

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, June 15, 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 June 1, 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 May 28, 2026, to June 10, 2026, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

FINANCIAL STATEMENT:

Councilman Tweedy moved to approve the Financial Statement ending May 31, 2026, as printed, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

PRESENTATIONS:

Veolia North America presented a sponsorship check in support of the City's upcoming 4th of July Celebration.

Kinder Morgan presented a sponsorship check in support of the City's upcoming 4th of July Celebration.

Mayor Stalcup presented a Certificate of Recognition and plaque to Fire Chief Wade Stahlhut on his retirement after 21 years with the Wood River Fire Department.

Fire Chief Wade Stahlhut expressed gratitude for the opportunity to serve as a member of the Wood River Fire Department and thanked the department personnel, the Mayor, and the City Council for their support over the years. He stated that the past six years had been especially positive in terms of accomplishments and support received. Fire Chief Stahlhut expressed confidence that the Fire Department would continue its success under new leadership and stated that while he was preparing to step away from his role, he remained confident in the department's future.

City Manager Steve Palen expressed appreciation for Fire Chief Wade Stahlhut's service to the community, stating that he has been a great asset to the City. He noted that the organization the Chief is moving on to will be fortunate to have him and thanked him for his years of service. City Manager Palen also reflected on their prior working relationship, stating that they had served as directors together and that the Chief had reported to him in recent years. He expressed gratitude for his contributions and stated that he would be missed.

Councilman Dettmers stated, on a personal note, that he will miss Fire Chief Wade Stahlhut. He referenced knowing the Chief since Chief was 10 years old. Councilman Dettmers stated that the Chief is a person of integrity and expressed that he would be greatly missed, adding that he was sorry to see him leave the City.

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CITIZEN/OFFICIAL COMMENTS:

Mark St. Peters expressed appreciation to the Mayor and City Council for the downtown dog park. Mr. St. Peters stated that his Chihuahua enjoys the park and thanked everyone involved in making the project possible. He also commented that the dog park has provided opportunities for both pets and residents to socialize and form new friendships.

Linda Walters congratulated Fire Chief Wade Stahlhut on his retirement. Ms. Walters also referenced previously expressing concerns regarding overgrown rose bushes and landscaping near City Hall and stated that noticeable improvements have since been made. Ms. Walters complimented the appearance of the landscaping and downtown area and stated that the City has made significant progress in improving the community's appearance. She further commented that she often speaks positively about the City of Wood River and encourages others to recognize the improvements that have been made. Ms. Walters also thanked Sergeant Burns and Fire Chief Wade Stahlhut for their assistance with a matter at the citizen's home and expressed appreciation to the City of Wood River.

Mayor Stalcup announced that the Farmers Market began last Thursday and will continue every Thursday through September 24, 2026, from 4:00 p.m. to 7:00 p.m. The Mayor stated that approximately 50 vendors participated during the first week and expressed hope that participation would continue throughout the season.

Mayor Stalcup also announced a ribbon cutting ceremony for the newly remodeled offices of the Wood River Business Alliance, located at 61 East Ferguson Avenue, in recognition of the organization receiving National Main Street Accreditation. The event is scheduled for June 26, 2026, at 3:00 p.m.

In addition, Mayor Stalcup announced that the Humane Society would be hosting an adoption event at Downtown West End Coffee Shop, located at 10 West Ferguson Avenue, on June 27, 2026, from 10:00 a.m. to 1:00 p.m.

Lastly, Mayor Stalcup announced that the Air Race Classic will take place on June 23, 2026, at the St. Louis Regional Airport. The Mayor stated that doors will open at 7:30 a.m., with aircraft expected to begin takeoff at 8:00 a.m. He further noted that the event would include 46 race teams and 106 participants beginning a four-day journey.

ORDINANCE NO. 26-15: AMENDING CITY CODE 90-7, TITLE XV: LAND USAGE, CHAPTER 156: CONTROL OF STORM WATER DRAINAGE AND DETENTION, SOIL EROSION, AND SEDIMENT CONTROL, AMENDING SECTION 156.07 INFORMATION ACCESSIBILITY TO THE PUBLIC AND SECTION 156.08 DEFINITIONS:

Councilman Ayres moved to approve an ordinance amending City Code 90-7, Title XV: Land Usage, Chapter 156: Control of Storm Water Drainage and Detention, Soil Erosion, and Sediment Control, amending Section 156.07 Information Accessibility to the Public and Section 156.08 Definitions, seconded by Councilman Plank

Councilman Dettmers asked for clarification regarding the specific matters covered within the amended ordinance and inquired whether the referenced final documents in the ordinance would be available for public inspection at City Hall. He further requested a summary of the amendment.

City Manager Steve Palen responded that the proposed language was primarily intended as cleanup language to clarify that only final documents are available for public inspection, rather than preliminary planning materials or every document ever prepared. He stated that the City would not be capable of producing every document created and explained that the intent was to specify that final documents are the records available for inspection.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 3003: ESTABLISHING AN EXTERIOR RENOVATION PROGRAM FOR THE PURPOSE OF ENCOURAGING PROPERTY IMPROVEMENTS IN THE CITY OF WOOD RIVER:

Councilman Tweedy moved to approve an ordinance establishing an Exterior Renovation Program for the purpose of encouraging property improvements in the City of Wood River, seconded by Councilman Dettmers

Councilman Plank City Manager Steve Palen to explain this program.

City Manager Steve Palen stated that the proposed program had been in development for some time and had undergone several revisions in coordination with the City Attorney. He explained that the City had reviewed similar programs in other communities and stated that the program would provide matching grants to assist residents with exterior home improvements, including siding, soffit, fascia, roofing, and related repairs. He further explained that the program would provide up to \$5,000.00 in matching funds, with the required match amount based on the applicant's income level and median household income criteria, similar to the City's first-time homebuyer program.

Councilman Dettmers asked how much was budgeted for this program.

City Manager Steve Palen stated \$50,000.00 was budgeted.

Councilman Dettmers expressed hope that the program will generate increased public interest and demand.

City Manager Steve Palen stated that is the hope.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 3004: AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND STORMFRONT ROOFING FOR TIF FINANCIAL ASSISTANCE AT 915 WHITELAW:

Councilman Ayres moved to approve an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and Stormfront Roofing for TIF Financial Assistance at 915 Whitelaw, seconded by Councilman Plank

Councilman Dettmers referenced previously approved expenditures related to the purchase of properties within the TIF District and reviewed projected remaining cash flow figures. He stated that, after accounting for previously approved expenditures and the proposed agreement under consideration, he remained reluctant to rely on the 1% sales tax to cover potential shortfalls associated with TIF agreements. Councilman Dettmers stated that he would support the agreement provided that no upfront expenditure of funds would be made for the property and that reimbursement instead occur on a pay-as-you-go basis annually, contingent upon eligible TIF reimbursement expenditures being collected within the district.

Councilman Dettmers moved to amend Item No. 9 on the agenda to reflect no upfront expenditure of funds be made for the property and that reimbursement instead occur on a pay-as-you-go basis annually, contingent upon eligible TIF reimbursement expenditures being collected within the district, seconded by Councilman Ayres

Councilman Plank noted that reimbursement is the nature of TIF funding agreements.

City Manager Steve Palen asked Councilman Dettmers for clarification regarding whether the request was to provide reimbursement solely from the increment generated by the property.

Councilman Dettmers replied in the affirmative.

City Manager Steve Palen asked City Attorney Mike McGinley if the City needs something more specific than that in the agreement, like a dollar amount, or just giving them that amount until the dollar amount is reached.

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City Attorney Mike McGinley stated that limiting reimbursement solely to generated increment would require additional language within the agreement. He explained that the increment could not be determined until after the project was completed, the property was assessed, and the increment amount was established. City Attorney Mike McGinley further stated that implementing such a change would be more complicated than simply amending the agreement during the meeting.

Councilman Dettmers stated that he was not suggesting the agreement be amended annually. He commented that his understanding was that TIF agreements were typically structured on a pay-as-you-go basis, with reimbursements made as funds were collected. He further stated that, at some point, TIF districts began utilizing front-loaded funding arrangements and questioned why the proposed language change would be difficult to implement.

Councilman Plank asked Councilman Dettmers whether his comments were referring to a loan from the 1% sales tax fund.

Councilman Dettmers clarified that he was not referring to any type of loan arrangement. He stated that his preference was for the agreement to operate on a pay-as-you-go basis rather than providing upfront funding. Councilman Dettmers referenced anticipated TIF District revenues and explained that, instead of front-loading the proposed reimbursement amounts, he would prefer that the developer receive reimbursement annually based solely upon the amount of increment collected from the property each year. He provided examples of annual reimbursement amounts corresponding to the increment generated and stated that he would rather see the project funded incrementally as revenues are received.

City Manager Steve Palen stated that, in an ideal situation, all TIF agreements would operate on a pay-as-you-go basis. However, he expressed the opinion that the City is not in a position to structure incentives in that manner and explained that the City has instead utilized more upfront incentives to encourage development activity. City Manager Steve Palen stated that he believed the approach has been effective in the downtown area. He further commented that the pay-as-you-go model referenced by Councilman Dettmers is similar to arrangements previously used for the movie studio developments. City Manager Steve Palen stated that he hopes the City will eventually move toward that model as certain obligations expire over the next several years and additional TIF revenues become available. He also noted that future projections show significant TIF revenue growth, although additional applications are expected. City Manager Steve Palen stated that many of the larger incentive requests are occurring presently and explained that this was one reason the City requested authority to borrow from the 1% sales tax fund to maintain development momentum. He concluded by recommending approval of the agreements as submitted.

Councilman Plank asked Director of Finance Karen Weber to provide information regarding the current TIF fund balance and projected revenues expected to be received during the upcoming tax season.

Director Weber stated that the projected revenue estimate is conservative, noting that she has not yet received final TIF figures from the County. She explained that actual revenues are expected to be slightly higher than the current projection. Director Weber further stated that as TIF obligations are paid down over time, fund balances will continue to accumulate. She also noted that while multiple approved projects are listed as anticipated expenditures, not all are expected to be completed within the current fiscal year, contributing to the conservative nature of the estimate.

The motion made by Councilman Dettmers to amend the agreement was denied by the following vote:

AYES: Ayres, Dettmers (2)

NAYS: Plank, Tweedy, Stalcup (3)

The ordinance was approved by the following vote:

AYES: Ayres, Plank, Tweedy, Stalcup (4)

NAYS: Dettmers (1)

ORDINANCE NO. 3005: AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND JAME PROPERTIES LLC FOR TIF FINANCIAL ASSISTANCE AT 53 E. FERGUSON:

Councilman Dettmers moved to approve an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and JAME Properties LLC for TIF Financial Assistance at 53 E. Ferguson, seconded by Councilman Ayres

Councilman Dettmers stated that he is very supportive of this item. He noted that he had previously requested various financial and business documents in support of similar applications and stated that he was impressed with the documentation provided for this item. Councilman Dettmers indicated that he would gladly support this application.

Councilman Tweedy noted that the application was thorough and stated that he believes it will be a “game changer” for downtown to get a good restaurant down there.

Councilman Plank confirmed that this agreement is for \$100,000.00 for ten years.

The ordinance was approved by the following vote:

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

NAYS: None (0)

* RESOLUTION NO. 2183: AUTHORIZING THE MAYOR TO EXECUTE A LOCAL AGENCY ENGINEERING SERVICES AGREEMENT FOR PRELIMINARY ENGINEERING FOR THE TYLER TIMMINS DRIVE RECONSTRUCTION PROJECT:

Councilman Tweedy moved to approve a resolution authorizing the Mayor to execute a Local Agency Engineering Services Agreement for preliminary engineering for the Tyler Timmins Drive Reconstruction 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. 2184: WAIVING THE COMPETITIVE BIDDING REQUIREMENT AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH PARKREATION, INC. C/O ICON SHELTERS FOR THE STAGE AND PAVILION AT CITY CENTER PARK UNDER THE SOURCEWELL PURCHASING PROGRAM:

Councilman Ayres moved to approve a resolution waiving the competitive bidding requirement and authorizing the execution of an agreement with PARKREATION, INC. c/o ICON Shelters for the stage and pavilion at City Center Park under the Sourcewell Purchasing Program, seconded by Councilman Tweedy

Councilman Ayres asked why the City is waiving the bids.

City Manager Steve Palen explained that there was a difference of opinion with the City Attorney regarding the wording but stated that Sourcewell conducts the bidding process on behalf of participating entities. He explained that Sourcewell is a joint purchasing cooperative. They go through the process of bidding, allowing member organizations, including the City, to purchase through the program. He compared the process to purchasing vehicles through a state bid program.

City Attorney Mike McGinley stated that the issue was largely a technicality. He explained that while the purchase was not being competitively bid in the traditional sense and exceeded the \$25,000.00 threshold, the City was utilizing Sourcewell, which functions as a cooperative purchasing program comparable to a state bid process. City Attorney McGinley stated that, as a result, he wanted to ensure the agenda language reflected that the City was formally waiving bids since the purchase was not being put out for traditional bidding.

Councilman Dettmers stated that, based on the information contained in the resolution, the PARKREATION, INC. proposal includes materials for the new stage pavilion center reflecting a total cost of \$16,630.00. He stated that he was unable to reconcile that figure with the supporting materials provided and noted that the documentation appeared to show approximately \$35,000.00 in discounts. Councilman Dettmers stated that he was confused by the discrepancy and requested clarification.

City Manager Steve Palen asked Councilman Dettmers for the numbers again.

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

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RESOLUTION NO. 2185: AUTHORIZING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND ALTON TREE SERVICE FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

Councilman Tweedy moved to approve a resolution authorizing a Sponsorship Agreement between the City of Wood River and Alton Tree Service 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)

PROCLAMATION:

Councilman Ayres moved to approve a Proclamation proclaiming Friday, June 26, 2026, as Wood River Main Street Day, seconded by Councilman Dettmers, and approved by the following vote:

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

APPROVED: REQUEST TO SEEK BIDS:

Councilman Plank moved to approve a request to seek bids to construct City Center Park, seconded by Councilman Tweedy, and approved by the following vote:

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

APPROVED: REQUEST TO ACCEPT BID:

Councilman Dettmers moved to approve a request to accept the bid from Kane Mechanical Group, LLC, in the amount of \$47,242.35 for the Belk Park Clubhouse HVAC System Replacement, 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)

APPROVED: REQUEST TO ACCEPT BID:

Councilman Ayres moved to approve a request to accept the bid from Golterman & Sabo, Inc., in the amount of \$39,531.00 for the Wood River Recreation Center Gymnasium Acoustic Treatment Improvements, as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy

Councilman Ayres stated that he was pleased to see this item on the agenda. He noted that he and the Parks and Recreation Director have discussed the need for improved acoustics since the building was constructed. Councilman Ayres stated that the improvement would address significant noise issues and expressed appreciation for the project.

The request was approved by the following vote:

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

APPROVED: REQUEST TO CLOSE STREET:

Councilman Tweedy moved to approve a request from the Wood River Business Alliance to close Ferguson Avenue between Whitelaw Avenue and First Street on Friday, June 26, 2026, from 2:30 p.m. to 7:00 p.m. for their Ribbon Cutting Ceremony and Summer Social, seconded by Councilman Plank, and approved by the following vote:

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

APPROVED: REQUEST TO CLOSE STREET:

Councilman Plank moved to approve a request from residents of the 800 block of Rice Street to close the street between 800 and 838 Rice Street on Saturday, July 4, 2026, from 6:00 p.m. to 11:00 p.m. to hold their annual block party, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVED – ICE CREAM SOCIAL ON SUNDAY, JULY 12, 2026:

Councilman Dettmers moved to approve a request to hold the Ice Cream Social at Central Park on Sunday, July 12, 2026, from 3:00 p.m. to 6:00 p.m., as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy, and approved by the following vote:

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

CLOSED SESSION:

Councilman Ayres moved for approval of a recess to hold an executive closed session to discuss matters pertaining to Personnel (5ILCS 120/2 (c)(1)), seconded by Councilman Dettmers, 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 7:39 p.m. and reconvened at 8:06 p.m.

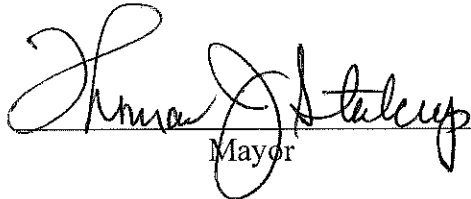
Councilman Ayres made a motion to go back into open session, seconded by Councilman Plank, and the motion was approved by the following vote:

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

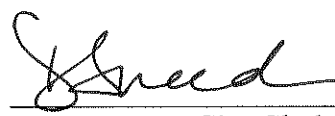
OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 8:07 p.m.



Mayor



City Clerk