

WATERLOO CITY COUNCIL

Regular Meeting Agenda

Location: Waterloo City Hall - Council Chambers
100 W. Fourth St., Waterloo, IL

Date: Monday, April 21, 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 Subdivision & Zoning Administrator.
 - D. Report of Building Inspector / Code 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. Non-Profit Grant Program Check Presentation to Waterloo Sports Association in the Amount of \$5,000.00 for their Project, "Safety Shade / Net Project".
 2. Appointment of Corey Zavorka to the Board of Police Commissioners for a three-year term to expire 05-01-28.
 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. 1903 Approving an Annexation Agreement between the City of Waterloo, IL, and Allison Bash, AB Metro East Properties LLC in Regard to a Tract of Land Comprising Approximately .46 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, more commonly known as 751 North Market Street.
 - B. Consideration and Action on Ordinance No. 1904 Approving an Annexation of Property owned by Allison Bash, AB Metro East Properties LLC for a Tract of Land Comprising Approximately .46 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, more commonly known as 751 North Market Street.
 - C. Consideration and Action on Ordinance No. 1905 Approving the Wholesale Connection Agreement by and between the City of Waterloo, Illinois, and the Illinois Municipal Electric Agency (IMEA), and Ameren Services Company, on behalf of and as designated agent for Ameren Illinois Company.
 11. Unfinished Business.
 12. Miscellaneous Business.
 - A. Consideration and Action on Increase in Monthly Household Charge for Trash and Recycling Pickup to \$19.18 beginning May 1, 2025.
 - B. Consideration and Action on Approval of the Signing of an Engagement Letter between the City of Waterloo, Illinois and Mathis, Marifian & Richter LTD, Attorneys at Law.
 - C. Consideration and Action on Special Event Permit Application from the American Legion Post 747 for their Memorial Day Program to be held on 05-26-25 from 10:00 a.m. to 12:30 p.m., including the street closure of Main Street between Third and Mill.
 - D. Consideration and Action on Approval of Limbaugh Construction as Low Bidder for the Combustion Turbine #14 Installation as Bid on April 15, 2025 at 2:00 p.m.
 - E. Consideration and Action on 2nd Waterloo Beautification Application from Tony Groves, Ja Bowl, located at 101 N. Market Street.
 - F. Consideration and Action on Approval of the Deer Ridge Subdivision Preliminary Plat.
 - G. Consideration and Action on Executive Session for the Review of Minutes as per 5 ILCS 120/2(c)(21), and for Discussion of a Contract relating to the Transmission of Electricity. 5 ILCS 120/2(c)(23)
 13. Discussion of Matters by Council Members Arising After Agenda Deadline.
 14. Motion to Adjourn.
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DATES TO REMEMBER

- Apr. 22, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
- May 05, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
- May 12, 2025 – Planning Commission Meeting, Waterloo City Hall: Council Chambers, 7:00 p.m.
- May 13, 2025 – Sister Cities Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
- May 14, 2025 – Park District Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
- May 15, 2025 – Zoning Board of Appeals Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
- May 19, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
- May 26, 2025 – City Offices Closed for Observance of Memorial Day.

**MINUTES OF THE
CITY COUNCIL MEETING
APRIL 07, 2025**

1. The meeting was called to order by Mayor Darter and Mayor for the Day, Elise Birkner at 7:30 p.m.
2. The following Aldermen were present: Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row and Most.
3. Pledge of Allegiance led by Mayor Stan Darter and Mayor for the Day, Elise Birkner.
4. Correction or Withdrawal of Agenda Items by Sponsor. None.
5. Approval of Minutes as Written or Amended.
 - A. Approval of 03-17-25 Public Hearing Minutes.
Motion made by Alderman Matt Buettner and seconded by Alderman Most to approve the March 17, 2025 Public Hearing Minutes.
Motion passed unanimously with Aldermen Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, Most, and Vogt voting 'aye'.
 - B. Approval of 03-17-25 City Council Meeting Minutes.
Motion made by Alderman Row and seconded by Alderman Kyle Buettner to approve the March 17, 2025 City Council Meeting Minutes.
Motion passed unanimously with Aldermen Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting 'aye'.
6. Petitions by Citizens on Non-Agenda Items. None.
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 & Zoning Administrator. No report.
 - D. Report of Deputy Director of Public Works. No report.
 - E. Report of Director of Public Works.
Following the recent storm, five utility poles were replaced, and numerous loads of brush and tree limbs were collected.
 - F. Report of Chief of Police. No report.
 - G. Report of City Attorney. No report.
 - H. Report and Communication by Mayor.
 1. Certificate of Recognition to Mayor for the Day, Elise Birkner.
 2. Certificate of Commendation Presented to Smiles R Forever in Recognition of their 25th Anniversary.
 3. Certificate of Commendation to Jaxson Mathenia for his Second Place Finish at the IHSA Class 2A Wrestling Meet.
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. 1902 Authorizing Conveyance of an Easement Upon Municipally Owned Real Property.
Motion made by Alderman Kyle Buettner and seconded by Alderman Charron to accept Ordinance No. 1902 Authorizing Conveyance of an Easement Upon Municipally Owned Real Property.
Comments: This document pertains to a cell tower easement for the decommissioned water tower. The ordinance received prior approval from the Ordinance and Finance Committees before proceeding to City Council.
Motion passed unanimously with Aldermen Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, and Charron voting 'aye'.

11. Unfinished Business. None.

12. Miscellaneous Business.

A. Consideration and Action on Warrant No. 648.

Motion made by Alderman Matt Buettner and seconded by Alderman Row to approve Warrant No. 648.

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

B. Consideration and Action on Re-Appointment of Donna Robert to the Waterloo Cemetery Board for a 3-Year Term to Expire on April 01, 2028.

Motion made by Alderman Row and seconded by Alderman Most to approve the Re-Appointment of Donna Robert to the Waterloo Cemetery Board for a 3-Year Term to Expire on April 01, 2028.

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

C. Consideration and Action on Approval of Illini Road Oil LLC, Columbia Quarry, and Concrete Supply of Illinois as Low Bidders for the Fiscal Year 2026 MFT Maintenance as per Bids Opened on March 26, 2025 at 2:00 p.m.

Motion made by Alderman Vogt and seconded by Alderman Matt Buettner on Approval of Illini Road Oil LLC, Columbia Quarry, and Concrete Supply of Illinois as Low Bidders for the Fiscal Year 2026 MFT Maintenance as per Bids Opened on March 26, 2025 at 2:00 p.m.

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

D. Consideration and Action on a Special Event Permit Application from the Waterloo Optimist Club and the Ferm Homebrew Club for the Annual Beer-B-Que to be held on May 02, 2025 at 4:00 p.m. to May 03, 2025 at 7:00 p.m., including the closure of Main Street (Third St. to Mill St. and possibly farther north to Happy Hour Bar), Third Street (Main St. east to first alley), and Mill Street (Main St. east to first alley).

Motion made by Alderman Most and seconded by Alderman Charron to approve a Special Event Permit Application from the Waterloo Optimist Club and the Ferm Homebrew Club for the Annual Beer-B-Que to be held on May 02, 2025 at 4:00 p.m. to May 03, 2025 at 7:00 p.m., including the closure of Main Street (Third St. to Mill St. and possibly farther north to Happy Hour Bar), Third Street (Main St. east to first alley), and Mill Street (Main St. east to first alley).

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

E. Consideration and Action on a Non-Profit Grant Program Application from the Whiteside Station Chapter NSDAR in the Amount of \$2,000.00 for their Project, “Monroe County Revolutionary War Patriots”.

Motion made by Alderman Charron and seconded by Alderman Kyle Buettner to approve a Non-Profit Grant Program Application from the Whiteside Station Chapter NSDAR in the Amount of \$2,000.00 for their Project, “Monroe County Revolutionary War Patriots”.

Comments: The grant proposal is to purchase 40 pavers engraved with the names of the Monroe County Revolutionary War Patriots. The pavers will be installed at the Veteran’s Memorial in Lakeview Park.

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

F. Consideration and Action on a Waterloo Beautification Application from Brian Dill for property located at 725 N. Market Street.

Motion made by Alderman Charron and seconded by Alderman Vogt to approve a Waterloo Beautification Application from Brian Dill for property located at 725 N. Market Street.

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

- G. Consideration and Action on Approval of the Plaza Tire Site Plan.
Motion made by Alderman Row and seconded by Alderman Vogt to approve the Plaza Tire Site Plan.
Motion passed unanimously with Aldermen Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting ‘aye’.

- H. Consideration and Action on Executive Session for the Discussion of Pending Litigation as per 5 ILCS 120/2(c)(11).
Motion to move into Executive Session made by Alderman Matt Buettner and seconded by Alderman Most.
Motion passed unanimously to enter into Executive Session with Aldermen Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, Most, and Vogt voting ‘aye’.

Entered Executive Session at 7:47 p.m.
Adjourned Executive Session at 8:09 p.m.

Motion to Resume Regular Session made by Alderman Most and seconded by Alderman Row.
Motion passed with a unanimous voice vote.
Returned to regular session at 8:11 p.m.

13. Discussion of Matters by Council Members Arising After Agenda Deadline.
Mayor Darter gave an overview of the day he spent with Mayor of the Day Elise Birkner, which included breakfast at the Bean Tree, a trip to the elevated tower, a tour of the water plant, and a visit to the sewer plant.
14. Motion to Adjourn made by Alderman Vogt and seconded by Alderman Matt Buettner.
Motion passed with a unanimous voice vote.
Mayor Darter adjourned the meeting at 8:12 p.m.

Minutes submitted by Mechelle Childers – City Clerk

**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 | MARCH | MARCH | DECREASE | YTD | YTD | DECREASE |
| ELEC SALES | 10,891,328.03 | 11,565,000.00 | 6.19% | 971,578.18 | 1,047,443.49 | 7.81% | 10,098,309.59 | 10,958,962.95 | 8.52% |
| ELEC TAX | 263,506.28 | | | 23,140.91 | 23,090.92 | -0.22% | 245,386.51 | 249,322.71 | 1.60% |
| ELECT MISC. | 810,424.00 | 1,083,000.00 | 33.63% | 88,090.00 | 76,733.00 | -12.89% | 685,963.00 | 1,090,265.00 | 58.94% |
| SUBTOTAL | 11,965,258.31 | 12,648,000.00 | 5.71% | 1,082,809.09 | 1,147,267.41 | 5.95% | 11,029,659.10 | 12,298,550.66 | 11.50% |
| BEGINNING UNAPPLIED | 652,854.28 | | | 65,598.10 | 68,473.34 | 4.38% | 604,663.45 | 606,077.89 | 0.23% |
| UNAPPLIED CASH REC'D | 171,979.35 | | | 10,085.94 | 14,214.33 | 40.93% | 155,838.66 | 174,710.19 | 12.11% |
| UNAPPLIED DISBURSED | 172,482.33 | | | 27,493.21 | 25,596.53 | -6.90% | 139,431.64 | 148,899.88 | 6.79% |
| ENDING UNAPPLIED | 652,351.30 | | | 48,190.83 | 57,091.14 | 18.47% | 621,070.47 | 631,888.20 | 1.74% |
| GAS SALES | 2,995,484.49 | 3,021,000.00 | 0.85% | 789,141.38 | 603,565.49 | -23.52% | 2,639,620.54 | 2,348,090.80 | -11.04% |
| GAS TAX | 67,805.99 | | | 15,595.10 | 16,492.80 | 5.76% | 59,061.72 | 57,073.11 | -3.37% |
| GAS MISC. | 236,573.00 | 476,300.00 | 101.33% | 20,370.00 | 17,782.00 | -12.70% | 206,254.00 | 460,292.00 | 123.17% |
| SUBTOTAL | 3,299,863.48 | 3,497,300.00 | 5.98% | 825,106.48 | 637,840.29 | -22.70% | 2,904,936.26 | 2,865,455.91 | -1.36% |
| WATER SALES | 3,810,391.91 | 3,930,000.00 | 3.14% | 290,779.53 | 290,114.99 | -0.23% | 3,522,537.32 | 3,492,283.09 | -0.86% |
| WATER MISC. | 88,787.00 | 179,500.00 | 102.17% | 4,735.00 | 10,005.00 | 111.30% | 78,037.00 | 163,441.00 | 109.44% |
| SUBTOTAL | 3,899,178.91 | 4,109,500.00 | 5.39% | 295,514.53 | 300,119.99 | 1.56% | 3,600,574.32 | 3,655,724.09 | 1.53% |
| SEWER SALES | 2,215,329.42 | 2,268,000.00 | 2.38% | 175,961.86 | 174,622.51 | -0.76% | 2,038,530.79 | 2,040,812.98 | 0.11% |
| SEWER MISC. | 155,649.00 | 263,500.00 | 69.29% | 14,537.00 | 13,518.00 | -7.01% | 146,715.00 | 238,087.00 | 62.28% |
| SUBTOTAL | 2,370,978.42 | 2,531,500.00 | 6.77% | 190,498.86 | 188,140.51 | -1.24% | 2,185,245.79 | 2,278,899.98 | 4.29% |
| CITY TAX | 603,292.89 | 612,000.00 | 1.44% | 75,073.58 | 66,818.15 | -11.00% | 552,854.94 | 542,361.92 | -1.90% |
| MISC. | 93,779.00 | 182,500.00 | 94.61% | 10,073.00 | 12,488.00 | 23.97% | 99,387.00 | 177,335.00 | 78.43% |
| SUBTOTAL | 697,071.89 | 794,500.00 | 13.98% | 85,146.58 | 79,306.15 | -6.86% | 652,241.94 | 719,696.92 | 10.34% |
| REFUSE FEE | 966,564.61 | 1,035,750.00 | 7.16% | 82,494.01 | 86,630.76 | 5.01% | 881,909.05 | 929,261.29 | 5.37% |
| FINES | 42,944.00 | 46,000.00 | 7.12% | 6,795.00 | 2,866.00 | -57.82% | 39,387.00 | 44,773.00 | 13.67% |
| PERMITS | 84,704.00 | 100,000.00 | 18.06% | 4,090.00 | 2,723.00 | -33.42% | 80,225.00 | 79,893.00 | -0.41% |
| INSPECTION FEES | 16,525.00 | 30,000.00 | 81.54% | 2,475.00 | 1,425.00 | -42.42% | 13,750.00 | 30,635.00 | 122.80% |
| FRANCHISE FEES | 118,103.00 | 120,000.00 | 1.61% | - | - | | 57,301.00 | 40,970.00 | -28.50% |
| LIQUOR LICENSE | 20,748.00 | 25,000.00 | 20.49% | 260.00 | 10.00 | -96.15% | 20,498.00 | 22,400.00 | 9.28% |
| INFRASTRUCTURE FEE | 131,398.00 | 130,000.00 | -1.06% | 11,313.00 | 10,624.00 | -6.09% | 120,665.00 | 166,534.00 | 38.01% |
| HOTEL/MOTEL TAX | 32,353.00 | 30,000.00 | -7.27% | 95.00 | 431.00 | 353.68% | 29,043.00 | 28,644.00 | -1.37% |
| MISC. | 680,117.00 | 693,605.00 | 1.98% | 94,100.00 | 58,535.00 | -37.79% | 616,388.00 | 636,703.00 | 3.30% |
| REPLACEMENT TAX | 146,980.00 | 93,000.00 | -36.73% | 10,518.00 | 5,323.00 | -49.39% | 137,599.00 | 87,839.00 | -36.16% |
| COUNTY TAX | 344,328.00 | 335,100.00 | -2.68% | 5,803.00 | 6,272.00 | 8.08% | 344,328.00 | 336,708.00 | -2.21% |
| SALES TAX | 3,219,742.00 | 3,300,000.00 | 2.49% | 303,028.00 | 327,988.00 | 8.24% | 2,940,775.00 | 3,067,225.00 | 4.30% |
| BUSINESS DISTRICT TAX | 104,726.00 | 105,000.00 | 0.26% | 9,761.00 | 9,448.00 | -3.21% | 96,445.00 | 102,040.00 | 5.80% |
| CANNABIS USE TAX | 17,090.00 | 17,200.00 | 0.64% | 1,555.00 | 1,486.00 | -4.44% | 15,439.00 | 15,933.00 | 3.20% |
| VIDEO GAMING | 271,504.00 | 310,000.00 | 14.18% | 20,853.00 | 25,081.00 | 20.28% | 247,798.00 | 286,475.00 | 15.61% |
| INCOME TAX | 2,223,664.00 | 2,348,000.00 | 5.59% | 153,690.00 | 150,114.00 | -2.33% | 2,025,782.00 | 2,083,975.00 | 2.87% |
| SUBTOTAL | 8,421,490.61 | 8,718,655.00 | 3.53% | 706,830.01 | 688,956.76 | -2.53% | 7,667,332.05 | 7,960,008.29 | 3.82% |
| MOTOR FUEL TAX | 520,745.00 | 550,000.00 | 5.62% | 39,164.00 | 41,812.00 | 6.76% | 484,755.00 | 512,226.00 | 5.67% |
| MISC | 80,748.00 | 84,500.00 | 4.65% | 7,098.00 | 6,689.00 | -5.76% | 73,705.00 | 76,790.00 | 4.19% |
| SUBTOTAL | 601,493.00 | 634,500.00 | 5.49% | 46,262.00 | 48,501.00 | 4.84% | 558,460.00 | 589,016.00 | 5.47% |
| UTILITY DEPOSITS | 93,625.00 | - | | 8,600.00 | 5,550.00 | -35.47% | 86,075.00 | 83,950.00 | -2.47% |
| TOTAL DEPOSITS | 31,520,938.97 | 32,933,955.00 | 4.48% | 3,250,853.49 | 3,109,896.44 | -4.34% | 28,840,363.12 | 30,626,012.04 | 6.19% |

April 21, 2025

To: Mayor Stan Darter
City Attorney
City Alderpersons

Re: Treasurer's Report

Attached, please find the March 31, 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
March 31, 2025

| CHECKING ACCOUNT | BEGINNING BALANCE | RECEIPTS | DISBURSEMENTS | ENDING BALANCE |
|-------------------------|------------------------------|-----------------------|-----------------------|---------------------------|
| Petty Cash | \$ 485.98 | \$ - | \$ - | \$ 485.98 |
| Utility Deposit | 19,754.25 | 5,550.00 | 7,850.00 | 17,454.25 |
| General Fund | (1,500,862.23) | 315,039.17 | 719,755.92 | (1,905,578.98) |
| Motor Fuel Tax | 13,580.25 | 75,021.10 | 24,917.54 | 63,683.81 |
| Water Fund | 1,498,639.52 | 2,354,039.15 | 2,160,194.37 | 1,692,484.30 |
| Sewer Fund | 412,766.68 | 183,511.91 | 164,116.53 | 432,162.06 |
| Gas Fund | (245,368.15) | 629,823.89 | 426,281.47 | (41,825.73) |
| Electric Fund | 260,990.61 | 1,129,646.36 | 915,984.08 | 474,652.89 |
| Capital Improvements | 878,208.03 | 71,504.55 | - | 949,712.58 |
| D.A.R.E. | (379.92) | 2,500.00 | - | 2,120.08 |
| Interest | 3,950.25 | 2,592.89 | - | 6,543.14 |
| Hotel/Motel Tax | 172,966.73 | 431.47 | 7,530.00 | 165,868.20 |
| Equitable Sharing Funds | 75,382.99 | 1,190.72 | - | 76,573.71 |
| TOTALS: | \$1,590,114.99 | \$4,770,851.21 | \$4,426,629.91 | \$1,934,336.29 |

INVESTED FUNDS

| | | | | |
|------------------------------|------------------------|-----------------------|-----------------------|------------------------|
| Capital Improvements | \$ 2,488,797.73 | 9,811.73 | - | 2,498,609.46 |
| Electric | 10,769,414.19 | 42,456.91 | - | 10,811,871.10 |
| E-Pay Utility Bills | 31,545.38 | 35,994.63 | 46,571.71 | 20,968.30 |
| Farm Account Income | 43,659.12 | 92.70 | - | 43,751.82 |
| Gas | 4,004,704.41 | 15,787.99 | - | 4,020,492.40 |
| General Fund | 8,808,828.15 | 542,372.64 | - | 9,351,200.79 |
| Motor Fuel | 1,753,794.38 | 48,479.78 | 75,000.00 | 1,727,274.16 |
| Pension Reserve | 1,715,068.84 | 364.16 | - | 1,715,433.00 |
| Sewer | 2,332,411.70 | 9,195.20 | - | 2,341,606.90 |
| Utility Deposits | 346,508.96 | 1,366.06 | - | 347,875.02 |
| Water | 1,971,045.42 | 7,770.57 | - | 1,978,815.99 |
| | \$34,265,778.28 | \$713,692.37 | \$121,571.71 | \$34,857,898.94 |
| Total All City Funds: | \$35,855,893.27 | \$5,484,543.58 | \$4,548,201.62 | \$36,792,235.23 |

| 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

Zoning Department Monthly Report 3/31/2025

| Total Permits Issued for February: 20 | | | | Total Permits Issued for the Year: 39 | | | | | | | | | |
|--|----------|----------|----------|---------------------------------------|----------|----------|----------|----------|-----------|----------|----------|----------|-----------|
| | January | February | March | April | May | June | July | August | September | October | November | December | Total |
| <u>Residential Building Permits Issued:</u> | | | | | | | | | | | | | |
| 2025 | 2 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| 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 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 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 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| 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 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| 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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
NonProfit Grant Program Check Presentation to Waterloo Sports Association in the
Amount of \$5,000.00 for their Project, "Safety Shade/Net Project".

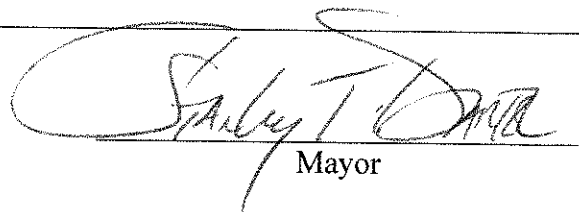
3. Relief or action to be requested:
Check Presentation.

4. Submittal date: _____

Submitted by: _____
Sarah Deutch, Community Relations Coordinator

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
Mechelle Childers, Clerk
Brad A. Papenberg, Treasurer

COMMUNITY NONPROFIT GRANT PROGRAM FINAL REPORT

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

NonProfit Organization: WATERLOO SPORTS ASSN

Applicant Name: DANIEL KENNEDY

Applicant Email: DANKENNEDY1960@GMAIL.COM Phone: 618-541-9626

Project Title: SAFETY SHADE/NET PROJECT

Grant Award Date: 4/11/24

Grant Funds Awarded: \$ 5000.00 Total Project Cost: \$ 16,354.51

Start date: June 2024 Completion date: MARCH 2025

Required Information (please attach)

1. Project Outcomes (Please give us a brief summary of the final results)
2. Receipts/Paid Invoices for expenses paid from grant funds.

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

Daniel J. Kennedy
Applicant Signature

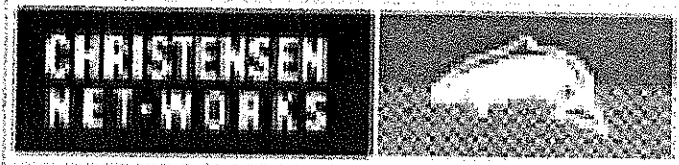
4/15/25
Date

Submit final report to: communityrelations@waterloo.il.us no later than 60 days after completion of the project.

Waterloo Sports Association Net/Shade Project

Summary of Final Results

Originally, per our grant application, the Waterloo Sports Association intended to put up safety nets and a sun shade at the Ebeler Complex located at 800 Illinois Avenue. Unfortunately, the cost of the sun shade far exceeded what we had budgeted for and we decided to just put up the nets. This was completed in March, 2025. We did pour 3 concrete pads to accommodate the set of bleachers where the sun shade was going to be installed. We also did some other concrete improvements to correct drainage problems at our complex.



SALES ORDER

Christensen Net Works
 401 Lincoln Street, Everson WA 98247
 PH 800-459-2147 FX 800-330-7980

| | |
|----------|----------|
| DATE | SO No. |
| 4/9/2024 | SO-99040 |

| | |
|---|---|
| BILL TO | SHIP TO |
| WATERLOO SPORTS ASSOCIATION CHUCK GREEN TBD WATERLOO, IL 62298 | WATERLOO SPORTS ASSOCIATION CHUCK GREEN TBD WATERLOO, IL 62298 |

| | | | | | | |
|-------------|-------------|-----|----------|-----|-----|----------------|
| P.O. NUMBER | TERMS | REP | SHIP | VIA | FOB | CUSTOMER PHONE |
| | Credit Card | AJN | 5/3/2024 | | | |

| QTY | Item | Description | Rate | Invoiced | Amount |
|---------------------------|------------------|--|--------|--------------|------------|
| 1 | #24 KNOTTE... | #24 X 3.625" STRETCH KNOTTED NYLON BASEBALL PANEL WITH 3/8" HAND SEWN SPORT ROPE 40' X 29' X 43' TRAPEZOID/OVERHEAD BACKSTOP NET | 824.52 | | 824.52T |
| 1 | #24 KNOTTE... | #24 X 3.625" STRETCH KNOTTED NYLON BASEBALL PANEL WITH 3/8" HAND SEWN SPORT ROPE 29' X 51' X 15' TRAPEZOID/OVERHEAD BACKSTOP NET | 458.29 | | 458.29T |
| 1 | FED-X BIZ (cu... | ***FINAL DIMENSIONS STILL NEEDED*** SHIPPING VIA FED-X BUSINESS | 71.70 | 0 | 71.70T |
| | | OUT OF STATE, EXEMPT FROM SALES TAX | 0.00% | | 0.00 |
| SAFETY NETTING | | | | | |
| | | | | Total | \$1,354.51 |

PLEASE PAY FROM THIS ORDER.
 NO STATEMENT WILL BE SENT.
 A FINANCE CHARGE OF 1.5% PER MONTH WILL BE CHARGED ON ALL PAST DUE ACCOUNTS.

ESTIMATE



Prepared For

Chuck Green
801 Illinois St.
Waterloo, Illinois
(618) 920-6064

Krone's Concrete

Belleville, Illinois 62221
Phone: (618) 974-1746
Email: kronesconcrete@gmail.com
Web: www.kronesconcreteconstruction.com

Estimate # 1339
Date 04/26/2024
Business / Tax # 85-1387074

Description

Total

| | |
|--|--------------------|
| 3 bleacher pads, pavillion ext, curb | \$15,000.00 |
| (3) 5x15 bleacher pads, approx 8x70 pavillion ext w/70 ft curb | \$15,000.00 |

Concrete reinforcement will be 3-4" rock base, plate compacted with 4" thick concrete w/ fiber mesh & rebar

- Price includes:
- Cost of concrete w/ fiber mesh
- Rebar
- Rock
- Lumber
- Tear out
- Haul away
- Grade
- Set up
- Bobcat
- Dump truck
- Material
- Tools
- Labor

CK# 8374

| | |
|-----------------|--------------------|
| Subtotal | \$15,000.00 |
| Total | \$15,000.00 |

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Appointment of Corey Zavorka to the Board of Police Commissioners for a three
year term to expire 05-01-28.

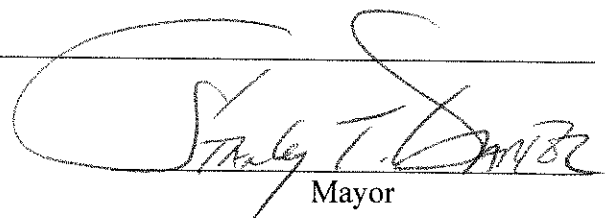
3. Relief or action to be requested:
Appointment.

4. Submittal date: 04-04-25

Submitted by: _____
Mayor Stanley T. Darter

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1903 Approving an Annexation Agreement between the City of Waterloo, IL, and Allison Bash, AB Metro East Properties LLC in Regard to a Tract of Land Comprising Approximately .46 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, more commonly known as 751 North Market Street.

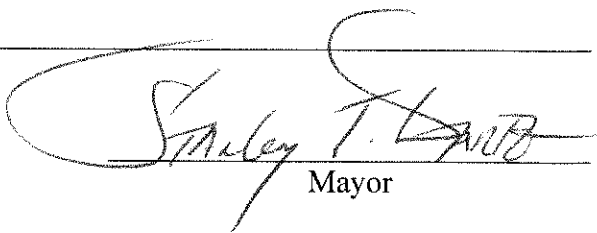
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-30-25

Submitted by:
Roberta Rowhedder, Subdivision and Zoning Administrator

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 OF WATERLOO, ILLINOIS

ORDINANCE NO. 1903

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT BETWEEN THE CITY OF WATERLOO, IL, AND ALLISON BASH, AB METRO EAST PROPERTIES, LLC IN REGARD TO A TRACT OF LAND COMPRISING APPROXIMATELY .46 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL, MORE COMMONLY KNOWN AS 751 NORTH MARKET STREET.

Adopted by the
City Council
of the
City of Waterloo, Illinois
this 21st day of April, 2025.

Published in pamphlet form by
authority of the City Council of
the City of Waterloo, Illinois.

ORDINANCE NO. 1903

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT BETWEEN THE CITY OF WATERLOO, IL, AND ALLISON BASH, AB METRO EAST PROPERTIES, LLC IN REGARD TO A TRACT OF LAND COMPRISING APPROXIMATELY .46 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL, MORE COMMONLY KNOWN AS 751 NORTH MARKET STREET.

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 Allison Bash, AB Metro East Properties LLC, be entered into; and

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

WHEREAS, Allison Bash, AB Metro East Properties LLC, owner 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 21st day of April, 2025, pursuant to a roll call vote as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 21st day of
April, 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

ANNEXATION AGREEMENT

751 North Market Street

THIS ANNEXATION AGREEMENT is entered into this 21st day of January, 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 Allison Bash and AB Metro East Properties, LLC, with offices at 1 Mascoutah Plaza Drive, Mascoutah, IL 62258, (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 B-3 Central Business 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 Twenty-fourth 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 2/28/2025 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 B-3 Central Business District, in accordance with Chapter 40 of the City Code of the CITY and as indicated on EXHIBIT B 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:

Allison Bash
AB Metro East Properties, LLC
1 Mascoutah Plaza Drive
Mascoutah, IL 62258

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:

MEHELLE 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
Allison Bash
AB Metro East Properties, LLC
1 Mascoutah Plaza Drive
Macoutah, IL 62258

BY: _____
(Allison Bash, AB Metro East Properties, LLC)

STATE OF ILLINOIS)
) SS.
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by Allison Bash, AB Metro East Properties, LLC, this _____ day of _____, 20____.

Notary Public

EXHIBIT A

PLAT OF ANNEXATION FOR CITY OF WATERLOO, ILLINOIS



CERTIFICATION

THIS IS TO CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS PREPARED THIS PLAT FOR ANNEXATION TO CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS.

JOSEPH W. MOERCHEN
I.P.L.S. #3639



SIGN. DATE: 2/28/25
EXP. DATE 11/30/26

LEGEND:

- EXIST. CORP. LIMITS
- PRO. CORP. LIMITS
- AREA TO BE ANNEXED
- EXISTING WATERLOO CITY LIMITS



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

SWANSEA OFFICE
4940 OLD COLLINGSVILLE RD, SWANSEA, ILLINOIS 62228
PHONE (618) 824-4488 FAX (618) 673-9032






SCALE:
1"=60'

EXHIBIT B PLAT OF ZONING FOR CITY OF WATERLOO, ILLINOIS



LEGEND:


| | |
|----------------------|---|
| PARCEL TO BE REZONED |  |
| ZONING DIST B-2 |  |
| ZONING DIST B-3 |  |



SCALE:
1"=60'

CERTIFICATION

THIS IS TO CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS PREPARED THIS PLAT FOR ANNEXATION TO CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS.


 JOSEPH W. MOERCHEN
 I.P.L.S. #3639



SIGN. DATE: 2/28/25
 EXP. DATE 11/30/26


 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES
 SWANSEA OFFICE
 4840 OLD COLLINSVILLE RD, SWANSEA, ILLINOIS 62226
 PHONE (618) 624-4488 FAX (618) 673-9002



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.



L02250011
Ab-Metro-East Properties LLC
March 14, 2025

Tax Lot 8H of U.S. Survey 641 Claim 1645 of Township 2 South, Range 10 West of the Third Principal Meridian, County of Monroe, State of Illinois, reference being had to the plat thereof recorded in the Monroe County Recorder's Office in the Surveyor's Official Plat Record A on page 115 as described in Document 434899 as follows:

Commencing at the Northwest corner of Survey 641, Claim 1645 in Township 2 South, Range 10 West of the Third Principal Meridian in Monroe County, Illinois; thence South 89 degrees 30 minutes East, along the North line of said Survey 641, Claim 1645, a distance of 686 feet, to a post on the West Right-of-Way line of S.B.I. Route #3; thence South 13 degrees East, along said West Right-of-Way line, a distance of 1502 feet, to an iron pin, for a beginning corner; thence South 81 degrees 20 minutes West, 200 feet to an iron pin; thence South 13 degrees East, 100 feet to an iron pin; thence North 81 degrees 20 minutes East, 200 feet to iron pin on the West Right-of-Way line of said S.B.I. Route #3; thence North 13 degrees West, 100 feet, along said Right-of-Way line, to the place of beginning, and being part of Tax Lot #8-A of Survey 641, Claim 1645 in T.2S., R.10W. of the Third P. M. in Monroe County, Illinois. Now known and described as Tax Lot 8-H of Survey 641, Claim 1645 as shown in Surveyor's Official Plat Record "A" on page 115 in the Recorder's Office of Monroe County, Illinois.

Said parcel contains 0.46 acres, more or less.

Subject to easements, conditions and restrictions of record.

**B-3
Central Business District**

Permitted Uses.

- Amusement and recreation uses, interior.
- Any use permitted in the B-1 District.
- Assisted living.
- Bed and breakfast establishments.
- Brew pubs
- Bus terminals.
- Cultural and philanthropic uses.
- Dram shops, e.g., taverns, lounges, bars
- Financial institutions.
- Food stores.
- Funeral homes.
- Furniture and household goods.
- General merchandise/apparel.
- Gym/training/fitness centers.
- Movie theaters.
- Personal service uses.
- Pet shops.
- Pet washing and grooming.
- Professional service uses.
- Printing shops.
- Restaurants.
- Retail liquor sales.
- Sale of specialized and general services, goods, merchandise, furnishings and equipment.
- Satellite/extensions/technical schools.
- Spirits pubs
- Wine pubs

Permitted Accessory Uses.

Storage of merchandise or inventory usually carried in stock, provided that such storage shall be located on the lot with the retail, service or commercial use, and shall be within a completely enclosed building, except that storage of new merchandise and new inventory carried in stock for retail sale need not be within an enclosed building if:

- The retail service or commercial use is located on a parcel of 5 acres or more;
- The area used for outside storage is not more than 10% of the area, indoors and outdoors, that the user has a right to use in connection with business operations;
- The area used for outside storage must be set back 100 feet from any public street adjacent to the property line and 50 feet from the side property line; and
- The area used for outside storage must be screened from adjacent residential property by fencing or landscaping.

Special Use Permits Required.

Adult entertainment.
Automobile service stations.
Car wash.
Churches, places of worship.
Day care centers and homes.
Government uses, facilities and buildings.
Multi-family residences, when located above the first floor.
Nurseries/greenhouses.
Planned Unit Development C.
Residences.

**B-1
Office Business**

Permitted Uses.

Animal hospitals.
Banks, trust companies, loan offices.
Banquet centers.
Barber/beauty shops.
Clubs and lodges.
Community centers.
Construction company offices, but not temporary construction trailers.
Dental offices.
Government offices.
Insurance sales.
Medical offices.
Professional offices.
Real estate sales.

Permitted Accessory Uses.

Off-street parking and loading.
Storage of merchandise or inventory usually carried in stock, provided that such storage shall be located on the same lot with the business and shall be within a completely enclosed building.

Special Use Permits Required.

Churches and other places of worship.
Daycare centers and homes.
Government uses, facilities and buildings.
Planned Unit Development C.

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1904 Approving an Annexation of
Property owned by Allison Bash, AB Metro East Properties LLC for a Tract of Land
Comprising Approximately .46 Acres, more or less, Contiguous to the Corporate
Boundaries of the City of Waterloo, IL, more commonly known as 751 North
Market Street.

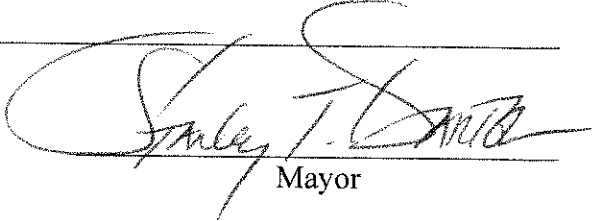
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-30-25

Submitted by:
Roberta Rowhedder, Subdivision and Zoning Administrator

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 OF WATERLOO, ILLINOIS

ORDINANCE NO. 1904

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF PROPERTY OWNED BY ALLISON BASH, AB METRO EAST PROPERTIES LLC, FOR A TRACT OF LAND COMPRISING APPROXIMATELY .46 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL, MORE COMMONLY KNOWN AS 751 NORTH MARKET STREET.

Adopted by the
City Council
of the
City of Waterloo, Illinois
this 21st day of April, 2025.

Published in pamphlet form by
authority of the City Council of
the City of Waterloo, Illinois.

ORDINANCE NO. 1904

AN ORDINANCE APPROVING THE ANNEXATION AND ZONING OF PROPERTY OWNED BY ALLISON BASH, AB METRO EAST PROPERTIES LLC, FOR A TRACT OF LAND COMPRISING APPROXIMATELY .46 ACRES, MORE OR LESS, CONTIGUOUS TO THE CORPORATE BOUNDARIES OF THE CITY OF WATERLOO, IL, MORE COMMONLY KNOWN AS 751 NORTH MARKET STREET.

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 "B-3" Central Business District as shown on an accurate map, which is appended hereto as Exhibit B.

EXHIBIT A

PLAT OF ANNEXATION FOR CITY OF WATERLOO, ILLINOIS



CERTIFICATION

THIS IS TO CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS PREPARED THIS PLAT FOR ANNEXATION TO CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS.

JOSEPH W. MOERCHEN
I.P.L.S. #3639



SIGN. DATE: 2/28/25
EXP. DATE: 11/30/26

LEGEND:

- EXST. CORP. LIMITS
- PRO. CORP. LIMITS
- AREA TO BE ANNEXED
- EXISTING WATERLOO CITY LIMITS



CONSULTING ENGINEERING
GEOSPATIAL SERVICES




SWANSEA OFFICE
4940 OLD COLLINGSVILLE RD, SWANSEA, ILLINOIS 62226
PHONE (618) 824-4488 FAX (618) 673-9002

SCALE:
1"=60'



EXHIBIT B PLAT OF ZONING FOR CITY OF WATERLOO, ILLINOIS



LEGEND:
 PARCEL TO BE REZONED 
 ZONING DIST B-2 
 ZONING DIST B-3 



SCALE:
1"=60'

CERTIFICATION

THIS IS TO CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS PREPARED THIS PLAT FOR ANNEXATION TO CITY OF WATERLOO, COUNTY OF MONROE, STATE OF ILLINOIS.


 JOSEPH W. MOERCHEN
 P.L.S. #3838



SIGN. DATE: 2/28/25
 EXP. DATE: 11/30/26


 CONSULTING ENGINEERING
 GEOSPATIAL SERVICES
 SWANSEA OFFICE
 4840 OLD COLLINGSVILLE RD., SWANSEA, ILLINOIS 62228
 PHONE (618) 624-4488 FAX (618) 673-8002



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

LABORATORY OFFICE
1000 N. ...
...
...
...

L02250011
Ab-Metro-East Properties LLC
March 14, 2025

Tax Lot 8H of U.S. Survey 641 Claim 1645 of Township 2 South, Range 10 West of the Third Principal Meridian, County of Monroe, State of Illinois, reference being had to the plat thereof recorded in the Monroe County Recorder's Office in the Surveyor's Official Plat Record A on page 115 as described in Document 434899 as follows;

Commencing at the Northwest corner of Survey 641, Claim 1645 in Township 2 South, Range 10 West of the Third Principal Meridian in Monroe County, Illinois; thence South 89 degrees 30 minutes East, along the North line of said Survey 641, Claim 1645, a distance of 686 feet, to a post on the West Right-of-Way line of S.B.I. Route #3; thence South 13 degrees East, along said West Right-of-Way line, a distance of 1502 feet, to an iron pin, for a beginning corner; thence South 81 degrees 20 minutes West, 200 feet to an iron pin; thence South 13 degrees East, 100 feet to an iron pin; thence North 81 degrees 20 minutes East, 200 feet to iron pin on the West Right-of-Way line of said S.B.I. Route #3; thence North 13 degrees West, 100 feet, along said Right-of-Way line, to the place of beginning, and being part of Tax Lot #8-A of Survey 641, Claim 1645 in T.2S., R.10W. of the Third P. M. in Monroe County, Illinois. Now known and described as Tax Lot 8-H of Survey 641, Claim 1645 as shown in Surveyor's Official Plat Record "A" on page 115 in the Recorder's Office of Monroe County, Illinois.

Said parcel contains 0.46 acres, more or less.

Subject to easements, conditions and restrictions of record.

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1905 Approving the Wholesale
Connection Agreement by and between the City of Waterloo, Illinois, and the Illinois
Municipal Electric Agency (IMEA), and Ameren Services Company, on behalf of
and as designated agent for Ameren Illinois Company.

60+ page agreement available upon request

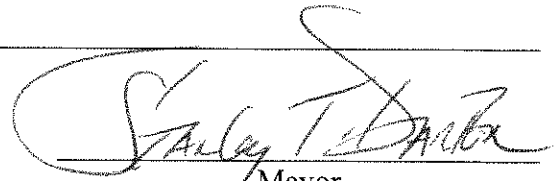
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-17-25

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

ORDINANCE NUMBER 1905

AN ORDINANCE OF THE CITY OF WATERLOO, ILLINOIS APPROVING AND ADOPTING THE WHOLESALE CONNECTION AGREEMENT BY AND BETWEEN THE CITY OF WATERLOO, ILLINOIS, ILLINOIS MUNICIPAL ELECTRIC AGENCY, AND AMEREN SERVICES COMPANY, ON BEHALF OF AND AS DESIGNATED AGENT FOR AMEREN ILLINOIS COMPANY

WHEREAS, the Illinois Municipal Electric Agency (“IMEA” or the “Agency”) is a body politic and corporate, municipal corporation and unit of local government of the State of Illinois organized under the Illinois Joint Municipal Electric Power Act, 65 ILCS 5/11-119.1-1 et seq. (the “Act”) as a municipal power agency, and it provides electric power and energy and related services to its member municipalities that own and operate their own municipal electric utilities and electric distribution systems, including Municipal Utility, as a Load Serving Entity as that term is defined in the Open Access Transmission Tariff, Energy and Operating Reserve Markets Tariff (“Tariff”) of Midcontinent Independent System Operator (“MISO”) that would otherwise be imposed on the Municipal Utility under the MISO Tariff; and

WHEREAS, the City of Waterloo is an Illinois municipality owning and operating a municipal electric utility and electric distribution system which furnishes retail electric service to the public in its service area, and the City of Waterloo, IL is a member of and purchases its full requirements of power and energy from IMEA under a Power Sales Contract; the service area of the Municipal Utility is surrounded by the transmission footprint of Ameren Illinois Company (“Ameren Illinois”) and Municipal Utility’s distribution system is and has historically been directly connected to the transmission and distribution systems of Ameren Illinois; and

WHEREAS, Ameren Illinois owns electric transmission and distribution facilities and is engaged in the transmission and distribution of wholesale electric power and energy in the State of Illinois, and Ameren Services Company (“Ameren Services,” collectively with Ameren Illinois to be referred to herein as “Ameren”) is a Missouri corporation and is the designated agent for Ameren Illinois, providing it with various intercorporate services; and

WHEREAS, Municipal Utility is a bundled load, as that term is defined in the MISO Tariff, that currently purchases its full electricity requirements, including but not limited to wholesale power supply and delivery service, as a single service from IMEA and as such, the City of Waterloo, IL is not a customer of Ameren or MISO for transmission, distribution or other related services under the MISO Tariff; and

WHEREAS, IMEA is the transmission service customer (and to the extent applicable, the wholesale distribution service customer) and provides delivery service to Municipal Utility as part of its fully bundled and delivered power supply and as such, IMEA's operations center is and has been the initial and primary point of contact for communications from Ameren and MISO regarding transmission and distribution services involved in the delivery of electric power and energy to such member municipalities, including Municipal Utility; IMEA's engineering department is and has been the initial and primary point of contact for Ameren on matters involving the delivery points of its member municipalities, including Municipal Utility, at the points of connection between the individual member municipal utility systems and the transmission and distribution systems of Ameren Illinois; and IMEA is and will continue to be the initial and primary contact for Ameren for many of the duties of Municipal Utility hereunder including but not limited to planning, scheduling, forecasts, and representation on the operating committee; and

WHEREAS, the City of Waterloo, IL and Ameren intend to identify points of connection between the Municipal Utility System and the Ameren Illinois System that currently exist and to establish certain policies and procedures to govern all existing and future points of connection between the Municipal Utility System and the Ameren Illinois System; such points of connection between the two systems shall be the Delivery Points described in the Wholesale Connection Agreement ("WCA") attached hereto and incorporated herein, which has an initial term commencing on the Effective Date (as defined by the WCA) and continuing thereafter for fifteen (15) years and which shall be updated from time to time in the future to reflect future connections; and

WHEREAS, Municipal Utility and Ameren Illinois intend to identify existing points of connection between the Municipal Utility System and the Ameren Illinois System (as those terms are defined in the WCA) that were already established in agreements to be superseded by the WCA; and

WHEREAS, based on the foregoing facts, the City of Waterloo, IL by this Ordinance, hereby finds and determines that it is necessary, desirable, and in the best interest of the City of Waterloo, IL to establish certain policies and procedures to govern all existing and future points of connection between the Municipal Utility System and the Ameren Illinois System, including the establishment of requirements, terms, and conditions for the connections of the Municipal Utility System to the Ameren Illinois System, as well as to define the continuing responsibilities and obligations of the Parties with respect thereto and to accept and approve the Wholesale Connection Agreement between the City of Waterloo, IL, IMEA, and Ameren, and all other actions and related agreements in connection with the implementation thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WATERLOO, ILLINOIS:

Section 1. The findings and determinations set forth in the preamble to this Ordinance are hereby made findings and determinations of the City Council of the City of Waterloo, IL and are incorporated into the body of this Ordinance as if set forth in full.

Section 2. The City Council of the City of Waterloo, IL hereby accepts and approves the attached Wholesale Connection Agreement to be executed with Ameren Services and Illinois Municipal Electric Agency; and

Section 3. By this Ordinance, the Mayor of the City of Waterloo, IL is hereby authorized and directed to execute and deliver and the City Clerk is hereby authorized and directed to attest and seal the WCA, substantially in the form as attached to this Ordinance, which is incorporated herein by reference.

Section 4. By this Ordinance, the Mayor or the Mayor's designee is hereby further authorized to take all steps and execute any and all other documents and agreements reasonably necessary or appropriate to implement and administer the WCA.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Waterloo, Monroe County, Illinois, on the 21st day of April, 2025.

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

SIGNED:

Mayor

ATTESTED:

City Clerk

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and action on Increase in Monthly Household Charge for Trash and Recycling Pickup to \$19.18 beginning May 1, 2025.

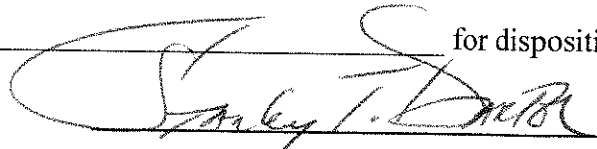
3. Relief or action to be requested:
Approval

4. Submittal date: 04-17-2025

Submitted by (name, address, phone #):
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 _____ for disposition.



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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of the Signing of an Engagement Letter
between the City of Waterloo, Illinois and Mathis, Marifian & Richter LTD,
Attorneys at Law.

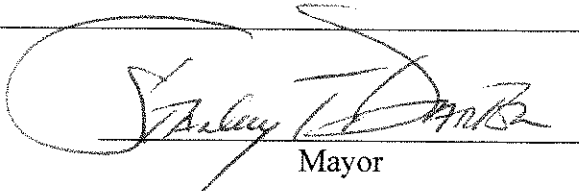
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-14-25

Submitted by:
Mayor Stanley T. Darter

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



April 4, 2025

Via Email (sdarter@waterloo.il.us)

Stanley Darter
Mayor, City of Waterloo
300 East Madison Street
Millstadt, IL 62260

Re: Engagement Letter

Dear Mayor Darter:

We are pleased that you have selected us to advise and perform legal work for the City of Waterloo in connection its dispute with the City of Columbia. We wish to set forth herein the terms on which you have engaged us as Waterloo's counsel.

Our charges will be billed at the hourly rate of the individual performing services for the City. My current hourly rate is \$250.00 per hour. Our charges for the services to be rendered will be based upon the hourly billing rates for the attorneys and other professional staff members, which vary depending on the level of experience and complexity of the tasks performed. The current hourly rates of attorneys and paralegals are as follows: Shareholder rates range from \$250.00 to \$400.00 per hour; associate rates range from \$210.00 to \$240 per hour; and paralegal rates are \$150.00 per hour. Normally, these rates are reviewed and may be changed periodically. Our monthly statements to the City will reflect the rates in effect at the time the services were actually performed.

According to our normal practice, we will send the City a detailed monthly statement of the services rendered which will also set forth expenses incurred on the City's behalf, such as travel, photocopying, and other out-of-pocket expenses incurred by the firm on the City's behalf, which will be charged to you.

We expect that the City will pay each statement within 30 days of its receipt thereof, depending on the timing of City Council meetings. We also reserve the right to discontinue our services at any time if the payment history becomes unacceptable or for any other reason we feel is appropriate. The City may also terminate the relationship at any time. Any fees accrued to the date of termination will still be owed and all obligations related to our representation of the City will survive the termination of this engagement.

It is our firm's policy to destroy files when we no longer need them, but not sooner than 7 years after the end of the representation. The City's file will be destroyed after that period of time, unless the City instructs us in writing to keep the file longer.

(M1478496.1)

BELLEVILLE, IL | EDWARDSVILLE, IL | ST. LOUIS, MO

23 Public Square
Suite 300
PO Box 307
Belleville, IL 62222

Phone: 618-656-2244
Fax: 618-656-1307
www.mmrltd.com
A Professional Corporation

We trust these arrangements meet with your approval and we look forward to the privilege of representing you. Should there be any questions concerning the services which we are to render for you, or the charges for those services, please feel free to contact me.

If you understand the contents of this correspondence and agree to the terms set forth herein, please indicate your understanding of and assent to these terms by signing and dating the enclosed copy of this letter and returning it to me.

Very truly yours,

MATHIS, MARIFIAN & RICHTER, LTD.

By: William D. Stiehl, Jr.
wstiehl@mmrltd.com

WS/emw

I have read the foregoing letter and agree to the terms expressed therein.

Stanley T. Darter
Mayor
City of Waterloo

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Special Event Permit Application from the American Legion Post 747 for their Memorial Day Program to be held on 05-26-25 from 10:00 a.m. to 12:30 p.m., including the street closure of Main Street between Third and Mill.


3. Relief or action to be requested:
Approval

4. Submittal date: 04-11-25

Submitted by: _____
Clyde Heller, American Legion

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
 Mechelle Childers, Clerk
 Brad A. Papenberg, Treasurer

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: Memorial Day Program
 Location of Event: Court House Lawn, Main Street

2. Set-Up
 Date / Time: 05/24/2025 : 10 AM Clean-Up
 Date / Time: 05/26/2025 : 1230 P

3. Event Beginning
 Date / Time: 05/26/2025 : 1200 A Event Ending
 Date / Time: 05/26/2025 : 1230 P

4. Organization Name: American Legion Post 747
 Mailing Address: POB 82 Waterloo IL 62298
Street City State Zip

Phone Number: _____ Email Address: _____

Not For Profit Status: Yes No _____ ID # _____

5. Person in Charge of Event: Clyde Heller
 Mailing Address: _____
Street City State Zip

Cell Phone Number: _____ Email Address: _____

6. Secondary Contact Person: Ronald Hegenow
 Mailing Address: _____
Street City State Zip

Cell Phone Number: _____ Email Address: _____

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

| | |
|---|---|
| A. Narrative of Event: | Memorial Day Program - |
| B. Number of People Expected: | 300 |
| C. Sketch Plan of Site or Route of Walk/Run (Downtown or Rogers St.) including marked locations of trash cans / dumpster, sanitary facilities, barricades and street closures. Attached <input type="checkbox"/> | |
| D. Will there be inflatable jumpers/bounce houses or amusement rides: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| • If yes, Proof of Liability Insurance must include inflatables. | |
| E. Liquor License information for beer sales (hours of sale and license number): | NO |
| F. Special Needs (i.e. Police, Street Dept., Electric - outlets sound system): | Street Closed between 3rd & Mill on Main Only Between 10-12 on 5-26-2025 |

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.

Applied for AS of 4-11 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.

Merle Holler
Signature of person in charge of event

04-11-2025
Date of Submission

For office use only

"Special Events Permits" shall go before the City Council for approval

Approved by City Council: Yes No Date _____

| | | |
|--|---|--|
| Zoning Department <input type="checkbox"/> | Mayor's Office <input type="checkbox"/> | Police Department <input type="checkbox"/> |
| DPW / Street Department (for street closings, signalization, and detour routes) <input type="checkbox"/> | | / Electric Department <input type="checkbox"/> |

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of Limbaugh Construction as Low Bidder for the Combustion Turbine #14 Installation as Bid on April 15, 2025 at 2:00 p.m.

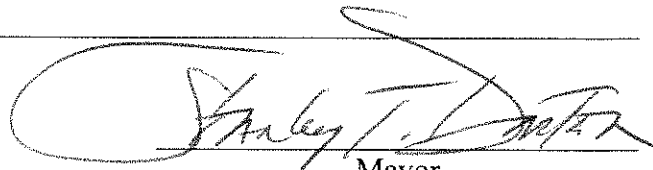
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-17-25

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



BHMg Engineers, Inc.

9735 Landmark Parkway Drive
Suite 110A
St. Louis, MO 63127

J.R. Landeck

April 17, 2025

Director of Public Works/City of Waterloo

E: jlandeck@waterloo.il.us

P: 618.939.8600x244

Dear J.R.:

The City of Waterloo received and opened bids on April 15, 2025, for the installation of the Combustion Turbine. A total of one (1) bid was received and has been reviewed for completeness and ability to meet specification requirements. Below is a summary of the bid.

| <u>Bidder</u> | <u>Total Bid Price</u> | <u>Notes</u> |
|-----------------------|------------------------|--------------|
| Limbaugh Construction | \$5,599,148.00 | None |

The bid from Limbaugh Construction was the apparent low bid for Specification 3181K002, no major exceptions were listed. Limbaugh has a good list of reference completed projects, and a long history with the City. The company appears to be in good standing and employs certified and trained craftsmen.

The bid is over the engineers estimate of \$4,000,000. The engineers estimate was originally estimated over a year ago, and updated with additional scope during design, so there a good argument this estimate is low. Following the bid opening BHMg contacted Limbaugh to discuss value engineering options on the bid to attempt to determine if the bid is affordable. Attached is the response from Limbaugh, and is a cost savings of \$229,640.00. This reduction is a mixture of removing premium time for work, traffic control, and other reductions as detailed.

Upon review of the bid and the value engineering summary from Limbaugh, BHMg recommends awarding the contract to Limbaugh construction to allow the project to proceed to meet the desired deadline. We do recommend accepting the value engineering options, and also continuing to look for other items as the project commences.

With the cities approval, release, and financial approval; BHMg can assist with issuing contract documents. Should you have any questions concerning the bids or the project, please do not hesitate to contact us.

Sincerely

Jason F. Jackson, PE
Consulting Department Manager

bhmg.com
636.296.8600

Re: Waterloo - Turbine installation value engineering

From Jeff Limbaugh <jlimbaugh@limbaughconstruction.com>

Date Thu 4/17/2025 10:10 AM

To Paula Limbaugh <PLimbaugh@limbaughconstruction.com>; Jason F. Jackson <jjackson@bhmg.com>

Cc Keith Stewart <kstewart@limbaughconstruction.com>

 2 attachments (71 KB)

Outlook-bq3iv30n; Outlook-yxdqhs1b;

Mr. Jackson,

Below is a list of value engineered credits for the project. Please note if we remove the overtime funds allotted to the project the City will need to delete the liquidated damages from the contract language.

- JF overtime allowance credits and potential tariff escalations for copper and steel commodities
\$146,425.00
 - Limbaugh overtime allowance credit
\$22,898.00
 - Limbaugh cost for traffic control for the natural gas line installation
\$30,364.00
 - Limbaugh overhead and profit applied to the above credits (15%)
\$29,953.00
- Total potential credits
\$ 229,640.00

Jeff Limbaugh
Vice President
Limbaugh Construction Co. Inc.
4186 Hwy 162
Granite City, IL 62040
Office Phone: 618-931-3170
Office Fax: 618-931-3344
Phone Extension: 103



From: Jason F. Jackson
Sent: Thursday, April 17, 2025 7:23 AM
To: Jeff Limbaugh
Subject: Re: Waterloo - Turbine installation value engineering

Jeff,

Appreciate the update, and urgency.

Thanks,



Jason Jackson, P.E.
Consulting Department Manager
BHMGE Engineers, Inc.
D E
636-333-3926 jjackson@bhmg.com
[BHMGE.com](#) | [Facebook](#) | [LinkedIn](#)

From: Jeff Limbaugh <jlimbaugh@limbaughconstruction.com>

Sent: Wednesday, April 16, 2025 3:37 PM

To: Jason F. Jackson <jjackson@bhmg.com>

Subject: Re: Waterloo - Turbine installation value engineering

Mr. Jackson,

I am working on this. My goal is to have this to you in the morning. I have my stuff, but I am waiting on some information from JF Electric.

Jeff Limbaugh
Vice President
Limbaugh Construction Co. Inc.
4186 Hwy 162
Granite City, IL 62040
Office Phone: 618-931-3170
Office Fax: 618-931-3344
Phone Extension: 103



From: Jason F. Jackson

Sent: Tuesday, April 15, 2025 2:51 PM

To: Jeff Limbaugh

Cc: Kyle Roulanaitis

Subject: Waterloo - Turbine installation value engineering

Jeff

Per our telephone conversation, we would like to request value engineering options for Limbaugh's bid for the installation. If possible please detail options to reduce risk and scope of high cost items like, overtime, traffic control, and any other items which could be reviewed to support a less cost impact and still have successful installation.

Our goal is to present this at city council Monday 4/21 evenings, which required submitting in council package by Thursday noon. If we are successful, city council would like you and I at attendance day evening.

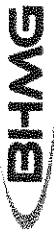
Thanks



Jason Jackson, P.E.
Consulting Department Manager
BHMGE Engineers, Inc.
D E
636-333-3926 jjackson@bhmg.com
[BHMGE.com](#) | [Facebook](#) | [LinkedIn](#)

EXTERNAL SENDER Do not click on links or open attachments that are not expected, do not give out User IDs or passwords, and do not reply to requests for information from unconfirmed email addresses.

EXTERNAL SENDER Do not click on links or open attachments that are not expected, do not give out User IDs or passwords, and do not reply to requests for information from unconfirmed email addresses.



3181 K002 Waterloo - Turbine Installation

| BIDDERS / PROPOSALS | Limbaugh Construction | Neumayer | JF Electric | Icon Mechanical |
|---|---|---|---|---|
| | <p>BID SECURITY</p> <p>Furnish the Goods & Special Services for the Equipment Purchase</p> <p>PROJECT COMPLETION TIME - PROPOSAL 1</p> | <p>5% Bid Bond</p> <p>\$5,599,148.00</p> <p>No Comment</p> | <p>NO BID</p> | <p>NO BID</p> |
| | <p><input checked="" type="checkbox"/> Registered Bidder</p> <p><input checked="" type="checkbox"/> Non-Collusion Affidavit</p> <p><input checked="" type="checkbox"/> Bid Bond</p> <p><input checked="" type="checkbox"/> Bid Form</p> <p><input checked="" type="checkbox"/> Any other documents as required by the specification</p> | <p><input checked="" type="checkbox"/> Registered Bidder</p> <p><input checked="" type="checkbox"/> Non-Collusion Affidavit</p> <p><input checked="" type="checkbox"/> Bid Bond</p> <p><input checked="" type="checkbox"/> Bid Form</p> <p><input checked="" type="checkbox"/> Any other documents as required by the specification</p> | <p><input checked="" type="checkbox"/> Registered Bidder</p> <p><input checked="" type="checkbox"/> Non-Collusion Affidavit</p> <p><input checked="" type="checkbox"/> Bid Bond</p> <p><input checked="" type="checkbox"/> Bid Form</p> <p><input checked="" type="checkbox"/> Any other documents as required by the specification</p> | <p><input checked="" type="checkbox"/> Registered Bidder</p> <p><input checked="" type="checkbox"/> Non-Collusion Affidavit</p> <p><input checked="" type="checkbox"/> Bid Bond</p> <p><input checked="" type="checkbox"/> Bid Form</p> <p><input checked="" type="checkbox"/> Any other documents as required by the specification</p> |
| <p>BHM ENGINEERS, INC. Consulting Engineers 9735 Landmark Parkway Dr., Suite 110A St. Louis, MO 63127</p> | | <p>City of Waterloo Turbine Installation Bids Received 04/15/25, 2:00 p.m.</p> | | <p>Bid Opening Witnesses: City: <u>JR</u> BHM: <u>Jason Jackson</u></p> |

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on 2nd Waterloo Beautification Application from Tony Groves, Ja Bowl, located at 101 N. Market Street.

3. Relief or action to be requested:
Approval.

4. Submittal date: 04-17-25

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

STANLEY T DARTER, Mayor
MECHELLE CHILDERS, Clerk
BRAD A. PAPPENBERG, Treasurer



Nathan Krebel
Deputy Director of Public Works
Subdivision Administrator
100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8730

Memorandum

To: Mayor Darter & City Council
From: Nathan Krebel
Date: 4-17-2025
Re: Second Beautification Application at 101 North Market

Tony Groves submitted a second application for JaBowl. The first application's scope of work was to paint the exterior of the building including the mansard roof. The deadline for this work is to be completed is July 1, 2025. The second application's scope of work is to replace the roofing material with new black standing seam metal. He thought this would be more appealing than painting.

Respectfully,
Nathan Krebel



CITY OFFICES
 100 West Fourth Street
 Waterloo, Illinois 62298
 618.939.8600

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: Groves Investments Co 618-939-7368
Name Telephone #

Applicant Address: 404 w 3rd street Waterloo, IL 62298
No. Street City State Zip Code

Name of Business: JA BOWL ASIAN EXPRESS

Business Description: Restuarant 618-939-0188
Business Phone #

Business Address: 101 N. Market St Waterloo, IL 62298

| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Are you or your business delinquent on any tax obligations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600

Total project cost: \$ 12,760.00
(N/A)

Funds requested: \$ _____
(\$10,000.00 maximum reimbursement - see matching reimbursement rules)

Start date: 6/1/25

Completion date: 10/1/25

Project description: (attach additional pages if necessary)

Replace the masand Front with Standing seam Roof (The part of the roof line that looks like shingles) Tear off and replace with Standing seam

This will be additional to the original Facade Grant request.

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.**

Tony Groves
Applicant signature

4/17/25
Date

CITY OF WATERLOO USE ONLY

APPROVED - BUILDING INSPECTOR

Authorized signature

Date

APPROVED - BEAUTIFICATION COMMITTEE

Authorized signature

Date



CITY OFFICES
100 West Fourth Street
Waterloo, Illinois 62298
618.939.8600

AFFIDAVIT OF COMPLIANCE WITH PREVAILING WAGE ACT

WHEREAS, Groves Investments, 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, Groves Investments, 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, Groves Investments, 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)

Grantee

Subscribed and sworn to before me this _____ day of _____, 20____
in Monroe County, Illinois.

Notary Public

101 North Market Street 4-17-2025





JaBowl - 101 North Market Street

FIRST Application Approved - 7-01-2024

| Vendor | Description of Work | Amount |
|-----------------------|---------------------|------------|
| MPC Mooney's Painting | Paint Exterior | \$6,000.00 |

SECOND Application Submitted - 4-17-2025

| | | |
|--------------|---|--------------------|
| R&R Services | Remove & Replace Metal Roofing , Soffit, Facia, Gutters | \$12,760.00 |
| | TOTAL | \$18,760.00 |

Total Receipts

| | | |
|--------------------------------------|----------------------------|-------------------|
| Tier 1 Reimbursement (\$0K - \$15K) | 50% Reimbursement | \$7,500.00 |
| Tier 2 Reimbursement (\$15K - \$45K) | 25% Reimbursement | \$940.00 |
| | Total Reimbursement | \$8,440.00 |

Proposal / Contract
R & R SERVICES
33 Grand Ave
Belleville IL 62230
618-910-1617

NAME: Crozes Investments
STREET: 101 North Market
CITY: Waterloo IL
Phone#

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR NECESSARY FOR THE COMPLETION OF THE FOLLOWING:

1. Remove existing metal roofing on mansford portion of roof
2. Replace any bad roof decking at a extra cost of \$65 per sheet
3. install metal drip edge
4. install ice & water shield
5. install Standing seam metal roofing
6. install soffit & fascia
7. install seamless gutter & downspouts
8. Clean up and remove debris that is created
9. All workmanship guaranteed for a period of one year.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Twelve Thousand Seven Hundred And Sixty Dollars (\$12,760.00)

Payment to be made as follows:

Down Payment of 50% Balance Due Upon Completion.

AGENT SIGNATURE: 

ACCEPTANCE OF PROPOSAL: _____

DATE OF ACCEPTANCE: _____

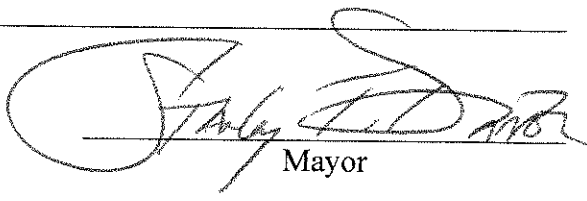
AGENDA REQUEST

(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:
April 21, 2025
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Approval of the Deer Ridge Subdivision Preliminary Plat.
3. Relief or action to be requested:
Approval.
4. Submittal date: 04-17-25
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

STANLEY T DARTER, Mayor
MECHELLE CHILDERS, Clerk
BRAD A. PAPPENBERG, Treasurer



Roberta Rohwedder
Zoning Administrator
Subdivision Administrator
100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8763

Memorandum

To: Mayor Darter & City Council
From: Roberta Rohwedder
Date: 4/15/2025
Re: Deer Ridge Preliminary Plat

Matt & Pamela Patterson are requesting approval from City Council to accept the Preliminary Plat for Deer Ridge.

Deer Ridge is an extension off of Natalie Estates, consisting of 38.56+/- acres, 67 single family residential lots (R-3).

Public Works Department and HMG have reviewed and approved the plans. Planning Commission gave a positive recommendation at the March 10th, 2025 meeting. I recommend approval of the Deer Ridge Preliminary Plat.

Respectfully,
Roberta Rohwedder
Zoning/Subdivision Administrator

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:
April 21, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Executive Session for the Review of Minutes as per 5
ILCS 120/2(c)(21), and for Discussion of a Contract relating to the Transmission of
Electricity. 5 ILCS 120/2(c)(23).

3. Relief or action to be requested:
Approval.

4. Submittal date: 04-17-25

Submitted by:
Mechelle Childers, City Clerk
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