

## MINUTES OF THE REGULAR COUNCIL MEETING HELD SEPTEMBER 15, 2025

The meeting was called to order by Mayor Steve Dean at 7:00 PM at Le Roy City Hall, 207 S East Street, Le Roy. The council members present were Dawn Hanafin, Matt Steffen, Justin Morfey, Ron Legner, Kyle Merkle, Kelly Lay, Sarah Welte, and Scott Tucker.

Staff members present were Dan Lush, Perry Mayer, Jason Williamson, Dave Jenkins, Brad Frankovich and Anita Corso.

Comments from the public included appreciation for what council does and a resident questioning why council would want to vacate the current city hall.

Included on the consent agenda were Regular Council Meeting Minutes 8/17/2025, invoices from 9/2/2025 totaling \$293,243.05, invoices from 9/15/2025 totaling \$ 372,462.23, payroll for the period of 8/22/2025 in the amount of \$55,045.30, and payroll for the period of 9/5/2025 in the amount of \$54,725.14.

The items of the consent agenda were voted on separately.

Motion was made by Matt and seconded by Justin for approval of the Regular Meeting Minutes. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay-abstain, Sarah Welte-abstain. Motion carried 6 yeas, 0 nays, 2 abstain.

Motion was made by Justin and seconded by Sarah for approval of the invoices from 9/2/2025 totaling \$293,243.05. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker- abstain, Ron Legner- abstain, Kelly Lay- yes, Sarah Welte-yes. Motion carried 6 yeas, 0 nays, 2 abstain.

Motion was made by Justin and seconded by Matt for approval of the invoices from 9/15/2025 totaling \$372,462.23, payroll for the period of 8/22/2025 in the amount of \$55,045.30, and payroll for the period of 9/5/2025 in the amount of \$54,725.14. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-abstain, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 7 yeas, 0 nays, 1 abstain.

In Staff Reports Perry reported the new employee John Gwin was learning fast and working out very well.

Mayor Dean asked Mike Hanafin to review the Princess Theatre Redevelopment project. Dawn Hanafin recused herself from the discussion as did Justin Morfey. Motion by Matt was seconded by Kelly for approval of the Business Development District application for eligible Redevelopment Project Costs at the Princess Theater, 300 E. Center Street totaling \$54,986.00. Roll call: Kyle Merkle-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 6 yeas, 0 nays.

Motion by Sarah was seconded by Scott to remove 111 E Center from the renovation project. Discussion included not purchasing the property, cost of remediation, possibility of demolition which would also require remediation. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay-yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

## MINUTES OF THE REGULAR COUNCIL MEETING HELD SEPTEMBER 15, 2025 (cont)

Motion by Kelly was seconded by Sarah to table for a period of one year the final decision about the old city hall building. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

**ORD 25-09-01-70** AN ORDINANCE AMENDING CHAPTER 6-2-10 OF THE CITY OF LE ROY CODE OF ORDINANCES This ordinance would include a discounted golf cart permit fee for the disabled. Motion to approve by Justin was seconded by Scott. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

**ORD 25-09-02-70** AN ORDINANCE AMENDING SECTION 4-2-2-7 OF THE CITY OF LE ROY CODE OF ORDINANCES. Motion to approve by Kyle was seconded by Matt. Discussion clarified abatement only for refuse on private property, not at city designated disposal site. Roll call: Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

**ORD 25-09-03-50** AN ORDINANCE AMENDING AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX. Mayor Dean explained this is an amendment required by the state to the sales tax ordinance passed in 2024. Motion to approve by Matt was seconded by Sarah. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

In Old & New Business, Justin asked for comparative income numbers for the usage-based fees versus the flat rate fees for bond payments. Dave explained it's too early for a comparison of numbers based on annual averages.

Parking issues were discussed including permits, 2-hour limits, enforcement, rental unit requirements, angle parking, 30-minute parking locations.

McLean County Transit started taking reservations for any McLean County rural resident. Le Roy is included.

Nursing home as-built drawings have been found and copies passed on to the owner.

Sewer plant bridge project discussed. Council consensus is that the project is necessary and should proceed. Dave reviewed the bids received and explained the project will be funded by the Capital Projects 2016 B Bond.

At 8:03 PM, a motion was made by Dawn and seconded by Kyle to enter executive session pursuant to 5 ILCS 120/2 (c)(1) to discuss the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel for the public body. Specifically, to discuss newest police officer.

Motion was made by Sarah and seconded by Matt to return to regular session at 8:15 PM. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

Motion by Kyle was seconded by Kelly to adjourn the regular council meeting. Roll call: Kyle Merkle-yes, Justin Morfey-yes, Dawn Hanafin-yes, Matt Steffen-yes, Scott Tucker-yes, Ron Legner-yes, Kelly Lay- yes, Sarah Welte-yes. Motion carried 8 yeas, 0 nays.

Meeting adjourned at 8:16 PM.

Submitted by,

Anita Corso  
City Clerk