

City of Willow Springs

Regular Council Meeting **Monday, October 30, 2023** **City Hall Council Chambers, 5:30 pm**

Present: Alderman Danny Bradley, Alderman Kim Rich, Alderman Tyler Morris, Alderman Phill Knott, City Attorney Zane Privette, City Administrator Beverly Hicks, City Clerk Heather Tooley, Police Chief Wes Ellison

Absent: Mayor Brooke Fair

Guest: Dean Aye, Ron Mendez.

ANNOUNCEMENT OF QUORUM

City Clerk Heather Tooley called the roll.

Mayor Pro Tem Kim Rich opened the meeting of the Board of Alderman at 5:31 pm with a quorum present.

SPECIAL MEETING AGENDA

104 Main Street Dangerous Building Discussion: Dean Aye was present on behalf of the Willow Springs Community Foundation (WSCF) and provided Council with a proposal from contractor Tom Wood of Rio Contracting in the amount of \$418,735.00. Aye stated that once it has been signed, work should begin either the week before or the week after Thanksgiving. Aye further discussed other details of the proposal, highlighting a few key points with the Council. Aye added that he is requesting assistance from the City in the amount of \$100,000.00.

City Administrator Beverly Hicks stated that the only options for the City at this point are to (1) lend the funds to WSCF as an investment into the future of Willow Springs, or (2) invest in the demolition of one-third of a city block. Hicks informed Council that the City has \$50,000.00 in reserves from sales tax and \$50,000.00 in reserves for economic development that can be used for any purpose to benefit the public, such as downtown revitalization, economic development, and historic preservation. Hicks also added that any funds lent to WSCF would reset the time clock set by City ordinances regarding the dangerous building declaration.

Aye added that WSCF uses government grant funds to build houses and when they are available to sell, WSCF uses those proceeds to invest in other areas of the community. Aye informed the Council that there are 3 houses available for sale in 2025 and those funds could be put toward the repayment of the funds from the City, if approved.

EXECUTIVE SESSION

Motion by Alderman Knott, second by Alderman Bradley to move to executive session for (1) Legal pursuant to §610.021. Motion carried 4-0.

The meeting moved into Executive Session at 6:04 pm and adjourned at 6:26 pm with no action taken.

Motion by Alderman Knott, second by Alderman Morris to adjourn closed session and return to open session at 6:26 pm. Motion carried 4-0.

SPECIAL MEETING AGENDA

104 Main Street Dangerous Building Discussion:

Motion by Alderman Knott, second by Alderman Bradley to proceed with a partnership with Willow Springs Community Foundation due to seeing a public purpose in the project, and for City Administrator Beverly Hicks, City Attorney Zane Privette, and WSCF Director Dean Aye to work together on the terms of the contract. A roll call vote was taken:


**Aye: Bradley, Rich, Morris, Knott
Nay: None.**

Motion by Alderman Knott, second by Alderman Bradley to adjourn the meeting at 6:29 pm. Motion carried 4-0.



Heather Fooley, City Clerk

CITY OF WILLOW SPRINGS



Brooke Fair, Mayor