

**CITY OF MENDOTA
PUBLIC HEARING &
REGULAR CITY COUNCIL MINUTES
May 4, 2026**

Mayor Boelk stated that there would be a public hearing before the Regular City Council Meeting. With that, Emily McConville opened the Public Hearing. She inquired if any person wanted to speak about the proposed annexation of the parcel commonly known as 342 E IL ST Route 34, Mendota, IL 61342. Being that no one had any questions, comments or concerns, Emily McConville closed the public hearing.

Mayor Boelk then called the May 4th, 2026 Regular City Council Meeting to order at 5:32pm. The meeting was held in person at 607 8th Avenue, Mendota. After the Pledge of Allegiance, roll call was taken.

PRESENT: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

ABSENT: Alderman Peasley.

Mayor Boelk asked if there were any changes, additions or deletions to the agenda. Mayor Boelk stated that a 'straw poll' vote would take place concerning a zoning variance request. It will be formalized at the next council meeting. Being no other changes, Mayor Boelk entertained a motion to approve:

1. The Agenda for the Regular City Council Meeting for May 4, 2026.
2. The Minutes of the Regular City Council Meeting held April 20, 2026
3. The payment of General Fund bills totaling \$169,983.88.
4. The payment of Water/Sewer Fund bills totaling \$36,648.54.

General Fund Bills

1st AYD Corp.	\$3,525.25
A.R.S.	\$1,206.04
Airvac	\$3,189.00
Annie Short	\$60.53
At Scene LLC	\$3,656.40
Axon Enterprises Inc.	\$20,291.96
Boston Mutual Life Insurance	\$764.63
Bound Tree Medical LLC	\$283.62
Carquest Auto Parts	\$81.59
Carriage House Electric	\$575.00
Chase Card Services	\$3,245.24
City of Mendota Water Dept.	\$16,422.24
ComEd	\$1,137.13
Constellation New Energy	\$8,067.03
Dell Marketing LP	\$88,980.81
Emily McConville	\$166.75
Exonomy Pest Control	\$75.00
First Net	\$750.93
Grainco FS, Inc.	\$2,278.12
IDPH Vital Records	\$152.00
Jeff Schillinger	\$590.10
Kittlison's Garage	\$234.61
LaSalle County Recorder	\$81.00
Mautino Dist. Co. Inc.	\$18.50

Mendota YMCA	\$6,628.06
Moore Tire	\$31.77
Nicholas Stremlau	\$363.82
NiCor Gas	\$446.53
Northern Illinois Amb. Billing	\$2,784.09
O'Reilly Auto Parts	\$36.99
R.P. Lumber Company Inc.	\$281.58
Statrus Networks	\$285.56
Sullivan Foods	\$31.92
Sullivan Foods	\$31.00
Sullivan's Ace Hardware	\$76.53
Sullivan's Ace Hardware	\$18.98
Susan Ponto	\$160.00
Unifirst Corp.	\$140.38
Unifirst Corp.	\$52.88
VISA	\$2,320.42
Vision Service Plan (IL)	\$459.89
	\$169,983.88

Water-Sewer Fund Bills

ComEd	\$593.05
First Net	\$426.89
Frontier	\$163.81
Hach Company	\$269.20
Hawkins, Inc.	\$300.00
Hoening Body & Equipment Inc.	\$2,263.79
LAI, LLC	\$744.57
NiCor Gas	\$1,964.70
O'Reilly Auto Parts	\$38.14
Revere Electric	\$412.70
Riverstone Group Inc.	\$2,958.69
Sullivan's Ace Hardware	\$61.55
Test Inc.	\$568.00
Unifirst Corp.	\$129.56
USA Blue Book	\$254.16
VISA	\$139.73
Wright Excavating Inc.	\$25,360.00
	\$36,648.54

Alderman Holland motioned to approve the four items as presented. Alderman Hochstatter seconded the motion.

THE ROLL CALL VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED.

Mayor Boelk stated that he would like to appoint Justin Setchell to the Fire Pension Board to fill a vacancy. Alderman Miller motioned to approve the appointment. Alderman Holland seconded.

THE VOICE VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED.

Next, Mayor Boelk presented and entertained a motion to convey a letter of intent to the Illinois Valley YMCA stating that the City of Mendota is willing to enter into an agreement for the transfer of the Mendota Branch from the Illinois Valley YMCA to the City of Mendota under the following conditions:

1. IV YMCA turns over the facility, furnishings at no charge.
2. All revenues earned by the Mendota Branch is deposited into a separate bank account controlled by the Mendota Branch staff and board until the transfer is complete.
3. There are no mortgages, lien or other encumbrances on the land, furnishings or equipment.

Aldersperson Johnson motioned to approve the letter of intent with the conditions as presented.

Alderman Miller seconded.

THE ROLL CALL VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED.

CITY CLERK McCONVILLE'S BUSINESS:

Motor Fuel Tax & Transportation Renewal Fund

2/25 disbursed 3/25	\$24,208.66		25FYTD	\$314,956.85	
2/26 disbursed 3/26	\$23,122.65	-4.49%	26FYTD	\$323,684.04	2.77%

Video Gaming Tax Fund

2/25 disbursed 3/25	\$20,803.08		25FYTD	\$220,630.20	
2/26 disbursed 3/26	\$24,460.62	17.58%	26FYTD	\$236,765.23	7.31%

ATTORNEY GUILFOYLE'S REPORT:

Attorney Guilfoyle stated that he would be working on title commitments for the properties on the agenda. Closings will take place within the next 2 weeks.

ALDERMANIC REPORTS:

Alderman Holland presented and motioned to approve ORD. 05-04-26A, Authorizing Sale of Municipally Owned Real Property Pursuant to the Illinois Tax Increment Allocation Redevelopment Act (TIF ACT). This ordinance approves the sale of 1209 Washington Street to Art Riewaldt for \$40,000 in order to use it, in conjunction with surrounding lots, for a Jimmy John's Sandwich Shop. Alderman Hochstatter seconded the motion.

THE ROLL CALL VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED.

Alderman Holland then presented and motioned to approve ORD. 05-04-26B, Authorizing Sale of Municipally Owned Real Property Pursuant to the Illinois Tax Increment Allocation Redevelopment Act (TIF ACT). This ordinance approves the sale of 1205 Jefferson Street to Habitat for Humanity for \$1 in order for the organization to build a home for a deserving area family. Alderman Hochstatter seconded the motion.

THE ROLL CALL VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED

Alderman Hessenberger presented and motioned to approve ORD. 05-04-26, Annexing Certain Territory to the City of Mendota, LaSalle County, Illinois. This ordinance annexes the 2 acre property located at 340 E. IL State Route 34. It will be zoned R-1. Alderman Holland gave a second.

THE ROLL CALL VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.

MOTION CARRIED

Next, Alderman Hessenberger asked for a 'straw poll' vote for a variance request from Roger Sines for the property located at 1011 Monroe Street for a 12'x20' portable shed in the rear property. Building Inspector noted that the shed will violate the ordinances requiring structures not cover more than 30% of the rear yard area, be no less than 5' from the nearest lot line and meet a minimum spacing between the principal structure and accessory structure. While the applicant has obtained the required signatures from adjacent property owners, building inspector Boelk recommends denial. The straw poll vote indicated that the unanimous disapproval of the request.

Mayor Boelk stated that the city will start issuing tickets for long grass this week and reminded citizens to not blow their grass clippings into the street.

Next, Mayor Boelk stated that teens posted a photo of several on and hanging from a park basketball hoop. He asked that neighbors and or passers by report such behavior. Besides the obvious possibility of damaging of city property, the children could get seriously injured.

Mayor Boelk then asked if the aldermen had any other business from the council or department heads. Being none, he asked if there was business from the floor. At this time, Paula Daley introduced Jim LaBracca and Jessica Brayfield from Habitat for Humanity. They expressed their appreciation for the city's help in securing a lot to build a home. They stated that they are accepting applications until June 1st. They went on to explain how the process works. The council was thankful for the information.

Mayor Boelk then asked for any other business from the floor. Being none, Alderman Kim motioned to adjourn the Regular City Council Meeting of May 4, 2026 at 5:56pm. Alderman Miller gave a second.

THE VOICE VOTE:

AYES: Alderpersons Johnson, Miller, Kim, Holland, Hochstatter, Fitzpatrick and Hessenberger.

NAYS: None.

Absent: Alderman Peasley.

Abstain: None.
MOTION CARRIED.

David W. Boelk, Mayor

ATTEST:

Emily J. McConville, City Clerk