CITY OF GREENFIELD

MAYOR *Brock Meyer*

CITY CLERK *Debbie Hunt*

CITY TREASURER *Cathy Schirz*

WARD 1 *Lauren Bowman / Jenny Hoots*

WARD II *John Thien / Blake Ross*

WARD III *Terry Plogger / Jeremy Conrad*

City Council Meeting ***AGENDA*** ***October 8, 2026*** ***7:00 P.M.***

I. Recognize Visitors

II. Minutes

III. Treasurers Report

IV. Bills

V. Police / Water / Street Dept. Reports

VI. Old Business
- ***A. Water Rate Increase Ordinance***
- ***B. Police Department Building***
- ***C. Dog Kennel***
- ***D. Solar Panels at the Pavilion***
- ***E. Green Building on the Square***
- ***F. Employee Appreciation***

VII. New Business
- ***A. Trunk or Treat Budget for Police Department***
- ***B. MAPPING***
- ***C. Office Cleaning Bids***
- ***D. Tax Levy***
- ***E. Rent Fun***
- ***F. Clerks Minutes***
- ***G. Christmas in Greenfield***
- ***H. Veterans Day Program***

VIII. R&M Miscellaneous Expenses – All Departments – Approval for Expenses

IX. Benevolence – approval of any donations

X. Correspondence

XI. Round Table

XII. Executive Session

CLERKS NOTES 10/08/26

Water Rate Increase Ordinance

It was decided at the April 12, 2026 meeting that a rate increase was needed to help cover rising costs for equipment replacement, maintenance, etc. That motion was to increase the water by 10%, increase the base sewer rate to $5.00, and add a $5.00 maintenance fee per month per meter for residential, commercial, and non-residential service. It was determined at that time, it would generate an additional $5,000/month – which would be earmarked for meter upgrades, and additional maintenance and repairs that the city is struggling to cover.

Employee Appreciation

The hall is reserved, and Brass Door catering has been contacted. We need to determine the menu, Xmas bonuses, and allowance for prizes if we are going to have a game for entertainment. The date is Saturday, December 12, 5 pm social hour, 6 pm meal. Last year the game prizes budget was $250.

Trunk or treat budget for PD

Last year, the budget for candy was $200 for the PD.

MAPPING

Presented at the September meeting, decision whether this is a desired service for the city.

Tax Levy

I have been in touch with Brit, and she promised this will be prepared by the November meeting.

Rent Fun

Self service kiosks for the lake.

ClerksMinutes

I took advantage of a free trial from ClerkMinutes. Although this will take some time learning all the shortcuts it offers, I would really like to have this service if the council would allow this expense. I can upload the recording and a verbatim transcript is prepared. The program will then create the minutes for the meeting. This does then require tweeking, but it will be an incredible time saver, and the rep told me that the program does learn names, style, etc. The minutes are by far, the most tedious and "hated" part of my job. The cost is $1188/year if purchased annually (saving $360 over a monthly subscription), or can be purchased monthly for $129/mo. I can truly foresee a 3 hour meeting being written in 1-2 hours as opposed to the 4-6+ it currently takes, and with a prepared transcript, interruptions (phone calls, visitors in the office, etc...) does not require stopping the recording, and then trying to return after the interruption. I can start from the exact spot instantly, hours later.

Christmas in Greenfield

The date of the craft show will be November 28, 2026. Will the city still give an allowance for newspaper advertising. Planning for santas arrival on the square (last year festivities on the square began at 6, santa arrived at 6:30) , who will serve as Santa, Budget for PD for goodie bags for the kids. Last years advertising budget was $200, and goodie bags was $250. Decorating the square needs to be determined – who, what, when?

Veterans Day Program

David Bishop would like to coordinate this event again this year. Veterans Day is Wednesday, November 11.

I am currently working on election packets. We have 4 seats that will need to be filled. I will get those together as soon as possible, two in Ward I and one in Ward II and III.

IF THERE ARE CHANGES NEEDED TO THE MINUTES, PLEASE LET ME KNOW BY THURSDAY, SO I CAN CORRECT THEM BEFORE THE MEETING. THANK YOU

CITY COUNCIL MINUTES SEPTEMBER 10, 2026

The Greenfield City Council met on Thursday September 10, 2026 with Mayor Brock Meyer, Clerk Debbie Hunt, and Treasurer Cathy Schirz present, along with Aldermen Plogger, Thien, Conrad, and Alderwomen Hoots and Bowman.

Department heads Michael Easley, Todd Custer, and Police Chief Nate Alderfer were present.

Visitors were Gisele Hamm, Carol Bishop, and Library Board members Teryl Cook and Amy Turpin.

Mayor Meyer led the Pledge of Allegiance.

Giselle Hamm was recognized; she is the Program Director of the "Mapping the Future of Your Community" (MAPPING) program through the Illinois Institute for Rural Affairs at Western Illinois University. Mayor Brock noted that he had been coordinating with the Nokomis mayor, who recommended the program as a means of connecting rural communities with state resources and modern planning approaches. Ms. Hamm presented an overview of the MAPPING program, which has operated since 1991 and has served over 160 communities in 70+ counties across Illinois. The program is a community-driven, consensus-based strategic visioning and planning process designed for rural communities that lack the financial and human capital to hire professional planners independently. The program is funded through the Illinois Department of Commerce and Economic Opportunity (DCEO). She gave a presentation to illustrate what they could do for the City, assessing needs, and matching with resources from agencies including USDA Rural Development, DCEO, IDNR, IDOT, and others, to accomplish set goals. The program fee would be approximately $3500.00. The presentation was informational with no action taken

A motion to approve the regular meeting minutes was made by Conrad and seconded by Plogger. The motion carried all voting aye. A motion to approve the special meeting minutes was made by Thien and seconded by Conrad. Hunt will correct the minutes to include the listing of the Council Members in attendance at the meeting. The motion carried all voting aye.

The Treasurer's Report was presented. It was noted that a payment of approximately $53,000 for the water plant would be drawn from the water fund, reducing that fund's balance. The upcoming April payment was flagged as a financial consideration. Motion carried all voting aye. A motion to approve the Treasurer's Report was made by Conrad and seconded by Thien. The motion carried all voting aye.

Schirz noted that several bills highlighted on the warrant list had arrived after the original warrant list was provided. Additionally, special events expenses were noted as having been paid or pending payment via debit card and bank transfer, covering bands, prize money, and related event costs. A motion to approve the bills was made by Conrad and seconded by Plogger. The motion carried all voting aye.

Easley reported for the street department. He reported that most of the month was spent getting the campgrounds and lake area ready for the upcoming fall festival. Fogging operations were concluded at the end of the prior month and are not expected to resume unless conditions

warrant. A significant electrical issue on the back side of the campground was reported. During a busy weekend, the main power panel was overloaded by camper air conditioner usage, causing approximately 15 sites to lose power overnight. A 125-amp breaker had been pulled and replaced. He has contacted Ameren to explore the cost of upgrading the transformer to provide greater capacity for the back section of the campground. Custer mentioned that a fan on the breakers has helped in the past during extreme heat and high demand.

Custer reported that the lake had been treated and that a water main break had been addressed on Walnut Street and East. The line was found to be deteriorated, with multiple pinholes. He noted increasing difficulty performing locates and excavating near fiber optic and gas lines, and raised the prospect of acquiring a vacuum excavation ("vac") machine in the future to safely expose utilities without damaging them. Used units were noted to cost approximately $38,000. Custer also provided clarification on the previously approved water pump expenditure, noting that the prior council vote had inadvertently approved only the labor portion of the replacement. This matter will be addressed under Old Business.

Chief Alderfer reported for the Police Department. He would like to have his budget for trunk or treat clarified, and Halloween is under New Business. The walking path at the water plant has been blocked due to trespassing and vandals; a long term solution needs to be discussed. The new squad car that was ordered is still pending. He will conduct Power Testing for the Police Department full time openings on October 24. He believes the city will qualify for a small agency discount reducing the $329 registration fee for the seminar he will be attending. Hotel will be approximately $130 per night. Alderfer is still working with other communities regarding the dog kennel. The green building on the square is still an issue. The Secretary of State Police has become involved with the property maintenance issue in Ward 3, progress is being made.

Clerk Hunt requested 2 items be added to the agenda: Old Business - add Water Pumps and New Business - add Office Procedure.

OLD BUSINESS:

A. Tank at the Camp Host Site

It was reported that the tank installation is complete. Approximately six loads of fill dirt are still needed to slope the ground up to the pad, as a significant drop-off currently exists.

B. PD Grant - Dave Steckel Opinion of Building

Hoots reported on a site visit conducted on August 24th with Mayor Meyers and Chief Alderfer, during which Dave Steckel assessed the police department building. Mr. Steckel's overall assessment was that the building is in reasonably good shape. Two locations where original brick had been replaced with cement block were identified, requiring minor repair at the transition points. He noted the building is on a slab with no foundation concerns. Regarding persistent humidity and mold issues, Mr. Steckel theorized that the underground duct system may have cracked and is taking on groundwater, causing the HVAC system to circulate moist air. His recommended solution was to abandon the underfloor duct system and redistribute air overhead, which was characterized as a relatively straightforward fix.

C. Internet Provider
It was reported that Conxxus has not yet provided a quote for municipal or commercial internet service. A door-to-door residential sales representative from the company had already begun canvassing the community after paying a $700 permit fee and passing a background check. Residents were informed through the outreach system that the representative was authorized to be in the community, and that "No Soliciting" signs would be honored by the representative.

D. Gator Bids
Tabled.

E. Dog Kennels
Tabled pending a meeting between Chief Alderfer and surrounding communities that have an interest.

F. Solar Panels at the Pavilion
Alderman Plogger reported that he has been in contact with a commercial solar specialist and is seeking a contractor experienced in commercial solar installations, which may also require a structural engineering assessment of the pavilion roof. The intent remains to offset campground electrical loads during peak daytime usage. No contractor response has been received yet.

G. Water Rate Increase Ordinance
Tabled.

H. Green Building Demolition
Hoots provided an update on the status of the Green Building demolition on the square. The previously discussed arrangement with a contractor who had offered to demolish the building for free would require a hold harmless agreement involving both GRP and the city assuming all liability—an arrangement that is unacceptable. A new quote was received in the amount of $25,000 to demolish the building by hand. The contractor stated they would provide all required insurance documentation and could begin within two weeks, with work completed in approximately one week. The quote does not include debris removal; Eric Bauer has previously agreed to remove the rubble after the building is razed. GRP currently has $16,000 available toward the demolition. A pending sale of another building owned by GRP could cover the balance needed. If that sale does not materialize, the GRP would be $9,000 short.
Given the direct risk the building poses to the adjacent public library, which remains closed, the city could provide a loan of the needed $9,000. Hoots inquired if the funds would be secured by a lien or a loan. Hunt expressed that it would be a loan, and a lien would be placed if that loan was defaulted on. Regarding library protection during demolition, it was confirmed that the library roof has already been covered. Hoots proposed adding plywood protection to the library's siding and suggested shutting down the HVAC system on the day of demolition to prevent dust infiltration into the ductwork. A motion was made to approve a loan of $9,000 to GRP for the complete removal of the Green Building, contingent upon receipt of satisfactory insurance documentation by Thien, seconded by Bowman. The motion carried with the following vote: Plogger – yes, Thien – yes, Conrad – yes, Hoots – abstain, Bowman – yes,. Hoots indicated she would request insurance documentation and Mayor Meyers would get the loan paperwork prepared.

I. Water Pumps

Hunt explained that the motion approved at the August meeting to spend $5,420 for a new water pump had inadvertently covered only the labor portion of the project. The full cost includes $5,420 in labor and $7,780 for the pump and motor, for a total of $13,200. Custer noted he anticipates negotiating a reduction on the final invoice. A motion was made to rescind the prior motion approving the water pump purchase in the amount of $5,420 by Conrad, seconded by Thien. The motion carried all voting aye. A motion was made to approve the purchase and installation of a new water pump for a total amount of $13,200 by Conrad, seconded by Thien. Motion carried all voting aye.

NEW BUSINESS

A. Tax Levy

Tabled. The city's attorney is still compiling figures and has committed to having the tax levy prepared for the October meeting.

B. Solar Proposal (Ampion)

Hunt presented a proposal from Ampion, a community solar company, which would assign the city's electricity accounts to an upcoming solar project. Under the proposed model, the city would receive a 10% net savings on applicable delivery charges, estimated at approximately $2,340 annually, while Ampion retains 90% of the credit value. Council members discussed the information and expressed skepticism. There was no interest from the council in pursuing the proposal.

C. Halloween

1. Door-to-Door Trick-or-Treat: The council established trick-or-treat dates of Friday, October 30th and Saturday, October 31st, with hours of 5:30 PM to 8:30 PM on both nights.

2. Camper Trick-or-Treat (October 24th): Hunt read requests from Sherry White, who coordinates this annual event. The costume parade is planned for 6:00 PM at the main pavilion. Prize money will remain consistent with prior years: $10 for 1st place, $6 for 2nd, and $4 for 3rd across 10 categories; the best-decorated campsite prize will be $50. Conrad agreed to coordinate food (hot dogs, buns, chips, condiments, and drinks). Plogger reported that a campground raffle has raised approximately $1,700, with proceeds intended for campground improvements. The raffle prize will be either 30 nights of free camping or $500 cash, to be drawn at the event. Nearly all campsites on the front side are booked, with many on the back side reserved as well.

3. Trunk-or-Treat: Planned for Friday, October 30th, concurrent with trick-or-treat hours (5:30–8:30 PM).

4. Hoots presented a community-organized event themed around the 1998 Disney film *Halloweentown*, planned for Saturday, October 3rd from 5:00 PM to 8:00 PM, followed by a screening of the movie via projector. The event will feature vendor booths, kids' activities and contests, and a popcorn machine on loan from the ballpark. Solar string lights purchased by Hoots will be hung on the square, with council permission granted. A small metal fire pit for s'mores was proposed; Hoots indicated she would confirm coverage with the city's insurance carrier before advertising this feature. The organizing group is covering costs voluntarily, though Hoots noted she would explore corporate gift card programs (Target, Walmart) via GRP's nonprofit status to offset pumpkin costs. The council also discussed a potential window decorating contest in conjunction with the event.

D. Office Procedure
Hunt raised a concern regarding a recent incident in which Hoots contacted the city's insurance carrier directly and requested that a new policy be written for the library building, without first going through the city clerk's office. The clerk confirmed that the city does carry insurance on the library building and that the additional policy was not necessary. She emphasized that all insurance-related matters should come through the clerk's office. Hoots indicated that she was acting as the mayor authorized. Mayor Meyer expressed that he felt it was saving time and did not want to bother the clerk with this. Hunt expressed that she responds when called and should not be routed around when it comes to city business, as this is her job.
Discussion followed regarding whether the library is properly listed on the existing policy. Hunt acknowledged that an in-person walkthrough with the insurance agency has been scheduled to correct address discrepancies and ensure all city properties are properly scheduled.

VIII. R&M Miscellaneous Expenses - All Departments - Approval for Expenses
Schirz reported on the status of four repair and maintenance projects completed by contractor Randy Henson. Due to materials returns and savings realized across the projects, the total came in approximately $500 under the approved budget. As a result, the cost of blowing in fiberglass insulation at the city shed—an alternative to the original insulation plan—is covered within the existing appropriation. Mayor Brock had previously authorized this adjustment.

An additional bid of approximately $4,800 for residing the back wall of the street shed was noted. Schirz reported that material pricing between local and out-of-town suppliers is competitive (within approximately $100), and encouraged the council to consider that when evaluating future projects.

IX Benevolence - approval of any donations
There were no requests for donations.

CORRESPONDENCE
Greenfield Public Library – Director Hiring: A letter dated August 11, 2026 from the Library Board notified the council of the ongoing director search and requested approval to appoint Lisa Bishop to fill a vacant board seat, so she could vote at the August 17th board meeting. A subsequent letter informed the council that Danielle Houseman has been hired as the new Director of the Greenfield Public Library. Ms. Houseman resides in rural Palmyra and brings experience in office management and customer service. The board expressed enthusiasm for her energy and ideas.
A motion was made to appoint Lisa Bishop to the Greenfield Public Library Board of Trustees by Thien, seconded by Bowman. The motion carried all voting aye.
Illinois Senator
Jill Tracy: A letter of recognition was received commending the city of Greenfield for its dedication and commitment in preserving its heritage, in honor of the 250th anniversary of the United States.
Water Tower Inspection: A water tower inspection report was distributed to the council for review.

ROUNDTABLE

Mayor Meyer reported on several ongoing economic development efforts:
Attempts to meet with the owners of Main Street Market (Garrison's) have not yet resulted in a meeting.
A letter of interest was sent to Aldi, which responded that Greenfield does not meet their site criteria.
A letter was sent to Save-A-Lot, with no response yet received.
Conversations are underway with Tri-County FS out of Jerseyville regarding a potential new FS Fast Stop gas station on the south side of town. Mayor Meyer cited traffic camera data showing 2,000–3,000 vehicles per day, the grain elevator, and open-campus high school lunch traffic as key selling points. He characterized Tri-County FS as "very interested."
Preliminary communications with Subway Restaurants have resulted in a pre-approval for Greenfield. A potential franchisee has been identified, with a callback expected but not yet received.
Plogger noted the need for further discussion on campground infrastructure, including electrical capacity upgrades, tree removal, and drainage/grading work in several low-lying areas. He requested a committee meeting to get things moving before the 2027 season.
Thien reported that the Lions Club will conduct a candy day fundraiser along the highway on October 9th and 10th. A Lions cookout on the square is planned for the third Saturday of each month. He also noted that the Pride of Greenfield award for this month will be presented to Mike & Clara Price.
Chief Alderfer reported that a professional arborist performing tree work on his private property had walked portions of adjacent city property along the creek and estimated that black walnut trees on city-owned land could represent significant timber value—estimated at approximately $250,000. He noted these trees may eventually fall into the creek and cause drainage obstructions. The council expressed interest in exploring the matter further, contingent on confirming property boundaries and assessing the impact on creek bank stability. No formal action was taken.
Hunt presented information from Rent Fun, a company offering self-service recreational equipment rental kiosks (kayaks, canoes, life jackets, pickleball equipment, etc.) at no cost to the city—the company covers installation, product, and insurance, and shares a portion of revenue with the city. Mayor Brock confirmed he has a Webex meeting scheduled with the company representative the following week and will report back at the October meeting.
The clerk also noted that the community citywide garage sale map posted online had received over 60 views within a few hours of posting.
Schirz expressed a concern about vandalism at the lakeside bathhouse near the beach. Mayor Meyer and the council discussed the possibility of closing the bathhouse after the upcoming weekend event, given low demand from tent campers. No formal action was taken.
Hoots requested confirmation that she may proceed with obtaining a notary public certification, with costs to be reimbursed by the city. The council confirmed this is appropriate and directed her to coordinate reimbursement with the treasurer.

A motion to enter executive session to discuss personnel matters was made by Conrad and seconded by Thien. The motion carried all voting aye

A motion to exit executive session was made by Conrad and seconded by Plogger. The motion carried all voting aye

Mayor Meyer was directed by the council to review the city's employee disciplinary procedures as outlined in the ordinance and employee handbook (coordinating with Chief Alderfer, who holds a revised copy), and to initiate appropriate disciplinary action.

A motion to adjourn was made by Bowman

EMPLOYEE APPRECIATION
2025

	A	C	D	E	F	G
1	EMPLOYEE		BUSINESS	GUEST	COMMENTS	MEAL
2	FULL TIME (VISA GIFT CARDS)					
3	MICHAEL EASLEY	550.00	($50 applicator license)			
4	CHRIS COONROD	500.00				
5	JIM RUSSELL	500.00				
6	TODD CUSTER	500.00				
7	NATE ALDERFER	600.00	$100 certificates			
8	CLIFF ELLIOTT	500.00				
9	CATHY SCHIRZ	500.00				
10	DEB HUNT (COLLECTOR)	500.00				
11	TOTAL	4,150.00				
12						
13	PART TIME (GIFT CARDS)					
14	WALTER WEZSTEIN	50.00				
15	AARON MEHRHOFF	50.00				
16	AUSTIN MORROW	100.00				
17	TAYLOR SCOTT	25.00				
18	SHANE CARTER	25.00				
19	LEIGHTON MOFFIT	25.00				
20	KAYLA GRINKE	400.00				
21	JIM ARMOLD	350.00				
22	JOE BLAKE	150.00				
23	JOE VINYARD	50.00				
24	BETH BURROW *	100.00				
25	CINDY BEHNEN *	25.00				
26	PATTY PLUMMER *	25.00			OFFICIALS:	
27		1,375.00			BROCK	
28	TOTAL ALL GIFT CARDS	5,525.00			DEBBIE	
29					CATHY	
30	MEAL: BRASS DOOR CATERED					
31	tea and coffee plus all staples				TERRY	
32	chops, fried chicken (2/3),				JOHN	
33	bourbon baked chicken (1/3)		60 @ 16.00 PLUS 15%TIP		TATE	
34	pot/gravy, salad, green				JEREMY	
35	beans, rolls, applesauce	1,105.00			KORY	
36	St Michaels hall	150.00			KARI	
37	Kari Alderfer - desserts					
38	cost for meal	1,255.00				
39					GUESTS:	
40	TOTAL 2025		(60 plates @ $15.00 plus tip $100)			
41	EMPLOYEE APPRECIATION	6,780.00			BEN	
42					TODD PARISH	
43						
44					DWIGHT	
45			(plus additional gifts purchased for game: budget at $200)			

*not invited to meal