

WATERLOO CITY COUNCIL

Regular Meeting Agenda

Location: Waterloo City Hall - Council Chambers
100 W. Fourth St., Waterloo, IL
Date: Monday, March 17, 2025
Time: 7:30 p.m.

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Correction or Withdrawal of Agenda Items by Sponsor.
5. Approval of Minutes as Written or Amended.
6. Petitions by Citizens on Non-Agenda Items.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Treasurer.
 - B. Report of Collector / Budget Officer.
 - C. Report of Building Inspector / Code Administrator.
 - D. Report of Subdivision & Zoning Administrator.
 - E. Report of Deputy Director of Public Works.
 - F. Report of Director of Public Works.
 - G. Report of Chief of Police.
 - H. Report of City Attorney.
 - I. Report and Communication by Mayor.
 1. Waterloo Beautification Grant Check Presentation to Waterloo Auto Body in the Amount of \$13,447.50.
8. Report of Standing Committees.
9. Report of Special Committees.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1900 Approving an Annexation Agreement between the City of Waterloo, IL, and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC in Regard to a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, for Development of the Deer Ridge Subdivision.
 - B. Consideration and Action on Ordinance No. 1901 Approving an Annexation of Property owned by Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC, for a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL.
 - C. Consideration and Action on Resolution No. 25-07 Approving Addendum #1 to an Agreement between the County of Monroe, Illinois and the City of Waterloo, Illinois for the Rogers Street North Project.
11. Unfinished Business.
12. Miscellaneous Business.
 - A. Consideration and Action on Approval of the City of Waterloo's Annual \$7,500.00 Contribution to Western Egyptian.
 - B. Consideration and Action on Fair Solar Credit Rate of \$.0385 for the Period of March 01, 2025 through February 28, 2026.
 - C. Consideration and Action on Approval of Huebner Contracting, Inc. as Low Bidder in the Amount of \$620,536.93 for the Third Street Improvement Project as Bid on March 12, 2025 at 10:00 a.m.
 - D. Consideration and Action on a Solicitation Request from the Metzger-Crook VFW #6504 Auxiliary for their Annual Buddy Poppy Day to be held on Saturday, April 12, 2025 from 9:00 a.m. till 12 noon at the Intersection of Rogers Street and Hamacher Street.
 - E. Consideration and Action on a Special Event Permit Request from BZ Memorial Events for the Dawn of Thrive Event to be held on Saturday, June 21, 2025 from 7:30 a.m. to 11:30 p.m., Including the Street Closures of Main Street (between First Street and Alley south of Third Street), Third Street (between Market Street and Alley west of Main Street), Mill Street (between Market Street and Main Street), and possible Partial Closure of Main / Third Intersection on the evening of Friday, June 20, 2025 for Stage Set-Up.
 - F. Consideration and Action on Approval of Waterloo Beautification Application from Craig Brauer, TWM Monroe County Land Trust, in the Amount of \$2,241.12 for property located at 113 South Main Street (Stifel Investment Services).
 - G. Consideration and Action on Approval of a Non-Profit Grant Program Application from the Waterloo Lions Club in the Amount of \$5,000.00 for their Project, "Lions Park Accessibility Project".

13. Discussion of Matters by Council Members Arising After Agenda Deadline.
14. Motion to Adjourn.

DATES TO REMEMBER

- Mar. 25, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
Apr. 07, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Apr. 08, 2025 – Sister Cities Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
Apr. 09, 2025 – Park District Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
Apr. 14, 2025 – Planning Commission Meeting, Waterloo City Hall: Council Chambers, 7:00 p.m.
Apr. 18, 2025 – City Offices Closed for Observance of Good Friday.
Apr. 21, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Apr. 22, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.

**MINUTES OF THE
CITY COUNCIL MEETING
MARCH 03, 2025**

1. The meeting was called to order by Mayor Darter at 7:30 p.m.
2. The following Aldermen were present: Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, and Row.
Absent: Most.
3. Pledge of Allegiance led by Mayor Stan Darter.
4. Correction or Withdrawal of Agenda Items by Sponsor.
Mayor Darter requested that Agenda Item 7H(1) be withdrawn from the agenda as Dr. Blattner from Smiles R Forever cannot attend tonight's meeting.
Motion to remove Agenda Item 7H(1) from the agenda was made by Alderman Matt Buettner and seconded by Alderman Hopkins.
Motion passed unanimously with Aldermen Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Vogt voting 'aye'.
5. Approval of Minutes as Written or Amended.
Approval of the February 18, 2025, City Council Meeting Minutes.
Motion made by Alderman Hopkins and seconded by Alderman Row to approve the February 18, 2025 City Council Meeting Minutes as presented.
Motion passed unanimously with Aldermen Hopkins, Trantham, Charron, Kyle Buettner, Row, Vogt, and Matt Buettner voting 'aye'.
6. Petitions by Citizens on Non-Agenda Items.
Mr. Scot Luchtefeld inquired about the CERTOP's monthly payment and the number of hours they work each week. Mayor Darter stated the contract is for \$9,500 per month, and the number of hours is in the contract. Mr. Luchtefeld then requested a copy of the contract. Mayor Darter responded that Mr. Luchtefeld could file a FOIA for the contract.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Treasurer. No report.
 - B. Report of Collector/Budget Officer. No report.
 - C. Report of Subdivision Administrator & Zoning Administrator. No report.
 - D. Report of Deputy Director of Public Works. No report.
 - E. Report of Director of Public Works.
 - The Third Street reconstruction project was put out for bid this week. The bid opening is scheduled for March 12, 2025.
 - Site work for the gas turbine generator is also out for bid. The bid opening is scheduled for March 27, 2025.
 - F. Report of Chief of Police. No report.
 - G. Report of City Attorney. No report.
 - H. Report and Communication by Mayor.
 1. Certificate of Commendation Presented to Smiles R Forever in Recognition of their 25th Anniversary.
The item was withdrawn from the agenda.
8. Report of Standing Committees. None.
9. Report of Special Committees. None.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1898 Amending the City of Waterloo, IL Revised Code of Ordinances, Chapter 36 Taxation, Article IV: Hotel Tax, Section 36-4-1 Definitions, regarding the word HOTEL.
Motion made by Alderman Kyle Buettner and seconded by Alderman Row to approve Ordinance No. 1898 Amending the City of Waterloo, IL Revised Code of Ordinances, Chapter 36 Taxation, Article IV: Hotel Tax, Section 36-4-1 Definitions, regarding the word HOTEL.

Comments: Alderman Kyle Buettner, Chairman of the Ordinance Committee, stated that the revision specifies the number of units to qualify for hotel/motel tax. That number has been defined as 8 units in a single residence.

Motion passed unanimously with Aldermen Kyle Buettner, Row, Vogt, Matt Buettner, Hopkins, Trantham, and Charron voting 'aye'.

B. Consideration and Action on Resolution No. 25-06 Approving the Appointment of an Authorized Agent of the City of Waterloo, IL to the Illinois Municipal Retirement Fund.

Motion made by Alderman Row and seconded by Alderman Matt Buettner to accept Resolution No. 25-06 Approving the Appointment of an Authorized Agent of the City of Waterloo, IL to the Illinois Municipal Retirement Fund.

Comments: The authorized agent will be Mrs. Trisha Hoagland

Motion passed unanimously with Aldermen Row, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting 'aye'.

11. Unfinished Business. None.

12. Miscellaneous Business.

A. Consideration and Action on Warrant No. 647.

Motion made by Alderman Matt Buettner and seconded by Alderman Hopkins to approve Warrant No. 647.

Motion passed unanimously with Aldermen Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Vogt voting 'aye'.

B. Consideration and Action on Approval of an Estimate from Bauer Heating & Cooling, Inc. in the Amount of \$6,910.00 for a Boiler Hydronic Loop Chemical Treatment System.

Motion made by Alderman Vogt and seconded by Alderman Charron on Approval of an Estimate from Bauer Heating & Cooling, Inc. in the Amount of \$6,910.00 for a Boiler Hydronic Loop Chemical Treatment System.

Comments: Two quotes were received with Bauer & Cooling, Inc. providing the lowest bid. This process is necessary before the new boilers can be started. Additionally, it is required for the warranty to be effective and to reduce corrosion.

Motion passed unanimously with Aldermen Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, and Row voting 'aye'.

C. Consideration and Action on Approval of a Special Use Permit for the Location of an Automobile Service Station to be located at the corner of Route 3 and Plaza Drive as requested by Rhodes Development Company, LLC.

Motion made by Alderman Matt Buettner and seconded by Alderman Hopkins on Approval of a Special Use Permit for the Location of an Automobile Service Station to be located at the corner of Route 3 and Plaza Drive as requested by Rhodes Development Company, LLC.

Motion passed unanimously with Aldermen Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Vogt voting 'aye'.

D. Consideration and Action on Executive Session for the Discussion of Personnel as per 5 ILCS 120/2(c)(1).

Motion to move into Executive Session made by Alderman Charron and seconded by Alderman Row.

Motion passed with a unanimous voice vote.

Entered Executive Session at 7:41 p.m.

Adjourned Executive Session at 8:48 p.m.

Motion to Resume Session made by Alderman Vogt and seconded by Alderman Matt Buettner.

Motion passed with a unanimous voice vote.

Return to regular session at 8:49 p.m.

13. Discussion of Matters by Council Members Arising After Agenda Deadline.

Alderman Vogt inquired about the Grocery Tax. Has there been any further review of the potential ramifications if we do not implement a grocery tax, and is there a deadline for notifying the state of the city's intended actions? Sarah stated she would look into this. Alderman Vogt also stated that he has received numerous compliments on the live streaming of the meetings.

Alderman Hopkins asked if information was available on 'Icash'. Sarah Deutch explained that Waterloo will be hosting an 'Icash' event through the Illinois State Treasurer's office. 'Icash' assists people in finding unclaimed cash and property that belongs to them. On March 19, 2025, from 3:00 to 6:00, a representative from the State Treasurer's office will be available to help individuals determine if there is any unclaimed property due to them and, if so, guide them through the steps to claim it.

Alderman Trantham expressed his gratitude for being informed about high water usage, and upon investigating, he discovered an open spigot.

14. Motion to Adjourn made by Alderman Vogt and seconded by Alderman Hopkins.

Motion passed with a unanimous voice vote.

Mayor Darter adjourned the meeting at 8:52 p.m.

Minutes submitted by Mechelle Childers – City Clerk

March 17, 2025

To: Mayor Stan Darter
City Attorney
City Alderpersons

Re: Treasurer's Report

Attached, please find the February 28, 2025 Treasurer's Report for the City of Waterloo.

I welcome any questions or comments you may have about this report. I can be reached at State Bank weekdays from 7:30 AM – 4:30 PM. The phone number is 618-939-7194.

Sincerely,

Brad A. Papenberg

Brad A Papenberg
City Treasurer

TREASURER'S REPORT
CITY OF WATERLOO
For the month ending
February 28, 2025

CHECKING ACCOUNT	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
Petty Cash	\$ 485.98	\$ -	\$ -	\$ 485.98
Utility Deposit	18,579.25	7,625.00	6,450.00	19,754.25
General Fund	(1,129,254.45)	285,911.22	657,519.00	(1,500,862.23)
Motor Fuel Tax	31,544.67	21.98	17,986.40	13,580.25
Water Fund	1,378,348.10	324,900.89	204,609.47	1,498,639.52
Sewer Fund	385,858.58	206,577.09	179,668.99	412,766.68
Gas Fund	(228,134.66)	546,466.97	563,700.46	(245,368.15)
Electric Fund	226,189.39	1,095,398.99	1,060,597.77	260,990.61
Capital Improvements	809,936.73	68,291.14	19.84	878,208.03
D.A.R.E.	(379.92)	-	-	(379.92)
Interest	2,352.66	1,597.59	-	3,950.25
Hotel/Motel Tax	172,576.37	1,015.36	625.00	172,966.73
Equitable Sharing Funds	75,382.99	-	-	75,382.99
TOTALS:	\$1,743,485.69	\$2,537,806.23	\$2,691,176.93	\$1,590,114.99

INVESTED FUNDS				
Capital Improvements	\$ 2,469,061.47	19,736.26	-	2,488,797.73
Electric	10,684,012.37	85,401.82	-	10,769,414.19
E-Pay Utility Bills	37,956.46	40,870.19	47,281.27	31,545.38
Farm Account Income	29,967.23	13,691.89	-	43,659.12
Gas	3,972,946.97	31,757.44	-	4,004,704.41
General Fund	8,247,983.91	560,844.24	-	8,808,828.15
Motor Fuel	1,707,439.21	46,355.17	-	1,753,794.38
Pension Reserve	1,714,739.99	328.85	-	1,715,068.84
Sewer	2,313,915.59	18,496.11	-	2,332,411.70
Utility Deposits	343,761.13	2,747.83	-	346,508.96
Water	1,955,414.96	15,630.46	-	1,971,045.42
	\$33,477,199.29	\$835,860.26	\$47,281.27	\$34,265,778.28
Total All City Funds:	\$35,220,684.98	\$3,373,666.49	\$2,738,458.20	\$35,855,893.27

Pension Obligations	As of Date	Amount
Unfunded Actuarial Accrued Liability - IMRF	12/31/2023	\$276,135.00
Unfunded Actuarial Accrued Liability - Police	4/30/2024	\$5,307,213.00
Total Unfunded Liability		\$5,583,348.00

Respectfully Submitted,

Brad A. Papenberg

Brad A. Papenberg
City Treasurer

**CITY OF WATERLOO, ILLINOIS
COLLECTION REPORT**

	2023-2024	2024-2025	%			%	2023-2024	2024-2025	%
	ACTUAL	BUDGETED	INCREASE	2024	2025	INCREASE/	FISCAL	FISCAL	INCREASE/
	AMOUNT	AMOUNT	DECREASE	FEB	FEB	DECREASE	YTD	YTD	DECREASE
ELEC SALES	10,891,328.03	11,570,000.00	6.23%	792,946.90	1,047,898.45	32.15%	9,126,731.41	9,911,519.46	8.60%
ELEC TAX	263,506.28			18,332.79	22,751.00	24.10%	222,245.60	226,231.79	1.79%
ELECT MISC.	810,424.00	493,000.00	39.17%	-32,337.00	90,400.00	379.56%	597,873.00	1,013,532.00	69.52%
SUBTOTAL	11,965,258.31	12,063,000.00	0.82%	778,942.69	1,161,049.45	49.05%	9,946,850.01	11,151,283.25	12.11%
BEGINNING UNAPPLIED	652,854.28			68,921.40	70,793.77	2.72%	539,065.35	537,604.55	-0.27%
UNAPPLIED CASH REC'D	171,979.35			11,063.97	16,837.31	52.18%	145,752.72	160,495.86	10.12%
UNAPPLIED DISBURSED	172,482.33			14,387.27	19,157.74	33.16%	111,938.43	123,303.35	10.15%
ENDING UNAPPLIED	652,351.30			65,598.10	68,473.34	4.38%	572,879.64	574,797.06	0.33%
GAS SALES	2,995,484.49	3,921,000.00	30.90%	431,884.69	524,832.48	21.52%	1,850,479.16	1,744,525.31	-5.73%
GAS TAX	67,805.99			10,245.94	13,574.26	32.48%	43,466.62	40,580.31	-6.64%
GAS MISC.	236,573.00	163,500.00	30.89%	-12,041.00	35,251.00	392.76%	185,884.00	442,510.00	138.06%
SUBTOTAL	3,299,863.48	4,084,500.00	23.78%	430,089.63	573,657.74	33.38%	2,079,829.78	2,227,615.62	7.11%
WATER SALES	3,810,391.91	4,130,000.00	8.39%	267,448.98	316,977.46	18.52%	3,231,757.79	3,202,168.10	-0.92%
WATER MISC.	88,787.00	81,500.00	-8.21%	-1,697.00	20,258.00	1293.75%	73,302.00	153,436.00	109.32%
SUBTOTAL	3,899,178.91	4,211,500.00	8.01%	265,751.98	337,235.46	26.90%	3,305,059.79	3,355,604.10	1.53%
SEWER SALES	2,215,329.42	2,268,000.00	2.38%	158,901.06	191,505.51	20.52%	1,862,568.93	1,866,190.47	0.19%
SEWER MISC.	155,649.00	160,500.00	3.12%	-4,519.00	29,097.00	743.88%	132,178.00	224,569.00	69.90%
SUBTOTAL	2,370,978.42	2,428,500.00	2.43%	154,382.06	220,602.51	42.89%	1,994,746.93	2,090,759.47	4.81%
CITY TAX	603,292.89	615,000.00	1.94%	52,381.01	63,655.35	21.52%	477,781.36	475,543.77	-0.47%
MISC.	93,779.00	81,500.00	-13.09%	-1,945.00	22,627.00	1263.34%	89,314.00	164,847.00	84.57%
SUBTOTAL	697,071.89	696,500.00	-0.08%	50,436.01	86,282.35	71.07%	567,095.36	640,390.77	12.92%
REFUSE FEE	966,564.61	1,035,750.00	7.16%	77,375.93	91,816.43	18.66%	799,415.04	842,630.53	5.41%
VEHICLE STICKER	-	-		-	-		-	-	
FINES	42,944.00	40,000.00	-6.86%	2,759.00	4,384.00	58.90%	32,592.00	41,907.00	28.58%
PERMITS	84,704.00	100,000.00	18.06%	16,912.00	4,809.00	-71.56%	76,135.00	77,170.00	1.36%
INSPECTION FEES	16,525.00	15,000.00	-9.23%	1,100.00	3,150.00	186.36%	11,275.00	29,210.00	159.07%
FRANCHISE FEES	118,103.00	120,000.00	1.61%	-	16,976.00		57,301.00	40,970.00	-28.50%
LIQUOR LICENSE	20,748.00	25,000.00	20.49%	20.00	10.00	-50.00%	20,238.00	22,390.00	10.63%
INFRASTRUCTURE FEE	131,398.00	130,000.00	-1.06%	10,521.00	9,955.00	-5.38%	109,352.00	155,910.00	42.58%
HOTEL/MOTEL TAX	32,353.00	30,000.00	-7.27%	1,784.00	1,015.00	-43.11%	28,948.00	28,213.00	-2.54%
MISC.	680,117.00	702,105.00	3.23%	44,749.00	34,306.00	-23.34%	522,288.00	578,168.00	10.70%
REPLACEMENT TAX	146,980.00	154,000.00	4.78%	-	-		127,081.00	82,516.00	-35.07%
COUNTY TAX	344,328.00	335,100.00	-2.68%	-	-		338,525.00	330,436.00	-2.39%
SALES TAX	3,219,742.00	3,300,000.00	2.49%	278,865.00	311,281.00	11.62%	2,637,747.00	2,739,237.00	3.85%
BUSINESS DISTRICT TAX	104,726.00	105,000.00	0.26%	8,362.00	8,483.00	1.45%	86,684.00	92,592.00	6.82%
CANNABIS USE TAX	17,090.00	17,200.00	0.64%	1,545.00	1,454.00	-5.89%	13,884.00	14,447.00	4.06%
VIDEO GAMING	271,504.00	267,000.00	-1.66%	25,455.00	26,395.00	3.69%	226,945.00	261,394.00	15.18%
INCOME TAX	2,223,664.00	2,348,000.00	5.59%	205,546.00	199,901.00	-2.75%	1,872,092.00	1,933,861.00	3.30%
SUBTOTAL	8,421,490.61	8,724,155.00	3.59%	674,993.93	713,935.43	5.77%	6,960,502.04	7,271,051.53	4.46%
MOTOR FUEL TAX	520,745.00	520,000.00	-0.14%	36,713.00	40,344.00	9.89%	445,591.00	470,414.00	5.57%
MISC.	80,748.00	84,500.00	4.65%	6,693.00	6,034.00	-9.85%	66,607.00	70,101.00	5.25%
SUBTOTAL	601,493.00	604,500.00	0.50%	43,406.00	46,378.00	6.85%	512,198.00	540,515.00	5.53%
UTILITY DEPOSITS	93,625.00	-		3,500.00	7,625.00	117.86%	77,475.00	78,400.00	1.19%
TOTAL DEPOSITS	31,520,938.97	32,812,655.00	4.10%	2,412,566.27	3,163,603.25	31.13%	25,589,509.63	27,516,115.60	7.53%

Zoning Department Monthly Report 2/28/2025

Total Permits Issued for February: 8				Total Permits Issued for the Year: 19									
	January	February	March	April	May	June	July	August	September	October	November	December	Total
<u>Residential Building Permits Issued:</u>													
2025	2	1	0	0	0	0	0	0	0	0	0	0	3
2024	1	1	3	4	3	8	0	1	3	3	2	0	29
2023	1	4	2	4	6	2	1	2	0	2	4	2	30
2022	7	3	5	5	2	5	5	2	5	2	4	1	46
2021	5	4	3	2	5	5	9	2	3	9	3	5	55
2020	2	6	3	5	6	5	4	5	5	9	6	6	62
<u>Accessory/Addition Building Permits Issued:</u>													
2025	6	1	0	0	0	0	0	0	0	0	0	0	7
2024	6	3	13	6	9	15	3	9	11	3	5	2	85
2023	4	3	11	7	3	8	4	10	3	15	3	6	77
2022	1	2	9	7	8	6	5	16	7	2	4	3	70
2021	3	4	11	12	10	6	8	10	6	7	6	3	86
2020	2	2	4	9	10	12	10	9	2	6	5	1	72
<u>Commercial/Industrial Building Permits Issued:</u>													
2025	3	2	0	0	0	0	0	0	0	0	0	0	5
2024	1	3	1	2	3	2	3	3	2	1	2	1	24
2023	3	3	4	2	0	0	4	2	3	1	0	8	30
2022	2	4	2	2	1	2	1	3	1	0	2	2	22
2021	1	2	3	2	2	2	0	5	6	1	1	0	25
2020	3	1	0	0	2	1	1	0	1	3	5	2	19
<u>Excavation Permits Issued:</u>													
2025	0	2	0	0	0	0	0	0	0	0	0	0	2
2024	8	3	3	2	4	4	1	3	2	4	3	3	40
2023	1	1	0	3	2	2	4	3	1	7	7	3	34
2022	3	2	3	5	2	1	3	3	0	3	3	1	29
2021	0	1	4	5	4	3	8	6	0	5	1	4	41
<u>Sign Permits Issued:</u>													
2025	0	2	0	0	0	0	0	0	0	0	0	0	2
2024	2	1	1	4	2	3	0	3	1	6	0	0	23
2023	4	2	8	1	1	2	0	0	0	0	0	2	20
2022	2	2	0	5	0	0	0	2	2	0	4	0	17
2021	1	0	1	1	3	0	1	1	1	1	2	2	14
<u>Miscellaneous Permits(Demolition, Outside Dining, Mobile Food Vendors) Issued:</u>													
2025	0	0	0	0	0	0	0	0	0	0	0	0	0
2024	0	1	1	0	0	0	0	0	0	0	0	0	2
2023	0	0	1	0	1	1	1	2	0	1	0	1	8
2022	1	1	1	0	0	0	1	0	0	0	0	2	6

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Waterloo Beautification Grant Check Presentation to Waterloo Auto Body in the
Amount of \$13,447.50.

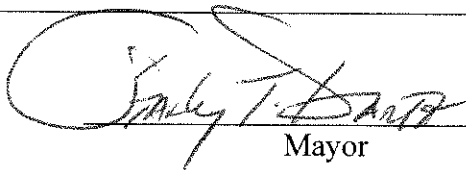
3. Relief or action to be requested:
Check Presentation.

4. Submittal date: 03-03-25

Submitted by:
Nathan Krebel, Deputy Director of Public Works
Alderman Charron, Waterloo Beautification Cmte Chairman

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor



CITY OFFICES
 100 West Fourth Street
 Waterloo, Illinois 62298
 (618) 939-8600
 Stanley T. Darter, Mayor

WATERLOO BEAUTIFICATION PROGRAM APPLICATION INSTRUCTIONS AND REVIEW PROCESS

The building owner must complete the attached Waterloo Beautification Program Application.

Please include the following in your description:

1. A clear, detailed description including diagrams of what will be done, materials used, colors, etc.;
2. Official cost estimates from contractors, vendors or the owner;
3. Two photographs of the existing building showing current conditions;
4. Any other architectural or site plan drawings required to fully describe the project.

All applications will be reviewed first for completeness. The Waterloo Beautification Committee will make a recommendation to approve or disapprove the application to the Waterloo City Council within sixty (60) days. Approval by the City Council shall authorize the applicant to apply for any permits and begin work. All improvements must be made in compliance with the Waterloo Municipal Code and must be completed within six (6) months of City Council approval, unless extended. Upon completion, City staff will perform a site visit and review the project. Invoices demonstrating approved costs may be submitted at that time and the reimbursement will be processed for payment. Should an applicant fail to gain approval, the applicant may request a written record of deficiencies and reapply for funding.

Following approval, funding and completion of the project, the building owner, not the City of Waterloo, is responsible for maintaining improvements. Maintenance includes, but is not limited to; painting, repair, etc.

Applicant Name:	RWS GROUP LLC	618-340-1400
	<small>Name</small>	<small>Telephone #</small>
Applicant Address:	6017 OLD BAUM CHURCH RD	
	<small>No.</small>	<small>Street</small>
	WATERLOO	IL 62298
	<small>City</small>	<small>State Zip Code</small>
Name of Business:	WATERLOO AUTO BODY	
Business Description:	AUTO BODY REPAIR	618-939-7975
		<small>Business Phone #</small>
Business Address:	946 PARK ST	
	<small>No.</small>	<small>Street</small>

Please check "Yes" or "No" for each question below:	Yes	No
Are you or your business delinquent on any fee obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you or your business delinquent on any tax obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



\$11,840.00
N/A

Total project cost: \$32360

Funds requested: ~~15000~~
(\$15,000.00 maximum reimbursement - see matching reimbursement rules)

Start date: 8-1-2024

Completion date: 10-1-2024

Project description: (attach additional pages if necessary)

Will be adding a window, door, and awings to front office and having the exterior redone in stucco.

I affirm that the information provided in this application is true and accurate and that I am the authorized owner and agent of the subject property. I affirm that the improvements detailed will be made and maintained at my expense and hold harmless the City of Waterloo from any liability or damage resulting from the improvements. I understand that this is a reimbursement program, and **I have received and read the attached document - Waterloo Beautification Program, under which matching funds may be provided.**

Robert Stumpf
Applicant Signature

7/10/2024
Date

Recipient's Name to be on Reimbursement Check: _____

FOR OFFICE USE ONLY

APPROVED - BUILDING INSPECTOR

Nath Huber
Authorized signature

9-3-24
Date

APPROVED - BEAUTIFICATION COMMITTEE

Lina Chauhan
Authorized signature

9/3/24
Date

Waterloo Auto Body - 946 Park Street

FIRST RECEIPT SUBMITTAL - 3-12-2025

Vendor	Description of Work	Amount
R. Novack	Dryvit	\$9,500.00
BKB Exteriors	Install new door, window, awning, and paint	\$29,290.00
	TOTAL	\$38,790.00
Total Receipts		
Tier 1 Reimbursement (\$0K - \$15K)	50% Reimbursement	\$7,500.00
Tier 2 Reimbursement (\$15K - \$45K)	25% Reimbursement	\$5,947.50
	Total Reimbursement	\$13,447.50



AFFIDAVIDT OF COMPLIANCE WITH PREVAILING WAGE ACT

WHEREAS, Waterloo AutoBody, has been awarded a "facade grant" by the City of Waterloo, Illinois; and,

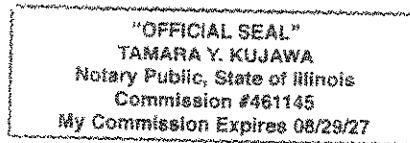
WHEREAS, the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (see 820 ILCS 130, Prevailing Wage Act); and,

WHEREAS, Waterloo Auto Body, now seeks reimbursement for work performed pursuant to the "facade grant" program; and,

WHEREAS, it is necessary before reimbursement is made that the recipient of the grant affirm that wages were paid pursuant to the Prevailing Wage Act of the State of Illinois:

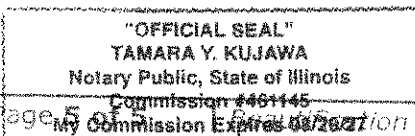
THEREFORE, Waterloo Auto Body, being first duly sworn states that he/she paid laborers, mechanics and other workers who performed on the project for which a "facade grant" reimbursement is sought, pursuant to the Prevailing Wage Act of the State of Illinois and according to the most recent Monroe County Prevailing Wages (list attached hereto but subject to change from time to time)

[Signature]
Grantee



Subscribed and sworn to before me this 10th day of March, 2025 in Monroe County, Illinois.

Tamara Y. Kujawa
Notary Public



ESTIMATE

1100 West Construction, LLC 800-368-6262
1100 West Construction, LLC
1100 West Construction, LLC

1100 West Construction, LLC
1100 West Construction, LLC
1100 West Construction, LLC

Estimate details

Estimate no. 227
Estimate date: 03/25, 2017

Apply dried backstop to smooth concrete top. Waterproof concrete block on front of building	\$1000	\$1000
install 1 inch EPS Foam board over backstop waterproofing on smooth concrete block	\$1000	\$1000
control joint layout to be determined by building owner	\$1000	\$1000
Apply dryvit primed base coat with 4oz dryvit mesh imbedded into base coat	\$1000	\$1000
Apply dryvit finish over base coat - texture and color to be determined by building owner	\$1000	\$1000
Sealer	\$950.00	\$950.00

Total **\$9,500.00**

Note to customer

This estimate is for information only.

Waterloo Auto Body – 946 Park Street

9-03-2024





New Front Door +
Awning

ADA Concrete

INVOICE

R. Novack Construction, LLC
321 4th St
Waterloo, IL 62298

movackplastering@gmail.com

Waterloo Auto Body - Rodney Cissel
Bill to
946 Park st. Waterloo, IL 62298

Invoice details

Invoice no.: 247
Terms: Due on receipt
Invoice date: 12/10/2024
Due date: 12/10/2024

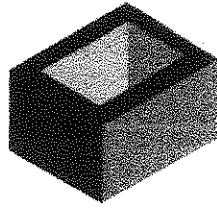
#	Product or service	Description	Amount
1.	Apply dryvit backstop to smooth concrete block on front of building	Dryvit Backstop Waterproofing membrane	\$0.00
2.	Install 1 inch EPS Foam board over backstop waterproofing on smooth concrete block		\$0.00
3.	*control joint layout to be determined by building owner*		\$0.00
4.	Apply dryvit primus base coat with 4oz dryvit mesh imbedded into base coat		\$0.00
5.	Apply dryvit finish over base coat - texture and color to be determined by building owner		\$0.00
6.	Services		\$9,500.00

Total \$9,500.00

Thank you for your business! Make all checks payable to R. Novack Construction, LLC. If you have any questions concerning this invoice, Contact Ryan Novack, 618-781-9596, rnovackplastering@gmail.com

PAID

CK #2397
12-10



BKB
Exteriors INC

INVOICE 00072

March 5, 2025

ATTN: Rodney Cissell
Waterloo Autobody
946 Park Street
Waterloo, IL 62298

PAID
OC # 2422

Paint exterior office area
Trim and block
Install fascia and soffit on overhang
Install three awnings over doors and window
Install concrete sidewalk
Power wash exterior walls on office area
Installation of new door and window

Material and Labor Total: \$29,290.00

Please make checks payable to:

BKB Exteriors INC.
2950 Brandt Road
Fults, IL 62244

Thank you,
Kyle Blanchard

946 Park Street – 3-12-2025 After Pictures





AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1900 Approving an Annexation Agreement between the City of Waterloo, IL, and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC in Regard to a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, for Development of the Deer Ridge Subdivision.

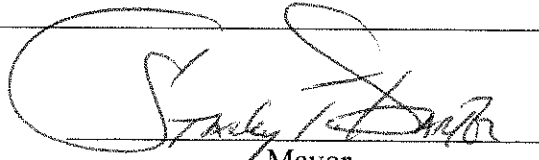
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-11-25

Submitted by:
Roberta Rohwedder, Subdivision & Zoning Administrator
Nathan Krebel, Deputy Director of Public Works

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

ORDINANCE NO. 1900

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT BETWEEN THE CITY OF WATERLOO, IL, AND MATTHEW R. PATTERSON, PAMELA J. PATTERSON, AND MHKP PROPERTIES, LLC IN REGARD TO A TRACT OF LAND COMPRISING APPROXIMATELY 38.56 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL, FOR DEVELOPMENT OF THE DEER RIDGE SUBDIVISION.

WHEREAS, it is in the best interests of the City of Waterloo, Monroe County, Illinois, that a certain Annexation Agreement pertaining to property owned by Matthew R. Patterson, Pamela J. Patterson and MHKP Properties, LLC, be entered into; and

WHEREAS, said Annexation Agreement has been prepared and a copy of same is attached hereto; and

WHEREAS, Matthew R. Patterson, Pamela J. Patterson and MHKP Properties, LLC, owners of record of the land which is the subject matter of said agreement, is ready, willing and able to enter into said agreement; and

WHEREAS, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waterloo, Illinois as follows:

SECTION ONE. The Annexation Agreement, a copy of which is attached hereto and by this reference made a part of this Ordinance, is approved and is hereinafter referred to as "Annexation Agreement".

SECTION TWO. The Mayor is hereby authorized and directed to sign, and the City Clerk is hereby authorized and directed to attest, the Annexation Agreement.

SECTION THREE. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 17th day of March, 2025, pursuant to a roll call vote as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

ANNEXATION AGREEMENT

Deer Ridge

THIS ANNEXATION AGREEMENT is entered into this 17th day of March, 2025, between the CITY OF WATERLOO, an Illinois municipal corporation, with offices at 100 West Fourth Street, Waterloo, Illinois 62298, (hereinafter referred to as the "CITY") and Matthew R. Patterson, Pamela J. Patterson and MHKP Properties, LLC, with offices at 4001 State Route 159, Smithton, IL 62285, (hereinafter referred to as "OWNER AND DEVELOPER").

RECITALS

WHEREAS, the OWNER AND DEVELOPER is the owner of record of all of the real property described in **EXHIBIT A**, attached hereto, and by this reference made a part hereof, which property is contiguous to the CITY and not within the corporate limits of any municipality (hereinafter referred to as the "SUBJECT PROPERTY"); and

WHEREAS, the OWNER AND DEVELOPER has signed and filed a Petition for Annexation and Zoning with the City Clerk of the CITY for all of the territory described in **EXHIBIT B** which territory is situated in the unincorporated area of the County of Monroe, Illinois, and is presently contiguous to the CITY; and

WHEREAS, all notices, publications, public hearings and all other matters with respect to such Petition for Annexation and Zoning, have been given, held or performed as required by statute and/or the CITY'S ordinances, regulations, and procedures; and

WHEREAS, the CITY'S corporate authorities have considered the annexation of the SUBJECT PROPERTY and have determined the Petition for Annexation and Zoning to be in order; and

WHEREAS, the OWNER AND DEVELOPER propose that the SUBJECT PROPERTY be developed pursuant to the zoning classification(s) specified in the CITY'S Zoning Code, the General Conditions and Special Conditions, incorporated herein by reference, which together constitute the terms and conditions of this Agreement; and

WHEREAS, in addition to the matter specified above, the parties hereto have considered all other matters and hereby agree that the development of the SUBJECT PROPERTY for the uses permitted in

the R3 Single Family Residential District of the CITY'S Zoning Code as illustrated on **EXHIBIT C** attached hereto, and by this reference made a part hereof, and in accordance with the terms and conditions of this Agreement will inure to the benefit and improvement of the CITY and its residents and will promote the CITY'S sound planning and development and will otherwise enhance and promote the general welfare of the CITY'S residents; and

WHEREAS, in reliance upon the continued effectiveness of the CITY'S existing ordinances, codes and regulations for the period specified in this Agreement, as may be amended pursuant to the terms hereof, the CITY and the OWNER and DEVELOPER are willing to undertake certain obligations as set forth in this Agreement and have materially changed their positions in reliance upon the undertaking provided herein; and

WHEREAS, the CITY and the OWNER and DEVELOPER have determined that the development of the SUBJECT PROPERTY should proceed as conveniently as possible and be subject to the ordinances, codes and regulations of the CITY and further subject to the terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, the parties agree that:

**GENERAL CONDITIONS FOR
THE ANNEXATION OF THE SUBJECT PROPERTY**

G1.0 RECITALS.

G1.1 The above-stated Recitals are a material part of this Agreement and are hereby incorporated in this Subsection G1.1 by reference.

G2.0 ANNEXATION AND ZONING.

G2.1 Within sixty (60) days after the execution of this Agreement, or within thirty (30) days of the payment of all applicable fees and submittal of all documents necessary for recording of this Agreement, whichever later, the CITY shall enact and adopt ordinances for the annexing and zoning of the SUBJECT PROPERTY in accordance with the special conditions of this Agreement.

G2.2 In the event all fees are not paid or all documents are not received by the City from the OWNER and DEVELOPER within one hundred eighty (180) days of the date of this Agreement, this Agreement shall be null and void and all rights and obligations hereunder shall then terminate.

G3.0 FEES.

G3.1 The OWNER and DEVELOPER shall pay all applicable fees in accordance with Chapter 12 of the City Code of the CITY and any other ordinances, rules, or regulations of the CITY unless excepted by the special conditions of this Agreement.

G4.0 UTILITY LINES AND EASEMENTS.

G4.1 The OWNER and DEVELOPER shall grant to the CITY, at no cost to the CITY, any easements within the SUBJECT PROPERTY which the CITY may determine are necessary for the purposes of constructing, installing, replacing, and maintaining sanitary sewers, water mains, gas lines and service facilities, electric lines and service facilities, and other utilities necessary or incidental to service the SUBJECT PROPERTY, which shall be shown on the Final Plat of Subdivision as a condition of approval thereof.

G4.2 Easements outside the SUBJECT PROPERTY which are granted to the CITY as a condition of this Agreement shall be recorded concurrently with this ANNEXATION AGREEMENT.

G4.3 The CITY shall allow the OWNER and DEVELOPER to use appropriate easements obtained by the CITY from other parties for the purpose of providing sanitary sewers, water mains and other utilities to service the SUBJECT PROPERTY.

G5.0 WATER SUPPLY AND DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM.

G5.1 The OWNER and DEVELOPER shall accept and continue to take all water and sanitary sewer service required for the SUBJECT PROPERTY from the CITY'S water supply and distribution system and from the CITY'S sanitary sewer system, respectively.

G5.2 The OWNER and DEVELOPER shall be solely responsible for the Cost and expense incurred to extend the CITY'S water distribution system and sanitary sewer collection system to and within the SUBJECT PROPERTY in accordance with improvement plans submitted to and approved by the CITY for the SUBJECT PROPERTY. Payment shall be due before construction if the CITY agrees to construct and install the proposed extensions or any portion thereof.

G5.3 The CITY shall permit the connection of the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S water supply and distribution system and sanitary sewer collection system, and to supply water and sanitary sewer services thereto to the same extent as supplied to other structures and areas within the CITY.

G5.4 The OWNER and DEVELOPER shall be responsible for the cost of all water lines and sanitary sewer lines and related appurtenances located on the SUBJECT PROPERTY.

G5.5 The OWNER and DEVELOPER shall also be responsible to pay for all infrastructure availability charges, connection fees, tap on and user fees for the CITY'S water supply and distribution system and the City's sanitary sewer collection and treatment system as set forth in Chapter 38 of the City Code and in any other ordinances, rules and regulations of the CITY.

G6.0 UTILITY OVERSIZING.

G6.1 The OWNER and DEVELOPER shall construct and install at its sole cost and expense all water and sanitary sewer lines shown on such improvement plans as may be submitted for approval by the CITY for the development of the SUBJECT PROPERTY.

G6.2 If requested by the CITY, oversized water and/or sanitary sewer lines shall be constructed by OWNER and DEVELOPER as required by the CITY in accordance with the provisions of this Section G.6.0 to provide for increased capacity, not merely to compensate for slope differential.

G6.3 Upon installation and acceptance by the CITY of said oversized lines the CITY shall reimburse the OWNER and DEVELOPER for the difference between the cost to construct the size of line required by The Subdivision Code of the CITY and the cost to construct the oversized line.

G6.4 All such lines shall be constructed and installed in strict accordance with the provisions of Chapter 38 of the City Code of the CITY and/or other ordinances, rules and regulations of the CITY and shall become the property of the CITY upon acceptance thereof by the CITY.

G7.0 ELECTRICAL UTILITY SERVICE.

G7.1 The OWNER and DEVELOPER, pursuant to 65 ILCS 5/11-117-7.1 (b), has elected and has agreed to take and continue to take all electrical power and energy required for the SUBJECT PROPERTY from the CITY'S electrical utility system at the time such service is available.

G7.2 The CITY shall connect the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S electrical utility system, and shall supply electrical service to those structures to the same extent service is provided on a regular basis to CITY'S other electric customers.

G7.3 The OWNER and DEVELOPER shall pay all applicable infrastructure availability charges, connection fees, extensions of distribution lines costs, service line connection costs and costs related to on-site electrical distribution facilities and customer user fees in accordance with Chapter 38 of the City Code of the CITY.

G8.0 GAS UTILITY SERVICE.

G8.1 The OWNER and DEVELOPER shall accept and continue to take all gas service required for the SUBJECT PROPERTY from the CITY'S gas utility system at the time such service is available.

G8.2 Upon request by OWNER and DEVELOPER, the CITY shall connect the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S gas utility system, and shall supply gas service to those structures to the same extent service is provided on a regular basis to the CITY'S other gas customers.

G8.3 The OWNER and DEVELOPER shall pay all applicable infrastructure availability charges, connection fees, extension of distribution lines, service line connections and costs related to on-site gas distribution facilities and customary user fees in accordance with Chapter 38 of the City Code of the CITY.

G9.0 ORDINANCES AND REGULATIONS

G9.1 Ordinances and regulations of the CITY as they exist from time to time are and will remain enforceable for the duration of this Agreement and remain enforceable beyond the duration of this Agreement.

G10.0 NO DISCONNECTION OR DEANNEXATION.

G10.1 Neither the OWNER and DEVELOPER nor any of their successors in interest shall file, cause to be filed, or take any action that would result in the disconnection or deannexation of the SUBJECT PROPERTY from the CITY during the term of this Agreement.

G11.0 MODIFICATIONS TO THIS AGREEMENT.

G11.1 If the OWNER and DEVELOPER wish to modify this Agreement, the CITY shall hold the necessary public hearings.

G11.2 Such hearings shall be held and an approval granted or denial given without unreasonable delay after the request of the OWNER and DEVELOPER.

G11.3 This Section shall not be construed to require the CITY to modify this Agreement.

G11.4 Any such amendment or modification may be made only as to a portion of the SUBJECT PROPERTY, or as to the provisions applying exclusively thereto, and may be without the consent of the owners of other portions of the SUBJECT PROPERTY not affected by the amendment or modification.

G12.0 BINDING EFFECT AND TERM.

G12.1 The parties intend that the terms and conditions of this Agreement shall be a covenant running with the land and shall be recorded against the title of the SUBJECT PROPERTY and shall be binding upon and inure to the benefit of the parties hereto, their successors, lessees, legal representatives or assigns, and upon any successor CITY officials and successor municipalities for a period of twenty (20) years from the date of execution of this Agreement.

G12.2 The zoning classification for the SUBJECT PROPERTY established by this Agreement shall survive the expiration of this Agreement, unless changed in accordance with applicable law.

G12.3 If the SUBJECT PROPERTY is not annexed to the CITY within one hundred eighty (180) days after this Agreement is executed by the parties, this Agreement shall become null and void without any further action by the CITY.

G13.0 CONTINUING RESPONSIBILITY.

G13.1 If the OWNER and DEVELOPER sell or convey all or any portion of the SUBJECT PROPERTY during the term of this Agreement, all of the OWNER and DEVELOPER'S

obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, or successor in interest, and the OWNER and DEVELOPER shall be released from such obligations, provided the conditions of subsection G16.2 of this Agreement have been met.

G13.2 No sale or conveyance shall be effective to release either the OWNER or DEVELOPER from the obligations imposed by this Agreement until the purchaser or grantee has posted good and sufficient surety, as determined by the CITY, to secure the performance of all of the OWNER and DEVELOPER'S obligations contained in this Agreement as required by the CITY ordinance, rule, regulation and/or determination.

G14.0 RECORDING.

G14.1 This agreement shall be recorded with the Recorder of Deeds of Monroe County, Illinois, and the cost of recordation shall be paid by OWNER and DEVELOPER. Proof of recording shall be delivered to the City.

G15.0 SEVERABILITY.

G15.1 If any of the provisions of this Agreement are determined by a court of competent jurisdiction to be invalid, such provisions shall be deemed to be stricken, and such adjudication shall not affect the validity of the remainder of the terms of this Agreement as a whole or any section, subsection, sentence or clause not adjudged to be invalid.

G15.2 The invalidity of any such provision shall not affect any zoning classification for the SUBJECT PROPERTY that has been approved by the CITY pursuant to the provision of the CITY'S ordinances. Any changes to such zoning classification shall take place only in accordance with applicable statutes and ordinances.

G16.0 NOTICES.

G16.1 Any notice or demand hereunder from one party to another party or to an assignee or successor in interest of either party or from an assignee or successor in interest of either party to another party, or between assignees or successors in interest of either party shall be in writing and shall be deemed duly served if mailed by prepaid registered or certified mail addressed to the parties specified in the special conditions of this Agreement or any individual or entity substituted according to subsection G19.2 of this Agreement.

G16.2 The parties, or any assignee or successor in interest shall substitute names and addresses for notices as appropriate.

G17.0 GOVERNING LAW AND VENUE.

G17.1 This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance, and any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Twentieth Judicial Circuit, Monroe County, Illinois and not in any other court.

G18.0 FORCE MAJEURE.

G18.1 Whenever a period of time is provided for in this Agreement for either the CITY or OWNER and DEVELOPER to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform due to causes beyond the control of said party such as war, riot, strike or lockout by or against either party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, fire, flood, storm, earthquake, tornado or any act of God.

G18.2 Provided, however, that said time period shall be extended for only the actual amount of time said party is so delayed. Except as to a strike or lockout by or against either party's own employees or suppliers, an act or omission shall not be deemed to be "beyond OWNER'S or DEVELOPER'S control" if committed, omitted or caused by OWNER or DEVELOPER, OWNER'S or DEVELOPER'S employees, officers or agents or a subsidiary, affiliate or parent of OWNER and DEVELOPER or by any corporation or other business entity that holds a controlling interest in OWNER and DEVELOPER, whether held directly or indirectly.

G19.0 ENFORCEABILITY.

G19.1 This Agreement shall be enforceable by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants and terms of this Agreement. In the event it is necessary for the City to enforce this Agreement, the developer or its successors will reimburse the City any attorney fees or cost incurred.

G20.0 CUMULATIVE REMEDIES.

G20.1 The parties' rights and remedies hereunder shall be cumulative; the exercise of any rights or remedies shall neither preclude enforcement of other rights and remedies nor waive other

rights and remedies; and the failure of either party to exercise any rights or remedies shall neither preclude enforcement of any rights or remedies nor constitute a waiver of any rights or remedies.

**SPECIAL CONDITIONS FOR THE ANNEXATION OF
SUBJECT PROPERTY**

S1.0 ANNEXATION AND ZONING.

S1.1 A plat of annexation prepared by TWM, Inc., dated 1/10/2025 which conforms with the statutory requirements is attached hereto as **EXHIBIT A**, and by this reference, made a part hereof.

S1.2 The Zoning Classification for the SUBJECT PROPERTY to be annexed shall be R3 Single Family Residential, in accordance with Chapter 40 of the City Code of the CITY and as indicated on **EXHIBIT D** attached hereto and by this reference made a part thereof.

S2.0 TITLE INSURANCE COMMITMENT

S2.1 Owner and Developer will provide a Title Insurance Commitment issued by a reputable Title Insurance Company indicating owner and developer are owners of the premises to be annexed.

S3.0 CONFLICT AND AMBIGUITY

S3.1 To the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards contained in this Agreement and the terms, provisions, or standards, either presently existing or hereafter adopted, of the CITY Code, the zoning code, or any other CITY code, ordinance, regulation, or agreement; the terms, provisions, and standards of this Agreement shall govern and control.

S3.2 To the extent of any conflict, ambiguity, or inconsistency between the terms, provisions, or standards contained in the General Conditions of this Agreement and the terms, provisions, or standards, contained in the Special Conditions of this Agreement, said Special Conditions shall govern and control.

S4.0 DEDICATION OF PARK LANDS OR PAYMENTS OR FEES IN-LIEU THEREOF.

S4.1 The OWNER AND DEVELOPER will meet the park set-aside or make the park donation by payment of cash in-lieu of land contribution as may be required by ordinance, if any, at the time of presentment of any preliminary plat for part or all of the SUBJECT PROPERTY.

S5.0 FUTURE ROADWAY IMPROVEMENTS.

S5.1 The amount of the OWNER AND DEVELOPER'S obligation to pay for future roadway improvements shall be determined by the CITY before any improvement plans for any platted subdivisions upon the SUBJECT PROPERTY are approved by the CITY.

S6.0 ADDRESSES FOR NOTICES REQUIRED BY THIS AGREEMENT.

IF TO THE CITY:

City Hall
100 West Fourth Street
Waterloo, IL 62298

IF TO THE OWNER AND DEVELOPER:

Matthew R. Patterson
Pamela J. Patterson
MHKP Properties, LLC
4001 State Route 159
Smithton, IL 62285

IN WITNESS WHEREOF, the parties set their hands and seals as of the date first written above.

CITY OF WATERLOO

BY: _____
STANLEY T DARTER, MAYOR

ATTEST:

MECHELLE CHILDERS, CITY CLERK

STATE OF ILLINOIS)
) SS.
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by Stanley T Darter, Mayor and Mechelle Childers, City Clerk, this January 21st, 2025.

Notary Public

OWNER & DEVELOPER
Matthew R. Patterson
Pamela J. Patterson
MHKP Properties, LLC
4001 State Route 159
Smithton, IL 62285

BY: _____
(Matthew R. Patterson)

BY: _____
(Pamela J. Patterson)

BY: _____
(MHKP Properties, LLC)

ATTEST:

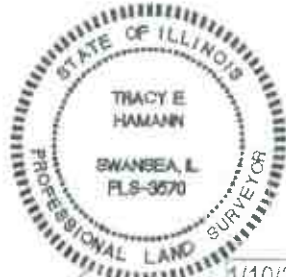
Roberta Rohwedder, Subdivision & Zoning Administrator
City of Waterloo, IL

STATE OF ILLINOIS)
) SS.
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by Matthew R. Patterson, Pamela J. Patterson, MHKP Properties, LLC, and Nathan Krebel this _____ day of _____, 20____.

Notary Public

Revised : 02/20/09



EXISTING CORPORATE LIMITS
 PROPOSED CORPORATE LIMITS

TWM
 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

ILLINOIS SWANSEA
 COLUMBIA
 GLEN CARBON
 PEORIA
 DECATUR

MISSOURI ST. CHARLES
 ST. LOUIS
 COLUMBIA

TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

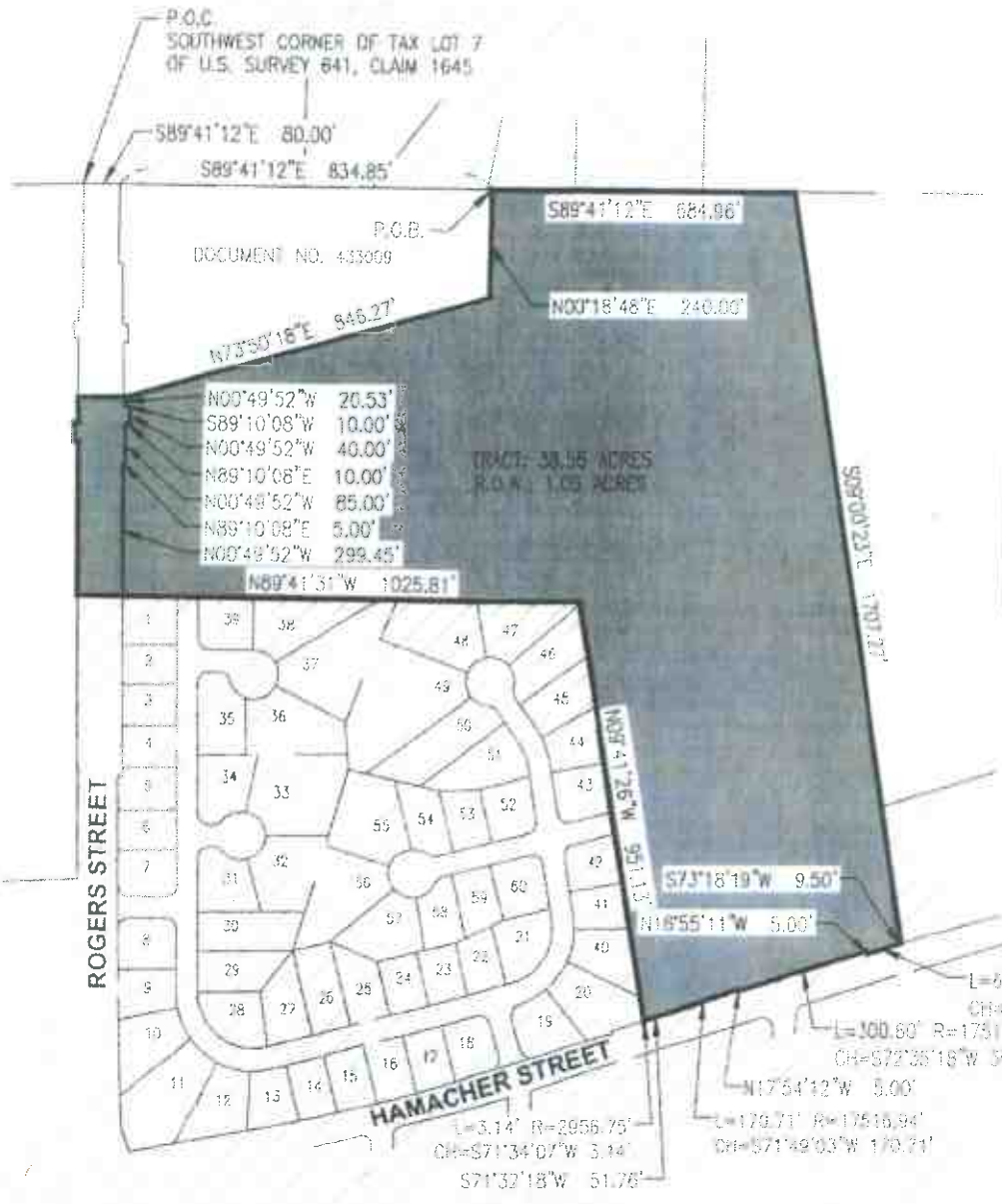
SWANSEA OFFICE
 808 OLD OAK LANSVILLE RD.
 SWANSEA, ILLINOIS
 62726-2925
 TEL: (618) 624-4487
 WWW.TWM-INC.COM

00004110

PROJECT:
 CITY OF WATERLOO
 MONROE COUNTY
 ILLINOIS

TITLE:
 ANNEXATION EXHIBIT

1 OF 1



P:\2024\2411104 CAD00 - DWG\4.5 Subd\2411110-ANNEX-01.dwg Plotted By: Hamann

1/10/2025

SCALE: 1"=400'



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

Project: D01-241110
Description of Kolmer Property
October 30, 2024

Part of Tax Lots 3A and 3B of U.S. Survey 720, Claim 516, in **Township** 2 South, Range 9 West of the Third Principal Meridian, City of Waterloo, County of Monroe, State of Illinois, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 122 and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Tax Lot 7 of U.S. Survey 641, Claim 1645; thence South 89 degrees 41 minutes 12 seconds East, on the north line of said U.S. Survey 720, Claim 516, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 115, a distance of 80.00 feet to a found broken concrete monument on the easterly right of way line of Rogers Street; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line of U.S. Survey 720, Claim 516, a distance of 834.**85** feet to a found 1/2" iron rod with TWM cap at the northeasterly corner of a tract of land described in the Monroe County Recorder's Office in Document No. 433009 and being the Point of **Beginning**.

From said Point of Beginning; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line, 684.96 feet to the northeasterly corner of said Tax Lot 3B; thence South 09 degrees 00 minutes 23 seconds East, on the easterly line of said Tax Lot 3B, a distance of 1707.27 feet to the northerly right of way line of Hamacher Street, reference being had to the record thereof in the Monroe County Recorder's Office in Envelope **195B**; thence on said northerly right of way line the following eight (8) courses and distances; 1.) South 73 degrees 18 minutes 19 seconds West, 9.50 feet; 2.) southwesterly **68.77** feet on a non-tangential curve to the left having a radius of 17506.94 feet, the chord of said curve bears South 73 degrees 11 minutes 34 seconds West, 68.77 feet; 3.) North 16 degrees 55 minutes 11 seconds West, 5.00 feet; 4.) southwesterly 300.60 feet on a non-tangential curve to the left having a radius of 17511.94 feet, the chord of said curve bears South 72 degrees 35 minutes 18 seconds West, 300.60 feet; 5.) North 17 degrees 54 minutes 12 seconds West, 5.00 feet; 6.) southwesterly 170.71 feet on a non-tangential curve to the left having a radius of 17516.94 feet, the chord of said curve bears South 71 degrees 49 minutes 03 seconds West, 170.71 feet; 7.) South 71 degrees 32 **minutes** 18 seconds West, 51.76 feet; 8.) southwesterly 3.14 feet on a non-tangential curve to the right having a radius of 2956.75 feet, the chord of said curve bears South 71 degrees 34 minutes 07 seconds West, 3.14 feet to the southeasterly corner of Natalie Estates, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 413650; thence North 09 degrees 41 minutes 26 seconds West, on the easterly line of said Natalie Estates and the easterly line of Natalie Estates – Phase 2, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 428801, a distance of **951.13** feet to the northeasterly corner of said Natalie Estates – Phase 2; thence North 89 degrees 41 minutes 31 seconds West, on the northerly line of said Natalie Estates – Phase 2 and the northerly line of said Natalie Estates, 1025.81 feet to the easterly right of way line of Rogers Street, reference being had to the record thereof in the Monroe County **Recorder's** Office in Envelope 2-155B; thence on said easterly right of way line the following seven (7) courses and **distances**; 1.) North 00 degrees 49 minutes 52 seconds West, 299.45 feet; 2.) North 89 degrees 10 minutes 08 seconds East, 5.00 feet; 3.) North 00 degrees 49 minutes 52 seconds West, **85.00** feet; 4.) North **89** degrees 10 minutes 08 seconds East, 10.00 feet; 5.) North 00 degrees 49 minutes 52 seconds West, 40.00 feet; 6.) South **89** degrees 10 minutes 03 seconds West, 10.00 feet; 7.) North 00 degrees 49 minutes 52 seconds West, 20.53 feet to a found 1/2" iron rod with TWM cap at the southwesterly corner of said tract of land described in Document No. 433009; thence North 73 degrees 50 minutes 18 **seconds** East, on the southerly line of said tract, 846.27 feet to the southeasterly corner of said tract; thence North 00 degrees 18 minutes 48 seconds East, on the easterly line of said tract, 240.00 feet to the Point of Beginning.

Said tract contains 38.56 acres, more or less.
Subject to easements, conditions and restrictions of record.

PETITION FOR ANNEXATION

To: The Mayor and City Council of the City of Waterloo, Monroe County, Illinois

1. The petitioner, Matthew R. Patterson, Pamela J. Patterson and MHKP Properties, LLC, respectfully states as follows:

Petitioner is the sole owner of record of the real estate legally described as follows:

Part of Tax Lots 3A and 3B of U.S. Survey 720, Claim 516, in Township 2 South, Range 9 West of the Third Principal Meridian, City of Waterloo, County of Monroe, State of Illinois, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 122 and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Tax Lot 7 of U.S. Survey 641, Claim 1645; thence South 89 degrees 41 minutes 12 seconds East, on the north line of said U.S. Survey 720, Claim 516, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 115, a distance of 80.00 feet to a found broken concrete monument on the easterly right of way line of Rogers Street; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line of U.S. Survey 720, Claim 516, a distance of 834.85 feet to a found 1/2" iron rod with TWM cap at the northeasterly corner of a tract of land described in the Monroe County Recorder's Office in Document No. 433009 and being the Point of Beginning.

From said Point of Beginning; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line, 684.96 feet to the northeasterly corner of said Tax Lot 3B; thence South 09 degrees 00 minutes 23 seconds East, on the easterly line of said Tax Lot 3B, a distance of 1707.27 feet to the northerly right of way line of Hamacher Street, reference being had to the record thereof in the Monroe County Recorder's Office in Envelope 195B; thence on said northerly right of way line the following eight (8) courses and distances; 1.) South 73 degrees 18 minutes 19 seconds West, 9.50 feet; 2.) southwesterly 68.77 feet on a non-tangential curve to the left having a radius of 17506.94 feet, the chord of said curve bears South 73 degrees 11 minutes 34 seconds West, 68.77 feet; 3.) North 16 degrees 55 minutes 11 seconds West, 5.00 feet; 4.) southwesterly 300.60 feet on a non-tangential curve to the left having a radius of 17511.94 feet, the chord of said curve bears South 72 degrees 35 minutes 18 seconds West, 300.60 feet; 5.) North 17 degrees 54 minutes 12 seconds West, 5.00 feet; 6.) southwesterly 170.71 feet on a non-

Exhibit "B" Page 2 of 3

tangential curve to the left having a radius of 17516.94 feet, the chord of said curve bears South 71 degrees 49 minutes 03 seconds West, 170.71 feet; 7.) South 71 degrees 32 minutes 18 seconds West, 51.76 feet; 8.) southwesterly 3.14 feet on a non-tangential curve to the right having a radius of 2956.75 feet, the chord of said curve bears South 71 degrees 34 minutes 07 seconds West, 3.14 feet to the southeasterly corner of Natalie Estates, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 413650; thence North 09 degrees 41 minutes 26 seconds West, on the easterly line of said Natalie Estates and the easterly line of Natalie Estates – Phase 2, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 428801, a distance of 951.13 feet to the northeasterly corner of said Natalie Estates – Phase 2; thence North 89 degrees 41 minutes 31 seconds West, on the northerly line of said Natalie Estates – Phase 2 and the northerly line of said Natalie Estates, 1025.81 feet to the easterly right of way line of Rogers Street, reference being had to the record thereof in the Monroe County Recorder's Office in Envelope 2-155B; thence on said easterly right of way line the following seven (7) courses and distances; 1.) North 00 degrees 49 minutes 52 seconds West, 299.45 feet; 2.) North 89 degrees 10 minutes 08 seconds East, 5.00 feet; 3.) North 00 degrees 49 minutes 52 seconds West, 85.00 feet; 4.) North 89 degrees 10 minutes 08 seconds East, 10.00 feet; 5.) North 00 degrees 49 minutes 52 seconds West, 40.00 feet; 6.) South 89 degrees 10 minutes 03 seconds West, 10.00 feet; 7.) North 00 degrees 49 minutes 52 seconds West, 20.53 feet to a found 1/2" iron rod with TWM cap at the southwesterly corner of said tract of land described in Document No. 433009; thence North 73 degrees 50 minutes 18 seconds East, on the southerly line of said tract, 846.27 feet to the southeasterly corner of said tract; thence North 00 degrees 18 minutes 48 seconds East, on the easterly line of said tract, 240.00 feet to the Point of Beginning.

Said tract contains 38.56 acres, more or less.

Subject to easements, conditions and restrictions of record.

2. The real estate is not situated within the limits of any municipalities but is contiguous to the City of Waterloo, Illinois.
3. There are no electors residing on the real estate.
4. This Petition is submitted subject to the approval of an annexation agreement to be entered into between the City of Waterloo and the Petitioner herein.

Dated: This _____ day of _____, 20_____.

Matthew R. Patterson
Pamela J. Patterson
MHKP Properties, LLC

By _____
Matthew R. Patterson

By _____
Pamela J. Patterson

By _____
MHKP Properties, LLC

STATE OF ILLINOIS)
)
COUNTY OF MONROE)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as _____, he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

SUBSCRIBED and SWORN to before me this _____ day of _____, 20____.

(Seal)

Notary Public

**R-3
Single Family Residence**

Permitted Uses.

Single-family residences.

Permitted Accessory Uses.

Same as R-1.

Special Use Permits Required.

Bed and breakfast

Same as R-1.

**R-1
Single-Family Residence**

Permitted Accessory Uses.

Accommodations for professional servants, caretakers, watchmen, or custodians, but not as a separate detached one-family dwelling on the same lot.

Fences, hedges and walls.

Incinerators for home use, provided such are located on the lot so as not to constitute an unreasonable hazard to dwellings and other buildings on the premises or on adjacent property, and located not less than 15 feet from any dwelling on the premises and not less than ten feet from any other building on the premises.

Keeping of not more than one unoccupied camping trailer.

Off-street loading facilities.

Parking spaces not for gain in addition to minimum off-street parking.

Private: Greenhouses; tool sheds; garages or carports; tennis courts; patios. Private swimming pools.

Storage of pleasure boats.

Temporary construction sheds and temporary buildings for sale or rental offices or show houses for use during construction operations, provided all other regulations of the district are complied with, but in no case shall such office be continued beyond the duration of construction of the project or one year, whichever is greater. However, such time limit may be extended for one year by the Board of Appeals.

Special Use Permits Required.

Any dwelling unit less than 800 square feet.

Cemeteries and mausoleums in conjunction therewith.

Churches and other places of worship, but not including funeral chapels or mortuary chapels.

Day care or nursery schools.

Fire and police stations.

Golf courses of regulation size but not including Par 3 golf courses; and provided that no clubhouse, parking lot or accessory building shall be located nearer than 500 feet to any dwelling unit or other zoning lot.

Exhibit "C" Page 2 of 2

Governmental uses.

Home occupations. See § 40-4-5.

Hospitals and sanitariums.

Modular buildings, but only as an extension of a special use permit for a public, private or parochial school providing courses of instruction, at elementary and secondary levels in accordance with standards for compulsory education, and only when placed in side or rear yard areas.

Municipal and free private parking lots.

Nursery schools.

Planned unit developments.

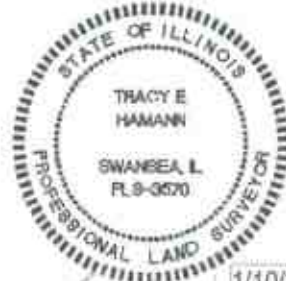
Private greenhouses.

Public libraries, museums, or playgrounds.

Public, private or parochial schools providing courses of instruction, at elementary and secondary levels in accordance with standards for compulsory education.

Public service uses, including electrical substations, gas regulator stations, lift stations, telephone exchange facilities and other similar uses.

Railroad rights-of-way, not including switching, storage, freight yards, industrial sidings, or classification yards.



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

**THOUVENOT, WADE
& MOERCHEN, INC.**

SWANSEA OFFICE
4840 OLD COLUMBIA RD
SWANSEA, ILLINOIS
62226-0005
TEL: (618) 651-4488
WWW.TWM-INC.COM

DATE: 1/10/25

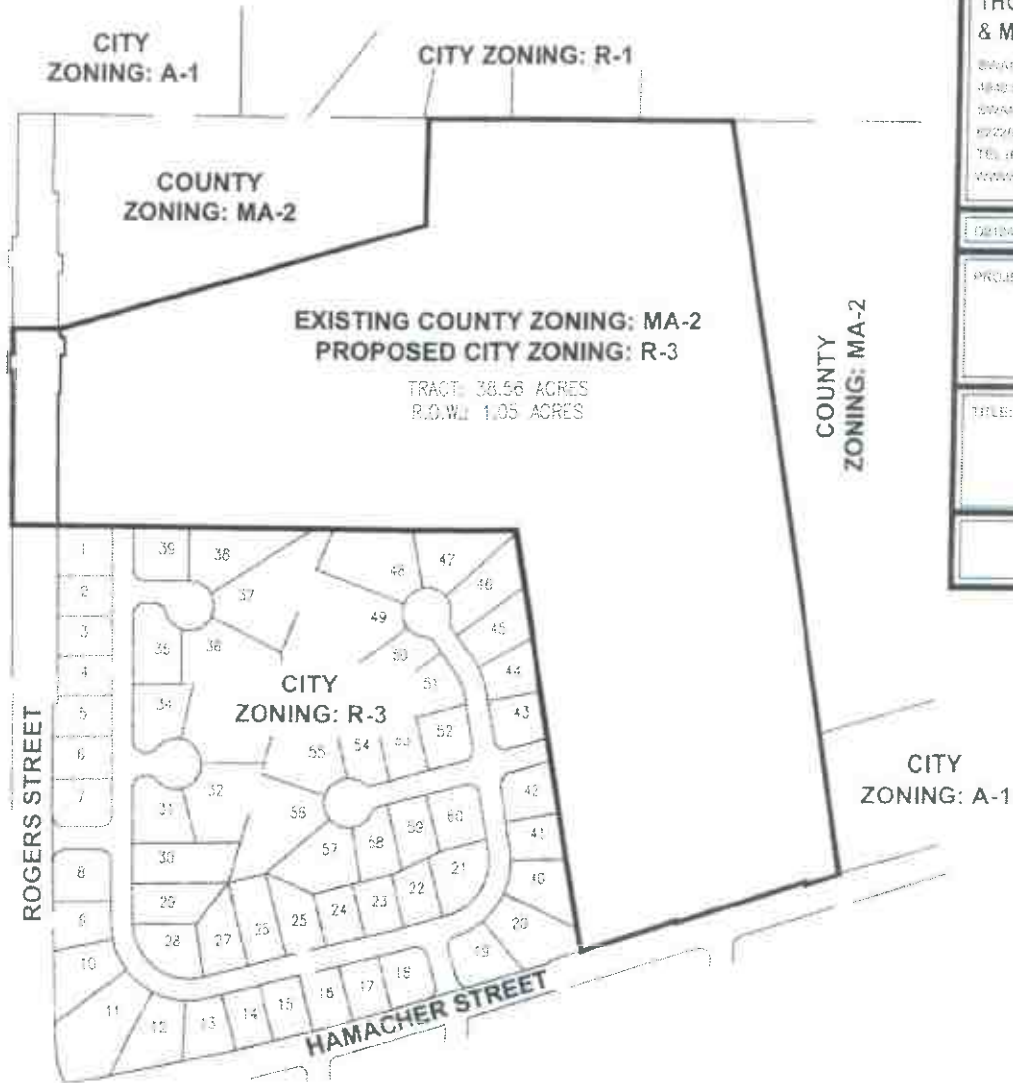
PROJECT:

CITY OF WATERLOO
MONROE COUNTY
ILLINOIS

TITLE:

ZONING EXHIBIT

1 OF 1



SCALE: 1" = 400'

P:\2024\241110\4 CAD0 -- DWG\4.5 Subd\241110-ANNEX-01.dwg Plotted By: Buneman

1/10/2025



CONSULTING ENGINEERING
GEO SPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

Project: D01-241110
Description of Kolmer Property
October 30, 2024

Part of Tax Lots 3A and 3B of U.S. Survey 720, Claim 516, in Township 2 South, Range 9 West of the Third Principal Meridian, City of Waterloo, County of Monroe, State of Illinois, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 122 and being more particularly described as follows:

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Said tract contains 38.56 acres, more or less.
Subject to easements, conditions and restrictions of record.

ORDINANCE NO. 1901

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF PROPERTY OWNED BY MATTHEW R. PATTERSON, PAMELA J. PATTERSON, AND MHKP PROPERTIES, LLC FOR A TRACT OF LAND COMPRISING APPROXIMATELY 38.56 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL.

WHEREAS, a written petition signed by the legal owner of record of all land within the territory hereinafter described has been filed with the City Clerk of the City of Waterloo, Illinois requesting that said territory be annexed to the City of Waterloo, Illinois; and

WHEREAS, there are no electors residing in said territory; and

WHEREAS, said territory is situated in Monroe County, Illinois and is not within the corporate limits of any municipality but is contiguous to the City of Waterloo, Illinois; and

WHEREAS, legal notices regarding the intention of the City of Waterloo, Illinois to annex said territory have been sent to all public bodies required to receive such notice by state statute; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the office of the Recorder of Deeds of Monroe County, Illinois; and

WHEREAS, the legal owner of record of said territory and the City of Waterloo have entered into a valid and binding Annexation Agreement relating to such territory; and

WHEREAS, petition by the owner, and all documents and other necessary legal requirements are in full compliance with the terms of said Annexation Agreement and with the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and

WHEREAS, it is in the best interests of the City of Waterloo, Illinois that the territory be annexed and zoned as requested.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waterloo, Illinois as follows:

SECTION ONE. That the following territory situated in the County of Monroe in the State of Illinois, being described and indicated on an accurate map of the annexed territory (which is appended hereto as Exhibit A and is made a part this ordinance) is hereby annexed to the City of Waterloo, Illinois.

SECTION TWO. The aforesaid parcel of land is hereby zoned "R-3" Single Family Residential as shown on an accurate map, which is appended hereto as Exhibit B.

SECTION THREE. That the City Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with an accurate map of the territory to be annexed, which is appended hereto as Exhibit A.

SECTION FOUR. That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 17th day of March, 2025, pursuant to a roll call vote as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

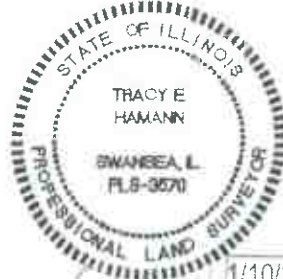
ABSTENTION: _____

APPROVED by me this 17th day of
March, 2025.

STANLEY T. DARTER, Mayor
City of Waterloo, Illinois

ATTESTED, Filed in my office, and
published in pamphlet form.

MECHELLE CHILDERS, City Clerk
City of Waterloo, Illinois



1/10/25

EXISTING CORPORATE LIMITS
 PROPOSED CORPORATE LIMITS



CONSULTING ENGINEERING
 GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE
 4948 OLD GOLF COURSE RD.
 SWANSEA, ILLINOIS
 62455-2025
 TEL: (618) 634-4488
 WWW.TWM-INC.COM

DATE: 1/10/25

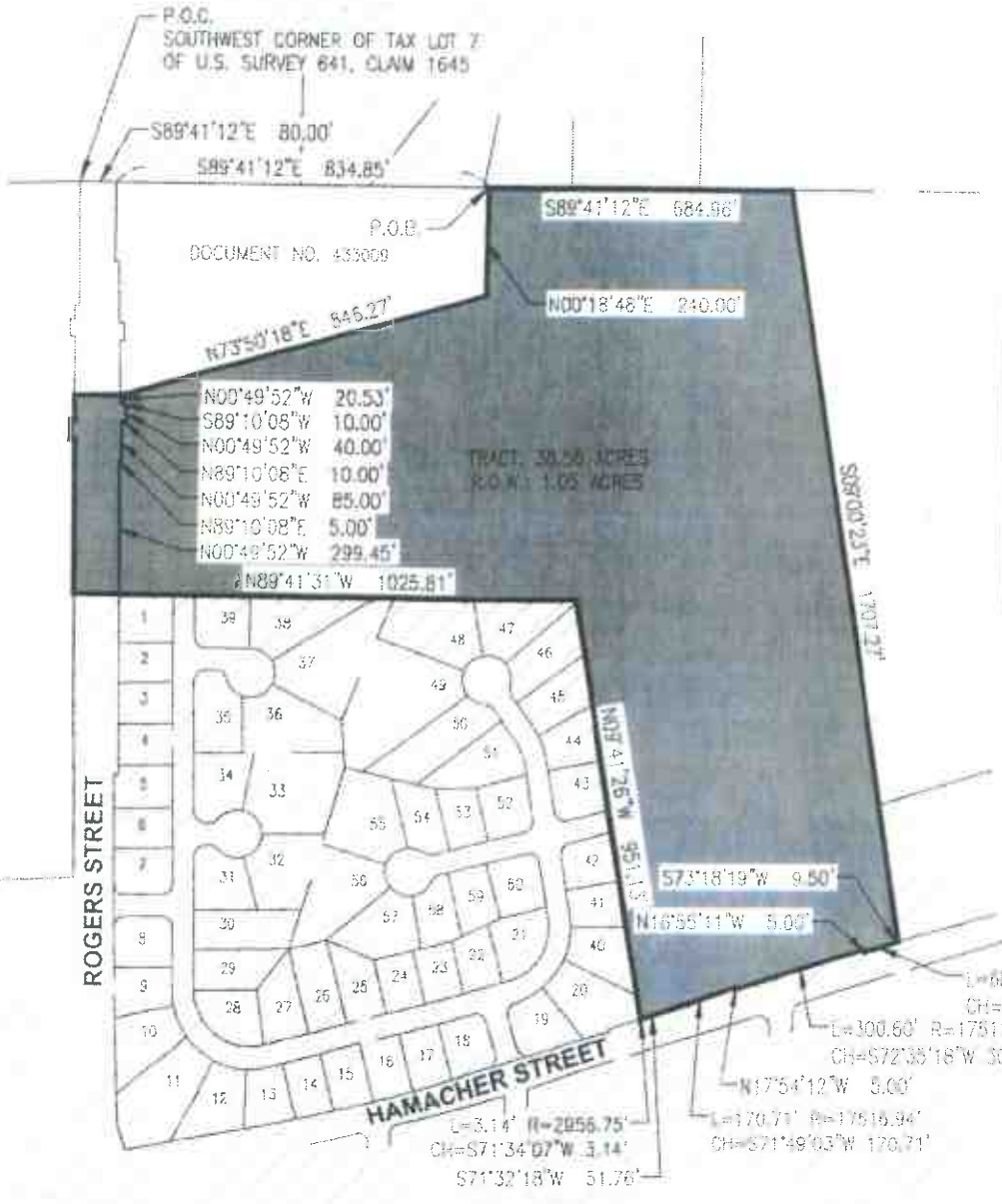
PROJECT:

CITY OF WATERLOO
 MONROE COUNTY
 ILLINOIS

TITLE:

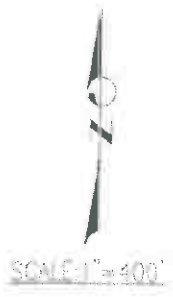
ANNEXATION EXHIBIT

1 OF 1



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1/10/2025





CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

Project: D01-241110
Description of Kolmer Property
October 30, 2024

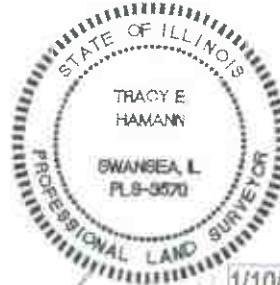
Part of Tax Lots 3A and 3B of U.S. Survey 720, Claim 516, in Township 2 South, Range 9 West of the Third Principal Meridian, City of Waterloo, County of Monroe, State of Illinois, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 122 and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Tax Lot 7 of U.S. Survey 641, Claim 1645; thence South 89 degrees 41 minutes 12 seconds East, on the north line of said U.S. Survey 720, Claim 516, reference being had to the record thereof in the Monroe County Recorder's Office in the Surveyor's Official Plat Record 'A' on Page 115, a distance of 80.00 feet to a found broken concrete monument on the easterly right of way line of Rogers Street; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line of U.S. Survey 720, Claim 516, a distance of 834.85 feet to a found 1/2" iron rod with TWM cap at the northeasterly corner of a tract of land described in the Monroe County Recorder's Office in Document No. 433009 and being the Point of Beginning.

From said Point of Beginning; thence continuing South 89 degrees 41 minutes 12 seconds East, on said northerly line, 684.96 feet to the northeasterly corner of said Tax Lot 3B; thence South 09 degrees 00 minutes 23 seconds East, on the easterly line of said Tax Lot 3B, a distance of 1707.27 feet to the northerly right of way line of Hamacher Street, reference being had to the record thereof in the Monroe County Recorder's Office in Envelope 195B; thence on said northerly right of way line the following eight (8) courses and distances; 1.) South 73 degrees 18 minutes 19 seconds West, 9.50 feet; 2.) southwesterly 68.77 feet on a non-tangential curve to the left having a radius of 17506.94 feet, the chord of said curve bears South 73 degrees 11 minutes 34 seconds West, 68.77 feet; 3.) North 16 degrees 55 minutes 11 seconds West, 5.00 feet; 4.) southwesterly 300.60 feet on a non-tangential curve to the left having a radius of 17511.94 feet, the chord of said curve bears South 72 degrees 35 minutes 18 seconds West, 300.60 feet; 5.) North 17 degrees 54 minutes 12 seconds West, 5.00 feet; 6.) southwesterly 170.71 feet on a non-tangential curve to the left having a radius of 17516.94 feet, the chord of said curve bears South 71 degrees 49 minutes 03 seconds West, 170.71 feet; 7.) South 71 degrees 32 minutes 18 seconds West, 51.76 feet; 8.) southwesterly 3.14 feet on a non-tangential curve to the right having a radius of 2956.75 feet, the chord of said curve bears South 71 degrees 34 minutes 07 seconds West, 3.14 feet to the southeasterly corner of Natalie Estates, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 413650; thence North 09 degrees 41 minutes 26 seconds West, on the easterly line of said Natalie Estates and the easterly line of Natalie Estates – Phase 2, reference being had to the plat thereof in the Monroe County Recorder's Office in Document No. 428801, a distance of 951.13 feet to the northeasterly corner of said Natalie Estates – Phase 2; thence North 89 degrees 41 minutes 31 seconds West, on the northerly line of said Natalie Estates – Phase 2 and the northerly line of said Natalie Estates, 1025.81 feet to the easterly right of way line of Rogers Street, reference being had to the record thereof in the Monroe County Recorder's Office in Envelope 2-155B; thence on said easterly right of way line the following seven (7) courses and distances; 1.) North 00 degrees 49 minutes 52 seconds West, 299.45 feet; 2.) North 89 degrees 10 minutes 08 seconds East, 5.00 feet; 3.) North 00 degrees 49 minutes 52 seconds West, 85.00 feet; 4.) North 89 degrees 10 minutes 08 seconds East, 10.00 feet; 5.) North 00 degrees 49 minutes 52 seconds West, 40.00 feet; 6.) South 89 degrees 10 minutes 03 seconds West, 10.00 feet; 7.) North 00 degrees 49 minutes 52 seconds West, 20.53 feet to a found 1/2" iron rod with TWM cap at the southwesterly corner of said tract of land described in Document No. 433009; thence North 73 degrees 50 minutes 18 seconds East, on the southerly line of said tract, 846.27 feet to the southeasterly corner of said tract; thence North 00 degrees 18 minutes 48 seconds East, on the easterly line of said tract, 240.00 feet to the Point of Beginning.

Said tract contains 38.56 acres, more or less.
Subject to easements, conditions and restrictions of record.

Exhibit "B"



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
MISSOURI	ST. CHARLES ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

**THOUVENOT, WADE
& MOERCHEN, INC.**

SWANSEA OFFICE
4840 OLD COLUMBIAN BLVD. #100
SWANSEA, ILLINOIS
62226-3020
TEL: 618.701.0244-480
WWW.TWM-INC.COM

021041119

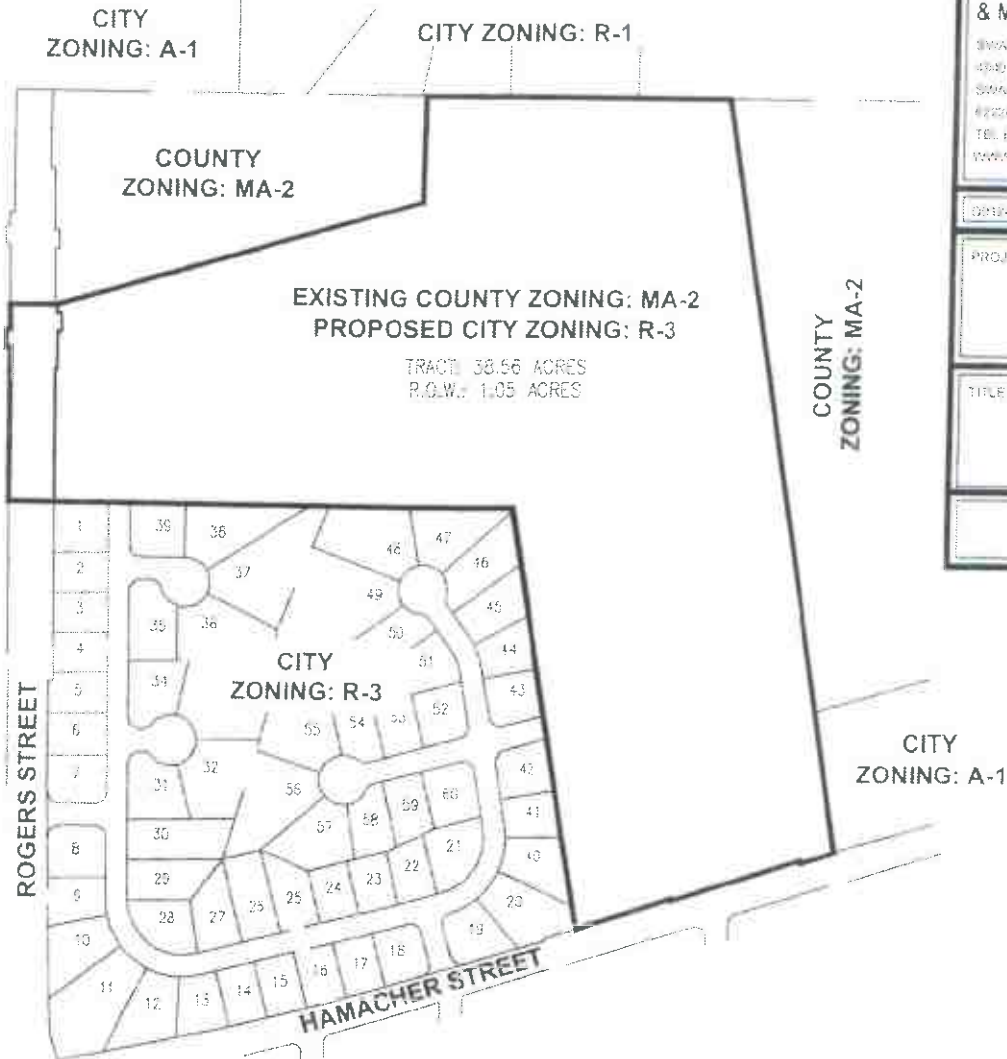
PROJECT

CITY OF WATERBURY
MONROE COUNTY
ILLINOIS

TITLE:

ZONING EXHIBIT

1 OF 1



AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Resolution No. 25-07 Approving Addendum #1 to an Agreement between the County of Monroe, Illinois and the City of Waterloo, Illinois for the Rogers Street North Project.

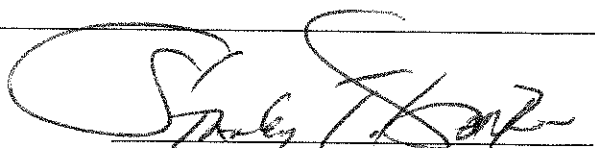
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-14-25

Submitted by:
JR Landeck, Director of Public Works

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

RESOLUTION NO. 25-07

A RESOLUTION APPROVING ADDENDUM #1 TO AN AGREEMENT BETWEEN THE COUNTY OF MONROE, ILLINOIS AND THE CITY OF WATERLOO, ILLINOIS FOR THE ROGERS STREET NORTH PROJECT.

WHEREAS, attached is Addendum #1 to the Rogers Street North Project Agreement between the County of Monroe, Illinois and the City of Waterloo, Illinois; and,

WHEREAS, it is in the best interest of the City of Waterloo, Illinois to sign said approved said Addendum #1.

NOW, THEREFORE, BE IT RESOLVED, by the City Council and the Mayor that the City of Waterloo, Illinois does hereby direct and authorize the Mayor to execute said Addendum #1 as attached.

PASSED by the City Council and approved by the Mayor of the City of Waterloo, Illinois this 17th day of March, 2025.

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAINED: _____

APPROVED:

Stanley T. Darter, Mayor
City of Waterloo, IL

ATTESTED:

Mechelle Childers, City Clerk
City of Waterloo, IL

**ADDENDUM 1
TO AGREEMENT
ROGERS STREET NORTH
SECTION 21-00086-XX-FP
BETWEEN COUNTY OF MONROE AND CITY OF WATERLOO**

Whereas, an Agreement was entered into on February 7, 2022 by and between the County of Monroe (County) and the City of Waterloo (City), and

Whereas, the estimated cost for said improvement has escalated above and beyond the allowed 25%, requiring prior approval by both parties.

Now, therefore, in consideration that item 4 of the aforementioned agreement be adjusted as follows:

<u>Type Work</u>	<u>City %</u>	<u>County %</u>	<u>Federal %*</u>	<u>Total</u>
Engineering	\$175,000 (50%)	\$175,000 (50%)	---	\$350,000
Environmental	\$25,000 (50%)	\$25,000 (50%)	---	\$50,000
Right of Way	\$455,000 (50%)	\$455,000 (50%)	---	\$910,000
Utilities	\$35,000 (50%)	\$35,000 (50%)	---	\$70,000
Contingent:				
Phase I	\$132,663.675	\$132,663.675	---	\$265,327.35
Phase II	\$118,726.00	\$118,726.00	---	\$237,452
Construction:				
Phase I	\$1,326,636.75 (50%)	\$1,326,636.75 (50%)	---	\$2,653,273.50
Phase II	<u>\$437,260 (21%)</u>	<u>\$437,260 (21%)</u>	<u>\$1,500,000 (57%)</u>	<u>\$2,374,520</u>
Total	\$2,705,286.425	\$2,705,286.425	\$1,500,000	\$6,910,572.85

*Federal funds to be City STU and County STR at \$750,000 each and may vary based on availability of funds.

The amounts shown shall be allowed to increase up to 25% based on the actual costs, any expenditures for line items above the 25% amount will require prior approval of the County and City before work on that item can proceed.

Be it further considered that all other conditions of the February 7, 2022 Agreement remain.

Attachments:

- Estimate of Costs – Phase I
- Estimate of Costs – Phase II

Approved by the City of Waterloo this _____ day of _____, 20__.

Mayor

Attested: _____

City Clerk

Approved by the County of Monroe this _____ day of _____, 20__.

Chairman

County Board of Commissioners

Attested: _____

County Clerk



Local Public Agency	County	Section Number
Monroe County Highway Department	Monroe	21-00086-00-FP
Route(s)/Street-Road Name	Project Length	
Rogers Street North - Phase I	~4900 Ft	

Project Termini

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Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost
20100110	Tree Removal (6 to 15 Units Diameter)	Each	36	\$35.00	\$1,260.00
20100210	Tree Removal over 15 Units Diameter	Each	145	\$55.00	\$7,975.00
201101400	Nitrogen Fertilizer Nutrient	Lb	810	\$2.50	\$2,025.00
20101500	Phosphorus Fertilizer Nutrient	Lb	810	\$2.50	\$2,025.00
20101600	Potassium Fertilizer Nutrient	Lb	810	\$2.50	\$2,025.00
20200100	Earth Excavation	Cu Yd	15,918	\$20.00	\$318,360.00
20201200	Removal & Disposal of Unsuitable Mat'l	Cu Yd	3,016	\$20.00	\$60,320.00
20800150	Trench Backfill	Cu Yd	131	\$45.00	\$5,895.00
25000210	Seeding, Class 2A	Ac	9	\$3,500.00	\$31,500.00
25100630	Erosion Control Blanket	Sq Yd	28,232	\$2.00	\$56,464.00
28000305	Temporary Ditch Checks	Ft	582	\$10.00	\$5,820.00
28000400	Perimeter Erosion Barrier	Ft	2,638	\$5.00	\$13,190.00
28000500	Inlet and Pipe Protection	Each	12	\$250.00	\$3,000.00
28100707	Stone Dumped Riprap, Class A4	Sq Yd	79	\$60.00	\$4,740.00
28200200	Filter Fabric	Sq Yd	79	\$12.00	\$948.00
35100700	Aggregate Base Course, Type A 8"	Sq Yd	1,690	\$22.00	\$37,180.00
35101100	Aggregate Base Course, Type A 12"	Sq Yd	12,293	\$15.00	\$184,395.00
35102000	Aggregate Base Course, Type B 8"	Sq Yd	164	\$15.00	\$2,460.00
40200800	Aggregate Surface Course, Type B	Ton	378	\$12.00	\$4,536.00
40201000	Aggregate for Temporary Access	Ton	100	\$12.00	\$1,200.00
40600275	Bituminous Materials (Prime Coat)	Lb	33,260	\$1.75	\$58,205.00
40600290	Bituminous Materials (Tack Coat)	Lb	12,585	\$1.75	\$22,023.75
40600982	Hot-Mix Asphalt Surface Removal - Butt Jt	Sq Yd	194	\$7.00	\$1,358.00
40603080	Hot-Mix Asphalt Base Course IL-19.0 N50	Ton	67	\$180.00	\$12,060.00
40603415	Hot-Mix Asphalt Surface Cse IL-9.5FG N50	Ton	90	\$180.00	\$16,200.00
40701801	Hot-Mix Asphalt Pav't Full Depth 6"	Sq Yd	6,109	\$55.00	\$335,995.00
40701861	Hot-Mix Asphalt Pav't Full Depth 9"	Sq Yd	6,184	\$80.00	\$494,720.00
40800050	Incidental HMA Surfacing	Ton	45	\$225.00	\$10,125.00
44000100	Pavement Removal	Sq Yd	792	\$15.00	\$11,880.00
48101500	Aggregate Shoulders, Type B 6"	Sq Yd	4,801	\$60.00	\$288,060.00

Local Public Agency

County

Section Number

Monroe County Highway Department

Monroe

21-00086-00-FP

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost
48203029	Hot- Mix Asphalt Shoulders, 8"	Sq yd	1,609	\$80.00	\$128,720.00
50105220	Pipe Culvert Removal	Ft	31	\$15.00	\$465.00
54213657	PRC Flared End Section 12"	Each	2	\$2,000.00	\$4,000.00
54213663	PRC Flared End Section 18"	Each	4	\$2,250.00	\$9,000.00
54213669	PRC Flared End Section 24"	Each	2	\$2,500.00	\$5,000.00
54213687	PRC Flared End Section 42"	Each	2	\$3,000.00	\$6,000.00
542A0217	Pipe Culverts, Class A Type 1, 12'	Ft	24	\$60.00	\$1,440.00
542A0223	Pipe Culverts, Class A, Type 1, 18"	Ft	126	\$70.00	\$8,820.00
542A0229	Pipe Culverts, Class A, Type 1, 24"	Ft	70	\$80.00	\$5,600.00
550A0180	Storm Sewer Class A Type 1 42"	Ft	50	\$90.00	\$4,500.00
550A470	Storm Sewer Class A Type 2 42"	Ft	142	\$90.00	\$12,780.00
60600095	Class SI Concrete (Outlet)	Cu Yd	1	\$750.00	\$750.00
60605000	Combination Curb and Gutter Type B-6.24	Ft	180	\$65.00	\$11,700.00
60616800	Paved Ditch, Type B-15	Ft	226	\$45.00	\$10,170.00
60617510	Paved Ditch, Type B-30	Ft	93	\$45.00	\$4,185.00
67100100	Mobilization	L Sum	1	\$150,000.00	\$150,000.00
70300100	Short Term Pavement Marking	Ft	1,072	\$1.50	\$1,608.00
70300150	Short Term Pavement marking Removal	Sq Ft	357	\$4.00	\$1,428.00
72000100	Sign Panel - Type 1	Sq Ft	112	\$25.00	\$2,800.00
72900100	Metal Post - Type A	Ft	54	\$15.00	\$810.00
72900200	Metal Post - Type B	Ft	172	\$15.00	\$2,580.00
78000200	Thermoplastic Pavement Mkg Line 4"	Ft	21,431	\$1.25	\$26,788.75
78000600	Thermoplastic Pavement Mkg Line 12"	Ft	53	\$10.00	\$530.00
78000650	Thermoplastic Pavement Mkg Line 24"	Ft	63	\$20.00	\$1,260.00
78100100	Raised Reflective Pavement Marker	Each	41	\$35.00	\$1,435.00
78300200	Raised Reflective Pavement Marker Rem	Each	12	\$35.00	\$420.00
78300201	Pavement Marking Removal - Grinding	Sq Ft	950	\$1.00	\$950.00
LR403200	Bituminous Materials (Prime Coat)	Ton	5	\$4,000.00	\$20,000.00
LR403400	Bituminous Materials C & S CT	Ton	5	\$4,000.00	\$20,000.00
LR403500	Cover Coat Aggregate	Ton	30	\$100.00	\$3,000.00
LR403600	Seal Coat Aggregate	Ton	30	\$100.00	\$3,000.00
X0327218	Detention Basin Outlet Structure	Each	1	\$5,000.00	\$5,000.00
X4401198	Hot-Mix Asphalt Surface Rem Var. Depth	Sq Yd	704	\$3.50	\$2,464.00
X6024242	Inlets, Special, NO. 1	Each	1	\$4,000.00	\$4,000.00
X7010216	Traffic Control and Protection Special	L Sum	1	\$40,000.00	\$40,000.00
X7240300	Sign Removal	Each	17	\$125.00	\$2,125.00

Local Public Agency

County

Section Number

Monroe County Highway Department

Monroe

21-00086-00-FP

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost
Z0007601	Building Removal No. 1	L Sum	1	\$40,000.00	\$40,000.00
Z0013798	Construction Layout	L Sum	1	\$10,000.00	\$10,000.00
	Sinkhole Mitigation (Special)	Cu Yd	1,300	\$80.00	\$104,000.00
	Construction Total				\$2,653,273.50
	Miscellaneous				
	Contingent	%	0.1	\$2,653,273.50	\$265,327.35
	Right of Way	Acre	15	\$22,000.00	\$330,000.00
	Right of Way and Structure Removal	L Sum	1	\$250,000.00	\$250,000.00
	Engineering	L Sum	1	\$200,000.00	\$200,000.00
	Utility Adjustments	L Sum	1	\$50,000.00	\$50,000.00
	Environmental	L Sum	1	\$25,000.00	\$25,000.00
Total Overall Estimated Cost:					\$3,773,600.85

Prepared By

Date

CLC rev 3/12/2025

12/03/21

Signature

Date



Local Public Agency	County	Section Number
Monroe County Highway	Monroe	21-00086-01-FP

Route(s)/Street-Road Name	Project Length
Rogers Street North - Phase II	~4000 Ft

Project Termini
Rose Lane Concrete

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost
	Rogers Street Roadway Items ~ 2400 Ft				
	Earth Excavation	Cu Yd	3,600	\$10.00	\$36,000.00
	Aggregate Base - 12"	Ton	4,738	\$45.00	\$213,210.00
	Prime & Tack Coats	LB	15,840	\$2.00	\$31,680.00
	HMA Binder Course - 7"	Ton	2,509	\$130.00	\$326,170.00
	HMA Surface Course - 2"	Ton	717	\$130.00	\$93,210.00
	HMA Shoulders (3' wide) - 6"	Ton	538	\$120.00	\$64,560.00
	Aggregate Shoulders (5' wide) - 6"	Ton	911	\$45.00	\$40,995.00
	Pavement Markings	Ft	9,600	\$0.75	\$7,200.00
	Drainage	L. Sum	1	\$50,000.00	\$50,000.00
	Rose Lane Extension ~ 1600 ft				
	Earth Excavation	Cu Yd	2,667	\$10.00	\$26,670.00
	Aggregate Base - 6"	Ton	2,065	\$45.00	\$92,925.00
	7" Concrete Pavement	Sq Yd	5,689	\$100.00	\$568,900.00
	Curb & Gutter	Ft	3,200	\$40.00	\$128,000.00
	Drainage	L. Sum	1	\$80,000.00	\$80,000.00
	Traffic Signal @ Rose Lane & Rte 3	L. Sum	1	\$500,000.00	\$500,000.00
	Mobilization	L. Sum	1	\$70,000.00	\$70,000.00
	Traffic Control and Protection	L. Sum	1	\$20,000.00	\$20,000.00
	Erosion Control	L. Sum	1	\$10,000.00	\$10,000.00
	Seeding	L. Sum	1	\$15,000.00	\$15,000.00
	Construction Total				\$2,374,520.00
	Miscellaneous				
	Contingent	%	0.1	\$2,374,520.00	\$237,452.00
	Right of Way	Acre	15	\$22,000.00	\$330,000.00
	Engineering	L. Sum	1	\$150,000.00	\$150,000.00

Local Public Agency

County

Section Number

Monroe County Highway

Monroe

21-00086-01-FP

Item Number	Item	Unit of Measure	Quantity	Unit Price	Total Estimated Cost
	Utility Adjustments	L. Sum	1	\$20,000.00	\$20,000.00
	Environmental	L. Sum	1	\$25,000.00	\$25,000.00
Total Overall Estimated Cost:					\$3,136,972.00

Prepared By

Date

CLC rev 03/12/25

12/03/21

Signature

Date

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AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of the City of Waterloo's Annual \$7,500.00
Contribution to Western Egyptian.

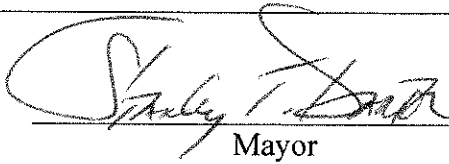
3. Relief or action to be requested:
Approval

4. Submittal date: 3/11/2025

Submitted by: Sarah Craig, Collector – Budget Officer

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

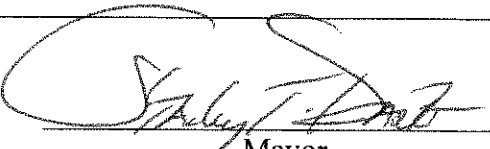
AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Fair Solar Credit Rate of \$.0385 for the Period of
March 01, 2025 through February 28, 2026
3. Relief or action to be requested:
Approval
4. Submittal date: 3/11/2025
Submitted by: Sarah Craig, Collector – Budget Officer

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of Huebner Contracting, Inc. as Low Bidder
in the Amount of \$620,536.93 for the Third Street Improvement Project as Bid on
March 12, 2025 at 10:00 a.m.

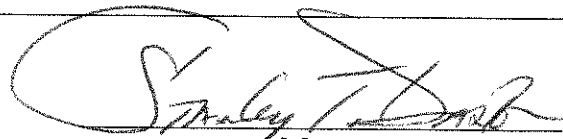
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-12-25

Submitted by:
JR Landeck, Director of Public Works

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on a Solicitation Request from the Metzger-Crook VFW
#6504 Auxiliary for their Annual Buddy Poppy Day to be held on Saturday, April 12,
2025 from 9:00 a.m. till 12 noon at the Intersection of Rogers Street and Hamacher
Street.

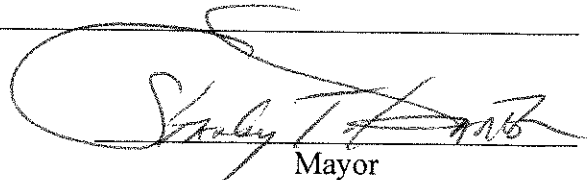
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-14-25

Submitted by:
Sharon Kirksey, VFW #6504

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to


Mayor

11 Feb 2025

To Whom it May Concern:

The purpose of this letter is to ask for your support of the Auxiliary Veterans of Foreign Wars.

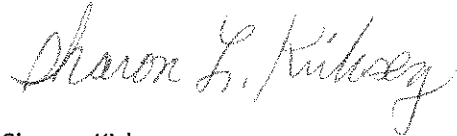
On behalf of the Metzger-Crook VFW #6504 Auxiliary, I am requesting the use of street corners of Rogers and Hamacher on Saturday April 12th from 9am til 12noon. For the purpose of the Buddy Poppy Distribution.

For over 100 years, the VFWs Buddy Poppy program has raised millions of dollars in support of veterans' welfare and the well-being of their dependents. The VFW conducted its first poppy distribution before Memorial Day in 1922, becoming the first veterans' organization to organize a nationwide distribution. The poppy soon was adopted as the official memorial flower of the Veterans of Foreign Wars of the United States.

The money that is donated/collected is used thru our community for veteran's needs.

Thank you for your time in reading our request.

Very Respectfully,

A handwritten signature in cursive script that reads "Sharon L. Kirksey".

Sharon Kirksey

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

March 17, 2025

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on a Special Event Permit Request from BZ Memorial Events for the Dawn of Thrive Event to be held on Saturday, June 21, 2025 from 7:30 a.m. to 11:30 p.m., including the Street Closures of Main Street (between First Street and Alley south of Third Street), Third Street (between Market Street and Alley west of Main Street), Mill Street (between Market Street and Main Street), and possible Partial Closure of Main / Third Intersection on the evening of Friday, June 20, 2025 for Stage Set-Up.

3. Relief or action to be requested:

Approval.

4. Submittal date: 03-06-25

Submitted by:

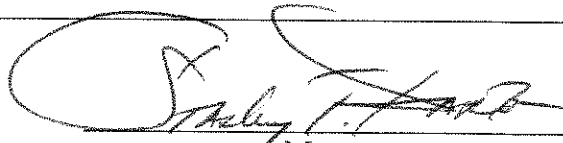
Mark Harless, BZ Memorial Events

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.

 Matter to be placed on agenda for meeting to be held on

 Matter referred to



Mayor



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8600
Stanley T. Darter, Mayor

Date: 02/12/25

City Clerk's Office
(618) 939-8739

SPECIAL EVENT PERMIT APPLICATION

Instructions to Applicant:

- The following information must be completed and submitted to the City Clerk's Office at the Waterloo City Hall.
- **Application Fee: None**
- Special Event Permit Applications **must be submitted sixty (60) days prior to the date of requested event** to allow for proper time to process with all city departments.
- All damages to property and equipment shall be billed to the applicant and shall be paid by said applicant upon receipt.
- A **Pre-Event Meeting** may be required prior to approval by City Council.

1. Event Name/Type: The Dawn of Thrive Musical Festival
Location of Event: Downtown
2. Set-Up Date/Time: 06/20/25 Clean-Up Date/Time: 06/21/25
3. Event Start Date/Time: 06/21/25 7:30am Event End Date/Time: 06/21/25 11:30pm
4. Organization Name: BZ Memorial Events
Mailing Address: _____
Phone Number: _____
Email Address: _____
Not For Profit Status: Yes No ID#: 93-1671453
5. Person in Charge of Event: Mark Harless
Mailing Address: _____
Cell Phone Number: _____
Email Address: _____
6. Secondary Contact Person: Angela Brooks
Mailing Address: _____
Cell Phone Number: _____
Email Address: _____



THE FOLLOWING INFORMATION MUST BE PROVIDED BEFORE APPLICATION WILL BE PROCESSED.

A. Narrative of Event:

Music Festival to bring the Community Together with Proceeds Going toward
Suicide Prevention and Better Mental Health. Benefiting Human Support Services,
Chads Coalition, and American Foundation for Suicide Prevention

B. Number of People Expected:

1,000 - 5,000

C. Sketch Plan of Site or Route of Walk/Run (Downtown or Rogers St.) including marked locations of trash cans/dumpsters, sanitary facilities, barricades and street closures. Attached

D. Will there be inflatable jumpers/bounce houses or amusement rides?

Yes No If yes, Proof of Liability Insurance must include inflatables

E. Liquor License information for beer sales:

Hours of sale: _____ License No.: _____

F. Special Needs (i.e. Police, Street Dept., Electric - outlets, sound system):

for Security. Streets for street sweeper before and after event. (yes) Electric

Proof of Liability Insurance must be provided 14 days after approval or 14 days prior to the event whichever is sooner. If the event is held on City property, the City of Waterloo MUST be named as an additional insured with Comprehensive General Liability limits of not less than \$1,000,000 combined single limit, each occurrence / \$2,000,000 aggregate.

Received Date: _____

Special Event Organizer(s) must also provide for the sanitary collection of all refuse, litter, and garbage generated by patrons attending the event, and removal of all such waste materials from the location of the event and surrounding areas, including Courthouse trash cans if applicable, on the day of the event.

Signage: As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance.

I agree to abide by the rules and certify that I, on behalf of the applicant or organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any cost and fees that may be incurred by or on behalf of the event to the City of Waterloo. I also understand that acceptance of application should in no way be construed as a final approval/confirmation of this request.

Signature: Mark Jack

Date: 02/12/25

FOR OFFICE USE ONLY

Approved by City Council: Yes No Date: _____

Zoning Department Mayor's Office Police Department

DPW / Street Department Electric Department

FIRST STREET

FIRST STREET

Vendors

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26

Food Vendors in Red
 Craft Vendors in Black

- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45



MARKET STREET

E. MILL STREET

COURT HOUSE

MAIN STREET

ALLEY

3RD STREET

3RD STREET

CAPITOL THEATRE

- LEGEND
- - Electric Poles
 - - Trees
 - - Lamp Posts
 - - Trash Cans
 - - Bushes
 - - Benches
 - - Electric
 - - Porta Potty



ALLEY

ALLEY

BARRICADE GUARD NO ENTRANCE

EMERGENCY EXIT

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
March 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of Waterloo Beautification Application from
Craig Brauer, TWM Monroe County Land Trust, in the Amount of \$2,241.12 for
property located at 113 South Main Street (Stifel Investment Services).

3. Relief or action to be requested:
Approval.

4. Submittal date: 03-04-25

Submitted by:
Nathan Krebel, Deputy Director of Public Works

DISPOSITION

5. Matter to be placed on agenda for meeting date requested.
 Matter to be placed on agenda for meeting to be held on
 Matter referred to


Mayor



CITY OFFICES
 100 West Fourth Street
 Waterloo, Illinois 62298
 (618) 939-8600
 Stanley T. Darter, Mayor

WATERLOO BEAUTIFICATION PROGRAM APPLICATION INSTRUCTIONS AND REVIEW PROCESS

The building owner must complete the attached Waterloo Beautification Program Application.

Please include the following in your description:

1. A clear, detailed description including diagrams of what will be done, materials used, colors, etc.;
2. Official cost estimates from contractors, vendors or the owner;
3. Two photographs of the existing building showing current conditions;
4. Any other architectural or site plan drawings required to fully describe the project.

All applications will be reviewed first for completeness. The Waterloo Beautification Committee will make a recommendation to **approve** or disapprove the **application** to the Waterloo City Council within sixty (60) days. Approval by the City Council shall **authorize** the applicant to apply for any permits and begin work. All improvements must be made in compliance with the Waterloo Municipal Code and must be **completed** within six (6) months of City Council approval, unless extended. Upon **completion**, City staff will perform a site visit and review the project. Invoices demonstrating approved costs may be **submitted** at that time and the reimbursement will be processed for payment. Should an **applicant** fail to gain **approval**, the applicant may request a written record of deficiencies and reapply for funding.

Following approval, funding and completion of the project, the building owner, not the City of Waterloo, is responsible for maintaining improvements. Maintenance includes, but is not limited to; painting, repair, etc.

Applicant Name:	Craig Brauer			
	Name			Telephone #
Applicant Address:	113 South Main Street			
	No.	Street		
	Waterloo		IL	62298
	City	State		Zip Code
Name of Business:	TWM Monroe County Land Trust			
Business Description:	Office Building			
				Business Phone #
Business Address:	113 South Main Street			
	No.	Street		

Please check "Yes" or "No" for each question below:	Yes	No
Are you or your business delinquent on any fee obligations?		X
Are you or your business delinquent on any tax obligations?		X



Total project cost: \$4,482.25

Funds requested: \$ 2241.12
(\$15,000.00 maximum reimbursement – see matching reimbursement rules)

Start date: 3/15/25

Completion date: 4/15/25

Project description: (attach additional pages if necessary)

Provide and install a new awning to replace the existing faded awning.

I affirm that the information provided in this application is true and accurate and that I am the authorized owner and agent of the subject property. I affirm that the improvements detailed will be made and maintained at my expense and hold harmless the City of Waterloo from any liability or damage resulting from the improvements. I understand that this is a reimbursement program, and **I have received and read the attached document – Waterloo Beautification Program, under which matching funds may be provided.**

Craig Brauer
Applicant Signature

2/24/25
Date

Recipient's Name to be on Reimbursement Check: Craig Brauer

FOR OFFICE USE ONLY

APPROVED – BUILDING INSPECTOR

Math Huel
Authorized signature

3-3-25
Date

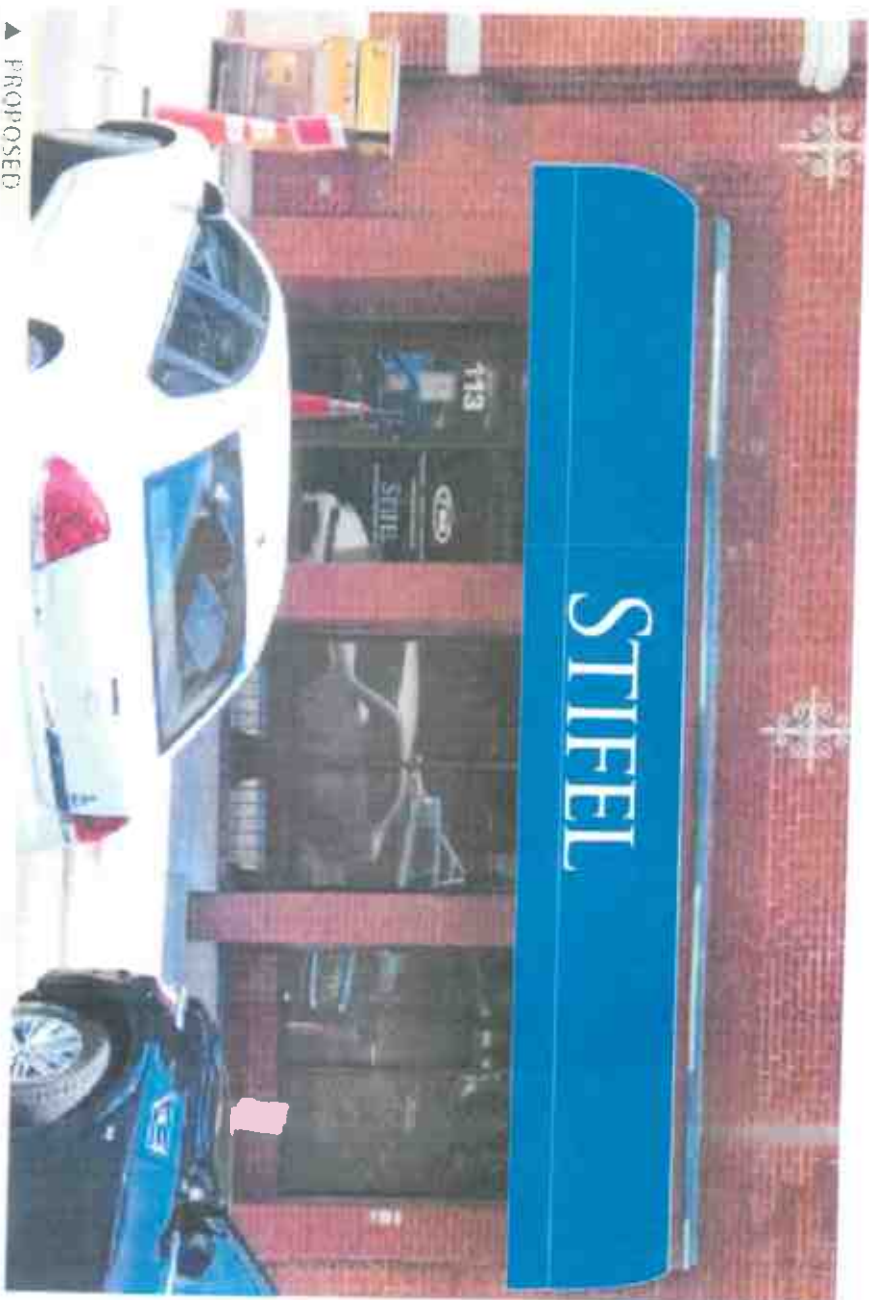
APPROVED – BEAUTIFICATION COMMITTEE

Jim Charbon
Authorized signature

3-3-25
Date

113 South Main Street – 3-12-2025 Before Picture





▲ PROPOSED

Side 2

STIEHL

311 in

United Ink
 5901 Cool Sports Rd, Belleville, IL 62223
 info@united-ink.com
 (618) 235-0200

www.United-Ink.com



Quote 15155

Waterloo Awning Update

SALES REPRESENTATIVE
 Tim Miesner
 tim@united-ink.com
 (618) 235-0200

QUOTE DATE: 02/11/2025
 QUOTE EXPIRY DATE: 03/13/2025
 TERMS: Net 30

REORDER NUMBER
 Stifel
 501 North Broadway
 Downtown, St. Louis, MO 63102

CONTACT ADDRESS
 113 South Main Street
 Waterloo, IL 62298

CONTACT INFO
 Justin Belding
 beldingj@stifel.com
 (314) 342-4485
 Mobile: (618) 570-9216

About this Quote:

ITEM	QTY	UNIT	UNIT PRICE	TOTAL UNIT PRICE	TOTAL PRICE	TAX
1 Awning Recover 3'x4'x25'11" Vinyl Awning Recover (Midnight Blue)* *Reusing the existing frame. *Samples are available upon requests.	1	Each	\$3,375.00	\$3,375.00	\$3,623.06	Y
2 Awning Graphics To Read: STIFEL Investment Services Since 1890 on (3) sides. Width: 96 Inches Height: 24 Inches 3M™ 7125 Scotchcal ElectroCut Graphic Film 16.0 Sqft Vinyl Colors To Be Used: White	1	Each	\$125.00	\$125.00	\$134.19	Y
3 Awning Graphics Installation Labor	1	Each	\$525.00	\$525.00	\$525.00	N
4 Permit Application and Acquisition Application and acquisition of local municipal sign permits. Costs \$TBD.	1	Hr	\$0.00	\$0.00	\$0.00	N
5 Lift Fee	1	Hr	\$200.00	\$200.00	\$200.00	N

Please review your quote and respond at your earliest convenience. All projects require at least a 50% deposit in order to begin production, unless you have pre-arranged other terms in advance.

Estimated rates are based on customer supplied QTY ranges and are subject to change if final QTY ordered varies. Due to the current volatility of material costs our estimates may only be valid for 7 days. Once material costs stabilize we will return to our normal 30 days.

Subtotal: \$4,225.00
Sales Tax (7.35%): \$257.25
Total: \$4,482.25

Downpayment (50.0 %) \$2,241.13

SIGNATURE:

DATE:

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

March 17, 2025

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on NonProfit Grant Program Application from Waterloo
Lion's Club in the Amount of \$5,000.00 for their Project, "Lions Park Accessibility
Project".

3. Relief or action to be requested:

Approval.

4. Submittal date: _____

Submitted by: _____

Sarah Deutch, Community Relations Coordinator

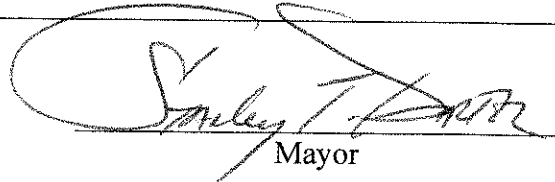
Tina Charron, Beautification Committee Chairperson

DISPOSITION

5. _____ Matter to be placed on agenda for meeting date requested.

_____ Matter to be placed on agenda for meeting to be held on _____

_____ Matter referred to _____


Mayor



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 (618) 939-8600

Stanley T. Darter, Mayor
 Mechelle Childers, Clerk
 Brad A. Papenberg, Treasurer

rec'd 2/21/25

COMMUNITY NONPROFIT GRANT PROGRAM APPLICATION

An officer or director of the nonprofit organization must complete the attached Community NonProfit Grant Application.

NonProfit Organization: Waterloo Lions Club

NonProfit Classification: 501 (c) (3)

NonProfit Organization Description: Lions Clubs are service organizations that aim to improve the lives of people in their community and around the world.

Applicant Name: Vanessa Stewart

Applicant Address: _____

City: _____ State: _____ Zip: _____

Applicant Email: _____

Applicant Phone: _____

Please check "Yes" or "No" for each question below:		
	Yes	No
Are you or your organization delinquent on any fee obligations?		X
Are you or your organization delinquent on any tax obligations?		X

Required Information: (Please attach)

1. Project Description. Please write a detailed summary of the project and how it will benefit the community. Include photos if applicable.
2. Line-item budget for the project that includes anticipated income/expenses. Please indicate how grant funds will be used.
3. A list of members of the Board of Directors for the NonProfit Organization, and written authorization to submit this application by the Board.
4. A copy of letter from Internal Revenue Service (IRS) nonprofit status.



COMMUNITY NONPROFIT GRANT PROGRAM APPLICATION

Project Title:

Lions Park Accessibility Project

Total

project cost:

\$ 74,400.00

Funds requested:

\$ 5,000.00

Start date:

06/15/25

Completion date:

12/15/25

I affirm that the information provided in this application is true and accurate and that I am the authorized representative of the Nonprofit Organization. I affirm that the project detailed will be completed as the grant guidelines specify and hold harmless the City of Waterloo from any liability or damage resulting from the project.

Vanessa Stewart

Applicant Signature

02/20/25

Date

NonProfit Name as to be written on Check:

Waterloo Lions Club

CITY OF WATERLOO USE ONLY

APPROVED - COMMUNITY RELATIONS

Authorized signature

Date

APPROVED - BEAUTIFICATION COMMITTEE

Authorized signature

Date

FINAL REPORT RECEIVED

Authorized signature

Date

PROJECT DESCRIPTION: The Waterloo Lions Park is a well-maintained recreational park situated within the Waterloo, IL city limits. It has many amenities which include a baseball and soccer field, sand volleyball court, modern playground equipment, covered picnic pavilion and restroom facilities. It's in a beautiful setting, but has fairly steep slopes to get down to access the park. A set of steps, and a handicap accessible ramp, would allow greater accessibility to everyone, especially the elderly who might want to watch their grandchildren play in a baseball, tee ball, soccer or volleyball game; or just to walk around and let their grandchildren play on the playground equipment, then enjoy a picnic or drink break under the pavilion.

QUOTE for project provided by Fitzgibbons Contracting Co., Inc.:

Handicap parking space approximately 20' X 20', demo asphalt and replace with concrete, striping and signage = \$7,500.00

Steps approximately 80 linear feet X 5' wide = \$13,000.00

Aluminum handrails on both sides of steps = \$14,400.00

City to haul dirt, Fitzgibbons to compact to grade for steps = \$3,000.00

Ramp approximately 200 linear feet X 4' 6" wide = \$14,000.00

Aluminum handrail on one side of ramp = \$18,000.00

City to haul dirt, Fitzgibbons to compact to grade for ramp = \$4,500.00

2025 Waterloo Lions Club Board of Directors:

Byron Stewart, Cheryl Hohnbaum, Curt Schreiber, Kim Bretwisch, Brian McNew, Ron Mueller, Ruth Ann Mueller, Vanessa Stewart, Bob Manning

The Waterloo Lions Club authorizes the submission of this application:

Signed: Byron Stewart, President, Waterloo Lions Club

