

April 21, 2025

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, April 21, 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 Dettmers moved to approve the minutes of the regular meeting of April 7, 2025, as printed, seconded by Councilman Ayres, 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 April 3, 2025, to April 16, 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 FINANCIAL STATEMENT:

Councilman Plank moved to approve the Financial Statement ending March 31, 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 3rd QUARTER INVESTMENT REPORT:

Councilman Ayres moved to approve the 3rd Quarter Investment Report for the period May 1, 2024, to January 31, 2025, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

CITIZEN/CITY OFFICIAL COMMENTS:

Bill Rogers raised a concern regarding the enforcement of agreements related to TIF (Tax Increment Financing) funds. He expressed frustration over the lack of visible evidence showing that these agreements are being upheld, stating that discussions around the topic are frequently avoided or deflected. He emphasized that if developers are not held accountable for compliance, funds should be returned to the City. He stated that the lack of enforcement could expose the City to potential fraud and foster a negative reputation where developers may assume they can receive public money without fulfilling obligations. Mr. Rogers then turned his attention to Item #11 on the agenda, related to electric aggregation. He recalled a previous instance where the City changed electricity suppliers without residents' consent. Contrary to assurances that the new rates would be lower, he noted his personal utility bill nearly doubled, indicating a 50% increase instead of the 2% difference previously suggested by the City. He reported that some residents came close to or experienced power shutoffs as a result. Mr. Rogers then stated the City should have taken responsibility by covering the power bills or at least not placing the burden on organizations like LIHEAP that were not at fault. He insisted that residents should have to opt in, not opt out to any future supplier changes and warned that if such an incident occurred again, he will consult legal counsel to explore a potential class action lawsuit. Specific concerns were raised regarding unauthorized changes, privacy violations, and the significant financial impact on residents. Lastly, Mr. Rogers addressed what he believes to be targeted retaliation. He described a recent incident in which City trucks bypassed storm debris in front of his residence despite servicing the rest of the street. This occurred shortly after comments were made at the previous meeting. Mr. Rogers also

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alleged that local police units have been used for intimidation purposes, including instances where patrol cars repeatedly passed his home. Most recently, he cited an event where Squad Car 142 drove past twice within 15 minutes on the same morning. He claimed that if resources are available for what he described as retaliation, then there should be resources available to properly complete public service duties like debris removal. He further alleged that these acts of retaliation have extended to his family members, including his sister, who he claimed has received intimidating messages advising her not to attend meetings. Mr. Rogers expressed strong concern about this, attributing the behavior to a current or former Parks and Recreation employee and urging that such harassment be stopped immediately. He concluded by stating that while he is not concerned about personal dislike from others, retaliation against family members crosses a line.

Mayor Stalcup asked Kristen Burns to give an update on the Main Street Organization.

Kristen Burns provided an annual update as the program enters its second year in May 2025. The 2024 annual report has been submitted to the National Main Street Organization, and the local program has once again received full accreditation. Over the past year, the program recorded 386 volunteer hours, which equates to approximately \$12,000.00 in volunteer hours. Additionally, Main Street received \$23,843 in donations and hosted six downtown events with a total of 11,300 attendees. Social media efforts continue to be strong, with over 1,600 followers and a 65% engagement rate. Looking ahead to 2025, beautification initiatives include installing corner planters donated by National Main Street, developing wayfinding signage in collaboration with the City, and launching a seasonal banner program. A new interactive business directory and community calendar are also in development. These tools will be accessible via a mobile app, allowing users to view business locations, restaurants, parks, and even live construction updates. The calendar will enable businesses to directly input their events, ensuring timely and consistent promotion across all City community calendars. She explained that these upgrades are funded by a marketing grant from Illinois Main Street. As part of this campaign, new marketing materials will be distributed to promote the downtown district. In addition, a new façade grant program is being introduced in collaboration with National Main Street. Through this initiative, downtown businesses will be eligible for \$2,500 grants to improve signage, develop branding, enhance websites, and complete front or rear façade work. The partnership drive is ongoing, with new community and downtown partners joining weekly. With the arrival of spring, there has been renewed activity as building improvements begin and interest grows from potential new businesses looking to establish a presence downtown. There have also been several walk throughs of available spaces, signaling momentum for future development.

Ms. Burns introduced Mike Roper; owner of Downtown West End & Courtyard located at 10 W. Ferguson Avenue. She explained that the concept focuses on collaboration with local vendors, offering a space that not only supports small businesses but also creates a vibrant community hub. Currently, the space features 15 local vendors and a coffee shop, offering a variety of products and services. Ms. Burns shared that the vision for the Courtyard includes hosting events and fostering a welcoming environment for community engagement. The goal is for vendors to eventually outgrow the shared space and transition into permanent brick-and-mortar locations within the downtown area, contributing to local economic growth.

Mike Roper expressed his enthusiasm and support for the City's direction, citing positive interactions with City leadership and staff. He invested approximately \$40,000 into renovating the space, noting that his own t-shirt business had outgrown its home-based setup, prompting the move. He emphasized his belief in the City's progress and commended individuals such as the Mayor, City Manager, staff members, and Kristen Burns, who he said has gone above and beyond in helping the new business get started. Mr. Roper explained that Danyelle will serve as the main point of contact for the business, especially while he is traveling. The team is looking forward to engaging the community with breakfast, coffee, local goods, and a courtyard space for public events. They also announced their Grand Opening that is scheduled for Sunday, April 27, 2025, from 12:00 p.m. to 4:00 p.m.

The Council was then updated on the continued investment and revitalization efforts within the downtown district. In addition to the arrival of new businesses, several established businesses are reinvesting in their properties. Notable TIF (Tax Increment Financing) applications have been submitted, and upcoming improvements are expected from local businesses including Shelter Insurance (Mark Smith), Mike Fahnstock from State Farm, and Dan King from Heaterz. Their commitment to enhancing their buildings and investing in the community was acknowledged and appreciated. As part of the City's affiliation with the Main Street organization, several workshops

and development opportunities are being planned for the summer and fall. These workshops will focus on practical topics such as marketing and banking, offering valuable resources for local business owners. In August, representatives from both National Main Street and Illinois Main Street will visit the City for a four-day strategic planning and transformation session. This visit will be instrumental in shaping the district's future direction and will provide professional guidance and insights. Community members and business owners were encouraged to reach out with any questions, and it was noted that contact information is widely available for those wishing to get involved or seek more details.

Mayor Stalcup acknowledged several outstanding achievements related to the local High School over the past couple of weeks and offered congratulations to the following individuals and teams. Kaidence Reef was recognized for setting a new single-game record for goals scored in a girls' soccer game for East Alton-Wood River High School, surpassing the previous record set by Kirsten Neal in 2012. Congratulations were extended to the Boys Track Team for winning the East Alton-Wood River 2025 Invitational Track Meet, held on April 12, 2025. The track meet hosted 22 schools and over 500 participants. The Mayor congratulated the EAWR E-Sports Team for securing third place in Overwatch at the IHSEA State Championship on March 30, 2025. Mayor Stalcup gave special recognition to Jayden Ulrich for surpassing her personal best in women's discus, achieving a throw of 69.39 meters (227 feet, 8 inches), which ranks second in NCAA history and third in American history. The Mayor concluded by congratulating all students and teams for their exceptional accomplishments.

Mayor Stalcup shared a note of appreciation from Rusty Wheat, who expressed his gratitude to the Walmart employees that assisted him in picking up trash along Routes 111 and 255 a few weekends ago. The Mayor extended thanks to all those involved.

The Mayor announced a City-Wide Litter Cleanup Event scheduled for May 3, 2025, from 8:00 a.m. to 11:00 a.m. Volunteers are encouraged to participate in helping clean up the community. Supply pickup locations include Central Park (next to the Roundhouse), Brushey Grove Park, and downtown at the Business Alliance Office located at 61 E. Ferguson. The Mayor urged residents to join in and help keep the City clean.

ORDINANCE NO. 2939: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH MARK AND JACQUELINE SMITH, FOR TIF FINANCIAL ASSISTANCE AT 162 E. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Tweedy moved to approve an ordinance authorizing a Redevelopment Agreement with Mark and Jacqueline Smith, for TIF Financial Assistance at 162 E. Ferguson, Wood River, Illinois 62095, seconded by Councilman Ayres, and approved by the following vote:

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

ORDINANCE NO. 2940: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH DANIEL KING FOR TIF FINANCIAL ASSISTANCE AT 7 W. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Ayres moved to approve an ordinance authorizing a Redevelopment Agreement with Daniel King for TIF Financial Assistance at 7 W. Ferguson, Wood River, Illinois 62095, seconded by Councilman Plank

Councilman Dettmers addressed recent changes to the TIF application process. He noted that with the new application format, several requirements he had personally valued were eliminated. He explained that, historically, he looked for specific criteria in these applications, including a bona fide business plan to ensure project clarity and reduce misunderstandings, a clear timeline for project completion, and evidence that the business had a viable plan for success. Councilman Dettmers expressed concern that the current TIF application no longer requires this information, making it difficult for him to support such applications. He stated that, moving forward, he will continue to request this type of supporting information. If he votes "no" on such matters, it is due to not receiving the documentation he considers necessary for informed approval.

The ordinance was approved by the following vote:

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

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ORDINANCE NO. 2941: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH HEATERZ DEVELOPMENT COMPANY LLC FOR TIF FINANCIAL ASSISTANCE AT 11 W. FERGUSON, WOOD RIVER, ILLINOIS 62095:

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, Wood River, Illinois 62095, seconded by Councilman Tweedy

Councilman Dettmers raised questions regarding the financial details of a project previously approved for Heaterz, with a total project cost of \$1.3 million approved a couple of years ago. At that time, there was a request for \$240,000.00 in funding. The current request totals \$117,000.00, which is based on \$467,000.00 in expenditures. Councilman Dettmers questioned whether the \$467,000.00 in expenditures is part of the original \$1.3 million submitted previously. He expressed uncertainty about the financial breakdown and asked for clarification on whether this is a new \$467,000.00 being submitted for reimbursement or part of the original request that was already approved.

City Manager Steve Palen provided clarification regarding the TIF request associated with the Heaterz project. This is their only TIF request, and it represents an amendment to the original project request. The updated request is for \$117,000.00, which is approximately 25% of the total construction cost of \$468,000.00. City Manager Steve Palen noted that this amendment reflects a revised project scope and construction cost, and he sought clarity on how this aligns with prior discussions.

Councilman Dettmers asked if they are still getting \$240,000.00.

City Manager Steve Palen replied in the negative, explaining that they are now going to get \$117,000.00. Initially, the project included plans for a restaurant, a commissary kitchen, and office space. However, the restaurant is now expected to be located farther down Ferguson Avenue, and the current building will be used solely as the company's headquarters and office space. As a result of removing the restaurant and kitchen from the plans, the estimated construction cost has been reduced. The new construction estimate is \$468,000.00, and the business is now requesting \$117,000.00 in TIF assistance, which represents 25% of the revised total.

It was clarified that this amendment modifies the TIF agreement approved a couple of years ago.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2942: AUTHORIZING THE ACCEPTANCE OF PARCEL ID 19-2-08-22-17-306-020, COMMONLY KNOWN AS 125 E. JENNINGS AVENUE, WOOD RIVER, ILLINOIS 62095, AS A GIFT, FROM DAVID GALLAGHER, EXECUTOR OF THE ESTATE OF JOSEPH E.S. HUDANIK, FOR PURPOSES OF ERADICATING BLIGHT:

Councilman Dettmers moved to approve an ordinance authorizing the acceptance of Parcel ID 19-2-08-22-17-306-020, commonly known as 125 E. Jennings Avenue, Wood River, Illinois 62095, as a gift, from David Gallagher, Executor of the Estate of Joseph E.S. Hudanick, for purposes of eradicating blight, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2124: APPROVING AN AMENDMENT TO THE MASTER AGREEMENT TO PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES BY AND BETWEEN THE CITY OF WOOD RIVER AND ILLINOIS POWER MARKETING LLC D/B/A HOMEFIELD ENERGY:

Councilman Tweedy moved to approve a resolution approving an amendment to the Master Agreement to provide electric generation supply and related services by and between the City of Wood River and Illinois Power Marketing LLC d/b/a Homefield Energy, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

MAYOR PRO-TEM:

Mayor Stalcup moved to approve electing Councilman Jeremy Plank as Mayor Pro-Tem for the 2025-2026 Fiscal Year, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

APPROVED – INSTALL A “SLOW – CHILDREN AT PLAY” SIGN AT THE INTERSECTION OF FIRST STREET AND ACTON AVENUE:

Councilman Plank moved to approve a recommendation to install a “Slow – Children at Play” sign at the intersection of First Street and Acton Avenue, as submitted by the Traffic Commission, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

APPROVED – INSTALL A “SLOW – CHILDREN AT PLAY” SIGN ON TAMAROA AT THE ENTRANCE OF THE HERITAGE TRAILS SUBDIVISION:

Councilman Dettmers moved to approve a recommendation to install a “Slow – Children at Play” sign on Tamaroa at the entrance of the Heritage Trails Subdivision, as submitted by the Traffic Commission, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

APPROVED – PROCLAMATION - NATIONAL DAY OF PRAYER:

Councilman Tweedy moved to approve a Proclamation recognizing the National Day of Prayer on Thursday, May 1, 2025, 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 TO REPLACE THE PUMPS AT THE EASTWOOD LIFT STATION WITH NEW GRINDER PUMPS:

Councilman Dettmers moved to approve a request to seek bids to replace the pumps at the Eastwood Lift Station with new grinder pumps, as submitted by the Director of Public Services, 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 CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY:

Councilman Ayres moved to approve a request to seek bids for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services, seconded by Councilman Dettmers

Councilman Plank stated that he has received many positive comments from the community regarding the replacement of sidewalks, with residents expressing appreciation for the work done. Some residents have also voiced requests for their own sidewalks to be replaced, which is being acknowledged and considered.

Councilman Tweedy inquired about the status of last year’s allocated funds for sidewalk repairs.

It was confirmed that there are still ongoing expenditures related to the project, but the contractor is wrapping up the project. It was also confirmed that another \$500,000.00 was allocated in the new fiscal year budget for sidewalk repairs.

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

NAYS: None (0)

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APPROVED – REQUEST TO SEEK BIDS FOR NEW WATER MAINS FOR THE JACKSON LANE AND VAUGHN DRIVE WATER MAIN IMPROVEMENT PROJECT:

Councilman Ayres moved to approve a request to seek bids for new water mains for the Jackson Lane and Vaughn Drive Water Main Improvement Project, as submitted by the Director of Public Services, 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 TO LINE SEWER MAIN PIPE ALONG FERGUSON AVENUE:

Councilman Tweedy moved to approve a request to seek bids to line sewer main pipe along Ferguson Avenue, 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)

OLD BUSINESS: NONE

NEW BUSINESS:

Councilman Ayres asked what the location is for the Wood River Business Alliance.

Mayor Stalcup stated 61 E. Ferguson.

Councilman Ayres stated that he was approached by the property owners, and they have not received payment for rent for the last seven months.

City Manager Steve Palen and Mayor Stalcup stated that Councilman Ayres' comment is not City business, but Mayor Stalcup stated that he will bring it to the Business Alliance's attention.

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:27 p.m.



 Mayor



 City Clerk