

Village of Carbon Cliff
Meeting of the Carbon Cliff Board of Trustees

07 April 2026 @ 6:00 p.m.

1001 Mansur Avenue, Carbon Cliff, Illinois

Trustees Present: Susan Allison, Wendi Alonzo, Todd Cantrell, Robert Dreher, Lisa Dreifurst, and LeeVon Harris.

Others present: President Bill Hintz, Clerk Meagan Stang and Director Nick Gottwalt

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Pledge**
4. **Hearing of the Citizens**
 - A. Resident Dan Bruce is present to voice his concern for the integrity of his road and to voice his objection to the development of the property on the adjacent block behind his property.
 - B. Kevin Schoonemaker from JP2 properties is present to answer any questions the board might have regarding the development of his property.
5. **Village President's Agenda**
 - A. Ion Environmental – Monthly Update: Chad states everything is fine, but we will need to plan to clean the water tanks at Pump House B in the near future.
 - B. Motion to adopt Ordinance No. 2026-02 "An Ordinance of The Village of Carbon Cliff, Rock Island County, Illinois, Approving the Carbon Cliff Redevelopment Project Area #1 Plan and Program."
 - C. Motion to adopt Ordinance No. 2026-03 "An Ordinance of The Village of Carbon Cliff, Rock Island County, Illinois, Designating the Proposed Carbon Cliff Redevelopment Project Area #1, A Redevelopment Project Area Pursuant to The Tax Increment Allocation Redevelopment Act."
 - D. Motion to adopt Ordinance No. 2026-04 "An Ordinance of The Village of Carbon Cliff, Rock Island County, Illinois, Adopting Tax Increment Allocation Financing for The Carbon Cliff Redevelopment Project Area #1."
 - E. Motion to adopt Ordinance No. 2026-05 "An Ordinance Deleting Title II, Article 4, Section 24, "Angle Parking," of the Village Code, and establishing a new Title II, Article 4, Section 24, "Angle Parking," of the Village Code."
 - F. Motion to pass Resolution No. 2026-01 "A Resolution Declaring the Village of Carbon Cliff's Official Intent To Reimburse Expenditures (Proposed Village of Carbon Cliff Redevelopment Project Area No. 1)."
 - G. Motion to approve an agreement for professional services from Hutchison Engineering, Inc., to assist the Village in updating the Subdivision Ordinance for the Village of Carbon Cliff. Cost not to exceed \$ 20,941.00.
6. **Correspondence:**

A.

7. **Meetings / Conferences:**

- A. The 2026 **IEZA & ITIA Spring Conference** will be held on the **21st & 22nd of April 2026**, in Peoria at the Pere Marquette Marriott Hotel. Director Gottwalt will attend.
- B. The 2026 **IMTA Conference** will be held from the **7th through the 9th of June 2026**, in East Peoria at the Embassy Suites by Hilton East Peoria Riverfront Hotel & Conference Center. Director Gottwalt will attend.
- C. The 2026 **Illinois Rural Water Association Administrative Conference** will be held on the **16th and 17th of July 2026**, in Effingham, Illinois, at the Holiday Inn and Conference Center. Director Gottwalt plans to attend.

8. **Committee Meetings:**

- A. *Public Properties & Works Committee:*
 - 1. Next Meeting: Monday, April 13, 2026, at 4:00 p.m. at the Village Hall.
- B. *Public Safety & Administration Committee:*
 - 1. Next Meeting: Tuesday, April 14, 2026, at 6:00 p.m. at the Village Hall.

9. **Minutes / Reports / Public Notices:**

- A. Minutes of the Carbon Cliff Board of Trustees Meeting, 18 March 2026, as presented, approved, & filed.

10. **Old Business:**

A.

11. **New Business:**

- A. [Director Gottwalt addresses the possibility of a potential conflict of interest with Hutchison Engineering.](#)

12. **Approval of Bills / Payroll / Transfers / Voided Checks:**

- A. Motion to Approve Bills / Payroll / Transfers / Voided Checks
 - Payroll and Associated Transfers for 25 March 2026 and 7 April 2026.
 - Accounts Payable (Bills) and Associated Transfers for 8 April 2026.
 - Bank Balances as of 7 April 2026. [\\$3,343,222.98](#)

13. **Motion to Establish Consent Agenda, As Follows:**

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| <i>Village President's Agenda</i> | 5. | B., C., D., E., F., G. |
| <i>Committee Meetings</i> | 8. | |
| <i>Minutes, Reports, and Public Notices</i> | 9. | A. |
| <i>Old Business</i> | 10. | |
| <i>New Business</i> | 11. | |
| <i>Bills / Payroll / Transfers / Voided Checks</i> | 12. | A. |

Motion to establish consent agenda by trustee Dreifurst, seconded by trustee Allison. Motion carries with the following roll call vote. Allison-yes, Alonzo-yes, Cantrell-yes, Dreher-yes, Dreifurst-yes, Harris-yes.

14. **Motion to Approve the Consent Agenda as Established:**

<i>Village President's Agenda</i>	5.	B., C., D., E., F., G.
<i>Committee Meetings</i>	8.	
<i>Minutes, Reports, and Public Notices</i>	9.	A.
<i>Old Business</i>	10.	
<i>New Business</i>	11.	
<i>Bills / Payroll / Transfers / Voided Checks</i>	12.	A.

Motion to approve the consent agenda by trustee Harris, seconded by trustee Alonzo. Motion carries with the following roll call vote. Allison-yes, Alonzo-yes, Cantrell-yes, Dreher-yes, Dreifurst-yes, Harris-yes.

15. **Motion to Continue Meeting, Set Special Meeting, or Adjourn.**

Motion to adjourn by trustee Cantrell, second by trustee Allison. Motion carries with the following roll call vote. Allison-yes, Alonzo-yes, Cantrell-yes, Dreher-yes, Dreifurst-yes, Harris-yes.

Meeting Adjourned At: 6:58 p.m.

Next Meeting: Tuesday, 21st of April 2026, 6:00 p.m.



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(309) 792-8235

*The Village President votes only when acting as the fourth member of the Board of Trustees to obtain a quorum, or when needed to break a tie between an evenly split full Board vote.