

The City Council of the City of Mattoon held a Regular City Council meeting in the Council Chambers of City Hall on July 1, 2025. Mayor Hall presided and called the meeting to order at 6:30 p.m.

The following members of the Council answered roll call physically present in person: YEA Commissioner Erica Butler, YEA Commissioner Jim Closson, YEA Commissioner Dave Cox, YEA Commissioner David Phipps and YEA Mayor Rick Hall.

Also physically present in person were City personnel: City Manager Kyle Gill, City Attorney Daniel C. Jones, Finance Director/Treasurer Beth Wright, Arts & Tourism Director Angelia Burgett (6:35 p.m.), Public Works Director David Clark, Fire Chief Jeff Hilligoss, Police Chief Sam Gaines, Code Enforcement Alex Benishek and City Clerk Susan O'Brien.

### **CONSENT AGENDA**

Mayor Hall seconded by Commissioner Cox moved to approve the consent agenda consisting of Regular Meeting minutes of June 17, 2025, bills and payroll for the last half of June 2025.

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<b><u>Bills and payroll for the last half of June, 2025</u></b>			
<b><u>General Fund</u></b>			
Payroll		\$	320,415.40
Bills		\$	835,239.91
	Total	\$	1,155,655.31
<b><u>Hotel Tax Administration</u></b>			
Payroll		\$	5,601.32
Bills		\$	4,410.60
	Total	\$	10,011.92
<b><u>Festival Mgmt Fund</u></b>			
Bills		\$	2,632.38
	Total	\$	2,632.38
<b><u>Mobile Equipment Fund</u></b>			
Bills		\$	5,100.00
	Total	\$	5,100.00
<b><u>Insurance &amp; Tort Jdgmnt</u></b>			
Bills		\$	347.00
	Total	\$	347.00
<b><u>Capital Project Fund</u></b>			
Bills		\$	4,097.00
	Total	\$	4,097.00
<b><u>I-57 East TIF Dist.</u></b>			
Bills		\$	317.50
	Total	\$	317.50
<b><u>Revolving Loan Fund</u></b>			
Bills		\$	45,602.00
	Total	\$	45,602.00
<b><u>Water Fund</u></b>			
Payroll		\$	48,161.75
Bills		\$	64,304.31
	Total	\$	112,466.06
<b><u>Sewer Fund</u></b>			
Payroll		\$	41,029.60

Bills		\$	175,245.88
	Total	\$	216,275.48

**Health Insurance Fund**

Bills		\$	433,757.42
	Total	\$	433,757.42

**Motor Fuel Tax Fund**

Bills		\$	4,666.09
	Total	\$	4,666.09

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Mayor Hall declared the motion carried by the following omnibus vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

**PRESENTATIONS, PETITIONS AND COMMUNICATIONS**

*This portion of the City Council meeting is reserved for persons who desire to address the Council. The Illinois Open Meetings Act mandates that the City Council may NOT take action on comments received on matters that have not been identified on this agenda, but the Council may direct staff to address the topic or refer the matter for action on the agenda for another meeting. Persons addressing the Council are requested to limit their presentations to three minutes and to avoid repetitious comments. We would also ask you to state your name and address for the record as well as stand when speaking.*

Mayor Hall opened the floor for Public comments from those in attendance in person and those online. Mr. David Marshall, 3597 E 900 Road, Lake Mattoon, voiced his concern over wake/surf boats citing an incident of unsafe waves. Manager Gill stated the City was looking into the issue.

**NEW BUSINESS**

Commissioner Butler seconded by Commissioner Phipps moved to adopt Special Ordinance No. 2025-1966, granting a Special Use for a Tier II Short-Term Rental located at 201 Moultrie Avenue. Petitioners: Todd & Kimberly Fuller (06-0-02808-000)

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**CITY OF MATTOON, ILLINOIS**

**SPECIAL ORDINANCE NO. 2025-1966**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A TIER II SHORT-TERM RENTAL IN THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**

**WHEREAS**, Todd and Kimberly Fuller, presented a Petition to the City Clerk for a Special Use Permit, which Petition requests that a new property be utilized for a Short-Term Rental, which is a Special Use pursuant to City Ordinance sections 159.45 and 159.46; and,

**WHEREAS**, petitioner is the owner of the property commonly described as 201 Moultrie Ave. Pin Number: **06-0-02808-000**.: Legal Description: **Grant Park Place Lot 01 Block 21 DO# 07-15-8**.; and,

**WHEREAS**, a Public Hearing on said Special Use for a ‘Short-Term Rental’ was held before the Mattoon Planning and Zoning Commission on June 24, 2025; and,

**WHEREAS**, said Petition was recommended for approval by the Mattoon Planning and Zoning Commission at said Public Hearing on June 24, 2025; and

**WHEREAS**, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for such a Special Use.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION,** as follows:

**Section 1.** Pursuant to enabling authority provided at Sections §159.45 and 159.46 of the Mattoon Code of Ordinances, the property located at 201 Moultrie Avenue as legally described above, shall be granted a Special Use Permit for a ‘Short-Term rental’; and,

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective immediately.

Upon motion by Commissioner Butler seconded by Commissioner Phipps, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names): Commissioner Butler, Commissioner Closson,  
Commissioner Cox, Commissioner Phipps,  
Mayor Hall

NAYS (Names): None

ABSENT (Names): None

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/S/Susan J. O’Brien  
Susan J. O’Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality’s Records on 07-01, 2025.

Mayor Hall opened the floor for comments. CECD Benishek stated there were no objectors and passed unanimously at the Planning Commission meeting; and noted City staff does not comment on these requests. Manager Gill added the property was well suited for the rental to allow sports teams to stay. Commissioner Phipps inquired whether this was Tier II with CECD Benishek stating affirmatively.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Butler moved to adopt Special Ordinance No. 2025-1967, granting a Special Use for a Digital Display Sign located at 4112 Lake Land Boulevard (07-1-01425-000). Petitioner: Richard Rhodes of Dusty’s Outdoor Media

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**CITY OF MATTOON, ILLINOIS**

**SPECIAL ORDINANCE NO. 2025-1967**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A DIGITAL DISPLAY SIGN IN**

**THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**

**WHEREAS**, Dusty's Outdoor Media, presented a Petition to the City Clerk for a Special Use Permit, which Petition requests that a new property be utilized for a Digital Display Sign, which is a Special Use pursuant to City Ordinance Sections §159.45 and 159.46; and,

**WHEREAS**, petitioner is the owner of the property described Pin Number: **07-1-01425-000**. Legal Description: PT of SEC 36 #681624; and,

**WHEREAS**, a Public Hearing on said Special Use for a 'Digital Display Sign' was held before the Mattoon Planning and Zoning Commission on June 24, 2025; and,

**WHEREAS**, said Petition was recommended for approval by the Mattoon Planning and Zoning Commission at said Public Hearing on June 24, 2025; and

**WHEREAS**, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for such a Special Use.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION**, as follows:

**Section 1.** Pursuant to enabling authority provided at Section §159.45 and 159.46 of the Mattoon Code of Ordinances, the property located at 4112 Lake Land Boulevard as legally described above, shall be granted a Special Use Permit for a 'Digital Display Sign'; and,

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective immediately.

Upon motion by Commissioner Closson seconded by Commissioner Butler, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 07-01, 2025.

Mayor Hall opened the floor for comments. CECD Benishek stated the clear-cut digital billboard passed unanimously at the Planning Commission. Mayor Hall described the location with CECD Benishek answering affirmatively.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox seconded by Commissioner Closson moved to adopt Special Ordinance No. 2025-1968, granting a Special Use for a Mobile Home Park located at 805 N. 8<sup>th</sup> Street and 808 Piatt Avenue with the condition that parcel number 07-1-02135-000 shall require a separate application Special Use for a Mobile Home Park prior to the placement of mobile homes on those lots. Petitioner: Frederick Family Homes (07-1-02132-000, 07-1-02135-000 & 07-1-02130-000)

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## **CITY OF MATTOON, ILLINOIS**

### **SPECIAL ORDINANCE NO. 2025-1968**

#### **AN ORDINANCE GRANTING A SPECIAL USE FOR A MOBILE HOME PARK IN THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**

**WHEREAS**, Frederick Family Homes, presented a Petition to the City Clerk for a Special Use Permit, which Petition requests that a new property be utilized for a Mobile Home Park, which is a Special Use pursuant to City Ordinance Sections §159.45 and 159.46; and,

**WHEREAS**, petitioner is the owner of the property commonly described as 805 N. 8th Street and 808 Piatt Avenue, Legally Described as:

#### **Legal Description:**

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1) IN BLOCK FOUR (4) IN THE ORIGINAL TOWN OF MATTOON; THENCE ON AN ASSUMED AZIMUTH 569 DEGREES 13 MINUTES 10 SECONDS ALONG THE NORTH LINE OF SAID BLOCK FOUR (4) A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING; THENCE AZMUTH 180 DEGREES 03 MINUTES 45 SECONDS A DISTANCE OF 115.91 FEET; THENCE AZIMUTH 269 DEGREES 55 MINUTES 52 SECONDS ALONG THE SOUTH LINE OF SAID BLOCK FOUR (4) A DISTANCE OF 110.21 FEET; THENCE AZIMUTH 0 DEGREES 02 MINUTES 48 SECONDS A DISTANCE OF 114.54 FEET; THENCE AZIMUTH 89 DEGREES 13 MINUTES 10 SECONDS ALONG THE NORTH LINE OF SAID BLOCK FOUR (4) A DISTANCE OF 110.25 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE ORIGINAL TOWN OF MATTOON, COLES COUNTY, ILLINOIS.

EXCEPTING ANY INTEREST OR ESTATE IN THE MINERALS UNDERLYING THE SURFACE OF THE LAND WHICH MAY HAVE BEEN HERETOFORE CONVEYED OR RESERVED, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF ANY SUCH MINERAL INTEREST OR ESTATE.

#### **Also Described:**

Following: Beginning at the Northeast Corner of Lot One (1), Block Four (4) in the Original Town of Mattoon; Thence West along the North boundary line of said Lot (which line is understood to be the North Section Line of Section Thirteen (13), Township Twelve (12) North, Range Seven (7) East of the Third Principal Meridian) to the Northwest Corner of said Lot; Thence South Fifty (50) feet; thence to the East Line of said Lot and Fifty (50) feet South of Beginning; thence North Fifty (50) feet to the place of beginning;

The East 30 feet of Lots Two (2) and Three (3) in Block Four (4) in the Original Town of Mattoon, Coles County, Illinois;

Also,

All of the vacated alley lying within Block Four (4) in the Original Town of Mattoo, Coles County, Illinois;

Also,

Sixty (60) feet of even width off of the West side of the following described premises, to-wit: All of Lot Four (4) in the Block Four (4) and Lot One (1) in Block Four (4) in the Original Town of Mattoon

, Pin Number: 07-1-02132-000, 07-1-02135-000 & 07-1-02130-000; and

**WHEREAS**, a Public Hearing on said Special Use for a ‘Mobile Home Park’ was held before the Mattoon Planning and Zoning Commission on June 24, 2025; and,

**WHEREAS**, said Petition was recommended for conditional approval by the Mattoon Planning and Zoning Commission at said Public Hearing on June 24, 2025; and,

**WHEREAS**, the City Council of the City of Mattoon, Coles County, Illinois, has determined, that the public interest will be served by allowing for such a Special Use.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF MATTOON, COLES COUNTY, A MUNICIPAL CORPORATION**, as follows:

**Section 1.** Pursuant to enabling authority provided at Section §159.45 and 159.46 of the Mattoon Code of Ordinances, the property located at 805 N. 8th Street and 808 Piatt Avenue as legally described above, shall be granted a Special Use Permit for a ‘Mobile Home Park’ with the condition that parcel number 07-1-02135-000 shall require a separate application Special Use for a Mobile Home Park prior to the placement of mobile homes on those lots; and,

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Cox seconded by Commissioner Closson, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O’Brien  
Susan J. O’Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality’s Records on 07-01, 2025.

Mayor Hall opened the floor for comments. CECD Benishek noted the proposed special use passed the Planning Commission unanimously with recommendations and conditions, a petition of objectors was presented, compromised proposal of three lots, described the placement of mobile homes and Mr. Frederick’s alternate proposal. Mr. Matt Frederick addressed the Council with his alternate plan to eliminate a third house, entrance from the mobile home park, screening so the neighbors would not view from Piatt Avenue, development would be an enhancement to the area, and has a State permit. Mayor Hall inquired whether there would be one or two mobile homes with Mr. Frederick stating two mobile homes. Manager Gill stated the Planning Commission recommendation was for one mobile

home. Commissioner Cox inquired as to the location of the two mobile homes with Manager Gill explaining the two mobile home locations. Commissioner Phipps stated the new design had not gone through the Planning Commission. CECD Benishek stated it was the Council purview to make an amendment. Commissioner Butler inquired about the vegetation privacy screen with Mr. Frederick stating the trees could grow 12 feet and would like to develop with two sewer and electrical lines at the same time. Council continued to discuss the item. Mrs. Yvonda Johnston, 809 Piatt Avenue, voiced her concern over the location of mobile homes and the view from Piatt Avenue. After further discussion, Mrs. Johnston stated she would be good with two mobile homes if the proposed addition of greenery was in place before the mobile homes were constructed.

Commissioner Cox seconded by Commissioner Butler moved to amend the motion to allow a second mobile home located at 07-1-02132-000 which entered from the mobile home park with vegetation installed before any new mobile home; and to strike 07-1-02132-000 from the initial motion.

Mayor Hall declared the motion to amend carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox seconded by Commissioner Closson moved to approve the amended motion.

Mayor Hall declared the amended motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Phipps seconded by Commissioner Butler moved to adopt Special Ordinance No. 2025-1969, authorizing the mayor to sign an outright grant agreement by and between the City of Mattoon and Washington Savings Bank Trust 5136 reimbursing up to \$42,165 from Mid-town TIF Revenues over a one-year period for roof replacement and repairs to the building located at 1400 Broadway Avenue; and authorizing the mayor to sign the agreement. (07-1-03844-000)

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## **CITY OF MATTOON, ILLINOIS**

### **SPECIAL ORDINANCE NO. 2025-1969**

#### **AN ORDINANCE APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF MATTOON, ILLINOIS AND WASHINGTON SAVINGS BANK TRUST 5136 FOR 1400 BROADWAY AVE MATTOON IL 61938 (PIN 07-1-03844-000) IN CONNECTION WITH THE MATTOON MID-TOWN REDEVELOPMENT PROJECT AREA**

**WHEREAS**, WASHINGTON SAVINGS BANK TRUST 5136 (the “**Grantee**”), has submitted a proposal to the City of Mattoon, Illinois (the “**Municipality**”) for redevelopment of a part of the Municipality’s Mattoon Mid-town Redevelopment Project Area (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Grantee have engaged in negotiations related to a Grant Agreement (including all exhibits and attachments in connection therewith, referred to as the “**Grant Agreement**”) concerning redevelopment incentives and assistance related to the preservation, development and redevelopment of a part of the Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**, as follows:

**Section 1.** The Grant Agreement, in substantially the form thereof presented before the meeting of the City Council at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Mayor and City Clerk are authorized to execute and deliver the Grant Agreement for and on behalf of the Municipality; and upon the execution thereof by the Municipality and the Grantee, the appropriate officers, agents, attorneys and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments not inconsistent with the Grant Agreement, desirable or necessary to implement and otherwise

give full effect to the Grant Agreement. Upon full execution thereof, the Grant Agreement shall be attached to this ordinance as EXHIBIT "A".

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Phipps, seconded by Commissioner Butler, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on \_\_\_\_\_ 07-01, 2025.

Mayor Hall opened the floor for comments. Manager Gill stated the roof repair was similar to previously requested grants. Commissioner Butler inquired whether this was the entire block with Manager Gill stating affirmatively.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Butler seconded by Commissioner Closson moved to adopt Special Ordinance No. 2025-1970, authorizing the mayor to sign an outright grant agreement by and between the City of Mattoon and Washington Savings Bank Trust 5136 reimbursing up to \$17,200 from Mid-town TIF Revenues over a one-year period for roof replacement and repairs to the building located at 1406 Broadway Avenue; and authorizing the mayor to sign the agreement. (07-1-03843-000)

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## CITY OF MATTOON, ILLINOIS

### SPECIAL ORDINANCE NO. 2025-1970

**AN ORDINANCE APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF MATTOON, ILLINOIS AND WASHINGTON SAVINGS BANK TRUST 5136 FOR 1406 BROADWAY AVE MATTOON IL 61938 (PIN 07-1-03843-000) IN CONNECTION WITH THE MATTOON MID-TOWN REDEVELOPMENT PROJECT AREA**



**WHEREAS**, WASHINGTON SAVINGS BANK TRUST 5136(the “**Grantee**”), has submitted a proposal to the City of Mattoon, Illinois (the “**Municipality**”) for redevelopment of a part of the Municipality’s Mattoon Mid-town Redevelopment Project Area (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Grantee have engaged in negotiations related to a Grant Agreement (including all exhibits and attachments in connection therewith, referred to as the “**Grant Agreement**”) concerning redevelopment incentives and assistance related to the preservation, development and redevelopment of a part of the Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**, as follows:

**Section 1.** The Grant Agreement, in substantially the form thereof presented before the meeting of the City Council at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Mayor and City Clerk are authorized to execute and deliver the Grant Agreement for and on behalf of the Municipality; and upon the execution thereof by the Municipality and the Grantee, the appropriate officers, agents, attorneys and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments not inconsistent with the Grant Agreement, desirable or necessary to implement and otherwise give full effect to the Grant Agreement. Upon full execution thereof, the Grant Agreement shall be attached to this ordinance as EXHIBIT “A”.

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Butler seconded by Commissioner Closson, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O’Brien  
Susan J. O’Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality’s Records on 07-01, 2025.

Mayor Hall opened the floor for comments. Manager Gill stated this grant was the same type of request.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Butler moved to adopt Special Ordinance No. 2025-1971, authorizing the mayor to sign an outright grant agreement by and between the City of Mattoon and Washington Savings Bank Trust 5136 reimbursing up to \$20,081 from Mid-town TIF Revenues over a one-year period for roof replacement and repairs to the building located at 1408 Broadway Avenue; and authorizing the mayor to sign the agreement. (07-1-03841-000)

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**CITY OF MATTOON, ILLINOIS**

**SPECIAL ORDINANCE NO. 2025-1971**

**AN ORDINANCE APPROVING A GRANT AGREEMENT BY AND BETWEEN THE CITY OF MATTOON, ILLINOIS AND WASHINGTON SAVINGS BANK TRUST 5136 FOR 1408 BROADWAY AVE MATTOON IL 61938 (PIN 07-1-03841-000) IN CONNECTION WITH THE MATTOON MID-TOWN REDEVELOPMENT PROJECT AREA**

**WHEREAS**, WASHINGTON SAVINGS BANK TRUST 5136 (the “**Grantee**”), has submitted a proposal to the City of Mattoon, Illinois (the “**Municipality**”) for redevelopment of a part of the Municipality’s Mattoon Mid-town Redevelopment Project Area (the “**Redevelopment Project Area**”); and, thereafter, the Municipality and the Grantee have engaged in negotiations related to a Grant Agreement (including all exhibits and attachments in connection therewith, referred to as the “**Grant Agreement**”) concerning redevelopment incentives and assistance related to the preservation, development and redevelopment of a part of the Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MATTOON, COLES COUNTY, ILLINOIS**, as follows:

**Section 1.** The Grant Agreement, in substantially the form thereof presented before the meeting of the City Council at which this ordinance is adopted, shall be and is hereby ratified, confirmed and approved, and the Mayor and City Clerk are authorized to execute and deliver the Grant Agreement for and on behalf of the Municipality; and upon the execution thereof by the Municipality and the Grantee, the appropriate officers, agents, attorneys and employees of the Municipality are authorized to take all supplemental actions, including the execution and delivery of related supplemental opinions, certificates, agreements and instruments not inconsistent with the Grant Agreement, desirable or necessary to implement and otherwise give full effect to the Grant Agreement. Upon full execution thereof, the Grant Agreement shall be attached to this ordinance as EXHIBIT “A”.

**Section 2.** This ordinance shall be deemed published as of the day of its adoption and approval by the City Council.

**Section 3.** This ordinance shall be effective upon its approval as provided by law.

Upon motion by Commissioner Closson, seconded by Commissioner Butler, adopted this this 1<sup>st</sup> day of July, 2025, by a roll call vote, as follows:

AYES (Names):	<u>Commissioner Butler, Commissioner Closson,</u>
	<u>Commissioner Cox, Commissioner Phipps,</u>
	<u>Mayor Hall</u>
NAYS (Names):	<u>None</u>
ABSENT (Names):	<u>None</u>

Approved this 1<sup>st</sup> day of July, 2025.

/s/Rick Hall  
Rick Hall, Mayor  
City of Mattoon, Illinois

ATTEST:

APPROVED AS TO FORM:

/s/Susan J. O'Brien  
Susan J. O'Brien, City Clerk

/s/Dan C. Jones  
Dan C. Jones, City Attorney

Recorded in the Municipality's Records on 07-01, 2025.

Mayor Hall opened the floor for comments. Mayor Hall stated this was the third grant request.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox seconded by Commissioner Closson moved to approve Council Decision Request 2025-2608, approving the contract with Collins Engineering, Inc. in the amount of \$41,295 to perform an in-depth inspection and evaluation of Lake Paradise Dam; and authorizing the city manager to sign the contract.

Mayor Hall opened the floor for comments. Director Clark noted receipt of seven consultants, a group evaluated the RFP and selected Collins Engineering. Commissioner Cox stated this has been a long time coming over ten years. Mayor Hall stated the importance of the repairs.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Phipps seconded by Commissioner Closson moved to approve Council Decision Request 2025-2609, approving the plans and specifications for the 2025 Pavement Striping Contract; authorizing the solicitation of bids; and authorizing the mayor to sign the IDOT Material Proposal or Deliver and Install Proposal document. (25-00000-05-GM) (BLR 12240)

Mayor Hall opened the floor for comments. Director Clark noted the annual striping program all over the City with one location at Swords and Remington and patching to be done by October.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Butler seconded by Commissioner Phipps moved to approve Council Decision Request 2025-2610, awarding the bids for the 2025 Oil & Chip Program to:

Earl Walker Co. Inc. for Furnish & Spread Oil (Bituminous) Material @ \$4.00/gallon; and Earl Walker Co. Inc. for Spread Aggregate (CA-16) @ \$20.00/ton for a total of \$313,160 for seal coating on streets at various locations; and authorizing the mayor to sign the Acceptances of Proposals to Furnish Materials and Approvals of Award (BLR 12330). (25-00000-01-GM)

Mayor Hall opened the floor for comments. Director Clark noted this award for was the 2025 Motor Fuel Tax General Maintenance Program installation of oil and chip. Mayor Hall inquired whether the final product was the same as last year; and voiced concern that garbage trucks damaged the oil and chip and whether the City has any protection. Commissioner Phipps described the number of times garbage trucks are down his road causing a huge impact. Commissioner Closson stated that the City's ordinance addresses the alleys but doesn't apply to all alleys. Manager Gill stated the City could send a letter to garbage haulers. Mayor Hall stated this was something to talk about.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Butler moved to approve Council Decision Request 2025-2611, awarding the bid for the 2025 Oil & Chip Program to Charleston Stone Company for Furnish Aggregate (CA-16 Crushed Stone) @ \$26.65/ton for a total of \$61,081.80 to furnish the aggregate seal coating on streets at various locations; and authorizing the mayor to sign the Acceptance of Proposal to Furnish Materials and Approval of Award (BLR 12330). (25-00000-01-GM)

Mayor Hall opened the floor for comments. Director Clark stated this award was to furnish concrete only and to stockpile.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Cox seconded by Commissioner Phipps moved to approve Council Decision Request 2025-2612, awarding the bid in the amount of \$97.00 per ton for a total of \$97,000 from Ne-Co Asphalt Company Inc. for the MFT General Street Maintenance hot-mix (HMA Surface CSE) (25-00000-02-GM); and authorizing the mayor to sign the Acceptance of Proposal to Furnish Materials and Approval of Award (BLR 12330).

Mayor Hall opened the floor for comments. Director Clark noted this was an estimated amount.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Phipps seconded by Commissioner Cox moved to approve Council Decision Request 2025-2613: Awarding the bid in the amount of \$199,100 from Mid-Illinois Concrete, Inc. for Portland Cement Concrete (PCC) mixes at various locations as needed; and authorizing the mayor to sign the Acceptances of Proposals to Furnish Materials and Approvals of Award (BLR 12330). (25-00000-03-GM)

Mayor Hall opened the floor for comments. Director Clark noted the estimated cubic yards of concrete and flowable fill. Mayor Hall inquired if sidewalks were included. Director Clark stated this was just for the MFT program.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Butler seconded by Commissioner Cox moved to approve Council Decision Request 2025-2614, approving the plans and specifications for the Fire Station #3 Addition and Remodeling Project; and authorizing the solicitation for bids.

Mayor Hall opened the floor for questions/comments. Manager Gill noted an estimated costs was increased slightly with two additions on the north and east, changed to sloped roof, should be less than the architect's estimate, a pre-bid meeting with changes, rejection of bids by the City, and waiting on information of a grant. Mayor Hall noted the lowest bidder could be negotiated if needed. Commissioner Butler inquired whether there were funds for the project. Manager Gill stated there were some funds set aside and a potential grant award.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Commissioner Closson seconded by Commissioner Phipps moved to approve Council Decision Request 2025-2615, authorizing the purchase of one 2025 Ford Explorer Expedition Police Interceptor vehicle in the amount of \$50,405 including a trade-in from Pilson Auto Center.

Mayor Hall opened the floor for comments. Chief Gaines noted a squad car replacement was budgeted.

Mayor Hall declared the motion carried by the following vote: YEA Commissioner Butler, YEA Commissioner Closson, ABSTAIN Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

Mayor Hall led discussion on the Council member to be mayor pro-tem in his absence since the change to managerial form of government. Mayor Hall requested who was interested in the position with Commissioners Cox and Phipps as interested parties. Each commissioner was allowed to state their rationale. Council discussed the term of four or two years. After consideration, the Council's consensus was for Commissioner Cox to be Mayor Pro-Tem for the next four years.

#### **COMMENTS BY THE COUNCIL**

Council agreed on the cooperation and dialogue of the meeting. Commissioner Closson added the pickleball league was developing in Peterson Park and discussion about the wake boat issues for next year's season. Commissioner Cox appreciated the appointment to serve. Mayor Hall noted his attendance at the Emerald Acres Board meeting, where next year the campus will have four full months of activities so far both indoors and outdoors, the selling of bonds with rates approximately between 5 ½ to 6 percent. Council discussed Emerald Acres communicating the promotions with the Public. Director Burgett requested receiving more information to help the City with promoting the events. Manager Gill noted June to be very active as well as the City's tournaments.

Commissioner Cox seconded by Commissioner Phipps moved to adjourn at 7:38 p.m.

Mayor Hall declared the motion carried by the following vote: NAY Commissioner Butler, YEA Commissioner Closson, YEA Commissioner Cox, YEA Commissioner Phipps, YEA Mayor Hall.

/s/Susan J. O'Brien  
City Clerk