

April 6, 2026

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, April 6, 2026. The Clerk called the roll and reported that the following members were:

PRESENT: David Ayres
Bill Dettmers
Jeremy Plank
Scott Tweedy
Tom Stalcup

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Ayres moved to approve the minutes of the regular meeting of March 16, 2026, 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 Dettmers moved to approve the bills submitted for payment for the period March 12, 2026, to April 1, 2026, as printed, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

CITIZEN/OFFICIAL COMMENTS:

Nick Bauer stated that approximately two years prior, he entered a Temporary Construction Easement Agreement with the City regarding use of his side lot during the construction of the State Street Sewer Separation Project, with the understanding that the property would be restored to its original condition upon completion. Mr. Bauer reported that the lot has not been returned to its prior state and that previous concerns brought before the Council were not adequately addressed. Mr. Bauer provided copies to the Council of the agreement along with photographic evidence showing the condition of the property before, during, and after the construction work, including recent images. Mr. Bauer further explained that the restoration work was improperly completed, resulting in mismatched grass that differs in color and appearance from the rest of the yard. Mr. Bauer requested that the City fulfill its obligation under the agreement and properly restore his property.

Mayor Stalcup asked Mr. Bauer if the dark green grass in the photos is the grass the City replaced.

Mr. Bauer replied in the affirmative and pointed out in the photos the area where the grass is dead because the contractor used an excavator to rip out the old sidewalk to replace it and they did not do anything with the yard after that and the only grass that is in that area is weeds. Councilman Dettmers stated that he has visited Mr. Bauer's residence on multiple occasions, including a recent visit, and confirmed the resident's concerns regarding the condition of the property. He noted that the replacement grass is visibly distinct from the existing lawn, resulting in a two-tone appearance that he believes was not the outcome the resident anticipated when agreeing to the work. Councilman Dettmers further stated that Mr. Bauer has consistently expressed concern about the condition of his yard over the past year and has remained patient throughout the process. He emphasized the importance of maintaining public trust and cooperation, particularly when residents allow the City to utilize their property. Councilman Dettmers requested that the City take the time to properly address the situation and restore the yard to a condition better than it is currently, noting that the resident had allowed significant use of his property. He asked that the City consider this request as a matter of doing the right thing and as a gesture of appreciation for the residents' cooperation.

Councilman Plank asked Mr. Bauer to clarify what specific actions he was requesting the City to take.

April 6, 2026

Mr. Bauer responded that he is requesting the City take whatever actions are necessary to restore his yard to a uniform appearance. He stated that he does not want a two-tone yard or sections of grass that differ in color or condition from the rest of the lawn. He further noted that the current condition does not meet expectations, is visually unappealing, and is not consistent with what was originally agreed upon.

Councilman Plank asked Mr. Bauer if he knew what type of grass was originally in his yard.

Mr. Bauer stated that the grass originally in the affected area was the same as the grass on either side of the easement.

Pastor Dave Landry inquired about the availability of City funds for park improvements, expressing particular interest in enhancements to the 14th Street Park. Mr. Landry noted increased usage of the park, including walking, school activities, pickleball, and basketball, and commended the City on recent improvements while suggesting additional amenities and programming could further benefit the community. Mr. Landry also shared historical perspective on the park's prior level of activity and expressed interest in seeing it more fully utilized again. Additionally, Mr. Landry referenced a recent notice regarding enforcement of property maintenance in the Wood River area and questioned how consistently such regulations would be applied, citing concerns about neighboring properties contributing to weed overgrowth. Mr. Landry concluded by reiterating appreciation for the Parks and Recreation Department.

Mayor Stalcup read a Letter of Commendation addressed to Officer Nicole Morris from Police Chief Brad Wells.

Mayor Stalcup congratulated Ella, Amy and Scott Maberry and Kurt Gogolowski on the opening of GoGo-May's 6th Street Diner located at 300 N. Sixth Street.

Mayor Stalcup congratulated Chastity and Kaitlynn Niemeyer on the opening of Charlie's Drive-In Restaurant located at 762 N. Wood River Avenue.

Mayor Stalcup congratulated the Wood River Fire Department on their successful blood drive over the weekend at the Fire Station. He thanked the Wood River Fire Department and everyone who donated.

Mayor Stalcup congratulated Riverbend Family Ministries on their kickoff for Child Abuse Prevention Month.

Mayor Stalcup congratulated Coach Norris Dorsey for the field dedication at 6th Street Park. He added that it is a well-deserved honor to a great man.

Mayor Stalcup announced that the City will commemorate America's 250th birthday by holding a celebration on July 3, 2026, at Belk Park. The event will feature a full evening of patriotic fun and community engagement, including food trucks, beer tent, live music, family activities and a cornhole tournament. The celebration will include a spectacular drone show, which will begin at 9:15 p.m. offering a modern, visual, stunning show. This unique finale will honor our nation's history and create a memorable experience for all attendees. He noted to please contact City Hall for more information on sponsorships. The event will take place on Friday, July 3, 2026, from 4:00 p.m. to 10:00 p.m. at Belk Park.

PRESENTATIONS:

Melissa Erker from Phillips 66 presented Mayor Stalcup and Director of Parks and Recreation Pat Minogue with a \$20,000.00 sponsorship check in support of Camp Otto 2026.

ORDINANCE NO. 2994: AUTHORIZING THE EXECUTION OF A REAL ESTATE CONTRACT WITH THE LABORERS INTERNATIONAL UNION OF NORTH AMERICA LOCAL 338 FOR THE PURCHASE OF PARCEL ID'S 19-2-08-28-08-204-019, 19-2-08-28-08-204-018, 19-2-08-28-08-204-017, 19-2-08-28-08-204-016, AND 19-2-08-28-08-204-015:

Councilman Plank moved to approve an ordinance authorizing the execution of a Real Estate Contract with the Laborers International Union of North America Local 338 for the purchase of Parcel ID's 19-2-08-28-08-204-019, 19-2-08-28-08-204-018, 19-2-08-28-08-204-017, 19-2-08-28-08-204-016, and 19-2-08-28-08-204-015, seconded by Councilman Dettmers, and approved by the following vote:

April 6, 2026

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

NAYS: None (0)

ORDINANCE NO. 2995: ACCEPTING THE WOOD RIVER PUBLIC LIBRARY FY 2026-2027 BUDGET, AS ADOPTED BY THE WOOD RIVER PUBLIC LIBRARY BOARD OF TRUSTEES:

Councilman Tweedy moved to approve an ordinance accepting the Wood River Public Library FY 2026-2027 Budget, as adopted by the Wood River Public Library Board of Trustees, seconded by Councilman Ayres

Councilman Plank stated that the Library budget for the current year was generally in line with his expectations compared to the previous year and noted that he voted yes on the budget as a Library Board Member. He clarified that his concern is not with the overall financial health of the Library, but rather with how its reserves are calculated. He explained that the Library maintains two separate reserve funds, one for day-to-day operating expenses and another designated for capital projects such as major repairs and equipment and emphasized that these should not be combined when evaluating operating reserves. Councilman Plank noted that the purpose of an operating reserve is to determine how long the Library can continue operations if revenue is delayed or disrupted, during which time capital projects could be postponed while services and payroll could not. He expressed concern that including capital funds in operating reserve calculations may make the Library's financial position appear weaker than it is and could create unnecessary pressure to increase the tax levy. He stated that when considering only operating reserves, the Library maintains approximately five to six months of funding, which he described as a healthy level, particularly given the existence of a separate capital reserve fund and a stable property tax revenue stream. Councilman Plank concluded that the Library is financially stable and that a more precise calculation of reserves should provide confidence to both the Council and residents, indicating there is no urgent need to increase the operating tax levy at this time or in future years.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2996: ADOPTING THE CITY MANAGER'S REVISED BUDGET FOR FISCAL YEAR 2026-2027 BEGINNING MAY 1, 2026:

Councilman Ayres moved to approve an ordinance adopting the City Manager's Revised Budget for Fiscal Year 2026-2027 beginning May 1, 2026, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 2997: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH WILSON REAL ESTATE LLC FOR TIF FINANCIAL ASSISTANCE AT 22 N. FIRST STREET:

Councilman Plank moved to approve an ordinance authorizing a Redevelopment Agreement with Wilson Real Estate LLC, for TIF Financial Assistance at 22 N. First Street, seconded by Councilman Tweedy

Councilman Dettmers proposed an amendment to the agreement to increase the City's payment from 30 percent to 50 percent of the allowable expenses related to the project. He explained that his recommendation was based on the longstanding presence and contributions of the Wilson family, noting that they have been a stable business in the community for many years and have supported the City through both good and challenging times. Councilman Dettmers stated that increasing the reimbursement would demonstrate the City's commitment to supporting existing local businesses and encouraging the rehabilitation of their properties. He further suggested that, if necessary, due to budgetary considerations, the increased payment could be structured to be distributed in equal installments over a two-year period.

Councilman Dettmers moved to amend the agreement to increase the City's payment from 30 percent to 50 percent and for the payment to be distributed in equal installments over a two-year period, seconded by Councilman Ayres

City Manager Steve Palen responded that, in general, as TIF requests increase in size, the

percentage for reimbursement typically decreases. He noted that this was the applicant's second TIF request, explaining that the first request involved a \$51,000.00 project for which the City contributed approximately \$25,000.00. He stated that the current request involves a \$100,000.00 project, and that the City's standard practice is to remain in the range of approximately 25 to 35 percent reimbursement for larger projects. City Manager Palen explained that this policy approach was the basis for the recommendation to provide 30 percent funding for the current request.

Councilman Dettmers stated that he was not attempting to be argumentative and acknowledged the City Manager's explanation regarding the standard TIF percentages. He explained that his intent was to provide reassurance to local businesses that the City values their long-term commitment and continued presence in the community. Councilman Dettmers noted that, based on information he had reviewed, several properties within the TIF district had previously received reimbursement levels of 50 percent, with most receiving 50 percent, one receiving 25 percent, and some returning for additional assistance. He stated that his request was to consider the nature and history of the businesses involved when evaluating funding levels. Councilman Dettmers reiterated that he wanted to ensure long-standing businesses feel supported and appreciated for their contributions to the City.

City Manager Steve Palen responded that he had nothing negative to say about the business or its owners and noted that the City has worked with them for a long period of time. He stated that, among previous projects that received 50 percent reimbursement, the highest example he recalled was an \$80,000.00 project. He noted that the larger TIF requests typically vary from 25 to 40 percent.

Councilman Dettmers stated that one of the TIF requests he referred to earlier was 45 percent; however, the other TIF requests he was referring to all got 50 percent and were in the range of \$35,000.00 to \$40,000.00 total.

Councilman Plank asked what the percentage of reimbursement was for the TIF request for 87 E. Ferguson.

City Manager Steve Palen stated 50 percent.

City Manager Steve Palen stated that, in reviewing TIF requests, staff consider the specific project as well as the overall health of the TIF district and the anticipated impact on the tax increment and redevelopment of the property. He explained that the purpose of TIF is to promote improvements that ultimately increase the tax increment and make additional resources available for future use within the district. City Manager Steve Palen noted that the request in question was the applicant's second TIF request, and that the first request had received 50 percent funding, which he indicated is permissible as multiple requests may be made for a single property. He stated that this analysis formed the basis of the recommendation presented to the Council.

Councilman Plank noted that he appreciates the conservative approach along with being consistent.

Councilman Ayres asked if the City is uniform with TIF requests.

City Manager Steve Palen further explained that, in general, projects around the \$80,000.00 range have typically been the threshold where higher reimbursement levels such as 50 percent have been considered. He emphasized that the recommendation was not a reflection on the business itself, noting that the City had previously approved a 50 percent TIF request for the same property. Councilman Plank asked for clarification on the amendment determining if it is to increase the percentage from 30 percent to 50 percent and for the payment to be distributed in equal installments over a two-year period.

Councilman Dettmers withdrew the section of the amendment for the payment to be distributed in equal installments over a two-year period.

Mayor Stalcup asked how this affects the TIF.

City Manager Steve Palen stated that approving a higher percentage could begin to set a precedent for future TIF requests, noting that the intent of the TIF program is to build increment that can be reinvested and utilized by others over time. He stated that the dollar amount of the request would not negatively impact the TIF fund, and that the Council has previously authorized the ability to borrow against other funds to supplement TIF resources if needed. However, he emphasized the importance of treating applicants consistently and noted that the City's recommendation was based

April 6, 2026

on maintaining uniformity in how requests are evaluated. He reiterated that the applicant had previously received 50 percent funding on an earlier TIF request, while the current recommendation was 30 percent.

Discussion ensued regarding staying uniform, which would entail approving the agreement with a 30 to 35 percent reimbursement, not a 50 percent reimbursement.

The motion to amend the agreement to increase the City's payment from 30 percent to 50 percent was approved by the following vote:

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

NAYS: None (0)

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

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

NAYS: None (0)

ORDINANCE NO. 2998: APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WOOD RIVER AND THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS LOCAL 2371, TO AMEND THE COLLECTIVE BARGAINING AGREEMENT TO MODIFY THE WORK SCHEDULE OF UNION FIRE DEPARTMENT EMPLOYEES FOR A ONE-YEAR TRIAL PERIOD:

Councilman Ayres moved to approve an ordinance approving a Memorandum of Understanding between the City of Wood River and the International Association of Fire Fighters Local 2371, to amend the Collective Bargaining Agreement to modify the work schedule of Union Fire Department Employees for a one-year trial period, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2170: AUTHORIZING A 10-YEAR MASTER SERVICES AND PURCHASING AGREEMENT FOR BODY CAMERAS AND ASSOCIATED EQUIPMENT FROM AXON ENTERPRISE, INC. IN THE AMOUNT OF \$313,128.12 AND WAIVING CUSTOMARY BIDDING PROCEDURES:

Councilman Tweedy moved to approve a resolution authorizing a 10-year master services and purchasing agreement for body cameras and associated equipment from Axon Enterprise, Inc. in the amount of \$313,128.12 and waiving customary bidding procedures, seconded by Councilman Plank

Councilman Ayres stated that by doing this, the City is going to save a lot of money.

Mayor Stalcup commended Chief Wells for the work he has done on this item.

The resolution was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2171: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND EASY SLOTS LLC FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

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

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

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

April 6, 2026

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:34 p.m.



Mayor



City Clerk