

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Tuesday, September 8, 2026. The City 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 August 17, 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 Plank moved to approve the bills submitted for payment for the period August 13, 2026, to September 2, 2026, as printed, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

CITIZEN/OFFICIAL COMMENTS:

Bill Rogers addressed the Council regarding homelessness in the City, noting that the issue had been discussed previously but that he had not seen significant action taken to address it. He expressed concern for individuals experiencing homelessness during periods of extreme heat and cold, citing the potential life-threatening effects of prolonged exposure to extreme temperatures. He stated that homelessness can result from a variety of circumstances, including job loss, inability to pay a mortgage, medical expenses, and eviction due to poorly maintained rental properties, and emphasized that not all individuals experiencing homelessness are responsible for their circumstances. He further noted that obtaining employment can be difficult for individuals without valid identification, a current residence, or reliable transportation. Mr. Rogers acknowledged that there are local resources available to assist individuals experiencing homelessness but stated that determining the underlying cause of an individual's homelessness is important in order to connect them with appropriate resources. He expressed concern that simply moving individuals from one location to another does not address the underlying problem and stated that some individuals may be reluctant to seek assistance from law enforcement. He acknowledged that there are no simple or immediate solutions but encouraged the City and others in the community to work toward finding ways to assist individuals experiencing homelessness and prevent them from being placed in life-threatening situations. He referenced several individuals whom he believed could assist with addressing the issue. Mr. Rogers also addressed Item 8 on the agenda and stated that, if the individual identified as Cody is the same person he believes is a City employee, the request should be denied due to a potential conflict of interest. He stated that he was uncertain whether the individuals were the same person but believed the request should be denied if they were.

Mayor Stalcup announced the Appearance Award winners for the month of September. Congratulations to the residents of 532 E. Edwardsville Road and to the owners of Rustic Roots Event Space located at 200 W. Ferguson Avenue.

ORDINANCE NO. 26-21: AMENDING CITY CODE 90-7, TITLE XV: LAND USAGE, CHAPTER 155: ZONING CODE, SECTION 155.01 ADOPTION BY REFERENCE TO INCLUDE CHANGES TO THE CITY OF WOOD RIVER'S ZONING CODE 96-14, ARTICLE 4: REGULATION FOR SPECIFIC DISTRICTS, AMENDING SECTION 4-11 – COMMUNITY BUSINESS DISTRICT B-2, SECTION 4-12 – HIGHWAY BUSINESS DISTRICT B-3, SECTION 4-14 – INDUSTRIAL DISTRICT I AND ARTICLE 7: SUPPLEMENTARY USE RESTRICTIONS, AMENDING SECTION 7-15 AUTO REPAIR/SERVICE STATIONS, AUTO

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BODY SHOPS, AND ADDING VEHICLE TOWING AND RECOVERY BUSINESSES TO SECTION 7-15:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title XV: Land Usage, Chapter 155: Zoning Code, Section 155.01 Adoption by Reference to include changes to the City of Wood River's Zoning Code 96-14, Article 4: Regulation for Specific Districts, amending Section 4-11 – Community Business District B-2, Section 4-12 – Highway Business District B-3, Section 4-14 – Industrial District I and Article 7: Supplementary Use Restrictions, amending Section 7-15 Auto Repair/Service Stations, Auto Body Shops, and adding Vehicle Towing and Recovery Businesses to Section 7-15, as recommended by the Plan Commission, seconded by Councilman Ayres

Councilman Dettmers asked for an explanation of the amendments.

City Manager Steve Palen explained that the proposed amendments would limit auto repair shops and service stations, auto body shops, and towing and recovery businesses to the B-2, B-3, and Industrial zoning districts as special uses only. He stated that the amendments would provide the City with greater control over the location of these types of businesses throughout the City. City Manager Steve Palen further explained that the amendments would not affect existing businesses, which would be grandfathered under the proposed changes.

Councilman Dettmers noted that the proposed amendments included fencing requirements.

City Manager Steve Palen confirmed that the fencing requirements are for new businesses only.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 26-22: AMENDING CITY CODE 90-7, TITLE XV: LAND USAGE, CHAPTER 155: ZONING CODE, SECTION 155.01 ADOPTION BY REFERENCE TO INCLUDE CHANGES TO THE CITY OF WOOD RIVER'S ZONING CODE 96-14, ARTICLE 2: DEFINITIONS, SECTION 2-2 – SELECTED DEFINITIONS AND ARTICLE 4: REGULATIONS FOR SPECIFIC DISTRICTS, AMENDING SECTION 4-10 – NEIGHBORHOOD BUSINESS DISTRICT B-1, SECTION 4-11 – COMMUNITY BUSINESS DISTRICT B-2, SECTION 4-12 – HIGHWAY BUSINESS DISTRICT B-3, AND ARTICLE 7: SUPPLEMENTARY USE, ADDING SECTION 7-25 PORTABLE STORAGE BUILDING SALES:

Councilman Ayres moved to approve an ordinance amending City Code 90-7, Title XV: Land Usage, Chapter 155: Zoning Code, Section 155.01 Adoption by Reference to include changes to the City of Wood River's Zoning Code 96-14, Article 2: Definitions, Section 2-2 – Selected Definitions and Article 4: Regulations for Specific Districts, amending Section 4-10 – Neighborhood Business District B-1, Section 4-11 – Community Business District B-2, Section 4-12 – Highway Business District B-3, and Article 7: Supplementary Use, adding Section 7-25 Portable Storage Building Sales, as recommended by the Plan Commission, seconded by Councilman Tweedy

Councilman Dettmers asked for an explanation of the amendments.

City Manager Steve Palen explained that this amendment is similar to the previous amendment but this is regarding Portable Storage Building Businesses and the proposed amendment will not affect existing facilities but will limit the location of such facilities to the B-1, B-2, and B-3 zoning districts as special uses. He stated that this would provide the City with greater control over where these facilities are located.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 26-23: AMENDING CITY CODE 90-7, TITLE XV: LAND USAGE, CHAPTER 155: ZONING CODE, SECTION 155.01 ADOPTION BY REFERENCE TO INCLUDE CHANGES TO THE CITY OF WOOD RIVER'S ZONING CODE 96-14, ARTICLE 2: DEFINITIONS, SECTION 2-2 – SELECTED DEFINITIONS AND ARTICLE 4: REGULATIONS FOR SPECIFIC DISTRICTS, AMENDING SECTION 4-14 – INDUSTRIAL DISTRICT I,

ADDING SECTION 4-14.3 SPECIAL USES:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title XV: Land Usage, Chapter 155: Zoning Code, Section 155.01 Adoption by Reference to include changes to the City of Wood River's Zoning Code 96-14, Article 2: Definitions, Section 2-2 – Selected Definitions and Article 4: Regulations for Specific Districts, amending Section 4-14 – Industrial District I, adding Section 4-14.3 Special Uses, as recommended by the Plan Commission, seconded by Councilman Dettmers

Councilman Dettmers asked for an explanation of the amendments.

City Manager Steve Palen explained that the proposed amendment concerns Transitional Living Facilities. He stated that, to his knowledge, there are currently no facilities of this type in the City that would be affected by the amendment. City Manager Steve Palen noted that City staff worked with the City Attorneys to develop the proposed regulations, which would limit Transitional Living Facilities to areas zoned Industrial and will also be regulated by special use only.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 3015: AUTHORIZING THE EXECUTION OF A REAL ESTATE CONTRACT WITH NAOMI EVANS AND LAMAR CODY FOR THE PURCHASE OF PARCEL ID 19-2-08-28-08-204-023, COMMONLY KNOWN AS 41 W. FERGUSON AVENUE, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve an ordinance authorizing the execution of a Real Estate Contract with Naomi Evans and Lamar Cody for the purchase of Parcel ID 19-2-08-28-08-204-023, commonly known as 41 W. Ferguson Avenue, Wood River, Illinois 62095, seconded by Councilman Ayres

Councilman Dettmers asked whether a sidewalk was proposed to be installed on the property.

City Manager Steve Palen explained that the City is considering converting the area into a walkway connecting the facilities planned by the County with the parking lot behind the Labor Hall. He stated that the proposed walkway would provide ingress and egress between the two areas.

Councilman Dettmers stated that he was not aware of any conflict of interest regarding the matter. He noted that Mr. Rogers had alluded to a potential conflict of interest but stated that he had no knowledge of any conflict of interest.

City Manager Steve Palen stated that he was not aware of any conflict of interest either.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 3016: AUTHORIZING THE ACCEPTANCE OF PARCEL ID 19-2-08-22-10-101-030, COMMONLY KNOWN AS 302 PERSHING AVENUE, WOOD RIVER, ILLINOIS 62095, AS A GIFT, FROM KEVIN ALEXANDER, FOR PURPOSES OF ERADICATING BLIGHT:

Councilman Tweedy moved to approve an ordinance authorizing the acceptance of Parcel ID 19-2-08-22-10-101-030, commonly known as 302 Pershing Avenue, Wood River, Illinois 62095, as a gift, from Kevin Alexander, for purposes of eradicating blight, seconded by Councilman Dettmers

Councilman Dettmers stated that the property is a gift from Kevin Alexander and asked whether the City's intention is to demolish the building.

City Manager Steve Palen stated that the structure will likely be demolished but that the City will first evaluate the property to determine whether there is any interest in the building and, if so, consider putting it out for bid.

Councilman Tweedy asked whether the property's taxes were current and clear.

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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. 3017: AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND MADISON COUNTY REGARDING GEOGRAPHIC SPATIAL DATA:

Councilman Ayres moved to approve an ordinance authorizing the execution of an Intergovernmental Agreement between the City of Wood River and Madison County regarding geographic spatial data, seconded by Councilman Dettmers

Councilman Dettmers asked for an explanation of the item.

City Manager Steve Palen explained that the agreement is required by the County for the City to request geospatial data for municipal purposes. He stated that the City needs the data for the creation of the upcoming TIF district on the east side of town.

Councilman Dettmers asked whether the agreement is required for the City to obtain the information and provide it to the company conducting the study.

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. 3018: GRANTING APPROVAL OF A PRELIMINARY AND FINAL PLAT FOR SUBDIVISION OF PARCEL ID 19-2-08-21-11-202-059, COMMONLY KNOWN AS 876 STATE STREET, WOOD RIVER, ILLINOIS 62095:

Councilman Ayres moved to approve an ordinance granting approval of a preliminary and final plat for subdivision of Parcel ID 19-2-08-21-11-202-059, commonly known as 876 State Street, Wood River, Illinois 62095, seconded by Councilman Plank

Councilman Dettmers stated that he was concerned about the limited space between the building and the alleyways. He wanted to ensure that there would not be doors or other openings extending from the building into the alleyway, as the alleyway is narrow. He asked where the homeowners will park their cars.

City Manager Steve Palen explained that the City does not have a layout yet of what the houses are going to look like but stated that when the City receives the layout it will certainly be looked at.

Councilman Dettmers stated that he drove around the City and observed several locations where there were approximately five feet between buildings and alleyways. He stated that while he was generally opposed to the proposed five-foot setback, he found that it was not uncommon throughout the City, noting that fences are located directly along many alleyways. He expressed concern that doors or other openings from the building could create a hazardous situation if they opened into the alleyway. He stated that if the building has entrances and exits at the front and rear, he thinks that would be fine.

City Manager Steve Palen stated that the City will keep Councilman Dettmers' concern in mind when reviewing the layout.

Councilman Ayres stated that he noticed the code requires 10 feet between houses, but there is only approximately nine and a half feet between his house and the neighboring house. He stated that someone apparently was not watching too closely when his house was built and expressed his hope that the proposed structures would comply with the 10-foot requirement.

The ordinance was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2200: EXECUTING A SPONSORSHIP AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND SLAYDEN GLASS FOR MARKETING IN SUPPORT OF THE WOOD RIVER RECREATION CENTER:

Councilman Tweedy moved to approve a resolution executing a Sponsorship Agreement between the City of Wood River and Slayden Glass for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation, seconded by Councilman Dettmers

Mayor Stalcup thanked Slayden Glass for their support of the Recreation Center.

The resolution was approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2201: AUTHORIZING THE EXECUTION OF A PROJECT AGREEMENT BETWEEN THE CITY OF WOOD RIVER AND AGENCY FOR COMMUNITY TRANSIT FOR IL 143 FROM WOOD RIVER TRANSIT STATION TO 2ND STREET PROJECT:

Councilman Dettmers moved to approve a resolution authorizing the execution of a Project Agreement between the City of Wood River and Agency for Community Transit for IL 143 from Wood River Transit Station to 2nd Street Project, 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 KENDALL HILL LIFT STATION WITH NEW GRINDER PUMPS:

Councilman Plank moved to approve a request to seek bids to replace the pumps at the Kendall Hill Lift Station with new grinder pumps, as submitted by the Director of Public Services, seconded by Councilman Tweedy

Councilman Ayres asked for an explanation.

City Manager Steve Palen explained that the City installed grinder pumps in Carrollwood several years ago due to problems caused by so-called “flushable wipes,” which are not designed to be flushed and should instead be disposed of in the trash. He stated that the City is now experiencing similar problems in Kendall Hill, where the existing pumps were not designed to handle the wipes. He explained that the wipes do not pass through the pumps like regular toilet paper and instead accumulate into large masses, which can damage the pumps. He stated that the City would like to install grinder pumps in Kendall Hill that are designed to handle such materials.

The request was approved by the following vote:

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

NAYS: None (0)

APPROVED: REQUEST FROM THE WOOD RIVER BUSINESS ALLIANCE EXTENDING THE USE OF THE DOWNTOWN PARKING LOT ON MADISON AVENUE FOR THE 2026 FARMERS MARKET SEASON TO THURSDAY, OCTOBER 15, 2026:

Councilman Plank moved to approve a request from the Wood River Business Alliance extending the use of the Downtown Parking Lot on Madison Avenue for the 2026 Farmers Market Season to Thursday, October 15, 2026, seconded by Councilman Dettmers

Councilman Dettmers thanked everyone involved, stating that the event has been a huge success this year and that he could not recall seeing anything quite like it in years past.

Mayor Stalcup agreed that the event has been a success and thanked Kristen Burns and her group for organizing the event, securing the vendors, and helping it continue to grow. He expressed his appreciation for their efforts.

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The request was approved by the following vote:

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

NAYS: None (0)

SOLICIT – EAWR HIGH SCHOOL – SOFTBALL – APPROVED:

Councilman Ayres moved to approve a request from EAWR High School – Softball to solicit at the intersection of Wood River Avenue & Penning Avenue on Saturday, September 26, 2026, from 8:00 am to 4:00 pm in accordance with City Policy, seconded by Councilman Dettmers, and approved by the following vote:

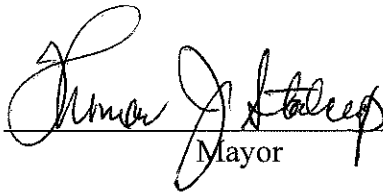
AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:21 p.m.



Mayor

City Clerk