONTROL	QTRLY PEST CONTROL - 880 BELK	50-52-4-0752	70.00
TOTAL CLUBHOUSE EXPENSES				317.79
TOTAL GOLF CLUBHOUSE				317.79
GOLF CONCESSIONS				
CONCESSION EXPENSES				
1713	WAL-MART COMMUNITY	WATER, BUNS, CHIPS, CREAMER	50-53-4-0571	59.62
TOTAL CONCESSION EXPENSES				59.62
TOTAL GOLF CONCESSIONS				59.62
TOTAL GOLF COURSE				1,302.92

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
WESTSIDE BD				
WESTSIDE BD				
WESTSIDE BD EXPENSES				
5071	JOSEPH PATTAN	JANUARY 25 - SALES TAX REBATE	61-00-4-0888	1,846.71
		TOTAL WESTSIDE BD EXPENSES		1,846.71
		TOTAL WESTSIDE BD		1,846.71
		TOTAL WESTSIDE BD		1,846.71
TIF # 3				
TIF # 3				
TIF # 3 EXPENSES				
6212	KYLE HULKER	2ND&FINAL PMT - 153 E FERGUSON	81-00-4-0911	25,182.11
		TOTAL TIF # 3 EXPENSES		25,182.11
		TOTAL TIF # 3		25,182.11
		TOTAL TIF # 3		25,182.11
CAP IMPROVEMENTS AND DEVELOP				
CAP IMPROVEMENTS AND DEVELOP				
CID EXPENSES				
6363	GOVERNMENTAL CONSULTING	12/9-1/8/2025 - CONSULTING	87-00-4-0860	3,000.00
		TOTAL CID EXPENSES		3,000.00
		TOTAL CAP IMPROVEMENTS AND DEVELOP		3,000.00
		TOTAL CAP IMPROVEMENTS AND DEVELOP		3,000.00
RECREATION CENTER				
RECREATION FUND				
RECREATION CENTER EXPENSES				
1713	WAL-MART COMMUNITY	FRONT DESK CONCESSIONS	90-00-4-0304	230.90
1713		POST IT NOTES	90-00-4-0519	15.74
5228	RICOH USA, INC.	11/20-12/19/24-COLOR&B&W PRINT	90-00-4-0792	361.23
6341	TANKS PEST CONTROL, LLC	AIR FRESHENERS - REC CENTER	90-00-4-0752	66.00
6388	MADELYNN KUHN	UMPIRE - ADULT VOLLEYBALL	90-00-4-0313	100.00
6392	KYLEN JENNA JOHNSON	UMPIRE - ADULT VOLLEYBALL	90-00-4-0313	50.00
981	UTILITRA	DECEMBER 2024 - IT SERVICES	90-00-4-0796	501.00
		TOTAL RECREATION CENTER EXPENSES		1,324.87
		TOTAL RECREATION FUND		1,324.87
		TOTAL RECREATION CENTER		1,324.87
		TOTAL ALL FUNDS		331,563.95

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DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/06/2025

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SUMMARY OF FUNDS:				
	GENERAL FUND			42,479.74
	MOTOR FUEL TAX			7,047.63
	INSURANCE			117,566.62
	WATER			12,078.82
	SEWER			119,695.39
	REFUSE			39.14
	GOLF COURSE			1,302.92
	WESTSIDE BD			1,846.71
	TIF # 3			25,182.11
	CAP IMPROVEMENTS AND DEVELOP			3,000.00
	RECREATION CENTER			1,324.87

	TOTAL --- ALL FUNDS			331,563.95

RESOLUTION NO:

RESOLUTION APPROVING SPONSORSHIP AGREEMENT WITH PLUMBERS & PIPEFITTERS U.A. LOCAL #553 FOR THE WOOD RIVER RECREATION CENTER

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City desires to offer a sponsorship opportunity for Plumbers & Pipefitters U.A. Local #553 (“Local #553”) to sponsor the walking track at the Wood River Recreation Center; and

WHEREAS, Local #553 has presented City with a proposed agreement for approval (*See Exhibit A*); and

WHEREAS, the Local #553 Proposal may generate up to \$2,500.00 in sponsorship revenue for the Wood River Recreation Center over five years (*See Exhibit A*); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the Local #553 Proposal (*See Exhibit A*); and

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Local #553 Proposal (**Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wood River, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

Section 2. The Local #553 Proposal (**Exhibit A**) is approved.

Section 3. That this Resolution shall be known as Resolution No: _____ and shall be effective upon adoption with implementation date of January 6, 2025.

PASSED and APPROVED this 6th day of January, 2025.

MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:

Agreement

This Agreement ("Agreement") is entered into this _____ day of _____, 2024 ("Effective Date"), by and between ("SPONSOR") and City of Wood River("OWNER"). OWNER and/or SPONSOR may each be referred to individually as a "Party" or collectively as the "Parties".

WHEREAS, OWNER is presently developing the Wood River Recreation Center which will include the amenities hereinafter described; and

NOW, THEREFORE, in consideration of the promises in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

EXCLUSIVITY, DESIGNATION AND RIGHTS TO MARKS

- 1. SPONSOR will be an official sponsor of the Wood River Recreation Center and will have the right to utilize the official marks and logos of the Wood River Recreation Center to designate itself as a sponsor of this venue in the following categories:

LANDMARK – WALKING TRACK PARTNER

- 1. SPONSOR will receive one (1) 4' X 3.5' banner ad on the walking track (western side) of the Wood River Recreation Center.

a.) OWNER will be responsible for the upkeep of the Wood River Recreation Center. SPONSOR has no responsibility for, and shall not be held responsible for, any aspects related to the day-to-day operation, control, or ownership of the Wood River Recreation Center, including but not limited to Wood River Recreation Center repairs and maintenance.

b.) OWNER and SPONSOR shall mutually agree upon signage. OWNER will be responsible for the initial costs of production or procurement and installation of such signage, and also responsible for the reasonable maintenance thereof.

MEDIA, DIGITAL, SOCIAL, AND ONSITE MARKETING

- 1. SPONSOR and OWNER will mutually agree upon in writing and disseminate a social media post and/or schedule a press conference announcing the partnership solely between SPONSOR and OWNER.

TERM AND INVESTMENT

1. The Term of this Agreement will be for five (5) years.

a.) SPONSOR will pay OWNER as follows for the partnership to the Wood River Recreation Center via the following monetary amounts, excluding any sales tax that might be applicable:

Year 1 (2025 – 2026) = \$500.00

Year 2 (2026 – 2027) = \$500.00

Year 3 (2027 – 2028) = \$500.00

Year 4 (2028 – 2029) = \$500.00

Year 5 (2029 – 2030) = \$500.00

b.) Payments will be due on an annual basis and are due and payable at the beginning of each contract year unless one time payment is paid.

I. 1st payment due on or before January 15, 2025

II. 2nd payment not due until the 1 year anniversary of signage installation date

c.) OWNER shall provide SPONSOR with an invoice for each annual installment no later than forty-five days prior to the due date thereof. Annual payments will be in default if not received by OWNER within fifteen days of the due date thereof.

d.) Owner shall be solely responsible for its own fees and expenses incurred as a result of its performance under this Agreement, unless otherwise previously agreed to by SPONSOR in writing.

TERMINATION

1. SPONSOR may, in its sole discretion, terminate this Agreement by written notice to OWNER if: (a) OWNER ceases to own or operate the Wood River Recreation Center or the location of the Wood River Recreation Center changes; or (b) OWNER misrepresents, misappropriates or misuses the name or Marks (as defined below) of SPONSOR.
2. Notwithstanding anything to the contrary contained in this Agreement, in no event shall a Party be liable to the other Party for any consequential, special, indirect, incidental, punitive, exemplary, or similar damages (including damages for loss of use, business, or profit) that the other Party suffers in connection with this Agreement, regardless whether such action is based on contract, tort, or any other legal theory and whether such Party has been advised of the possibility of such damages or if such damages could have been reasonably foreseen.

REPRESENTATIONS AND WARRANTIES

1. OWNER represents and warrants that: (a) OWNER has the right to grant to SPONSOR the partnership and all of the benefits described in this Agreement; (b) OWNER has obtained the approvals of all third parties which are required (if any) in order for OWNER to grant the benefits under this Agreement in favor of SPONSOR; (c) the naming rights and benefits described in and granted under this Agreement comply with all applicable laws; and (d) the Advertising Materials shall be of good quality, shall conform to the requirements of this Agreement, and shall be prepared in a professional and workmanlike manner.

XII. ADVERTISING MATERIALS AND INTELLECTUAL PROPERTY

1. All Advertising Materials that bear SPONSOR's name and/or trademarks ("Marks") shall be subject to SPONSOR's written approval prior to use, and shall be produced or procured by OWNER at OWNER's expense, except as otherwise herein provided.
2. SPONSOR hereby grants to OWNER, during the term of this Agreement, a nonexclusive, non-transferable, non-sublicensable right and license to use the Marks solely for the purpose of the identification and promotion of SPONSOR as set forth in this Agreement. OWNER acknowledges that SPONSOR is the owner of the Marks and all goodwill related thereto, and all use of the Marks under this Agreement and any goodwill accruing from such use will inure solely to SPONSOR's benefit. SPONSOR shall be solely responsible for enforcing its rights with respect to infringing uses of its name or Marks.
3. Except as expressly set forth herein, SPONSOR reserves all rights, and this Agreement does not grant any right, title or interest in or to the Marks to OWNER. OWNER agrees that it shall not use the Marks except as expressly authorized under this Agreement. In the event that OWNER should, by operation of law or otherwise, be deemed to have obtained any rights in the Marks, OWNER hereby irrevocably assigns its entire right, title and interest in and to the Marks to SPONSOR.
4. Upon termination of this Agreement, OWNER shall cease all use of the Approved Name and SPONSOR's name and Marks, and OWNER shall be solely responsible for all costs associated with the removal of all uses of the Approved Name and SPONSOR's name and Marks.

XIII. NAME CHANGE

1. If SPONSOR changes its corporate name or trade name, undergoes a change in control that results in a name change or sells all or substantially all of its assets to another entity, and such entity does not continue to use the SPONSOR name, SPONSOR or its successor, as the case may be, shall promptly submit new Marks to OWNER, and the Parties shall mutually agree in writing upon corresponding changes to the Approved Name and related branding. SPONSOR or its successor will be responsible for all out of pocket costs in connection with the replacement of the Approved Name and related branding in all signage and other Advertising Materials. OWNER shall accept any such name and branding change unless it would result in a name or graphic that is inconsistent with or detrimental to the reputation of the Wood River Recreation Center or is contrary to community standards of good taste. In such event, the Parties shall negotiate in good faith to determine another Approved Name and related branding for the Wood River Recreation Center as soon as reasonably possible.

XIV. MISCELLANEOUS

1. This Agreement: (a) may be amended only by a writing signed by each of the Parties; (b) may be executed in several counterparts, each of which is deemed an original but all of which constitute one and the same instrument; (c) is governed by, and will be construed and enforced in accordance with the laws of the State of Illinois, without giving effect to any conflict of laws rules; (d) is binding upon, and will inure to the benefit of the Parties and their respective heirs, successors and permitted assigns; and (e) constitutes the sole and entire agreement of the Parties with respect to the subject matter herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to the subject matter herein. Each Party expressly consents to the exclusive jurisdiction of the federal, state and local courts serving Madison County, IL, to govern all disputes arising out of this Agreement.
2. The due performance or observance by a Party of any of its obligations under this Agreement may be waived only by a writing signed by the Party against whom enforcement of such waiver is sought, and any such waiver will be effective only to the extent specifically set forth in such writing. The waiver by a Party of any breach or violation of any provision of this Agreement will not operate as, or be construed to be, a waiver of any subsequent breach or violation hereof. Any provision of this Agreement, which is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining portions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.
3. The Parties shall not assign any of their rights or obligations under this Agreement without the prior written consent of the other Party.
4. The relationship between the Parties is that of independent contractors. Nothing contained in this Agreement creates any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the Parties, and neither Party has authority to contract for or bind the other Party in any manner whatsoever.
5. All notices in connection with this Agreement shall be in writing and delivered to the principal place of business of each Party or any other address of which either Party shall notify the other Party in writing from time to time.
6. Should any provision of this Agreement be determined to be invalid or illegal for any reason, such invalidity or illegality shall not affect the validity or legality of any other provision, and all other provisions shall remain in full force and effect as if this Agreement had been executed with the invalid or illegal provision eliminated.

SIGNING PARTIES

SPONSOR

Plumbers & Pipefitters U.A. Local #553

Signature

Title

Date

OWNER

City of Wood River

Signature

Title

Date

6

SECTION 1.2 – PROPOSAL

Submitted by: Stutz Excavating Inc
3837 Fosterburg Road Alton IL 62002

FOR THE PROJECT TITLED: “Wood River Dog Park – Concrete Work”

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work and that the City reserves the right to add additional sidewalk locations to be improved to the contract at the bidder's unit prices or delete portions of this contract with the associated cost based on bid items and without any adjustment in price for remaining items of work.

I agree to complete the work under this proposal no later than May 30, 2025, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder: Stutz Excavating Inc
(Individual or Corporate Name)

BY: [Signature] TITLE: President

ADDRESS: 3837 Fosterburg Road
Alton IL 62002

PHONE: 618 259-2485

Schedule of Prices

Contractor's Name: _____

Stutz Excavating Inc

Address: 3837 Fosterburg Road
Alton IL 62002

Item Number	Items	Unit	Quantity	Unit Price	Total
1.	CONCRETE CURB, TYP B	LF	570	72.00	41040.00
2.	CONC. SIDEWALK 4"	SQ FT	2246	13.50	30321.00
3.	DETECTABLE WARNINGS	SQ FT	10	25.00	250.00
4.	P.C.C. DRIVEWAY PAVEMENT, 6"	SQ YD	9	190.00	1710.00

Bidder's Total Proposal \$73,321.00

SECTION 1.2 – PROPOSAL

Submitted by: RCS CONSTRUCTION, INC.

FOR THE PROJECT TITLED: “Wood River Dog Park – Concrete Work”

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work and that the City reserves the right to add additional sidewalk locations to be improved to the contract at the bidder's unit prices or delete portions of this contract with the associated cost based on bid items and without any adjustment in price for remaining items of work.

I agree to complete the work under this proposal no later than TBD, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder: RCS CONSTRUCTION, INC.
(Individual or Corporate Name)

BY:  TITLE: PRESIDENT
WENDELL YATES

ADDRESS: 960 E. AIRLINE DR.

WOOD RIVER, IL 62095

PHONE: 618-254-3816

Schedule of Prices

Contractor's Name: RCS CONSTRUCTION, INC.

Address: 960 E. AIRLINE DR.

EAST ALTON, IL 62024

Item Number	Items	Unit	Quantity	Unit Price	Total
1.	CONCRETE CURB, TYP B	LF	570	\$ 75.00	\$42,750.00
2.	CONC. SIDEWALK 4"	SQ FT	2246	\$ 20.00	\$44,920.00
3.	DETECTABLE WARNINGS	SQ FT	10	\$ 25.00	\$ 250.00
4.	P.C.C. DRIVEWAY PAVEMENT, 6"	SQ YD	9	\$150.00	\$ 1,350.00

Bidder's Total Proposal \$89,270.00

SECTION 1.2 – PROPOSAL

Submitted by: Gillihan Concrete, Inc.

FOR THE PROJECT TITLED: "Wood River Dog Park – Concrete Work"

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work and that the City reserves the right to add additional sidewalk locations to be improved to the contract at the bidder's unit prices or delete portions of this contract with the associated cost based on bid items and without any adjustment in price for remaining items of work.

I agree to complete the work under this proposal no later than 05/31/2025, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder: Gillihan Concrete, Inc.
(Individual or Corporate Name)

BY: [Signature] TITLE: Vice President

ADDRESS: 2947 Old Troy Rd.
Glen Carbon, IL 62034

PHONE: 618.781.3914

Schedule of Prices

Contractor's Name: Gillihan Concrete, Inc.

Address: 2947 Old Troy Rd.
Glen Carbon, IL 62034

Item Number	Items	Unit	Quantity	Unit Price	Total
1.	CONCRETE CURB, TYP B	LF	570	\$65.00	\$37050.00
2.	CONC. SIDEWALK 4"	SQ FT	2246	\$21.00	\$47166.00
3.	DETECTABLE WARNINGS	SQ FT	10	\$70.00	\$700.00
4.	P.C.C. DRIVEWAY PAVEMENT, 6"	SQ YD	9	\$540.00	\$4860.00

Bidder's Total Proposal \$89776.00

ORDINANCE NO:**ORDINANCE AMENDING CITY CODE TITLE XV, CHAPTER 159 – VACANT STRUCTURE REGISTRATION**

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City desires to enforce the requirements set forth in the City Code, Chapter 159, pertaining to Vacant Structure Registration; and

WHEREAS, City has determined that conflicting language exists within certain Sections of Chapter 159 of the City Code as currently enacted and those of other Sections within said Chapter and/or other Sections of the City Code, requiring amendment thereof in order to be enforceable; and

WHEREAS, City has determined that it is in the best interests of public health, safety, general welfare, and economic welfare to amend Chapter 159 to clarify and correct certain conflicting provisions therein; and

WHEREAS, the City Council finds that the Mayor and/or City Manager should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to amend Chapter 159 of the City Code to clarify and correct certain conflicting provisions therein.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Wood River, Illinois, as follows:

Section 1. The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

Section 2. Title XV, Chapter 159, Vacant Structure Registration, shall be amended as follows:

§ 159.01 INTENT AND PURPOSE.

It is the finding of the City Council that properties in the process of foreclosure ("foreclosing" properties) and/or vacant unmaintained properties are unsightly, unsafe, and have a negative effect on the health, life, safety, and general and economic welfare of the community. Further, vacant and unmaintained properties create a safety hazard for first responders entering or responding to said properties. The purpose of this chapter is to establish a program for identifying, registering, and monitoring such foreclosing and/or vacant properties, to set forth the responsibility of all persons with any interest in such properties, including mortgagees, lenders, trustees, and service companies, and to encourage the rehabilitation and re-occupation of such properties.

§ 159.02 RULES AND DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Any word or phrase not defined below shall, if applicable, be given the definition which appears in the Zoning Code of the City of Wood River, as presently enacted or hereafter amended:

ABANDONED REAL PROPERTY. Any real property in the City of Wood River that is vacant, as defined herein, or shows evidence of vacancy, or is the subject of a Lis Pendens or notice of default and/or notice of Sheriff's sale, or a foreclosure sale where title was retained by the mortgagee in the foreclosure or has been transferred under a deed in lieu of foreclosure or sale to the mortgagee.

BUILDING (STRUCTURE). Any physical edifice that is built or installed and is located on and affixed to the land and used for or intended for supporting or sheltering any use or occupancy. The terms "building" and "structure," as used in this chapter, shall be synonymous and shall include any portion thereof.

CITY. The City of Wood River, Illinois.

CODE ENFORCEMENT OFFICER OR INSPECTOR. Any authorized agent or employee of the City of Wood River whose duty it is to ensure code compliance.

DANGEROUS OR UNSAFE BUILDING. All buildings or structures that are found to pose a danger to the general welfare; economic welfare, life, health, property, or safety of the public by failing to provide minimum safeguards and which may cause or aid in the spread of disease or cause injury to emergency personnel, or to neighboring buildings, occupants, invitees or passerby's, or because the building contains unsafe equipment, or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty or incomplete construction or unstable, that partial or complete collapse or systems failure is possible.

DAYS. Consecutive calendar days, including weekends and holidays.

DEED IN LIEU OF FORECLOSURE AND/OR SALE. A recorded document that transfers ownership of a property to the mortgage lienholder upon consent of the borrower. This definition also applies to a transfer of title carried out in a consent foreclosure.

DEFAULT. The failure to fulfill a contractual obligation for which a mortgagee, lender or trustor files, or has the ability to file a foreclosure action or public notice of default on the mortgage.

DEPARTMENT. The Department of Building and Zoning.

DIRECTOR. The Administrator of the city's Department of Building and Zoning, or his designee.

EVIDENCE OF VACANCY. Any condition that, on its own or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Whether a reasonable person would find evidence of vacancy is to be determined within the sole discretion of the Director or City Manager. Such conditions may include, but are not limited to, overgrown and/or dead vegetation; electricity/water/other utilities turned off; accumulation of trash, junk, debris; abandoned vehicles or parts thereof; statements by neighbors/passersby/delivery agents or government agents; lack of response to notice; returned or forwarded mail; unsecured doors; absence of, or condition of, personal belongings on the property; absence of furnishings or personal items consistent with habitation or occupancy; the presence of boards over doors, windows, or other openings; habitation by vagrants/transients/trespassers; lack of current Occupancy Permit and/or Business Registration filed with the City of Wood River; lack of active water service/usage account with the City of Wood River; and the like.

FORECLOSING OR FORECLOSURE PROCEEDINGS. The process by which a property, placed as security for a real estate loan, upon which a notice of default, notice of foreclosure or a Lis Pendens has been issued or filed by a lender, mortgagee, or beneficiary of any deed of trust.

FORECLOSURE. The judicial process by which a property, placed as security for a real estate loan, through a judicial process, is ultimately to be sold at an auction/Sheriff's sale to satisfy the debt upon which the borrower has defaulted.

LIEN. The legal claim of the city upon the property of another to secure the payment of a debt or the performance of a legal obligation.

MORTGAGEE. The creditor, including, but not limited to, service companies, banks, lenders, seller under an installment contract, articles of deed, articles of agreement for deed, or other such similar agreement, or other such financial entities in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests, or obligations under the mortgage contractual agreement.

NUISANCE PROPERTY. Any property, whether residential or commercial, which has remained vacant more than 24 months from the original issuance of a notice of determination or any property placed on the vacant property registry, and remaining there placed.

OWNER. Without limitation, every person, agent, operator, firm, corporation, entity, or service company, who alone or jointly or severally with others, and with or without the right of possession:

- (1) Has the legal or equitable title to, or having control of, any building, dwelling, dwelling unit, land or structure; or
- (2) Has care, charge, or control of any building, dwelling, dwelling unit, land or structure, in any capacity, including, but not limited to, agent, executor, administrator, trustee, or guardian of the estate of the holder of legal title pursuant to a court order, trust agreement or other such similar agreement; or

- (3) Is a mortgagee which under the terms of a mortgage has a contractual responsibility for the property, or pursuant to a provision in the mortgage agreement, the mortgagee is authorized to act to secure or repair the property under any circumstance or where mortgagor no longer takes responsibility for the property; or is a mortgagee in possession of any such property; or is a mortgagee that has instituted foreclosure proceedings against the mortgagor; or
- (4) Is an officer, member of a board of managers, or trustee of the association of unit owners of a condominium or townhouse complex with direct control over the property pursuant to applicable State law, declaration and/or bylaws; or
- (5) Is an agent, trustee, or other person appointed by the courts and vested with possession or control of any property; or
- (6) Is a party under an installment contract, articles of agreement for deed, articles of deed or any other similar agreement.

PARCEL. A unit of land that is created by a partitioning of land.

PERSON. Any natural individual, corporation, partnership, limited liability company or any such entities.

PREMISES. A lot, plot or parcel of land including any structures thereon.

PROPERTY. Any real estate, whether residential or commercial, located in the City of Wood River.

PUBLIC NUISANCE. Shall include the following:

- (1) Any physical condition or use of a premises that is regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under city ordinances; or
- (2) Any physical condition, use or occupancy of any premises or its appurtenances that is considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, swimming pools and unsafe and/or unsecured fences or structures; or
- (3) Any building that has unsanitary sewage or plumbing facilities; or
- (4) Any building designated by a code enforcement officer or inspector as unsafe for human habitation or use; or
- (5) Any building that constitutes a fire hazard, or is unsafe or unsecured to a degree that it endangers life, limb, or property; or
- (6) Any premises that is unsanitary, or which is littered with rubbish or garbage, or which has an uncontrolled growth or weeds; or
- (7) Any building that is in a state of dilapidation, deterioration, or decay; or improperly constructed; or unsecured; or vacant and boarded; or damaged by fire to the extent that it no longer provides shelter; or in danger of collapse or structural failure; or dangerous to anyone on or near the premises; or
- (8) Any premises that contains evidence of unlawful activity to a degree that such activity may endanger, threaten, or otherwise negatively impact the users, adjacent properties and/or the value of adjacent premises; or

(9) Any building deemed to be a "dangerous or unsafe building" under this chapter.

REGISTRATION STATEMENT OF INTENT. The form that is to be completed by the owner of a vacant structure and/or responsible parties, which contains specific information regarding the structure and the owners'/responsible parties' plans for its rehabilitation, maintenance, sale, demolition, or removal.

RESPONSIBLE PARTY. Any and all owners, as defined above, tenants, occupiers, property managers, and lessees of any building, whether residential or commercial, alone or jointly or severally.

SEMI-ANNUALLY. Occurring every six months.

UNOCCUPIED BUILDING. A building or portion thereof which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated relating to code violations.

VACANT. A structure that shows evidence of vacancy, as defined herein, and/or is lacking the habitual presence of human beings who have a legal right to be on the premises, for 180 consecutive days; or which substantially all lawful business or construction activity or residential occupancy has ceased; or which is substantially devoid of contents. For purposes of this chapter, multi-unit residential property containing four or more dwelling units shall be considered vacant when 90% or more of the dwelling units are unoccupied. For non-residential property, such property shall be considered *VACANT* for purposes of this chapter if business operations are conducted daily on less than 10% of the overall square footage of the building.

§ 159.03 ENFORCEMENT AUTHORITY; VACANT BUILDING DETERMINATION.

- (A) The Director is authorized to administer and enforce the provisions of this chapter, including, but not limited to, maintaining lists setting forth the status of vacant structures. The Director may delegate his power and duties under this chapter to an appropriate designee or inspector as the Director's designee.
- (B) The Director, or Director's designee, shall evaluate all buildings within the city limits which are believed to be unoccupied and make a determination for each as to whether the building is vacant as defined in this chapter. In making the determination as to whether a structure is vacant for purposes of this chapter, the Director shall also consider other factors, including, without limitation, the presence of rental or for sale signs on the property; whether there has been any construction or legal repairs within the preceding six months; whether windows and/or doors are broken, boarded up, removed, or unhinged; the status of utility services; and/or police activity for trespassers, vandalism or other illegal acts being committed at the property within the preceding six months. For purposes of non-residential property, such structures may be deemed vacant where the business operations are conducted daily on less than 10% of the total square footage of the building, or where all lawful business has ceased for at least six months,

- (C) For buildings the Director or his designee has designated as vacant, a notice of determination shall be sent to all owners and responsible parties requiring the registration of the vacant building. The notice of determination shall be mailed via first class United States mail to the last known address based on mailing information found in public records, including, without limitation, information in the most recent Madison County tax roll or information kept in the records of the Illinois Secretary of State. Failure of delivery shall not excuse a person from complying with this chapter. The Director may also personally serve or cause personal service of the notice of determination. Any person making such service shall execute an affidavit attesting to the facts of service. Proof of service shall be kept in the records prepared in the normal course of the Department's duties.
- (D) Any property, whether residential or commercial, which has remained vacant more than 24 months from the original issuance of a notice of determination, or any property placed on the vacant property registry and remaining there placed for 24 months, unless such time has been extended with the approval and consent of the Director or his designee, at the sole discretion of the Director, is considered a public nuisance and is subject to the penalties provided for in § 159.99.

§ 159.04 RESPONSIBLE PARTIES; LIENS.

Every owner and responsible party shall be jointly and severally liable with every other owner and responsible party for the obligations set forth in this chapter. Any reference to an owner in this chapter shall include any and all responsible parties. All aspects of this chapter, including but not limited to unpaid fees, costs, fines, and charges assessed or incurred by the city, shall constitute a lien on the property upon which such structure is situated and will be deemed to run with the land.

§ 159.05 OBLIGATION TO REGISTER VACANT STRUCTURES.

- (A) Within ten days of the issuance of a notice of determination by the Director, the owner of the structure shall register the vacant structure and pay the appropriate fee as set forth in this chapter. Registration of vacant structures shall be done semi-annually, by completing the requisite forms and returning them to City Hall.
- (B) During the period of registration, the owner shall provide access to the city to conduct inspections of the property, both interior and exterior, as deemed necessary by the city, following reasonable notice, to determine compliance with this chapter and any other relevant codes and ordinances of the city.
- (C) The owner shall comply with all applicable ordinances of the city and/or state laws, including, without limitation, property maintenance, building, fire and zoning ordinances in the city's Code of Ordinances. To this end, the owner shall apply for all building, fire, zoning, or other permits necessary to bring the structure into compliance within 30 days of registering the property.

(D) The owner shall, within 30 days of registering the property, complete the removal of all:

- (1) Combustible materials from the structure in compliance with the applicable fire regulations;
- (2) Waste, rubbish, or debris from the interior and exterior of the structure; and
- (3) Excessive vegetation, including grass more than eight inches from the yard(s) surrounding the vacant structure in accordance with city ordinances.

(E) The owner shall immediately lock and/or secure all windows, doors, and other openings in the structure to prohibit entry by unauthorized persons as provided in the ordinances of the city. The owner shall, as needed, be responsible for providing additional security in the event of increased danger to human life or public welfare, as determined by the city, which may consider police call logs and/or other records of the city.

(F) If ordered to board building openings, the structure boarded shall have the boarding painted of the same color of the most dominate color of the structure. Any variance must be approved by the Director or designee.

(G) The obligations of the owner are continuing obligations which are effective throughout the time of the structure's vacancy, as that term is defined in this chapter.

§ 159.06 REGISTRATION OF FORECLOSING STRUCTURES.

(A) Within 14 days of a legal filing seeking foreclosure, or for a tax deed or other judicial proceeding seeking ownership of a property and including those persons involved in a deed in lieu of foreclosure process, all such persons shall register said property as set forth in this chapter and pay the registration fee of \$100.

(B) The person registering must certify that the property has been inspected within the immediately preceding 30 days and certify whether the property was found to be abandoned, vacant, or showing evidence of vacancy at the time of registration.

(C) If the property is not vacant at the time of registration, then the person registering the property shall inspect the property every 30 days to determine if the property has become vacant. If, upon subsequent inspection, the property is determined to be vacant, the person shall register the property as vacant pursuant to this chapter.

(D) A separate registration is required for each foreclosing property.

(E) All such properties are required to register semi-annually throughout the duration of foreclosure proceedings and/or for the duration that the property is vacant.

§ 159.07 REQUIRED REGISTRATION INFORMATION AND PROCEDURE.

- (A) All owners or persons required to register a property pursuant to this chapter shall file with the Building and Zoning Department the registration form provided, which shall contain at a minimum, the following information:
- (1) The exact street address of the property, the primary intended use of the property, and, if the property is a multi-unit structure, the total number of dwelling units in each building on the property;
 - (2) The owners' name(s), mailing address(es), email address(es) and telephone number(s). The address may not be a post office box. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust, or real estate investment trust, the name and address of any of the following shall be provided:
 - (a) For a corporation, a corporate officer and the chief operating officer;
 - (b) For a partnership, the managing partner;
 - (c) For a limited liability company, the managing member;
 - (d) For a limited partnership, the general partner;
 - (e) For a trust, the trustee;
 - (f) For a real estate investment trust, the general partner or an officer;
 - (g) Any other information requested by the city for purposes of identifying all owners of, or responsible parties for, the property or premises, to be determined at the sole discretion of the Director;
 - (3) If the owner, foreclosing party or other applicable person does not reside in the City of Wood River, a local agent shall be designated to be the party authorized to receive, on behalf of the owner and/or foreclosing party, any notice, order, or summons issued for purposes of this chapter. Such agent must be over the age of 21 years and must be located within 30 miles of the City of Wood River border. The registration shall include the name of the designated local agent, the mailing address, telephone number and email address. Mailing address of the designated local agent may not be a post office box. A courtesy copy of all official notices may be sent to the designated local agent;
 - (4) Name and address of all lien holders and/or all other parties with ownership interest in the property; and
 - (5) The name, mailing address, telephone number and email address for the local agent or entity responsible for securing and maintaining the property; and
 - (6) Proof of a policy of liability insurance carried on the property pursuant to the requirements of Section 159.10.

(B) The registering party will also be required to fill out a "registration statement of intent" setting forth the expected period of vacancy and plans for the property, including plans to rehabilitate, maintain, sell, or demolish the property.

(C) An amended registration must be filed within seven days of any change in the information contained in the semi-annual registration. A new registration fee is required for any change in ownership, regardless of the nature of the transfer of title.

§ 159.08 REGISTRATION FEES; RENEWAL.

(A) The fee for registering a vacant structure of \$100 shall be paid upon initial registration of any foreclosing property or vacant structure. The property must be registered as a vacant structure every six months. The registration fee is due on January 1 and July 1 of each year. If a property is deemed vacant, the fee will be prorated to the next deadline registration date.

(B) The fee for renewing the vacant structure registration each six months shall be \$100 if the property is still vacant as defined under this chapter. The fee can be waived by the Director or his designee upon a determination of eligibility, which shall include, but is not limited to, progress on the plan to bring the building into compliance presented to the Director or his designee. The fee runs with the land, not with the owner.

(C) If a property, initially permitted under § 157.33, is subsequently deemed to be unoccupied, vacant or shows evidence of vacancy, the foreclosing party, tax buyer, recipient of deed in lieu of foreclosure or person shall file an amended registration form certifying the property is vacant.

(D) If a property remains in foreclosure or vacant beyond the initial 24 month time period, the owner thereof is subject to a fine of not less than \$50 nor more than \$500 per day the property so remains;

(E) The registration shall be renewed every six months (in January and July of each calendar year).

(F) Payment of the applicable registration fee does not relieve or exempt the owner or other person from paying any and all fines, penalties, costs or other such charges assessed for non-compliance with property maintenance standards or other code provisions in this chapter or elsewhere in the city's ordinances.

§ 159.09 VACANT, FORECLOSING PROPERTY INSPECTION AND MAINTENANCE STANDARDS.

(A) Within 30 days of the initial vacant structure registration or the registration of an amended foreclosing property registration after the property becomes vacant, the city may, as necessary, conduct a comprehensive code-compliance inspection of the entirety of the vacant building/property. Such inspection will determine the extent of

compliance with all applicable city ordinances, including, without limitation, ordinances relating to property maintenance, building, health, water, sewer and fire codes. The city shall send any such inspection report to all registered owners and/or responsible parties within 30 days of completion. Periodic re-inspections may take place, as necessary, until code/ordinance compliance is achieved. Timely code/ordinance compliance is required upon notification that violations exist on the property. Failure to comply with this inspection requirement shall constitute a violation and subject to fines set forth in § 159.12.

- (B) All properties registered under this chapter shall comply with all applicable ordinances pertaining to property located within the city limits as set forth in the city's Code of Ordinances and as adopted by the City Council from time to time. Registration does not exempt the owner from compliance with all applicable codes and ordinances including this chapter, nor does it preclude any of the actions the city is authorized to take pursuant to this chapter, the city's ordinances and the laws of the State of Illinois.

§ 159.10 REQUIRED LIABILITY INSURANCE.

It shall be the responsibility of the property owner to maintain liability insurance on all vacant buildings. A certificate of insurance for each vacant property shall be provided to the city with the initial vacant property registration form and subsequent renewal applications whenever an insurance policy has expired or there is a change of insurance carrier. All insurance policies for vacant property shall provide written notice to the Director of any lapse, cancellation or change in coverage within 30 days. Minimum insurance amounts (and, if adjusted, to be adjusted at the sole discretion of the Director) are as follows:

(A) Residential properties:

- (1) Single-family and two units: \$250,000;
- (2) Three to 11 units: \$750,000;
- (3) 12 to 49 units: \$1,000,000; and
- (4) 50 or more units: \$2,000,000.

(B) Non-residential properties: \$2,000,000.

§ 159.11 TIME RESTRICTIONS – VACANT STRUCTURES.

(A) It is the policy of the city that boarding up of a vacant property is a temporary solution to prevent unauthorized entry into a vacant building and that boarded buildings are a public nuisance. A vacant structure may not remain boarded up for longer than six months unless an extension of that time is approved by the Director or the Director's designee in writing.

(B) Notwithstanding the provisions of this chapter, the city shall retain the right afforded under relevant state or local law to declare a non-compliant vacant structure unsafe and/or a public nuisance. The city may pursue whatever legal recourse afforded to it by

law, including, but not limited to, the action to abate a public nuisance or an action seeking the demolition of a dangerous and unsafe building.

§ 159.12 SEVERABILITY.

If any provision of this chapter or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this chapter that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this chapter is severable.

§ 159.99 PENALTY.

(A) Except as otherwise set forth, any person found to be in violation of any provision of this chapter shall be subject to a fine of not less than \$50 and not to exceed \$500 per day. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Prosecution under this section is a remedy cumulative to any and all other remedies at law and equity, including, but not limited to, the remedies set forth herein.

(B) All fees, costs, or charges assessed or incurred by the city pursuant to this chapter shall be a lien upon the real property. The lien shall be superior to all subsequent liens and encumbrances. The Director shall file a notice of lien after such cost and expense is incurred in the office of the applicable County Recorder of Deeds. The lien may be enforced by proceedings to foreclose, such as in the case of mortgage and mechanic's liens.

Section 3. That this ordinance shall be known as Ordinance No: _____ and shall be effective upon adoption with implementation date of January 6, 2025.

PASSED and APPROVED this 6th day of January, 2025.

MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS: