

PUBLIC HEARING
MS4 PERMIT

Mayor Tom Stalcup called a Public Hearing to order at 7:00 p.m. on Monday, March 3, 2025, in the Council Chambers at City Hall, 111 N. Wood River Avenue, with the recital of the Pledge of Allegiance to receive citizen comments on the City's MS4 Permit.

Director of Public Services Michael Velloff explained that the City of Wood River is part of the Madison County Co-Permitting Group, which consists of 45 municipalities and townships working together to meet EPA requirements for stormwater management. The MS4 program involves pollution control, public education, and infrastructure improvements to maintain compliance with the Clean Water Act. This Public Hearing is part of the report.

There being no further comments, the Public Hearing adjourned at 7:03 p.m.

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:03 p.m. on Monday, March 3, 2025. 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 Plank moved to approve the minutes of the regular meeting of February 18, 2025, as printed, seconded by Councilman Tweedy, and approved by the following vote:

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

APPROVAL OF BILLS:

Councilman Ayres moved to approve the bills submitted for payment for the period February 13, 2025, to February 26, 2025, 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 presented a Certificate of Recognition to Michael "Mickey" Sabolo for his 10 years of service as the Belk Park Golf Course Manager and over 36 years with the City of Wood River. Mayor Stalcup commended his efforts in making Belk Park one of the premier golf courses in the area.

Mayor Stalcup presented a Certificate of Recognition to Glenn Masterson, Walmart Store Manager, for his 41 years of dedicated service, including 27 years managing the Wood River location. Mayor Stalcup praised his leadership and community contributions.

City Attorney Mike McGinley opened bids for City owned property located at Parcel ID 19-2-08-27-06-102-031, commonly known as 401 E. Acton, Wood River, Illinois 62095. The first bid was from Chris Stanley with 360 Properties LLC, in the amount of \$2,500.00, proposing a full renovation for owner occupancy. The second bid was from Michael Napp with Sam Property Management LLC, in the amount of \$10,100.00, also proposing a full renovation for owner occupancy.

City Attorney Mike McGinley explained that the City will review and consider awarding the bid at the next meeting.

CITIZEN/CITY OFFICIAL COMMENTS:

Jackie Konegni expressed concern over the City's decision to sell properties for as little as \$1.00. While she acknowledges the need for more businesses in downtown Wood River and other areas, she questions the rationale behind selling properties at such low prices, including amounts like \$500.00 or \$1,000.00, stating that the land alone should hold greater value. She emphasized that financial resources are limited, both for individuals and the City itself. Ms. Konegni also commented on the upcoming election, noting that some candidates are running unopposed. She suggested that if voters choose to submit a ballot with certain positions left blank, it should be interpreted as a sign of dissatisfaction with those Councilmembers' performance. She expressed her belief that certain members of the Council are not effectively serving the community. She went on to reference Gale Ufert, a former City Council member who was deeply dedicated to Wood River. Ms. Konegni stated that if Ms. Ufert were alive today, she would be deeply disappointed with the current state of the City's affairs. She urged the Council to reevaluate some of its existing practices and policies. In conclusion, Ms. Konegni stressed the importance of transparency in property sales, urging the City to inform potential buyers of the zoning classification of any property they intend to purchase.

Bill Rogers addressed the Council regarding recent discussions surrounding a forensic audit and investigation, which, as he understands, initially stemmed from concerns about TIF financing but has since expanded beyond that issue. He expressed frustration over what he perceives as a coordinated effort by three Councilmembers to prevent a quorum at the Special Meeting on Monday, February 24, 2025. He stated that this action not only raised suspicions but also reflected a failure in fulfilling their oversight and fiduciary responsibilities to the residents. Mr. Rogers further asserted that there appears to be a lack of enforcement regarding TIF related contract compliance. He claimed that friends and relatives of past and present City employees are given preferential treatment, while others are held strictly to the rules. He insisted that any noncompliance should result in the immediate repayment of funds. He criticized the City's reluctance to incur the cost of an audit and investigation, suggesting that this resistance appears to be an attempt to avoid accountability or potentially conceal wrongdoing. While the Mayor has stated that safeguards are in place to protect the City's financial integrity, Mr. Rogers argued that opposing a forensic audit undermines that claim. He also pointed out that Councilman Plank campaigned on a platform of transparency and a forensic audit, yet neither has been realized. Given recent concerns, he believes the forensic audit should extend to all City funds, especially in light of what he described as an orchestrated effort to block the Special Meeting. He emphasized that citizens deserve answers, as there have been too many backroom deals and instances of nepotism. To ensure full transparency, he urged the City to take immediate action by contacting the FBI to conduct an independent audit and investigation, free from interference or undue pressure. Mr. Rogers concluded by stating that if the City truly wants to put these concerns to rest, the Council should vote unanimously in favor of the audit. Anything less, he warned, would only continue to fuel serious doubts. Additionally, he noted that he has been verbally attacked by two individuals in attendance and requested the opportunity to respond if any rebuttal arises. He also cautioned that any retaliation against him or his family would put the City at risk of legal action.

Andrew Mayhall, a small business owner, addressed the Council as a concerned citizen. While he currently has no business dealings with the City of Wood River, that was not always the case. In March 2024, as his business experienced rapid growth, he explored relocating its headquarters to Wood River. By early May 2024, he had executed a contract to purchase property at 22 N. First Street and began the formal due diligence process, preparing a redevelopment plan valued between \$350,000 and \$400,000. Within two years, projections indicated his company would hire at least five local employees and generate over \$2 million in sales. However, those plans ultimately fell through, not due to any failure on his part, but because of what he described as the City's blatant disregard for legitimate concerns, active avoidance of accountability, and a troubling pattern of public officials engaging in questionable conduct. On February 22, 2025, Mr. Mayhall received a forwarded news article announcing a Special Meeting regarding the TIF program and its disbursements. Later that day, at 4:36 p.m., he sent an email to all Councilmembers, excluding Mayor Tom Stalcup, providing a brief explanation for his contact, along with email exchanges between himself, Mayor Stalcup, City Attorney Mike McGinley, City Manager Steve Palen, and Chief Wells. He formally requested that his email and its attachments be included in the City Council Meeting Minutes, as they contain critical context and information relevant to the call for a forensic audit and an investigation into TIF disbursements. In his view, every Councilmember should welcome and support such an audit. Although the five-minute speaking limit does not allow for a full discussion, Mr. Mayhall emphasized that the documentation he submitted raises serious concerns, if not about fraud, then about inappropriate relationships that present clear conflicts of

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interest. While he cannot definitively claim that statutory laws have been violated, he firmly believes these issues warrant an immediate and thorough investigation by an independent third party, free from undue influence, in a fully transparent manner. He recounted a meeting on July 23, 2024, between himself, City Manager Steve Palen, Chief Wells, and Chief Wells' personal attorney, Mr. Edward Unsell. The purpose of this meeting, he explained, was to address a defamation suit allegedly filed against him for merely asking questions in a closed-door meeting about publicly available information. Based on his understanding, this meeting likely violated 5 ILCS 120/2.02(a) and (b) as well as 5 ILCS 120/2.06(b), as it involved City business being discussed privately by two of the three members of the TIF committee, effectively constituting a quorum. Following that meeting, Mr. Mayhall compiled the *Wood River Suggestions* document, which he sent to Mayor Stalcup and City Attorney Mike McGinley on July 27, 2024. He believes this document is a key reason why City Attorney Mike McGinley has refused to address the concerns outlined in his recent emails to the Council. Mr. Mayhall further pointed out that the City appears unable to produce meeting minutes for multiple committees and subcommittees, most notably, those related to the TIF program. Additionally, the City's official website lacks critical information regarding committees, committee members, agendas, and minutes. The only published records pertain to City Council meetings, which he asserted is a direct violation of Illinois statutory law. As of today, he has forwarded this information to the Illinois Attorney General, the Public Access Counselor, and the Public Access Bureau for further review. He then criticized City official, specifically City Manager Steve Palen, City Attorney Mike McGinley, and Mayor Stalcup for consistently offering dismissive responses regarding the TIF program, Open Meetings Act violations, and missing meeting minutes. He characterized their statements as variations of "Yeah, but..." deflecting rather than addressing legitimate concerns. He urged the Council to recognize that avoiding difficult discussions only hinders growth, prevents accountability, and fosters complacency. In closing, Mr. Mayhall directed his comments to the citizens of Wood River, reminding them that they ultimately live with the government they accept. He warned against allowing leadership to function in a state of complacency, where political debates take priority over substantive issues. His intent, he clarified, was not to berate the Council but to challenge them to *wake up* and take responsibility. He urged both the Council and residents to treat this as an opportunity to hold officials accountable, demand transparency, and correct past mistakes.

Councilman Dettmers asked Mr. Mayhall to clarify the specific purposes for which he was requesting a forensic audit.

Mr. Mayhall stated that he requested an audit for all TIF disbursements. Additionally, he requested an audit of all actions taken by the City Council, as well as those of City officials, officers, and public representatives.

City Manager Steve Palen responded by stating that the City undergoes an annual audit conducted by CJ Schlosser & Company, which he described as doing an excellent job. Regarding the concerns about the TIF Committee, he asserted that Mr. Mayhall's claims were inaccurate, stating that the TIF Committee is not subject to the Open Meetings Act (OMA) because it has no decision-making authority. He emphasized that the TIF Committee only submits recommendations to the City Council, which is responsible for voting on those matters. He further dismissed Mr. Mayhall's statements, characterizing them as misdirection and exaggeration, and declined to address them further.

Maggie Dillinger addressed the Council with a heartfelt plea for unity. The City of Wood River has incredible potential, but that potential cannot be realized if the City remains divided. She urged each Councilmember, as the City's elected leaders, to focus on working together to attract and retain businesses. She explained that the Council needs to create an environment that encourages entrepreneurship, not one that places unnecessary barriers in the way. She suggested streamlining the processes, reducing red tape, and showing that Wood River is open and welcoming to new ventures. Specifically, she asked the Councilmembers to reexamine and simplify the TIF process. It should be easier for businesses to navigate, and the City must ensure that the requirements do not exceed what is mandated by state statute. Overcomplicating these procedures can be a major deterrent for businesses looking to invest in the community. Next, she addressed the proposal for a forensic audit of the City's finances. While transparency is important, the City must also be mindful of the costs involved. The City already undergoes annual audits by external accounting firms, and she believes that the resources would be better spent on initiatives that directly stimulate economic growth and benefit the residents. The City needs to prioritize moving forward and attracting businesses, not getting bogged down in costly audits. She also raised concerns about the significant and, in her opinion, wasteful expenditure of City funds on legal fees. Tens of thousands of dollars

are being spent on legal services, much of which appears to stem from ongoing conflicts between certain individuals within the Council and the City Manager. These resources could be better used elsewhere, for example, on projects that directly benefit the citizens. Imagine the improvements the City could have made and the programs it could have funded if these funds were redirected. It is time to shift the focus. The City needs to prioritize the needs of the community over personal agendas and constant conflict. The excessive use of the City's legal resources by one Councilmember is simply unacceptable. As Councilman Plank pointed out, an \$80,000.00 increase in legal fees in a single year is unheard of and represents an extreme overuse of taxpayer money, a burden that the residents of Wood River, are forced to carry. This level of expenditure shows a disregard for the responsible management of the community's resources. She also reminded everyone that Wood River operates under a City Manager form of government. The City has a dedicated City Manager who handles the day-to-day operations of the City. He should be allowed to do his job without unnecessary interference and respect the system that the City has in place. She then thanked those Councilmembers who are consistently working for the betterment of the City, those who prioritize the needs of the citizens and demonstrate responsible fiscal management. She encourages those who may have strayed from this path to reconsider their actions and focus on serving the greater good of the community. It is time to set aside personal agendas and focus on building a better, stronger, and more prosperous future for Wood River. When her 13-year-old daughter told her that she does not see a future for the sixth generation of her family growing up in Wood River, it hit her hard. She wants to continue the legacy of her family living in the City of Wood River. The perception of division within the community harms the ability to attract potential investors and businesses. The City must work to bridge the gaps that divide the community and present a united front. Let us work together, regardless of individual viewpoints, to create a thriving economic landscape for the City of Wood River. Let us focus on solutions, not obstacles. Together, everyone can make Wood River a place where businesses want to be, and where residents can thrive.

June Gibbs thanked Ms. Sneed for efficiently compiling a large volume of public records over the past two weeks. Her hard work and timely effort are greatly appreciated. Upon her review of the records along with records she received independently, she concurs that an independent forensic investigation needs to be performed. The City of Wood River is not adhering to the contracts and even issued taxpayer TIF money in December to Tim O'Donnell and Arron DeWerff when it is required to have occupancy before money be issued and once again the City ignored the terms of the contracts and issued taxpayer TIF money. As the City Council tries to make the claim that the City needs to relax the provisions in the contracts under the guise that it would be more of an incentive for the so-called developers, she begs to differ. Upon her review of both Pana, IL and Greenville, IL TIF agreements with Tim O'Donnell, they have provisions in their contracts and appear to be quite standard. Ironically, the percentage of TIF in Pana, IL is around 34.9 percent and in Greenville, IL is agreed at 32 percent. The City of Wood River gives up to 50 percent of taxpayer TIF on the total project. Tim O'Donnell accepted the terms in those cities. She stated that is the incentive, the City gives out more money to the so-called developers. Her question is what is really going on that the City would want to omit all provisions of the contracts. She then asked when omitting provisions, does that also give the so-called developers the go ahead to sell the buildings and collect taxpayer TIF money for years to come. Whose interest is the City looking out for. Why is the City not adhering to the contracts. She asked if these are favors for friends. As for I E. Ferguson, the Dakter Holdings contract, there are multi-issues with how the City did not adhere to the contract. She then stated that maybe Councilman Plank can explain as he used political fundraiser funds to cater their mock grand opening in September 2024 complete with politicians present with Heaterz Chicken. Heaterz Chicken is also on the agenda tonight to have their provisions removed. Ms. Gibbs then asked if the attempt at removing provisions in contracts is an attempt to cover for the actions of the City. Can the public expect that provisions for others like one for Matt Bishop also known as B2 Management for the old C&B Bagel Building as she noticed it has been taken off the market as it was up for sale. Councilman Plank, Mayor Stalcup, Councilman Tweedy opted to not show for a meeting thus no quorum, no meeting. She stated that those Councilmembers literally thumbed the people the worse thing they could have done. After receiving the packet of over 100 pages that Councilman Dettmers presented at the last regular City Council Meeting, she can see serious issues that could require an independent forensic audit. She concluded by stating that the devil is in the details and the people have a right to know.

David Henson, owner of the business located at 473 N. Wood River Avenue, raised concerns about the ongoing construction in that area. He reported that heavy construction activity is causing structural vibrations that is causing items to fall from his building's walls.

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Mr. Henson requested that the City address potential risks to his property and ensure access to nearby streets during road closures.

Mayor Stalcup stated that during the past weekend, the state wrestling tournament took place, and the City is proud to recognize the outstanding performances of its local athletes. In the boys' division, Drake Champlin secured the state championship title in the 215-pound weight class, marking the third state champion in the history of EAWR's wrestling program. Congratulations to Drake on this incredible achievement. Additionally, several Roxana wrestlers placed highly in their respective weight classes, Lyndon Thies – 2nd place (165 lbs.), Brandon Green, Jr. – 3rd place (132 lbs.), and Logan Riggs – 6th place (144 lbs.) On the girls' side, Chloe Skiles made history as the state champion in the 105-pound weight class, becoming the first-ever female individual state champion from Roxana. This is a significant milestone for the school and the community. Maddy Murphy also had an impressive showing, placing 6th in her division. In an upcoming City Council Meeting, the City will formally recognize these outstanding athletes and their achievements.

City Manager Steve Palen emphasized an important point explaining that the City's Equalized Assessed Valuation (EAV) numbers have reached a historic milestone. The City now has the highest EAV in the City's history alongside the lowest tax rate in the past 30 years. He sincerely appreciates the City Council's input on budget matters, as well as the dedication of the City's department heads, who have made the necessary adjustments to help achieve these significant accomplishments. Additionally, the proposed budget has been submitted, which is in a strong position. He encouraged the Council to review it and ask questions.

Councilman Plank acknowledged the allocation of an additional \$500,000.00 in the budget for sidewalk improvements. A discussion followed regarding the estimated cost required to complete further phases of sidewalk repairs and improvements citywide. It was noted that addressing dangerous sidewalks versus full replacement projects requires different budget considerations. An estimate was provided, suggesting that at least two more phases of work would be necessary. Each additional phase is projected to require approximately \$500,000.00 in funding. Progress is ongoing, and the City is gradually making improvements as funding allows.

Councilman Tweedy personally thanked Mickey Sabolo. Many of his friends who golf in a league at the course have shared how impressed they are with the condition of the course and the excellent job Mickey is doing. Kudos to Mickey and the team for all their hard work.

Councilman Dettmers stated that over the past two years, he has received numerous calls from both businesses and individuals who have expressed concerns regarding the City of Wood River. He made a commitment to always listen, no matter who raises the concern or what the issue may be. He strives to resolve any disputes without bias, whether for or against the City or the individual making the complaint. In recent months, he has received several complaints specifically about the TIF program. At the last meeting, the City acknowledged mistakes were made, but it is important to clarify that these were not simple errors, like "one plus one equals three." What is being addressed tonight are mistakes in judgment stemming from mismanagement, misconduct, neglect, and incompetence. The City's response so far seems to be one of trying to correct these issues after the fact and pretending that nothing significant has happened and this approach is akin to robbing a bank, running and hiding, then getting caught, only to offer the stolen money back as if nothing occurred. This is not how these situations should be handled. The City needs to take the necessary steps to fully understand what went wrong and determine how they can fix these recurring problems. Only then can the City begin to properly serve the people of Wood River and restore their confidence in their city government. This evening, he will review four main categories of concern including the TIF agreements for 1 E. Ferguson and 87 E. Ferguson, which share common ownership, both of which are on tonight's agenda, the real estate agreement for 876 State Street and the TIF agreement for 229 E. Ferguson Avenue, which also have common ownership. The information on 229 E. Ferguson is also on the agenda later tonight. Finally, the issue of public document storage and retrieval, and the unauthorized disclosure of confidential information.

Councilman Dettmers stated that the first issue concerns 1 E. Ferguson Avenue. This situation involves unauthorized changes to an officially approved Council agreement, a failure to follow the provisions of that agreement, and the unauthorized payment of \$40,000.00. Additionally, there is a common ownership between 1 E. Ferguson Avenue and 87 E. Ferguson Avenue. On September 3, 2024, the Council approved an amended TIF agreement for 1 E. Ferguson Avenue. The City Manager placed this issue on the agenda on August 29, 2024, because he was aware that the original TIF agreement needed to be amended in order to process a TIF payment in September, rather than

waiting until December. However, on September 4, 2024, the day after the amended agreement was approved, he notified the City Manager that the developer was in default. He instructed him to make the necessary corrections to the agreement and bring it back to the Council for a vote. On September 6, 2024, it appears that the City Manager may have directed an employee to alter the agreement that was approved by the Council on September 3, 2024. This altered agreement was then signed by the City Manager instead of the Mayor. On September 23, 2024, a \$40,000 payment was made to the developer, even though the developer had not met any of their obligations outlined in the agreement as was required. He asked why the City Manager made changes to the amended agreement without bringing it back to the Council for a vote and why he allowed \$40,000.00 to be paid on an agreement in default that was not valid. Concerning 87 E. Ferguson, the TIF application was not properly vetted by the TIF Committee as required. Additionally, several false statements were made by City Officials regarding the TIF program, and the City Manager failed to implement necessary policies and procedures to address administrative concerns after being notified by a Councilmember. These oversights resulted in an ineligible business receiving TIF payments. Again 87 E. Ferguson Avenue shares common ownership with 1 E. Ferguson Avenue. On September 9, 2024, and September 12, 2024, the TIF Committee prepared informational packets for the Council. However, the TIF application was not properly reviewed, as required by Ordinance No. 2794. On September 13, 2024, Councilman Dettmers sent a text message to the City Manager, informing him that property taxes on this property had not been paid. He also requested that the item be pulled from the agenda to allow for proper vetting. Councilman Dettmers then contacted the City Attorney, asking him to discuss the matter with the City Manager. The City Attorney has confirmed that he followed up with the City Manager. Additionally, he emailed the Mayor about his concerns. He has not had any communication with the Mayor regarding this issue and is unsure if the Mayor has followed up with the City Manager. During the City Council Meeting on September 16, 2024, the City Manager and other City representatives made misleading statements to the public regarding the operation of the TIF program. On December 3, 2024, a \$24,000.00 payment was made for 229 E. Ferguson Avenue, which was not authorized under the terms of the agreement.

Moving on to the property located at 876 State Street, the City Manager failed to provide written approval for the transfer of the real estate agreement. This property shares common ownership with 229 E. Ferguson Avenue. On January 24, 2024, the City approved a \$1.00 sale agreement for 876 State Street. On February 20, 2024, a warranty deed was issued under the new owner's name. Between February 21, 2024, and June 19, 2024, the City Manager gave verbal approval for the property transfer but failed to provide the required written approval as outlined in the contract. On June 20, 2024, a warranty deed was issued to the second owner, and on October 3, 2024, the second owner sold the property for \$20,000.00 to a third owner. The third owner did not comply with city ordinances, prompting the City to halt renovations on the building. The City offered to take the property back, but as of this date, the third owner has refused to accept the offer. He asked why the City Manager did not bring the agreement for approval to the Council for a transfer to the second owner.

As for 229 E. Ferguson Avenue, the property was transferred without the City's written consent, and the property taxes were not paid. Additionally, a \$24,000.00 TIF payment was made to a business owner who no longer owned the property. The property shares common ownership with 876 State Street. On December 14, 2023, the property was transferred without written consent from the City, as required by the TIF agreement. Between September 3, 2024, and December 30, 2024, property taxes were not paid on the property. On December 13, 2024, after Councilman Dettmers sent a text to the City Manager, the City Attorney also issued written, verbal, and email communication to the Mayor, requesting a review of the TIF procedures to ensure compliance with TIF payments. During the September 16, 2024, City Council Meeting, City officials misled the public by stating that no TIF payments would be made if property taxes were not paid. Additionally, the City Manager incorrectly stated that the TIF application only required the applicant to disclose unpaid property taxes. This is misleading, as Ordinance No. 2794 requires that all property taxes be paid at the time of the written application for TIF funds. This raises several questions, including why was this property transferred without City consent, was the City aware of the transfer, did the City Manager give verbal approval for the transfer, as he did with 876 State Street, why were TIF payments made after assurances from the City that this would not happen, and why did the City Manager fail to review procedures after being asked to ensure proper compliance with TIF payments.

Regarding the job posting for the Director of Public Services position, Councilman Dettmers stated that there was a request for information made regarding the posting. As a result, all City Councilmembers were provided with an incorrect job posting in response to an official record

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request. The City Manager failed to take the necessary action regarding errors in the storage and retrieval of official documents. On January 5, 2024, all Councilmembers were sent the incorrect advertisement. The version that was actually published on the City's website differed from the version provided to the Council. The published ad received numerous complaints, particularly from women, because it included the phrase: "*significant experience in the field and handling of men.*" On February 21, 2024, the City Manager stated that it did not make a difference which version of the ad was published. Councilman Dettmers followed up with the City Manager on February 5, 2024, and April 3, 2024, requesting an explanation for how the wrong ad was retrieved and sent to the Council. The City Manager refused to respond, offering no explanation for the document storage and retrieval issues. This raises serious concerns regarding the City's ability to accurately store and retrieve official records, which could lead to legal liability under FOIA (Freedom of Information Act) requests.

On October 16, 2023, the City Council held a closed session meeting to discuss an official complaint related to a fundraising event. On November 6, 2023, during the public comment section of a City Council Meeting, a resident defended an individual who was the subject of the complaint and appeared to have knowledge of confidential discussions from the closed session. This raises concerns about a breach of confidentiality. He asked why a Councilmember would disclose a closed session topic regarding a confidential matter to a member of the general public.

On July 21, 2023, Councilman Dettmers sent an email to City officials regarding a public safety incident. Only 90 minutes later, a member of the general public contacted him, asking about his motivation for the inquiry. This raises serious concern. He asked how an internal City matter became known to someone outside the City government. Councilman Dettmers has never discussed this issue with that individual.

Councilman Dettmers stated that the City's response to these ongoing issues has been inadequate. Rather than taking meaningful steps to address and resolve concerns, it appears that efforts are being made to eliminate all obligations and responsibilities, allowing employees and the Council to avoid accountability. There is a clear lack of transparency, which raises serious concerns about whether these matters are being deliberately ignored instead of properly addressed. A troubling pattern has emerged involving certain developers who own multiple properties. Without thorough investigation, the City does not yet know the full extent of these issues. The question remains, what more would be uncovered with a forensic audit. As elected officials, Councilmembers have a fiduciary responsibility to correct deficiencies within the City and act in the best interest of the public they serve. The Council can pass all the ordinances and policies it wants, but if there is no enforcement, then what is the purpose of the City Council. The TIF Committee is failing to properly vet applications as required by the TIF Guidelines. Furthermore, the City Manager has repeatedly failed to fulfill the duties of his position. He asked if this was due to mismanagement or external influence. To get to the bottom of these issues, the City must take immediate action by conducting a forensic audit of the TIF program and engaging an independent third-party investigation. This will help determine where the ultimate responsibility lies and how best to address these failures. Without decisive action, these concerns will persist, further eroding public trust in city government.

ORDINANCE NO. 2922: DECLARING REAL PROPERTY OF THE CITY OF WOOD RIVER SURPLUS AND APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND MADISON COUNTY TRANSIT MASS DISTRICT FOR PURPOSES OF TRANSFERRING SURPLUS REAL PROPERTY:

Councilman Plank moved to approve an ordinance declaring real property of the City of Wood River surplus and approving an Intergovernmental Agreement between the City of Wood River and Madison County Transit Mass District for purposes of transferring surplus real property, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2926: AUTHORIZING A SECOND AMENDED REDEVELOPMENT AGREEMENT WITH DAKTER HOLDINGS LLC, FOR TIF FINANCIAL ASSISTANCE AT 1 E. FERGUSON AVENUE:

Councilman Plank moved to approve an ordinance authorizing a second amended redevelopment agreement with Dakter Holdings LLC, for TIF Financial Assistance at 1 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Tweedy
Councilman Ayres stated that a recent meeting was held with the City Attorney, himself, and

Councilman Dettmers to discuss legal expenses and the simplification of TIF agreements, a concern previously raised by a Councilmember. The City Attorney has reviewed and proposed new, simplified TIF agreements, which are listed as Items 8 through 12 on the agenda. While these agreements feature more precise wording, they also omit several checks and balances, raising concerns about oversight and accountability. One major issue is the conflicting payment terms within the agreement for 1 E. Ferguson. In Articles 2 and 3, one section states that payment will be made upon project completion, while another states that the project will be paid off over six years. Clarification is needed to determine whether payments will be made immediately upon completion or in installments over six years. Additionally, several key provisions have been removed, including those addressing the conveyance of property. Specifically, the agreements no longer require City Council approval for property transfers from one party receiving TIF funds to another party. Due to the lack of clarity in the payment terms and the removal of essential oversight provisions, Councilman Ayres stated that he will be voting no on Items 8 through 12.

Councilman Dettmers asked for clarification. The agreement states that the City will pay the developer \$240,000.00. He asked if that payment will be made upon completion of construction.

City Manager Steve Palen stated that upon completion of construction is when the payments start.

City Attorney Mike McGinley stated that in this particular agreement, the benefit of the agreement would have been the reimbursement of TIF eligible expenses that were submitted, up to a cap of \$620,000.00. However, he does not believe the agreement was clearly drafted when it was initially passed. Typically, the City's TIF agreements include language stating that payments are capped at a specific amount or percentage, whichever is lower. In this particular agreement, if he recalls it correctly, there was an error in the language stating that the cap was \$620,000.00 while also specifying a flat payment of \$240,000.00. He clarified that TIF does not work by paying a lump sum amount upfront. Instead, developers must submit receipts for TIF eligible expenses, and payments are made over an agreed period. If a developer incurs \$240,000.00 in eligible expenses, payments would be disbursed over six years. If only \$200,000.00 in expenses are submitted, then only that amount would be reimbursed. The City is not obligated to pay up to a certain amount unless the expenses are documented. Additionally, developers are not required to spend a specific amount, and if costs come in under budget, the City benefits. If a project exceeds its estimated cost, the City remains protected by the agreed upon cap. These checks and balances are key to the TIF process. For reasons not initially clear, a specific agreement omitted these provisions. The Finance Director identified this issue and interpreted it accordingly. Moving forward, the goal is to memorialize necessary changes to prevent similar issues. The intent is to ensure future agreements are structured correctly.

City Attorney Mike McGinley addressed concerns raised by a Councilmember regarding TIF agreement simplifications. The Council had directed the City Attorney to streamline the agreements while ensuring compliance with the TIF statute. The City Council has full control over policy decisions, but statutory regulations dictate which expenses can be incentivized. The revisions focused on removing extraneous provisions that do not directly relate to TIF, such as sales tax, property tax, and property transfers. The objective of TIF is to encourage developers to invest in TIF districts where they otherwise would not. To illustrate, if a building in downtown Wood River had been sitting vacant for 50 years and was valued at \$50,000.00, but required \$750,000.00 in renovations, a developer might be discouraged from taking on the project. Even if they invest in improvements, the bank will not appraise the building at \$800,000.00, creating a financial gap. The TIF program helps bridge this gap by incentivizing the developer with funds to offset the disparity. In return, the City benefits from increased property value, which leads to higher tax revenues that support infrastructure improvements and other community projects. In response to Council direction, existing agreements, including those drafted by the City Attorney, were reviewed and refined to align with the core purpose of TIF. The goal was to eliminate unnecessary provisions and focus strictly on TIF related objectives. City Attorney Mike McGinley concluded by stating that the changes reflect the Council's request for clarity and efficiency, ensuring that future agreements adhere to the intended function of the TIF program.

Councilman Dettmers asked for clarification on the payment scheduled, specifically when the \$240,000.00 payment would be made.

City Attorney Mike McGinley stated that the payment was intended to be distributed over six years. However, he noted uncertainty regarding whether the full \$620,000.00 in eligible expenses had been spent.

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Councilman Dettmers expressed concern that the agreement, as written, does not specify an installment payment schedule. He pointed out that the provision for installment payments had been removed, and the current language suggests a lump sum payment of \$240,000.00 upon project completion rather than disbursements over six years.

City Attorney acknowledged the discrepancy and stated that if the installment payment provision was unintentionally removed, it can be amended. He emphasized that the Council has the authority to modify the agreement if necessary.

Councilman Dettmers asked about the procedure for amending the agreement, stating that it was proposed to be brought back on September 3, 2024. He inquired about the City's proper procedure for amending such agreements.

City Manager Steve Palen explained that the City proposes an amendment, and it is up to the Council to approve or reject it.

The discussion became contentious, with back-and-forth exchanges between Councilman Dettmers, City Manager Steve Palen, Councilman Plank, and Mayor Stalcup.

Councilman Dettmers stated that he had an internal memo dated May 6, 2024, that was sent to the Council on August 29, 2024, with the amendment that was approved on September 3, 2024, and it did not include any mention of changing the date to 2025. The only reference to a date change was in his email on September 4, 2024, where he specifically pointed out two defaults, the permit default dated July 23, 2023, and the requirement for construction completion by December 31, 2023. At no point was there any written indication of an intent to change those dates. The first acknowledgment of any issue with those dates was in his email to the City Manager the day after the City Council approved the amendment. He asked how the City can claim this was an inadvertent error when it was not even recognized until he brought it to the City's attention. The proper procedure for amending an agreement is to bring it back to the Council, make the necessary changes, and then seek approval. In his email to the City Manager, the Mayor, and the City Attorney, he explicitly stated that City employees must improve their monitoring of these agreements, notify the Council of any issues, and ensure documents are corrected before being presented for a vote. Yet, two days later, the document was altered without any knowledge or approval from the Council.

Councilman Ayres raised a concern about why changes are being made to legal binding documents midway through the process. He asked why this was happening if the intent was to simplify procedures going forward, questioning if such changes should only apply henceforth.

City Attorney Mike McGinley responded, explaining that contracts can be amended if both parties, the City Council and the developer, agree to the changes. He clarified that as long as the City Council approves the amendment and the developer agrees, there is no reason they should not be able to modify the existing contract. He emphasized that the two parties involved in the contract have the right to amend the terms, provided the majority of the City Council votes in favor of the amendment.

Councilman Ayres asked if the developer was the one to propose the amendments to the contracts or if it was solely the City's initiative.

City Manager Steve Palen responded that the developers have been notified and are willing to sign the amended agreements.

Once again, the discussion grew heated, with intense back-and-forth exchanges between Councilman Dettmers, City Manager Steve Palen, Councilman Plank, and Mayor Stalcup, highlighting sharp disagreements and escalating tensions.

City Manager Steve Palen referred to the situation as a "complete joke" and stated that Councilman Dettmers does not understand what TIF (Tax Increment Financing) is, despite being involved for two years.

Councilman Dettmers put forth a motion to amend, asking for a forensic audit of all TIF agreements.

Mayor Stalcup stated that the motion for the audit is listed as Item Number 22 on the agenda.

Councilman Dettmers expressed concerns that provisions meant to protect the City were being eliminated in the amended TIF agreement. Specifically, Councilman Dettmers mentioned that the new agreement no longer required property taxes to be paid and that it allows for the property to be transferred to another owner while still collecting TIF funds.

Councilman Plank in response to Councilman Dettmers, rejected the claims, stating that the information provided was inaccurate.

Councilman Dettmers further stated that the City was now guaranteeing TIF payments without a guarantee of collecting the corresponding property taxes, which could leave the City at risk.

Councilman Plank clarified that the TIF agreement only reimburses capital expenses with proper receipts and emphasized that the building would remain in place regardless of ownership changes.

Mayor Stalcup intervened stating that a vote will now be taken.

The ordinance was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 2921: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH DANIEL KAMMERER ON BEHALF OF WOOD RIVER REVIVAL, FOR TIF FINANCIAL ASSISTANCE AT 87 E. FERGUSON:

Councilman Ayres moved to approve an ordinance authorizing the execution of an amended redevelopment agreement with Daniel Kammerer on behalf of Wood River Revival, for TIF Financial Assistance at 87 E. Ferguson, as submitted by the TIF Committee, seconded by Councilman Plank

Mayor Stalcup made a motion to amend the Ordinance changing 1 E. Ferguson on the first page to 87 E. Ferguson, seconded by Councilman Tweedy, and the amendment was approved by the following vote:

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

NAYS: None (0)

Councilman Dettmers raised concerns about the handling of a TIF application submitted on September 9, 2024, noting that on September 10, 2024, the City Manager's Staff Meeting Minutes did not mention that the item would be placed on the agenda for the meeting on September 16, 2024. This led Councilman Dettmers to believe that the TIF Committee never discussed the application. Typically, the turnaround time for a TIF application, according to the TIF guidelines, is 30 to 45 days, but this application was put on the agenda after only three days. Councilman Dettmers also mentioned that after noticing that the application indicated no property tax payments had been made since 2021, he contacted a City employee on the TIF Committee. The employee was unaware of the unpaid property taxes. Upon further investigation, it was confirmed with the developer that the property taxes had not been paid. Councilman Dettmers also expressed frustration with the City Manager's lack of response and the need for compliance with procedures. Additionally, Councilman Dettmers pointed out that on September 16, 2024, the City Manager and other officials misled the public by stating there would be no payments made if the property taxes were not paid. The City Manager incorrectly informed the public that the only requirement for the developer was to disclose unpaid property taxes on the application. Councilman Dettmers clarified that the actual requirement is for property taxes to be paid in full at the time of application.

The ordinance, with the amendment, was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

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ORDINANCE NO. 2925: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH WR HOLDINGS LLC, FOR TIF FINANCIAL ASSISTANCE AT 229 E. FERGUSON AVENUE:

Councilman Plank moved to approve an ordinance authorizing an amended Redevelopment Agreement with WR Holdings LLC, for TIF Financial Assistance at 229 E. Ferguson Avenue, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers stated that on August 15, 2022, the TIF Agreement for 229 E. Ferguson was approved and on December 14, 2023, the property was transferred to a new owner. The first installment of property taxes was paid on July 3, 2024, but the next three installments were not paid. On September 16, 2024, City officials assured the community that no TIF payments would be made if the property taxes were not paid. However, on December 3, 2024, the City issued a \$24,000.00 check to the original developer, who no longer owned the property. On December 6, 2024, the current property owner endorsed the \$24,000 check. On February 7, 2025, the City confirmed that proper procedures were not in place for TIF administration, and there was a possibility that other checks had been issued without proper monitoring. On December 14, 2024, the new property owner was notified of delinquent property taxes, which were paid just before the property's taxes were sold. On February 21, 2025, Councilman Dettmers received the general ledger showing the original owner as the recipient of the \$24,000.00 payment. The original TIF agreement prohibited the transfer of the agreement to a new owner without written consent, and this was the same situation as 876 State Street, involving the same individual or business. On February 27, 2025, Councilman Dettmers requested confirmation about whether the City was aware of the property transfer. The City Clerk confirmed that there were no documents indicating the City had knowledge of the transfer. He then expressed concern that the City's failure to enforce the provisions of the agreements, particularly regarding property tax payments, put the citizens at risk. Councilman Dettmers emphasized that there is no guarantee the TIF payments would lead to the collection of property taxes, as businesses are not consistently paying their taxes. He stressed the need for an economic impact study, which he recommended two years ago, to assess whether downtown businesses could sustain the development. Without proper monitoring, there is a risk that businesses could fail to pay property taxes, leaving the City responsible for TIF payments. He concluded by expressing concern about the potential for negative cash flow and the lack of safeguards in the current TIF administration process.

Councilman Plank clarified that real estate taxes are always paid by the end of the tax cycle, regardless of whether the property owner or the tax buyer pays them. The City will always receive the tax revenue by the end of February each year, whether the taxes are paid in December or later. He emphasized that the property owner has up to three and a half years to buy back the taxes if they are not paid, and that should not be a major concern for the City regarding TIF payments. Councilman Plank argued that the issue of real estate taxes is not material to the reimbursement of capital expenditures and that the TIF Agreement should not be reliant on this factor. He further stated that imposing excessive requirements on small businesses makes it harder to attract them to town, especially when neighboring areas, like Edwardsville, are able to build infrastructure around their downtown to attract more businesses. He expressed the need for flexibility and creativity in attracting businesses to Wood River and questioned the burden of extra regulations. Councilman Plank made the point that businesses prefer simplicity and straightforward processes, and that the focus should be on reimbursing capital expenditures if they are done correctly according to statute. He added that if a business leaves and the property is sold, the City still retains a building that can be used by the new owner. Councilman Plank emphasized that the City should be pro-business rather than imposing heavy-handed government restrictions.

Councilman Dettmers added that there is nothing to prohibit bringing the issue back to the Council to waive those requirements.

The ordinance was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 2923: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH ARRON DEWERFF, FOR TIF FINANCIAL ASSISTANCE AT 15 E. FERGUSON AVENUE:

Councilman Tweedy moved to approve an ordinance authorizing an amended Redevelopment Agreement with Arron DeWerff, for TIF Financial Assistance at 15 E. Ferguson Avenue, as submitted by the TIF Committee, seconded by Councilman Plank

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Councilman Dettmers expressed concerns about the property owner not paying their property taxes, which has resulted in a lien being placed on the property. Councilman Dettmers emphasized that, in addition to other issues, he cannot approve giving \$15,000.00 to someone who has failed to pay a \$2,000.00 tax bill. He stated that there seems to be a problem with the handling of the situation and that the TIF Committee is not doing their job properly.

Councilman Plank disagreed stating that the City still gets their money even if it is a tax buyer who buys the taxes on the property versus the property owner. The owner can deal with the tax buyer. The owner of the property gets an additional three and a half years before anything happens to that property, and the City still has an improved property. That is the design of the TIF arrangement.

Councilman Dettmers stated that the City does not have an improved property, and that the City has taken a lot of properties back.

The ordinance was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 2924: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH HEATERZ DEVELOPMENT COMPANY LLC, FOR TIF FINANCIAL ASSISTANCE AT 11 W. FERGUSON AVENUE:

Councilman Plank moved to approve an ordinance authorizing an amended Redevelopment Agreement with Heaterz Development Company LLC, for TIF Financial Assistance at 11 W. Ferguson, as submitted by the TIF Committee, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

RESOLUTION NO. 2115: IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE APPROPRIATING \$234,000.00 IN MFT FUNDS FOR CONSTRUCTION AND ENGINEERING FOR THE EDWARDSVILLE ROAD PHASE 1 AND PHASE 2 PROJECT:

Councilman Plank moved to approve a resolution for Improvement Under the Illinois Highway Code appropriating \$234,000.00 in MFT funds for construction and engineering for the Edwardsville Road Phase 1 and Phase 2 Project, as submitted by the Director of Public Services, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2116: AUTHORIZING THE MAYOR TO EXECUTE A LOCAL AGENCY ENGINEERING SERVICES AGREEMENT FOR PRELIMINARY ENGINEERING FOR THE EDWARDSVILLE ROAD PHASE 1 AND PHASE 2 PROJECT:

Councilman Ayres moved to approve a resolution authorizing the Mayor to execute a Local Agency Engineering Services Agreement for preliminary engineering for the Edwardsville Road Phase 1 and Phase 2 Project, as submitted by the Director of Public Services, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2117: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND LEWIS AND CLARK COMMUNITY COLLEGE 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 Lewis and Clark Community College for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Ayres

Mayor Stalcup expressed his gratitude to the Director of Parks and Recreation, Pat Minogue, for all of his hard work.

The resolution was approved by the following vote:

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

RESOLUTION NO. 2118: AUTHORIZING AN APPLICATION FOR THE 2025 PARK COMMISSION PEP GRANT FUNDS FROM MADISON COUNTY FOR \$82,666.00:

Councilman Plank moved to approve a resolution authorizing an application for the 2025 Park Commission PEP Grant Funds from Madison County for \$82,666.00, as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy

Councilman Ayres inquired about the application deadline, to which Director Minogue confirmed that it is March 20, 2025.

The resolution was approved by the following vote:

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

RESOLUTION NO. 2119: EXECUTING AN AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND MIDWEST MEMBERS CREDIT UNION FOR AN ATM MACHINE AT THE WOOD RIVER RECREATION CENTER:

Councilman Ayres moved to approve a resolution executing an agreement between the City of Wood River and Midwest Members Credit Union for an ATM Machine at the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Plank

Councilman Ayres asked Director Minogue whether Midwest Members Credit Union or the City initiated the request for the ATM machine.

Director Minogue and City Manager Steve Palen confirmed that Midwest Members Credit Union approached the City after executing their sponsorship agreement in support of the Wood River Recreation Center.

Councilman Ayres then inquired whether the ATM requires electricity.

Director Minogue explained that the machine is plugged in and hardwired with an ethernet cable, with no associated costs for the City. He added that having an ATM at the Recreation Center would provide guests with convenient access to cash.

A discussion followed regarding the ATM's electricity requirements and floor space. It was noted that the agreement does not specify fees for electricity or space; however, Midwest Members Credit Union has a \$5,000.00 per year sponsorship agreement with the City for five years.

Councilman Tweedy confirmed that the ATM is intended as a service for Recreation Center guests.

Councilman Ayres suggested that in three years, the City explore options with other companies.

Director Minogue explained that the proposal was brought to the Council because Midwest Members Credit Union is a local institution.

Councilman Ayres then moved to amend the agreement to include language stating that after three years, a 30-day period would allow other banks or credit unions to propose the same service, giving the City the option to select a provider. Councilman Dettmers seconded the motion.

City Manager Steve Palen pointed out that the agreement already includes language allowing the City to opt out with 90 days' notice before renewal.

It was confirmed that the existing language addresses Councilman Ayres' concerns, making the proposed amendment unnecessary.

The resolution was approved by the following vote:

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

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RECEIPT OF BUDGET:

Councilman Tweedy moved to approve receipt of the City Manager's Proposed Budget for the 2025-26 Fiscal Year, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS FOR THE DEMOLITION OF CITY OWNED PROPERTY LOCATED AT PARCEL ID 19-2-08-27-05-104-047, COMMONLY KNOWN AS 101 E. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve a request to seek bids for the demolition of City owned property located at Parcel ID 19-2-08-27-05-104-047, commonly known as 101 E. Ferguson, Wood River, Illinois 62095, as submitted by the Director of Public Services, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

SOLICIT – LORENA AVENUE PTA – APPROVED:

Councilman Tweedy moved to approve a request from Lorena Avenue PTA to solicit at the intersection of Wood River Avenue & Penning Avenue on Saturday, October 18, 2025, from 8:00 a.m. to 4:00 p.m. in accordance with City Policy, seconded by Councilman Plank and approved by the following vote:

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

NAYS: None (0)

APPROVED: SETTING A PUBLIC HEARING ON THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) STATE REVOLVING FUND LOAN PROGRAM FOR THE 9TH STREET DETENTION POND PROJECT FOR MONDAY, MARCH 17, 2025, AT 7:00 P.M. BEFORE THE REGULARLY SCHEDULED CITY COUNCIL MEETING:

Councilman Ayres moved to approve setting a Public Hearing on the Illinois Environmental Protection Agency (IEPA) State Revolving Fund Loan Program for the 9th Street Detention Pond Project for Monday, March 17, 2025, at 7:00 p.m. before the regularly scheduled City Council Meeting, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

DENIED: DISCUSSION AND APPROVAL OF AN INDEPENDENT INVESTIGATION AND FORENSIC AUDIT OF THE CITY:

Councilman Plank moved to approve an independent investigation and forensic audit of the City, seconded by Councilman Ayres

Councilman Dettmers put forth a motion to amend the discussion and approval to include Officers, City Officials, and City Council to be a part of the investigation and forensic audit, seconded by Councilman Ayres, and the amendment was denied by the following vote:

AYES: Ayres, Dettmers (2)

NAYS: Plank, Tweedy, Stalcup (3)

The discussion and approval of an independent investigation and forensic audit of the City was denied by the following vote:

AYES: Ayres, Dettmers (2)

NAYS: Plank, Tweedy, Stalcup (3)

OLD BUSINESS: NONE

NEW BUSINESS:

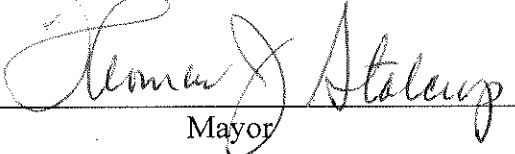
Councilman Ayres stated that he would like to schedule a Special Meeting to schedule a Public Hearing for the removal of the City Manager.

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Councilman Dettmers stated that to schedule a Special Meeting, it must be done through written requests.

Councilman Dettmers and Councilman Ayres agreed that they will submit written requests to schedule a Special Meeting for Monday, March 10, 2025.

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 8:43 p.m.



Mayor



City Clerk