

MINUTES OF THE REGULAR COUNCIL MEETING HELD FEBRUARY 16, 2026

The meeting was called to order by Mayor Steve Dean at 7:03 PM at Le Roy City Hall, 207 S East Street, Le Roy. The council members present were Matt Steffen, Kyle Merkle, Dawn Hanafin, Scott Tucker, Ron Legner and Curt Dunafin. Kelly Lay and Sarah Welte were absent.

Staff members present were Scott Bryant, Dan Lush, Perry Mayer, Sean Spencer, Dave Jenkins, Anita Corso, and Brad Frankovich.

There were no comments from the public.

Included on the consent agenda were Approval of Regular Council Meeting Minutes 2/2/2026, invoices from 2/16/2026 totaling \$189,804.53, payroll for the period of 1/19/2026 – 2/1/2026 in the amount of \$55,926.24.

The items of the consent agenda were voted on separately.

Motion was made by Kyle and seconded by Matt for approval of the Regular Council Meeting Minutes 2/2/2026. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-abstain. Motion carried 5 yeas, 0 nays, 1 abstain.

Motion was made by Matt and seconded by Kyle for approval of the invoices from 2/16/2026 totaling \$189,804.53, payroll for the period of 1/19/2026 – 2/1/2026 in the amount of \$55,926.24. Roll call: Matt Steffen-yes, Dawn Hanafin-abstain, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-abstain. Motion carried 4 yeas, 0 nays, 2 abstain.

In Staff Reports Scott wanted everyone to know Frontier will be laying fiber south of the interstate so there will be a lot of flags.

Dan reported the last of the lights will be removed from the trees this week.

Sean expressed his appreciation for adopting the Existing Building code.

Perry reported the new meters at the water plant are up and running. Also he and John Gwin will be in training the next two days.

Dave reviewed the Farnsworth tour of the nursing home. Their report should be available in 2-3 weeks.

Matt made a motion, seconded by Scott Tucker, for approval of the LBD application from Mike Hanafin totaling \$35,207.00 for window and exterior door replacement. Dawn recused herself from this conversation and vote. The Economic Development Committee recommends approval. Roll call: Matt Steffen-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 5 yeas, 0 nays.

Dawn made a motion, seconded by Matt, for approval of the LBD application from Sylvia Clouser totaling \$46,957.30 for two exterior windows and roof removal/replacement at 120 E. Center St. The Economic

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Development Committee recommends approval. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

ORD 26-02-03-30 ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LE ROY, MCLEAN COUNTY, ILLINOIS AND MBL PREMIERE DEVELOPMENT, LLC. Motion to approve by Curt was seconded by Kyle. Dave explained this is a TIF 3 agreement to reimburse the tap fees as each building receives a certificate of occupancy. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Motion by Dawn was seconded by Scott Tucker to approve of the reduction in Front Yard Setback requirements from 25 feet to 12 feet on the east side and from 25 feet to 15 feet on the south side at 310 E. Cherry Street. Sean reviewed the Zoning Board findings and their approval of the variance. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Motion by Kyle, second by Matt, for approval of the Construction Related Engineering Services Agreement from Donohue and Associates totaling a not-to-exceed quote of \$453,000. Dave reviewed the agreement explaining it is for construction oversight of the WWTP upgrades. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Motion by Matt was seconded by Kyle for approval of the quote from Holiday Outdoor Décor totaling \$5,718.74 for outdoor holiday decorations. Mayor Dean reviewed the included decorations to be purchased using tourism funds. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Mayor Dean opened discussion regarding the amended IEPA Borrowing Ordinance for the Sewer Department Treatment Plant upgrades. Dave reviewed the financing possibilities. He also explained this is same ordinance approved last year only with updated amounts as prices have increased. Dave also reported there will be a voting meeting February 23rd to meet the publishing deadline. Also the March 2nd meeting will be cancelled.

In Old & New Business nothing was discussed.

Motion by Kyle was seconded by Scott Tucker to adjourn the regular council meeting. Roll call: Matt Steffen-yes, Dawn Hanafin-yes, Curt Dunafin-yes, Kyle Merkle-yes, Scott Tucker-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Meeting adjourned at 7:31 PM.

Submitted by,

Anita Corso
City Clerk