

TRENTON CITY COUNCIL
REGULAR MEETING
Tuesday, May 26, 2026

CALL MEETING TO ORDER

The Regular Meeting of the City Council was called to order by Mayor Dave Brandmeyer at 6:00 p.m. on Tuesday, May 26, 2026, followed by the Pledge of Allegiance.

ROLL CALL

Deien, Hooker, Bridick, Jervis, Rakers, Sims All Present.

Also present was Chief Chris Joellenbeck, Director of Public Works Andy Brockhahn, Attorney Joe Heiligenstein, Officer Griesbaum, Jared Kanallakan of Moran Economic Development, Doug Raterman of HMG Engineering, and Mike Conley of the Trenton Sun

PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS

Mr. Kanallakan of Moran Economic Development presented to Council the blight analysis required for creation of a business district. This analysis is similar to the one created for the Tax Increment Finance District recently created. Each parcel is reviewed, infrastructure in the district is evaluated, economic underutilization was determined, sales tax data reviewed, IL Department of Transportation crash data incorporated, and more are all made part of the analysis. Any projects that the city have identified also are part of the analysis, and Trenton has identified a downtown curb/gutter/parking project as high priority. A business district will work hand in hand with a TIF district. They each are unique economic development tools. Formal action will be taken tonight in setting a date and time for a public hearing which is required in the establishment of a business district. That hearing will be held July 13, 2026 at 5:30 p.m. Alderman Deien expressed concern over two specific businesses being eliminated from the business district map and asked if the map could be changed. Right now, the map can be changed but we are coming up to the point where it needs to be set. Alderman Jervis asked what the benefit is for residential in a business district. Infrastructure improvements benefit everyone in the district. There was more discussion about exclusion of the property purchased by the Athmers. Mayor Brandmeyer stated that the sale of propane gas is not competitive and this was a discussion had prior to the Athmers purchasing the property. Alderman Rakers stated that everyone knows how he feels about the whole business district idea. Alderman Deien reiterated that the optics were not good when we are picking and choosing which businesses are excluded and all other businesses will have to pay the tax set. Mr. Kanallakan said that the city can set up any rate in .25% increments all the way to a full 1%, although very few go short of the full 1%. When asked when the map has to be set, Mr. Kanallakan said it has to be set before the public hearing. Trenton currently has a couple of small business districts. When asked about them, it was clarified that they would be dissolved and some of the parcels would become part of the new business district. Mayor Brandmeyer asked about the transfer of funds. Mr. Kanallakan said that the old business districts will end the day before the tax collections begin in the new district. Any money collected from the old district will be moved to the general fund and the general fund then can move that money to the new business district.

PUBLIC INPUT

Andrew Wallenberg owns the property at 127 W Broadway and received TIF funds for some improvements to that property. He has moved out of that property and would like to know if he needs to repay 1/3 of what he received in assistance because he has not remained there for the three years required by the agreement. Attorney Heiligenstein will look at the language in the agreement and make a determination.

Mr. Wallenberg then asked council for assistance on a very large water bill he received on another property of his due to a water pipe break. He was told his account was inactive and he

took that to mean that the water main was turned to a slow trickle. He had not received any bills until he told city hall that he had a pipe break. Mayor Brandmeyer said that he would look into this further and get back with Mr. Wallenberg.

COMMENTS & ANNOUNCEMENTS – MAYOR

Mayor Brandmeyer informed everyone that Pam James recently passed away. Ms. James was a member of the Plan Commission for the past 22 years. A moment of silence was held in her honor.

COMMENTS & ANNOUNCEMENTS- ALDERMEN

COMMENTS & ANNOUNCEMENTS – CITY STAFF

Chief Joellenbeck said former Trenton Officer Dave Jordan passed recently. His services will be this Friday and Saturday.

Andy Brockhahn and Doug Raterman entered the meeting at 6:23 p.m.

CONSENT AGENDA

Alderman Deien made a motion to approve the consent agenda as read. Second Alderman Jervis. All yes, motion carried. The consent agenda included a motion to approve the minutes of the May 4, 2026 Regular Council meeting, a motion to approve the Bills for the month of April 2026, a motion to approve the payrolls for the month of April 2026, and a motion to approve the Treasurer's report for the month of March 2026.

UNFINISHED BUSINESS

Alderman Hooker made a motion to Award Bid to Evergreen Roadworks for Bituminous Materials, HFE-300 at \$3.12/gallon and HFE-150 at \$2.82/gallon and Seal Coat Aggregate, load, spread and roll at \$23.00/ton for 2027 MFT. Second Alderman Rakers. All yes, motion carried. Public Works Director Brockhahn said that he would email the council a copy of the map for the 2027 MFT road oiling.

Alderman Rakers made a motion to Award Bid to Beelman Logistics, LLC for Seal Coat Aggregate, CA-15 at \$21.08/ton for 2027 MFT. Second Alderman Bridick. All yes, motion carried.

Alderman Jervis made a motion to Approve Ordinance #1895 Setting Date/Time for Public Hearing for the Establishment of a Business District in Trenton. Second Alderman Bridick. All yes, motion carried.

Alderman Bridick made a motion to Approve Ordinance #1896 Amending Chapter 48, Article IV, Section 108 of the City of Trenton Code of Ordinances. Second Alderman Hooker. All yes, motion carried.

Alderman Rakers made a motion to Award Bid to KRB Excavating for Main Street Pulverization in the amount of \$61,875.00. Second Alderman Jervis. All yes, motion carried.

NEW BUSINESS

Alderman Hooker made a motion to Award Bid to TEK Construction and Excavating for 4th Street Drainage Improvements in the amount of \$198,621.00. Second Alderman Rakers. All yes, motion carried.

Alderman Rakers made a motion to Award Bid to KRB Excavating for 2026 Street Improvements in the amount of \$468,918.50. Second Alderman Hooker. All yes, motion carried. This is for

the alley behind 7-West, the apron at Main and Broadway on the north side, and some curbing on Ash street.

CLOSED SESSION

ANNOUNCEMENTS

ADJOURNMENT

Alderman Hooker made a motion to adjourn. Second Alderman Deien. All yes, motion carried.
The meeting adjourned at 6:36 p.m.

Karen Buzzard, City Clerk