

April 7, 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 7, 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 special meeting of March 6, 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 MINUTES:

Councilman Tweedy moved to approve the minutes of the regular meeting of March 17, 2025, as printed, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

APPROVAL OF BILLS:

Councilman Plank moved to approve the bills submitted for payment for the period March 13, 2025, to April 2, 2025, as printed, seconded by Councilman Ayres

Councilman Ayres brought attention to the first page of the bills under Legal Services, noting that the total amount billed this month was a large amount. It was acknowledged that the increased legal fees have been a topic of concern among both Councilmembers and the public. Councilman Ayres stated that, to his knowledge, no Councilmembers have requested any legal services.

City Manager Steve Palen asked Director of Finance Karen Weber if this is the February bill or the January bill.

Director of Finance Karen Weber stated that she was uncertain of the dates and services performed under the specific line that Councilman Ayres was referring to.

Councilman Ayres clarified that his point is that it has been a hot topic, and Councilmembers have not caused any increase in legal fees.

Discussion ensued regarding looking into the legal bills submitted for payment to get a better idea of what dates the bill covers and services performed.

Councilman Dettmers referred to the last page of the bills submitted for payment regarding fees for umpires, identifying a concern regarding the allocation of Vendor No. 6398 and Vendor No. 4751. Councilman Dettmers recalled time spent with the Director of Parks and Recreation and it was Councilman Dettmers' understanding that these expenses were allocated to the Parks and Recreation Department, not the Recreation Center. Councilman Dettmers asked if these fees should be transferred to the Parks and Recreation Department instead of the Recreation Center.

Director of Parks and Recreation Pat Minogue stated that he would need to review the details but believes that the expenses may relate to volleyball officials.

Councilman Dettmers stated that the bill says umpire payroll, so he assumed it was baseball.

It was pointed out that baseball season has not started yet and that it is possible that the bill was coded incorrectly. Director Minogue stated that he will get with Director Weber on the description for the bill.

April 7, 2025

The bills were approved by the following vote:

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

NAYS: None (0)

CITIZEN/CITY OFFICIAL COMMENTS:

Bill Rogers opened by referencing the item on tonight's agenda, seeking to limit Councilmembers from contacting the City Attorney. He finds it to be absolutely ridiculous. In their role of oversight, legal questions will inevitably arise; it simply comes with the job. Limiting access to the City Attorney could even create additional problems, especially when oral legal opinions are needed during meetings. However, the larger issue, as he sees it, is that this appears to be an act of retaliation. Two members of this Council have dared to research and ask questions, and now it seems the response is to restrict access rather than engage in transparency. When City Officials are asked questions, they would rather not answer, this kind of maneuvering is all too typical. If there is time for this, there is time to put aside personal agendas, and three of the Councilmembers could work together with the other two Councilmembers for the good of the residents. What are you afraid of? What are you trying to hide? What do you fear will be disclosed? Additionally, there is an item on tonight's agenda for a closed-door executive session regarding a personnel matter. He sincerely hopes this session is to discuss ending Mr. Palen's employment and possibly Chief Well's employment. Chief Wells has had more than enough time to improve his job performance, and yet he has not. There have been repeated concerns about his actions related to TIF, and the purchase and disposal of City properties, which have been discussed openly in these meetings. He also fails to properly supervise his subordinates. Mr. Rogers offered two examples: Like a certain Councilmember, he has been placed into four-on-one or five-on-one confrontations with the Police, including during a time when he was simply trying to help his elderly mother to and from her car for a medical appointment. Officers mysteriously appeared, stood by, stalked them, and even threatened to tow a vehicle without cause. Not one officer offered assistance; all of them should have been reprimanded, but nothing was done. Furthermore, Police have repeatedly escorted trespassers onto his property and were involved in a Class 2 felony: the kidnapping of his mother inside her own home. He stated to please not respond with factually incorrect statements suggesting there was justification, if such a reason existed, it would have been disclosed in court records. Instead, the City chose to redact the information, wrongly claiming it was "personal." It was not; it was a public record. Again, nothing was done. Those responsible should have been fired or prosecuted. Employees who refuse to do their jobs properly, no matter their title, should be fired.

Sara Sladek raised concerns regarding the issue of abandoned trash. She made it clear that her comments are not aimed at Police Chief Brad Wells. In the past, when she had issues with trash, he kindly offered his assistance and gave her his phone number. She did not contact him regarding this particular problem, so he knows nothing about the situation as far as she is aware. She lives in the 500 block of Fifth Street, and a few houses down, there was a rental property where tenants moved out and abandoned a large amount of furniture, trash, and personal belongings. They left it everywhere, on the curb, in the street, on the sidewalk, and in the yard. It sat there for two weeks before she reported it. She came down to City Hall, explained the situation to a young staff member, and gave her the address. Still, nothing was done. It wasn't until nearly four weeks later, just short of a full month, that the trash was partially picked up, and even now, some furniture remains. Unfortunately, this is not an isolated incident. Other residents did not seem to take responsibility to report it either, or if they did, she was not aware of it. It appears that when people move out, they dump their belongings and hope someone else or scavengers will deal with it. Meanwhile, trash cans remain a persistent problem throughout town. They are left in the streets, on the curbs, in front yards, anywhere except where they belong. It makes driving around town unpleasant and unsafe. If there is an ordinance regulating trash cans, it needs to be enforced. Our community looks terrible. She recently drove through East Alton and did not see trash cans scattered everywhere. While she is sure they have their own issues, on that particular day, the difference in appearance was stark. She has taken pictures to document the situation and will pass them around. It is bad. She is embarrassed by the way some areas of the City look, and she doubts anyone sitting on this Council would want to live near such messes. She has seen the Code Enforcement SUV driving up and down her street multiple times, but whether they were waiting for a dumpster or simply observing, she does not know. After speaking with David Landry, a dumpster arrived the next day and some of the trash was removed, but furniture is still sitting out there. This issue demands serious attention. You can drive down nearly any street and find discarded furniture sitting for weeks. Additionally, she addressed an issue that needs attention: the constant bashing of Councilmembers. While it is every citizen's right to speak about Council's actions, the ongoing personal attacks have gone too far. Councilman Dettmers has been on this Council for two years and has worked diligently to

April 7, 2025

improve the City. She believes he often feels like he is banging his head against a wall, but he keeps working hard. The public bashing must end. It is one thing to hold City Officials accountable, but it is another to publicly attack someone's character, especially when that person has shown generosity and kindness. She has known Bill for many years. He is a good and honest man who would give anything to help someone in need. There is one individual who continues to criticize Councilman Dettmers, yet it was him who stepped up first to help that same person during a difficult time. Councilman Dettmers asks a lot of questions, and that is okay, that is how residents get answers and how the community moves forward together. Everyone needs to take a step back, cool down, and work together to improve our community.

Pastor Dave Landry stated that he feels that the City has a strong group, and they continue to fight against the wrongs that he believes are attacking the City. He stated that he wanted to address something regarding Councilman Dettmers. Over the past month, many people have gotten up and shared their feelings about Councilman Dettmers and Councilman Ayres, particularly regarding the ruthless attacks that have been directed at certain individuals, especially the City Manager. Mr. Landry sat and witnessed Councilman Dettmers point his finger aggressively at the Mayor. He is the Mayor of the City of Wood River, and the City Manager is also a respected leader. Both deserve more respect than being publicly pointed at and challenged in that way. It appeared to Mr. Landry that it was an attempt to aggravate or provoke a response, and he does not understand the reason behind it, but he believes that it needs to stop. He truly wishes Councilman Dettmers would listen to the voices of the people of Wood River, residents who just want the City Council to focus on the City's business, rather than constantly trying to dig up dirt or attack others. Two years is enough, and he believes it is time to quit.

City Manager Steve Palen announced the arrival of a new fire truck and invited the public to view it in the City Hall parking lot.

Mayor Stalcup announced that the City-Wide Cleanup Event that was scheduled for Saturday, April 5, 2025, has been rescheduled for Saturday, May 3, 2025, due to the weather. He then thanked Erica Harriss' Office for sponsoring the Shred Day Event that took place on Saturday, April 5, 2025, despite the weather at the Wood River Police Department.

ORDINANCE NO. 25-7: AMENDING CITY CODE 90-7, TITLE III: ADMINISTRATION, CHAPTER 33: DEPARTMENTS, BOARDS, COMMISSIONS, AND AGENCIES, AMENDING SECTION 33.002: CITY ATTORNEY; APPOINTMENT; DUTIES, TO CLARIFY INTENT AND REMOVE AMBIGUITY, AND TO REQUIRE A MAJORITY OF THE CITY COUNCIL TO REQUEST A LEGAL OPINION FROM THE CITY ATTORNEY:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title III: Administration, Chapter 33: Departments, Boards, Commission, and Agencies, amending Section 33.002: City Attorney, appointment, duties, to clarify intent and remove ambiguity, and to require a majority of the City Council to request a legal opinion from the City Attorney, seconded by Councilman Ayres

Councilman Tweedy stated that he believes this is something that has been needed for a long time. The legal expenses may not have gone up last month, and perhaps it was not initiated by a Councilmember, but he stated that he truly thinks this is a much-needed amendment.

Councilman Ayres stated that he believes this amendment reduces the responsibilities of an elected official.

Councilman Dettmers questioned the purpose of the amendment.

Mayor Stalcup stated that it stems from the significant increase in the City's legal fees, which have gone well over budget. The City needs to get that under control. The idea is that if there is an issue and neither a Councilmember nor the City Manager has an answer, then before going directly to the City Attorney, the proper steps should be followed.

Councilman Dettmers stated that there have been a lot of comments suggesting that Councilmembers are driving up legal costs, but it is important to understand the structure. The City Manager is responsible for ensuring that ordinances, laws, and agreements approved by the Council are enforced. When that does not happen, it becomes the Council's responsibility to step in and ensure they are upheld. Speaking for himself, the only times he has contacted the City Attorney have been after notifying both the City Manager and the Council. There have been ongoing issues

April 7, 2025

that were not addressed, and that is what led to some of these situations. He did not go into detail but stated that the issues have been discussed in the past. He then asked with the passage of this ordinance, under what circumstances is a Councilmember allowed to contact the City Attorney.

City Attorney Mike McGinley stated from a legal standpoint, there was some ambiguity in Sections One and Two of the ordinance. Section One refers to 'the Council,' which legally could be interpreted to mean a majority of the City Council, since the Council would need to act collectively to make a formal request. However, in Section Two, it refers to 'its members,' which implies individual Councilmembers. That inconsistency is what prompted the amendment to add Section Three, to clarify the intent. Section Three makes it clear that no individual member of the City Council is entitled to receive oral or written legal opinions directly from the City Attorney. However, the City Manager or the Mayor still retain that ability. The goal of the amendment was not to block Councilmembers from accessing legal opinions altogether, but to establish a gatekeeping process. Any Councilmember can still reach out to the City Manager or the Mayor to request a legal opinion. If either of those avenues are unavailable or do not result in a response, then any three Councilmembers together can formally request a legal opinion. To answer the question directly: if a Councilmember has a legal question, they can ask the City Manager or the Mayor. If they do not move the request forward, then three Councilmembers can make the request together, and that would be honored. The intent behind this amendment was simply to provide structure and clarity, not to limit access unnecessarily.

Councilman Dettmers asked if there is a document request, should the request be sent to the City Manager or Mayor to then be forwarded to the City Attorney. He then asked if the City Attorney can be copied on the email request.

City Attorney Mike McGinley replied in the affirmative.

Councilman Dettmers noted that similar ordinances exist in other cities, emphasizing that this is not a new concept.

Councilman Plank stated that he had a chance to review the legal bills from the last year and a half to two years, and it can be reasonably assumed from those legal bills that over \$36,000.00 can be directly connected to one Councilmember. He highlighted that in one month in the lead up to the first attempt to fire City Manager Steve Palen in February 2024, despite knowing there were only two votes in support of the issue, legal fees tied to one Councilmember amounted to \$13,400.00 in January alone. Councilmember believes it is entirely reasonable for the Council to take action, not only to ensure the City maintains a responsible, balanced budget, but also to bring the City's practices in line with what other cities are already doing. In this case, the legal spending has been excessive and is out of control.

Councilman Dettmers stated that there was a consensus to move forward with that termination.

Councilman Plank stated that Councilman Dettmers' comment is not accurate. He recalled a meeting with Councilman Dettmers before the February 2024 Council Meeting, and he told Councilman Dettmers that he was not going to vote with him on that issue because of new information he had received. He then recalled a statement that Councilman Dettmers made stating that he knew he did not have the votes but was still moving forward with it. Councilman Plank at that time told Councilman Dettmers that it was his prerogative, but he made it clear that he would not be supporting it. Councilman Plank suggested sticking to the facts.

Councilman Dettmers stated that Councilman Plank was right, but that conversation happened later than that. There was a consensus to move forward with the termination, and it was not until the very last minute that things changed. Councilman Dettmers stated that he never received a clear reason for the change.

Councilman Plank stated that it was not until he saw that \$13,400.00 in legal fees were directly tied to meetings and communications that Councilman Dettmers had with the City Attorneys, which Councilman Plank was not aware of, nor did he have any idea that Councilman Dettmers had been that involved or focused on that issue until Councilman Dettmers told him what he was going to do the night before or the afternoon before the City Council Meeting.

Councilman Dettmers asked Councilman Ayres if he had a comment regarding the discussion.

Councilman Ayres replied in the negative.

Councilman Tweedy stated that the amount of money that has been spent on legal fees in the last two years, the City could have hired another policeman or another fireman, and he believes that the City's money can be better spent.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2931: REPEALING ORDINANCE NO. 2711 AND ORDINANCE NO. 2794 FOR PURPOSES OF ELIMINATING THE TIF GUIDELINES:

Councilman Ayres moved to approve an ordinance repealing Ordinance No. 2711 and Ordinance No. 2794 for purposes of eliminating the TIF Guidelines, seconded by Councilman Tweedy

Councilman Dettmers asked if this ordinance has to do with the elimination of the screening process. The ordinance states, *'Whereas the City desires to repeal Ordinances 2711 and 2794 because they may hinder the use of tax increment financing within the City.'* He then asked how the existing guidelines hinder the use of TIF.

City Attorney Mike McGinley explained that some of the language in those *'Whereas'* clauses are not meant to be taken as verbatim but more about expressing the intent. The previous ordinances included language that went beyond what the TIF Act requires. There could be situations where what was codified will hinder the use of TIF.

Councilman Dettmers read from the ordinance *'The City desires to be seen as pro-business and pro-economic growth.'* He questioned the City not being pro-business in the past and asked when it was determined that the City was not pro-business.

City Attorney Mike McGinley explained that there have been concerns that have come up in past meetings, including more bureaucracy, too much red tape, overly burdensome terms, and additional layers of regulation. The intent behind this ordinance is to eliminate potential roadblocks and ensure that the City is creating an environment that welcomes investment and economic development. The City Manager and City staff have always had full freedom to vet these agreements before bringing them to the City Council. And to be clear, there has been no change in how TIF operates. The City Council still has the final say. The Council can amend these agreements during meetings, and if more time is needed to fully review them, they can be tabled. This ordinance does not remove any of the City Council's control or authority to approve or deny these agreements. What it does is remove certain codified terms and conditions that may be restrictive. The goal is to ensure that nothing in the ordinances discourages potential applicants or limits the kinds of proposals that can be brought forward for consideration. Again, that is the intent behind this change.

Councilman Dettmers stated that a screening process is not anti-business, it is normal. He then stated that when the City approves a TIF, the City is essentially acting like a lender, almost like a bank. The City is fronting money, just like a business would apply for a loan from a bank. In that situation, the business is required to fill out an application and provide detailed documentation. That is a normal process. Councilman Dettmers questioned what has changed to prompt the elimination of these requirements. He believes this could put the schools at risk, because without proper vetting, The City might end up directing tax dollars to businesses that are not truly qualified. He then stated that the original guidelines included a number of basic, reasonable requirements, nothing that he believes a legitimate business would object to. Councilman Dettmers then asked what the difference is between the current guidelines and the new guidelines being proposed.

City Manager Steve Palen explained that just like other communities, the City of Wood River's TIF guidelines are being eliminated and there will not be any new TIF guidelines and the City will follow the State TIF Act.

Councilman Dettmers asked how communities City Manager Steve Palen was referring to.

City Attorney Mike McGinley stated that he does not work with any other communities that have their own TIF guidelines. He explained that city managers and city staff work together to bring applications to Council, and the Council decides yes or no. If they have the information to make the

April 7, 2025

decision, they make the decision, and if they need more information, they ask for more information. If it needs to be amended, it is amended, but the decision making is not made by a quote-on-quote TIF Committee, the decision is made by the Council. These are the people who are elected and who are beholden to the people who voted them into office.

Councilman Dettmers asked how it will be determined that a business qualifies and what are the requirements to get TIF approval, and what is the criteria to give it to the Council for review.

City Manager Steve Palen explained that TIF applicants will still have to fill out an application so all of the information on the application is what will be used to make the determination by himself and staff whether or not to forward the application to the Council.

Councilman Dettmers asked why the City is doing this now? Back in 2021, when this was first approved, specifically on May 15, 2021, this item was approved by the Council. He stated that the Mayor was on the Council at that time, and while he does not have the records in front of him, he is assuming the Mayor approved it. He is fairly certain he did, because Councilman Dettmers does not recall the Mayor ever voting against something like this. Then again, in June 2022, Mayor, Councilman Tweedy, and Councilman Plank all voted for the amendment. Once again, there was an opportunity to make changes at that time. He does not understand what has happened that now requires the Council to revisit and make this move at this point. He simply does not get it. He then asked, under the new guidelines being proposed, is there a requirement that TIF applicants must be the owner of the property.

Discussion ensued regarding the new process and how it will work noting that the Councilmembers get the information only a few days before they vote on the item.

City Attorney Mike McGinley explained that, in his opinion, it is not best practice to discuss hypothetical situations and that the ordinance states that what has been approved in the past will be repealed in order to eliminate the TIF guidelines so that the City Manager and City staff can put together TIF proposals for the Council to determine whether or not they want to approve them or not.

Further discussion ensued regarding whether or not a TIF applicant has to own the property.

City Manager Steve Palen that the new "guidelines" will be the State Law.

City Attorney Mike McGinley stated that if a developer wants to apply on behalf of a landowner, a developer can apply on behalf of a landowner and the application will state who is applying and why. The Council will get all the information in a development deal, just as they always have, there really will not be any differences. He then explained that the City is trying to remove the things that create all of the questions as they are the sorts of questions that should come out when a fully formulated proposal is in front of the Council, so that the Council can analyze it, read it, and that is when this debate should occur. These guidelines, a lot of them, are, as he stated earlier, over and above what the TIF Act requires, and as a result, it could hinder people from wanting to apply, because it is asking for more information than is required. If a Councilmember does not want to approve a TIF agreement because of how it is written up and what the application says, that is their right. They have a vote. There are five votes.

Councilman Dettmers asked if the state statute requires the entity or the person getting the TIF money own the property that is going to be developed.

City Attorney Mike McGinley stated that he does not believe so, and it will depend on the language in the agreement.

More discussion ensued regarding what is allowed under the TIF Act and the purpose of TIF.

Councilman Dettmers stated that despite it being the state statute, he is uncomfortable with what the TIF Act allows.

The ordinance was approved by the following vote:

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

ORDINANCE NO. 2934: APPROVING INTERGOVERNMENTAL AGREEMENTS WITH BETHALTO, HARTFORD, EAST ALTON, ROXANA, SOUTH ROXANA, AND SOUTH ROXANA FIRE PROTECTION DISTRICT REGARDING DISPATCH SERVICES PROVIDED BY WOOD RIVER POLICE DEPARTMENT:

Councilman Tweedy moved to approve an ordinance approving Intergovernmental Agreements with Bethalto, Hartford, East Alton, Roxana, South Roxana, and South Roxana Fire Protection District regarding dispatch services provided by Wood River Police Department, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2932: AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT FOR FARMLAND WITH TYLER SCHMITT FOR CITY OWNED PROPERTY LOCATED AT PARCEL ID 19-1-08-22-12-201-001 AND PARCEL ID 19-1-08-23-00-000-001:

Councilman Plank moved to approve an ordinance authorizing the execution of a Lease Agreement for farmland with Tyler Schmitt for City owned property located at Parcel ID 19-1-08-22-12-201-001 and Parcel ID 19-1-08-23-00-000-001, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2933: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH MIKE FAHNESTOCK, ON BEHALF OF FAHNESTOCK AGENCY, INC. FOR TIF FINANCIAL ASSISTANCE AT 600 N. WOOD RIVER AVENUE:

Councilman Ayres moved to approve an ordinance authorizing a Redevelopment Agreement with Mike Fahnestock, on behalf of Fahnestock Agency, Inc. for TIF Financial Assistance at 600 N. Wood River Avenue, as submitted by the TIF Committee, seconded by Councilman Tweedy

Councilman Dettmers stated that he requested the minutes of the TIF Committee meeting regarding this application, but he did not receive a response. He asked if the TIF Committee met on this matter.

City Manager Steve Palen replied in the affirmative.

Councilman Dettmers stated by looking at the current guidelines, specifically Section 7 on page 4 under "General Requirements and Restrictions," Section 5 states: "Application for TIF funding may only be made by a person or persons having an actual interest in the subject property. This includes an owner of record, beneficial owner of a trust, or a person having made an offer, which offer has been accepted to purchase the subject real estate." In the back of the application packet, there are copies of tax documents from the county. He pointed out that this ordinance is for approving and authorizing a redevelopment agreement for a project in TIF District Number 3, specifically for Fahnestock Agency, Inc. for 600 North Wood River Avenue, along with other related actions hereto. He stated that normally he would be in favor of this; however, he cannot support this request because, based on the information available, Fahnestock Agency does not actually own the property. According to the current TIF ordinance and guidelines, ownership is a required condition for application eligibility.

Councilman Dettmers made a motion to table the ordinance until the next meeting where it can be brought back with the correct name on the documents, seconded by Councilman Ayres, and the motion to table was denied by the following vote:

AYES: Ayres, Dettmers (2)

NAYS: Plank, Tweedy, Stalcup (3)

Mayor Stalcup asked if the City is following the guidelines.

City Attorney Mike McGinley explained that the TIF guidelines were repealed earlier in the meeting so none of this discussion is relevant.

April 7, 2025

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2935: AUTHORIZING PRELIMINARY AND FINAL APPROVAL OF A HORIZONTAL SUBDIVISION OF PARCEL ID 19-1-08-23-00-000-005 LOCATED AT 1401 VAUGHN ROAD, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve an ordinance authorizing preliminary and final approval of a horizontal subdivision of Parcel ID 19-1-08-23-00-000-005 located at 1401 Vaughn Road, Wood River, Illinois 62095, as submitted by the Plan Commission, seconded by Councilman Ayres

Councilman Ayres stated that there is one recommendation to approve and one recommendation not to approve from the Plan Commission, and he would like an explanation on the recommendation not to approve.

City Clerk Danielle Sneed explained that if a member of the Plan Commission votes no but it is voted by other members to recommend it to the City Council, the member that votes no must give a reason for voting no.

Councilman Ayres asked if this horizontal subdivision allows enough room for traffic to enter Parcel No. 3.

City Manager Steve Palen replied in the affirmative.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2936: AUTHORIZING PRELIMINARY AND FINAL APPROVAL OF SUBDIVIDING/COMBINING PARCEL ID 19-1-08-28-00-000-001 AND PARCEL ID 19-1-08-29-00-000-005 LOCATED ON ENVIRO WAY:

Councilman Ayres moved to approve an ordinance authorizing preliminary and final approval of subdividing/combining Parcel ID 19-1-08-28-00-000-001 and Parcel ID 19-1-08-29-00-000-005 located on Enviro Way, as submitted by the Plan Commission, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2937: ADOPTING THE CITY MANAGER'S REVISED BUDGET FOR FISCAL YEAR 2025-26 BEGINNING MAY 1, 2025:

Councilman Tweedy moved to adopt the City Manager's revised budget for Fiscal Year 2025-26 beginning May 1, 2025, seconded by Councilman Plank

Councilman Dettmers stated that he and Councilman Ayres met with Director Parks and Recreation Pat Minogue and City Manager Steve Palen to discuss the Parks and Recreation budget. Most of his concerns were addressed except for what he described as the improper allocation of expenses for full-time employees. He stated that employee salaries are not being charged to the areas where the employees are actually spending their time. For example, although staff spend time at the Recreation Center, their salaries are fully allocated to the Parks and Recreation Department. He noted that he was told this is the same model previously used when the Aquatic Center was operating, where the Aquatic Center Manager was paid 50 percent from the General Fund and 50 percent from the Aquatic Center Fund. Councilman Dettmers stated that he believes a more accurate cost accounting should be applied, particularly for the Recreation Center. He proposed two options: (1) table the budget until the next meeting to allow time for department heads to allocate employee time and salaries more accurately, or (2) approve the budget as presented but agree that allocations will be addressed in next year's budget.

Councilman Ayres expressed support for Dettmers' position and stated that if an employee divides time between different areas, their salary should be split accordingly.

April 7, 2025

Councilman Plank stated that while he did not oppose the principle of allocation, he felt that tracking precise time allocations would be difficult, burdensome, and possibly not worth the marginal gains. He said that relying on employee and management input for rough estimates might be more practical, as the time and effort required to track precise hours could be better spent elsewhere.

Councilman Tweedy did not comment on the matter, and Mayor Stalcup did not express a position either in support of or against the proposal.

Councilman Dettmers reiterated that the current assumption of a 50/50 split or any arbitrary allocation was the issue. He emphasized the need for department heads to estimate time spent across functions and to revise the budget accordingly in future years. He acknowledged that the City does not currently use time-tracking software but believed a reasonable estimate could be made and adjusted over time.

Mayor Stalcup asked Director Minogue if he understood Dettmers' proposal.

City Manager Palen responded that the Director and Recreation Supervisor positions have historically been paid out of the General Fund. When the Aquatic Center operated, the Aquatic Center Manager's salary was split 50/50 between the General Fund and Aquatic Center Fund, and the current Recreation Center budget follows that model. He noted that although the employees work at the Recreation Center, this is how the budgeting has traditionally been done. He also communicated that tracking or estimating time for more granular allocation would be difficult and impractical.

Councilman Dettmers acknowledged the rationale but continued to advocate for better cost allocation to provide a more accurate picture of departmental expenses, including potential allocations across the General Fund, Golf Course, Recreation Center, or other relevant accounts. He stated this would not be difficult if department heads provided their best estimates.

Councilman Dettmers then made a motion to table the budget until the next meeting, allowing department heads time to reevaluate time and salary allocations, seconded by Councilman Ayres.

Mayor Stalcup noted that Director Minogue would not have time to complete this process before the next meeting and suggested the allocations could instead be addressed in next year's budget.

Councilman Dettmers agreed with the Mayor's suggestion and stated he would be amenable to approving the current budget with the understanding that changes would be made next year.

City Attorney McGinley clarified that ordinances cannot be passed with contingent requirements. However, the minutes could reflect the Council's intent for future budgeting. He advised that the discussion accurately captures Dettmers' proposal and the differing viewpoints among Councilmembers. He further stated that if the City Manager chooses to make changes in the future, he can refer to these minutes as a record of the discussion and intent.

Following this clarification, Councilman Dettmers and Councilman Ayres withdrew their motion and second.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2938: DECLARING ITEMS FROM VARIOUS DEPARTMENTS AS SURPLUS AND AUTHORIZING THE SALE OF SAID ITEMS:

Councilman Ayres moved to approve an ordinance declaring items from various departments as surplus and authorizing the sale of said items, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

April 7, 2025

RESOLUTION NO. 2122: AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND AT&T:

Councilman Plank moved to approve a resolution authorizing an agreement between the City of Wood River and AT&T, seconded by Councilman Tweedy

Councilman Ayres asked the Director of Public Services Michael Velloff if the payment that the City is receiving from AT&T will cover all of the City's expenses.

Director of Public Services Michael Velloff stated that it will cover the additional expense to put the water main in the pavement.

The resolution was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2123: REPEALING RESOLUTION NO. 1219 AND ANY GUIDELINES STATED IN THE CITY ZONING CODE UNDER 4-13.4: RESTRICTIONS, OR ANY OTHER RESOLUTIONS OR ORDINANCES, REGARDING THE TERMS AND CONDITIONS ASSOCIATED WITH THE ORIGINALLY NAMED ENVIRO TECH BUSINESS PARK:

Councilman Ayres moved to approve a resolution repealing Resolution No. 1219 and any guidelines stated in the City Zoning Code under 4-13-.4: Restrictions, or any other resolutions or ordinances, regarding the terms and conditions associated with the originally named Enviro Tech Business Park, seconded by Councilman Plank

Councilman Ayres asked City Manager Steve Palen for an explanation of this item.

City Manager Steve Palen explained that the original development was called Enviro Tech Park, the thought was to have an environmentally friendly industrial park. The earlier agenda item related to this property is to clean up some of the Parcel ID issues as the City is preparing that property, hopefully for a large development that we have some interest in, but the intent is to remove the environmental intent of the original development. So, if there is a development that wants to come that is not environmentally friendly, it will be allowed to be located there.

The ordinance was approved by the following vote:

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

NAYS: None (0)

APPROVED: RECOMMENDATION TO ACCEPT THE BID FROM STUTZ EXCAVATING, INC. IN THE AMOUNT OF \$76,750.00 FOR THE DEMOLITION OF THE STRUCTURE(S) LOCATED AT PARCEL ID 19-2-08-27-05-104-047, COMMONLY KNOWN AS 101 E. FERGUSON:

Councilman Tweedy moved to approve a recommendation to accept the bid from Stutz Excavating, Inc. in the amount of \$76,750.00 for the demolition of the structure(s) located at Parcel ID 19-2-08-27-05-104-047, commonly known as 101 E. Ferguson, as submitted by the Director of Public Services, seconded by Councilman Plank

Councilman Dettmers asked if the land has to be remediated and if it will be asphalted.

City Manager Steve Palen stated that the intent is to tear down the building and pave the lot.

Councilman Dettmers asked if the lot will be a parking lot.

City Manager Steve Palen stated that this is the initial plan; however, if there is additional interest, the City will consider other proposals.

The recommendation was approved by the following vote:

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

NAYS: None (0)

April 7, 2025

APPROVED: REQUEST TO SEEK BIDS FOR THE EDWARDSVILLE ROAD WATER MAIN IMPROVEMENTS PROJECT – PHASE 3:

Councilman Plank moved to approve a request to seek bids for the Edwardsville Road Water Main Improvements Project – Phase 3, 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)

CLOSED SESSION:

Councilman Plank moved for approval of a recess to hold an executive closed session to discuss matters pertaining to Personnel (5 ILCS 120/2 (c) (1)) and the setting of a price for sale or lease of property owned by the public body (5ILCS 120/2 (c)(6)), seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

The Council moved across the hall to hold the executive closed session.

The Council recessed at 8:05 p.m. and reconvened at 8:43 p.m.

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

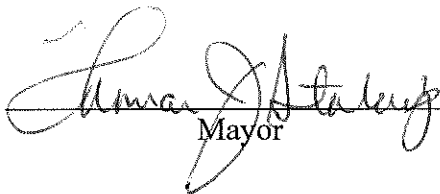
AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

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



Mayor



City Clerk