

WATERLOO CITY COUNCIL

Regular Meeting Agenda

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

Date: Monday, November 17, 2025

Time: 7:30 p.m.

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Correction or Withdrawal of Agenda Items by Sponsor.
5. Approval of Minutes as Written or Amended.
6. Petitions by Citizens on Non-Agenda Items.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Collector / Budget Officer.
 - B. Report of Treasurer.
 - C. Report of the Building Inspector / Code Administrator.
 - D. Report of Subdivision & Zoning Administrator.
 - E. Report of Deputy Director of Public Works.
 - F. Report of Director of Public Works.
 - G. Report of Chief of Police.
 - H. Report of City Attorney.
 - I. Report and Communication by Mayor.
 1. Waterloo Beautification Check Presentation to The Ranch Steakhouse.
 2. Waterloo Beautification Non-Profit Grant Check Presentation to the House of Neighborly Service.
 3. Appointment of Kim Straub to the Library Board of Trustees for the remainder of Phillip Kelley's term to expire 06-30-27.
8. Report of Standing Committees.
9. Report of Special Committees.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
11. Unfinished Business.
12. Miscellaneous Business.
 - A. Consideration and Action on Approval of the 2026 Regularly Scheduled Meetings and Holiday Dates.
 - B. Consideration and Action on Waterloo Beautification Application from Colleen Miller for 824 N. Market Street (previously the Strano Office).
 - C. Consideration and Action on Waterloo Beautification Application from JP Fitzgibbons for 201 W. Mill Street (previously Ahne's Bakery).
13. Discussion of Matters by Council Members Arising After Agenda Deadline.
14. Motion to Adjourn.

DATES TO REMEMBER

Nov. 20, 2025 – Zoning Board of Appeals Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Nov. 25, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
Nov. 27 & 28, 2025 – City Offices Closed for the Thanksgiving Holidays.
Dec. 01, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 08, 2025 – Planning Commission Meeting, Waterloo City Hall: Council Chambers, 7:00 p.m.
Dec. 09, 2025 – Sister Cities Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
Dec. 10, 2025 – Park District Meeting, Waterloo City Hall: 1st Floor Meeting Room, 7:00 p.m.
Dec. 15, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 18, 2025 – Zoning Board of Appeals Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Dec. 23, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
Dec. 24 & 25, 2025 – City Offices Closed for the Christmas Holidays.
Dec. 31, 2025 (noon) & Jan. 01, 2026 – City Offices Closed for the New Year's Holidays.

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

1. The meeting was called to order by Mayor Darter at 7:30 p.m.
2. The following Aldermen were present: Vogt, Matt Buettner, Hopkins, Trantham, Kyle Buettner, Riley, and Most.
Absent: Charron.
3. Pledge of Allegiance led by Mayor Stan Darter.
4. Correction or Withdrawal of Agenda Items by Sponsor. None
5. Approval of Minutes as Written or Amended.
Approval of the October 20, 2025, City Council Meeting Minutes.
Motion made by Alderman Matt Buettner and seconded by Alderman Hopkins to approve the October 20, 2025 City Council Meeting Minutes as presented.
Motion passed unanimously with Aldermen Matt Buettner, Hopkins, Trantham, Kyle Buettner, Riley, Most, and Vogt 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 Collector / Budget Officer.
The Collection Report is in the packet.
Motion to accept the Collection Report was made by Alderman Most and seconded by Alderman Vogt.
Motion passed unanimously with Aldermen Most, Vogt, Matt Buettner, Hopkins, Trantham, Kyle Buettner, and Riley voting 'aye'.
 - B. Report of Treasurer. No report.
 - C. Report of Subdivision and Zoning Administrator. No report.
 - D. Report of Deputy Director of Public Works. No report.
 - E. Report of Director of Public Works.
Pavement marking is scheduled for Lakeview, East 4th Street, and Rogers Street.
Additional pavement marking is also planned for the areas around the schools.
 - F. Report of Chief of Police. No report.
 - G. Report of City Attorney. No report.
 - H. Report and Communication by Mayor. No report.
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. 1927 Establishing Access Control for the Proposed Rogers Street North and Country Club Lane Realignment and Rose Lane Extension Improvement.
Motion made by Alderman Riley and seconded by Alderman Kyle Buettner to approve Ordinance No. 1927 Establishing Access Control for the Proposed Rogers Street North and Country Club Lane Realignment and Rose Lane Extension Improvement.
Comments: Alderman Kyle Buettner, Chairman of the Ordinance Committee, stated that this update would align the City's ordinance with the County's access control standards. The Ordinance Committee unanimously recommended approval.
Motion passed unanimously with Aldermen Riley, Most, Vogt, Matt Buettner, Hopkins, Trantham, and Kyle Buettner voting 'aye'.
 - B. Consideration and Action on Ordinance No. 1928 Approving an Emergency Interconnection Agreement between the City of Waterloo, IL and Illinois-American Water Company.

Motion made by Alderman Most and seconded by Alderman Riley to approve Ordinance No. 1928 Approving an Emergency Interconnection Agreement between the City of Waterloo, IL and Illinois-American Water Company.

Comments: Alderman Kyle Buettner, Chairman of the Ordinance Committee, mentioned that this ordinance would allow the city to receive water from Illinois America in the event of an emergency. The Ordinance Committee's recommendation for approval was unanimous.

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

C. Consideration and Action on Ordinance No. 1929 Approving a Grant of Easement Agreement between the City of Waterloo, IL and Spectrum Mid-America, LLC.

Motion made by Alderman Riley and seconded by Alderman Kyle Buettner to approve Ordinance No. 1929 Approving a Grant of Easement Agreement between the City of Waterloo, IL and Spectrum Mid-America, LLC.

Comments: Alderman Kyle Buettner, Chairman of the Ordinance Committee, explained that this easement agreement would grant Spectrum an easement on the west side of Korte Drive in Lakeview Park. Approval was unanimously recommended by the Ordinance Committee.

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

11. Unfinished Business. None.

12. Miscellaneous Business.

A. Consideration and Action on Warrant No. 655.

Motion made by Alderman Hopkins and seconded by Alderman Matt Buettner to approve Warrant No. 655.

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

B. Consideration and Action on \$100 Merchandise Voucher to Schnucks in Recognition of Holiday Appreciation to Full-Time Employees.

Motion made by Alderman Riley and seconded by Alderman Kyle Buettner to approve \$100 Merchandise Voucher to Schnucks in Recognition of Holiday Appreciation to Full-Time Employees.

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

C. Consideration and Action on Renewal of Liability and Worker's Compensation, Equipment Breakdown and Cyber Liability Insurance Coverage with IMLRMA.

Motion made by Alderman Vogt and seconded by Alderman Hopkins to approve the Renewal of Liability and Worker's Compensation, Equipment Breakdown and Cyber Liability Insurance Coverage with IMLRMA.

Comments: Alderman Most, Chairman of the Insurance Committee, mentioned that only IMLRMA was able to provide a quote within the required review period. IMLRMA submitted a renewal proposal with only a 1% increase. The Insurance Committee and Finance Committee both provided a unanimous recommendation for approval.

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

D. Consideration and Action on Approval of a Special Event Permit Application submitted by the Monroe County Farmer's Market for their Annual Holiday Market to be held on Saturday, November 29, 2025, 10 a.m. to 3 p.m., including the closure of Mill Street between Market and Main.

Motion made by Alderman Matt Buettner and seconded by Alderman Vogt to approve a Special Event Permit Application submitted by the Monroe County Farmer's Market for their Annual Holiday Market to be held on Saturday, November 29, 2025, 10 a.m. to 3 p.m., including the closure of Mill Street between Market and Main.

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

E. Consideration and Action on Approval of Non-Profit Grant Application from House of Neighborly Service.

Motion made by Alderman Kyle Buettner and seconded by Alderman Most to approve a Non-Profit Grant Application from the House of Neighborly Service.

Comments: The Beautification Committee unanimously recommended approval.

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

F. Consideration and Action on Waiving of Customary Bidding Procedures and Approval of an Agreement with Viking Industrial Painting in the amount of \$163,300.00; and, Authorizing the Director of Public Works to Approve up to an additional \$15,000.00 for Contingency Purposes for Painting and Repair Services of the City Hall Water Tower.

Motion made by Alderman Hopkins and seconded by Alderman Riley to approve the Waiving of Customary Bidding Procedures and Approval of an Agreement with Viking Industrial Painting in the amount of \$163,300.00; and, Authorizing the Director of Public Works to Approve up to an additional \$15,000.00 for Contingency Purposes for Painting and Repair Services of the City Hall Water Tower.

Comments: This project is a budget item and will be completed by the same company that painted the new water tower. The difference between the Verizon payment and the allocated budget will remain in the General Fund. The color and graphics will remain the same as the existing design.

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

G. Consideration and Action on a Donation to Area Food Pantries to be paid for out of the Gambling Fund.

Motion made by Alderman Riley and seconded by Alderman Kyle Buettner to approve a Donation to Area Food Pantries to be paid for out of the Gambling Fund.

Comments: Alderman Kyle Buettner mentioned that the City ordinance permits gaming funds to be used for community relations purposes with City Council approval. He explained that there are still funds left in the nonprofit grant allocation, which comes from gaming revenue. The proposal is to make a one-time donation from that budget to help support four local food pantries. The Insurance Committee and Finance Committee both provided a unanimous recommendation for approval.

The Aldermen voted as follows:

AYE – Riley, Most, Vogt, Matt Buettner, Trantham, and Kyle Buettner.

NAY – None.

ABSTAIN – Hopkins.

ABSENT – Charron.

Motion Passed by a vote of 6/0/1/1

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

Alderman Hopkins commended the city employees for their continued focus on workplace safety, noting that the Workers’ Compensation cost increase for 2026 was minimal as a result of their efforts.

Alderman Trantham mentioned there might be a scheduling conflict between the Park District Meeting and the Utility Committee Meeting, both scheduled for November 12, 2025. It was noted that, according to the agenda, the Park District Meeting would be held on the first floor.

Alderman Kyle Buettner stated that all the ordinances discussed tonight can be found in their entirety on the City’s website.

Mayor Darter thanked Alderman Kyle Buettner for suggesting the idea to help out the local food pantries.

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

Motion passed with a unanimous voice vote.

Mayor Darter adjourned the meeting at 7:57 p.m.

**CITY OF WATERLOO, ILLINOIS
COLLECTION REPORT**

	2024-2025	2025-2026	%			%	2024-2025	2025-2026	%
	ACTUAL	BUDGETED	INCREASE	2024	2025	INCREASE/	FISCAL	FISCAL	INCREASE/
	AMOUNT	AMOUNT	DECREASE	OCT	OCT	DECREASE	YTD	YTD	DECREASE
ELEC SALES	11,842,695.87	11,595,000.00	-2.09%	1,289,306.78	1,155,266.68	-10.40%	6,310,214.22	6,356,857.58	0.74%
ELEC TAX	269,269.30			29,371.20	28,871.93	-1.70%	148,121.10	149,935.58	1.22%
ELECT MISC.	1,191,728.00	451,000.00	-62.16%	58,894.00	46,165.00	178.39%	773,763.00	274,699.00	-64.50%
SUBTOTAL	13,303,693.17	12,046,000.00	-9.45%	1,259,783.98	1,230,303.61	-2.34%	7,232,098.32	6,781,492.16	-6.23%
BEGINNING UNAPPLIED	663,169.03			42,770.27	43,993.92	2.86%	304,952.87	298,775.19	-2.03%
UNAPPLIED CASH REC'D	191,273.60			14,093.02	10,412.46	-26.12%	86,267.68	93,095.07	7.91%
UNAPPLIED DISBURSED	165,732.09			13,122.64	9,931.34	-24.32%	73,807.86	105,442.37	42.86%
ENDING UNAPPLIED	688,710.54			43,740.65	44,475.04	1.68%	317,412.69	286,427.89	-9.76%
GAS SALES	2,873,171.40	3,921,000.00	36.47%	88,311.62	92,111.90	4.30%	746,477.58	928,211.79	24.35%
GAS TAX	69,009.20			1,766.24	1,772.76	0.37%	16,485.36	19,074.44	15.71%
GAS MISC.	500,702.00	220,000.00	-56.06%	16,670.00	18,503.00	211.00%	354,972.00	194,836.00	-45.11%
SUBTOTAL	3,442,882.60	4,141,000.00	20.28%	73,407.86	112,387.66	53.10%	1,117,934.94	1,142,122.23	2.16%
WATER SALES	3,779,751.98	4,030,000.00	6.62%	365,767.44	399,732.41	9.29%	1,956,032.31	2,092,465.72	6.98%
WATER MISC.	196,302.00	114,000.00	-41.93%	6,410.00	17,312.00	370.08%	101,309.00	111,007.00	9.57%
SUBTOTAL	3,976,053.98	4,144,000.00	4.22%	359,357.44	417,044.41	16.05%	2,057,341.31	2,203,472.72	7.10%
SEWER SALES	2,216,377.18	2,328,000.00	5.04%	210,181.77	222,133.65	5.69%	1,131,343.92	1,181,951.95	4.47%
SEWER MISC.	274,091.00	177,500.00	-35.24%	1,603.00	31,233.00	2048.41%	156,959.00	145,165.00	-7.51%
SUBTOTAL	2,490,468.18	2,505,500.00	0.60%	208,578.77	253,366.65	21.47%	1,288,302.92	1,327,116.95	3.01%
CITY TAX	602,370.46	613,000.00	1.76%	53,662.90	55,290.31	3.03%	286,203.42	301,133.83	5.22%
MISC.	204,471.00	91,500.00	-55.25%	11,263.00	13,535.00	220.17%	109,981.00	85,736.00	-22.04%
SUBTOTAL	806,841.46	704,500.00	-12.68%	42,399.90	68,825.31	62.32%	396,184.42	386,869.83	-2.35%
REFUSE FEE	1,015,455.69	1,068,750.00	5.25%	87,253.42	88,226.63	1.12%	504,768.98	522,686.44	3.55%
FINES	49,296.00	40,000.00	-18.86%	2,260.00	3,653.00	61.64%	23,509.00	26,194.00	11.42%
PERMITS	84,975.00	100,000.00	17.68%	7,887.00	6,101.00	-22.64%	49,166.00	45,028.00	-8.42%
INSPECTION FEES	32,935.00	15,000.00	-54.46%	4,210.00	3,350.00	-20.43%	20,135.00	19,025.00	-5.51%
FRANCHISE FEES	96,972.00	120,000.00	23.75%	-	23,994.00		-	23,994.00	
LIQUOR LICENSE	22,651.00	25,000.00	10.37%	25.00	210.00	740.00%	22,335.00	22,905.00	2.55%
INFRASTRUCTURE FEE	125,780.00	125,000.00	-0.62%	10,380.00	9,559.00	-7.91%	63,785.00	59,444.00	-6.81%
HOTEL/MOTEL TAX	29,283.00	30,000.00	2.45%	6,143.00	4,359.00	-29.04%	19,484.00	17,888.00	-8.19%
MISC.	679,147.00	925,595.00	36.29%	57,478.00	144,749.00	151.83%	368,545.00	735,113.00	99.46%
REPLACEMENT TAX	92,891.00	65,000.00	-30.03%	16,096.00	13,959.00	-13.28%	64,728.00	48,460.00	-25.13%
COUNTY TAX	336,708.00	325,000.00	-3.48%	-	-		-	183,153.10	
SALES TAX	3,354,809.00	3,300,000.00	-1.63%	265,862.00	355,801.00	33.83%	1,590,346.00	1,904,619.00	19.76%
BUSINESS DISTRICT TAX	111,034.00	105,000.00	-5.43%	9,944.00	11,134.00	11.97%	55,719.00	60,700.00	8.94%
CANNABIS USE TAX	17,306.00	17,200.00	-0.61%	1,406.00	1,327.00	-5.62%	8,707.00	8,430.00	-3.18%
VIDEO GAMING	310,397.00	310,000.00	-0.13%	25,661.00	28,294.00	10.26%	154,387.00	174,544.00	13.06%
INCOME TAX	2,282,603.00	2,180,000.00	-4.49%	237,578.00	220,295.00	-7.27%	1,225,703.00	1,139,466.00	-7.04%
SUBTOTAL	8,642,242.69	8,751,545.00	1.26%	732,183.42	915,011.63	24.97%	4,171,317.98	4,991,649.54	19.67%
MOTOR FUEL TAX	549,984.00	550,000.00	0.00%	42,926.00	44,051.00	2.62%	301,953.00	304,824.00	0.95%
MISC.	83,252.00	84,500.00	1.50%	6,964.00	7,031.00	0.96%	44,258.00	42,149.00	-4.77%
SUBTOTAL	633,236.00	634,500.00	0.20%	49,890.00	51,082.00	2.39%	346,211.00	346,973.00	0.22%
UTILITY DEPOSITS	93,750.00	-		9,450.00	10,725.00	13.49%	47,225.00	59,725.00	26.47%
TOTAL DEPOSITS	33,580,441.68	32,927,045.00	-1.95%	2,749,144.39	3,069,158.73	11.64%	16,742,883.57	17,332,516.50	3.52%

Building Inspector/ Code Administrator Monthly Report 10/31/2025													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
New Construction Inspections:													
2025	13	12	17	28	17	18	18	20	27	43			213
2024	17	20	23	21	23	24	42	27	18	35	27	17	294
New Construction Re-Inspections													
2025	3	4	3	5	3	4	3	2	2	1			30
Rental Inspections:													
2025	11	17	16	12	16	21	15	11	18	23			160
2024	14	11	11	15	14	13	21	17	20	19	13	12	180
2023	13	10	18	20	15	16	12	15	19	12	6	16	172
2022	11	10	8	10	10	25	15	18	9	12	19	10	157
2021	13	15	14	19	18	17	16	18	13	11	12	9	175
2020	21	22	20	16	23	12	14	24	13	15	9	17	206
Rental Re-Inspections:													
2025	2	5	3	5	4	4	3	2	5	4			37
Dumpster/POD Permits Issued:													
2025	5	9	18	15	23	8	13	8	16	11			126
2024	9	14	9	13	22	10	16	14	19	6	8	5	145
Motor Vehicle Violation Notices:													
2025	0	1	1	1	0	0	0	1	2	0			6
2024	2	0	2	2	1	0	0	1	1	1	1	0	12
Property Violation Notices:													
2025	4	5	6	12	5	5	5	9	11	3			65
2024	8	6	7	7	10	8	6	13	6	6	6	5	88
Ordinance Violation Tickets Issued:													
2025	0	0	0	1	0	0	0	1	0	1			3

Zoning Department Monthly Report 10/31/2025

Total Permits Issued for October: 13

Total Permits Issued for the Year: 154

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<u>Residential Building Permits Issued:</u>													
2025	2	1	4	4	3	3	5	4	4	2	0	0	32
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	6	7	4	3	9	11	3	0	0	56
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	1	2	1	0	1	1	0	0	0	12
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	4	3	2	2	0	8	6	0	0	33
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	2	4	0	3	5	0	2	0	0	21
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:
November 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Waterloo Beautification Check Presentation to The Ranch Steakhouse.

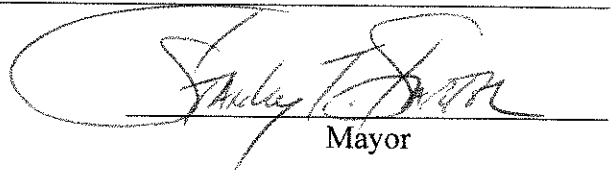
3. Relief or action to be requested:
Check Presentation.

4. Submittal date: 11-04-25

Submitted by:
Nathan Krebel, Deputy Director of Public Works

DISPOSITION

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



Mayor



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

WATERLOO BEAUTIFICATION PROGRAM APPLICATION INSTRUCTIONS AND REVIEW PROCESS

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

Please include the following in your description:

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

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

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

Applicant Name: Jerry Siskmeier
Name Telephone #

Applicant Address: _____
No. Street

Name of Business: The Ranch Steakhouse
City State Zip Code
Waterloo Ill 62298

Business Description: Restaurant

Business Address: 100 Plaza Dr Waterloo Ill 62298
No. Street Business Phone #

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



DK

Total project cost: \$ 33,660

Funds requested: \$ 12,165.00
(\$15,000.00 maximum reimbursement - see matching reimbursement rules)

Start date: 5-30-25

Completion date: 6-30-25

Project description: (attach additional pages if necessary)

- Powerwash - Prime - Paint Exterior Brick of entire Bldg.
- Install ADA Compliant Front door
- Remove Pyramid Block unit out Front

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.**

[Signature]
Applicant Signature

5-30-25
Date

Recipient's Name to be on Reimbursement Check: Jerry's Indoor & Outdoor Solutions Inc.

FOR OFFICE USE ONLY

APPROVED - BUILDING INSPECTOR

Nath Hubel
Authorized signature

6-02-25
Date

APPROVED - BEAUTIFICATION COMMITTEE

[Signature]
Authorized signature

06-02-25
Date

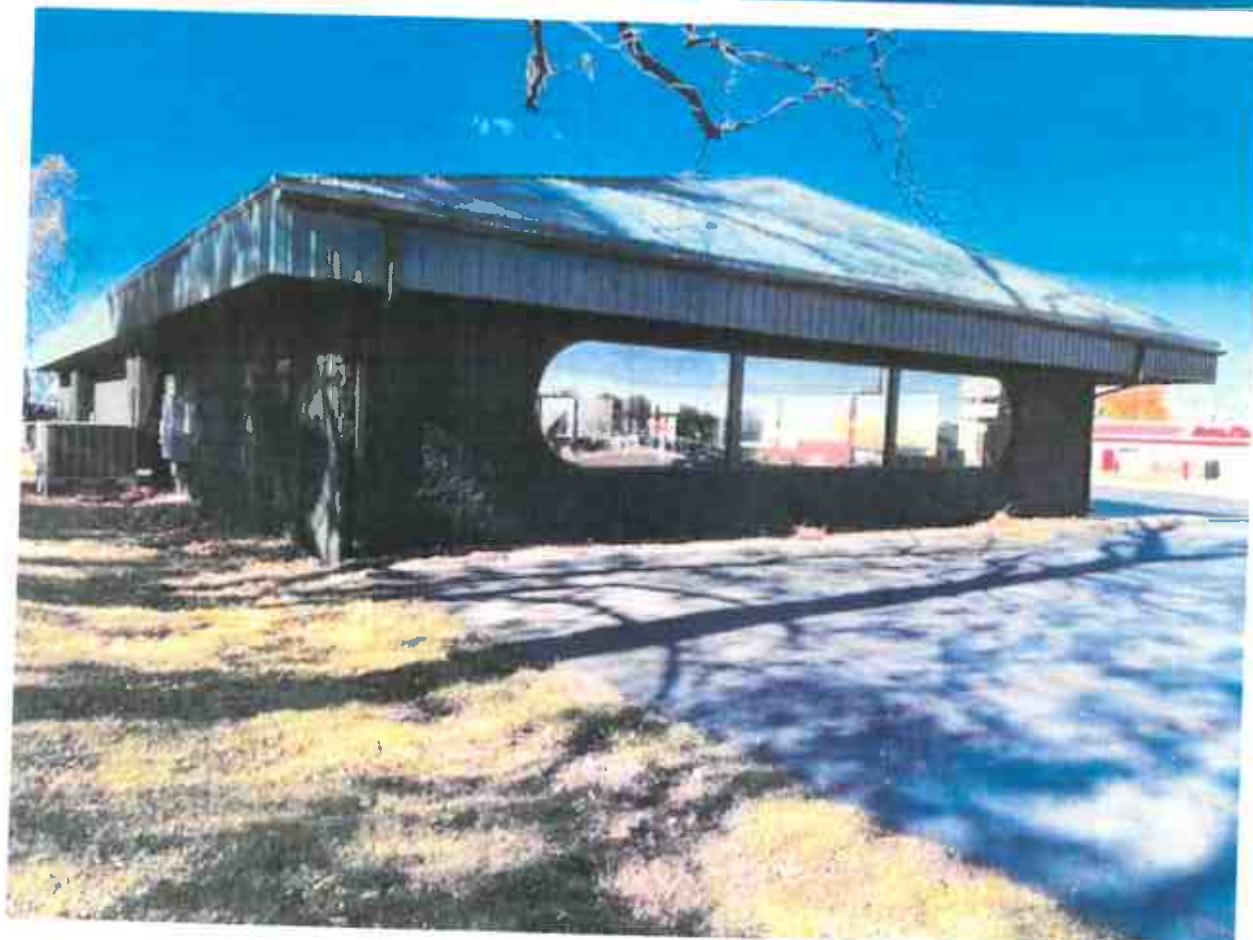
The Ranch Steakhouse – 100 Plaza Drive 5-30-2025





The Ranch Steakhouse – 100 Plaza Drive 11-10-2025







Jerry Sickmeier

Jerry's Indoor & Outdoor Solutions INC.

1436 DANNEHOLD FARMS RD.
WATERLOO, IL 62298
CELL: (618) 210-4712
Insured

- Ceramic/Hardware Flooring
- Complete Remodeling
- Roofing/Siding
- All Carpentry
- Decorative Concrete
- Oversement
- Landscaping
- Powerwashing
- Mowing & Trimming
- Trimming Bushes
- Stone Walls
- Hauling
- Matching
- Lighting
- Tree Trimming & Removal & More

"Estimate"
Date 5-30-25

To 100 Plaza

Home Phone _____

City Waterloo State IL Zip Code 62298

Business Phone (AREA CODE) _____

Powerwash - Prime - Paint Entire Bldg

Install ADA Compliant Door to front of Bldg

Remove Pyramid Glass unit out Front

TOTAL Cost 33,660

Job has been completed to my satisfaction.

Payment Received

- Cash
- Check

Customer Signature _____

By

The Ranch Steakhouse - 100 Plaza Drive - 11-13-2025

FIRST RECEIPT SUBMITTAL - 11-13-2025

Vendor	Description of Work	Amount
Jerry's Indoor & Outdoor Solutions Inc.	Paint Exterior of Building, Install ADA Exterior Door, Remove Pyramid Glass Block Structure	\$33,660.00
Total Receipts	TOTAL	\$33,660.00
Tier 1 Reimbursement (\$0K - \$15K)	50% Reimbursement	\$7,500.00
Tier 2 Reimbursement (\$15K - \$45K)	25% Reimbursement	\$4,665.00
	Total Reimbursement	\$12,165.00



Jerry Sickmeier

Jerry's Indoor & Outdoor Solutions INC.

1436 DANNEHOLD FARMS RD.
WATERLOO, IL 62298
CELL: (618) 210-4712
Insured

- Ceramic/Hardware Flooring
- Complete Remodeling
- Roofing/Siding
- All Carpentry
- Decorative Concrete
- Overlayment
- Landscaping
- Powerwashing
- Mowing & Trimming
- Trimming Bushes
- Stone Walls
- Hauling
- Mulching
- Lighting
- Tree Trimming & Removal
- & More

To 100 Plaza D

Date 5-30-25

City Waterloo State Ill Zip Code 62298

Home Phone _____

Business Phone (NBS.) (MR.) _____

Powerwash - Prime - Paint Entire Bldg

Install ADA Compliant Door to front of Bldg

Remove Pyramid Glass unit out front

Total Cost 33,660

paid in full 11-3-25

Job has been completed to my satisfaction.

Payment Received

- Cash
- Check

Customer Signature _____

By [Signature]



AFFIDAVIT OF COMPLIANCE WITH PREVAILING WAGE ACT

WHEREAS, The Ranch Steak House, has been awarded a "facade grant" by the City of Waterloo, Illinois; and,

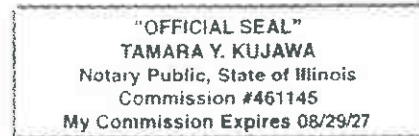
WHEREAS, the Prevailing Wage Act of the State of Illinois and judicial interpretation thereof, requires that recipients of municipal grants pay laborers, mechanics and other workers the general prevailing rate of hourly wages for work performed on projects financed by municipalities (see 820 ILCS 130,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

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

[Signature]
Grantee



Subscribed and sworn to before me this 4th day of November, 2025 in Monroe County, Illinois.

Tamara Y. Kujawa
Notary Public

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:
November 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Waterloo Beautification Non-Profit Grant Check Presentation to the House of
Neighborly Service.

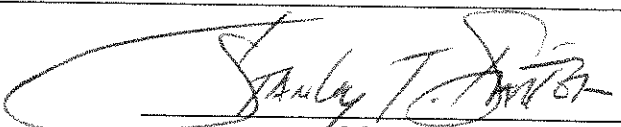
3. Relief or action to be requested:
Check Presentation.

4. Submittal date: 11-14-25

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

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:
November 17, 2025
(Date)

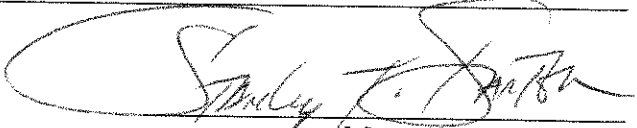
2. Description of matter to be placed on agenda:
Appointment of Kim Straub to the Library Board of Trustees for the remainder of Phillip Kelley's term to expire 06-30-27.

3. Relief or action to be requested:
Appointment.

4. Submittal date: 11-14-25
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



MORRISON-TALBOTT LIBRARY
CONNECT • INFORM • EDUCATE

(618) 939-6232

mtl@waterloolibrary.org

www.waterloolibrary.org

215 Park St., Waterloo, IL 62298



October 29, 2025

Mayor Stan Darter
City of Waterloo
100 W. 4th Street
Waterloo, Illinois 62278

Dear Mayor Darter,

I'm touching base regarding the open trustee position on the library board.

I wonder if you would consider appointing Kim Straub? I have not asked her if she is still interested, but I'm almost certain she is, and I can reach out to her if you are agreeable. She has expressed an interest for the past few years.

Kim does reside within city limits, and I am suggesting her for a variety of reasons. Kim was involved with the building of the "new" library building back in 1995, so she remembers that history and many details that would be helpful to me. Most importantly, Kim uses the library weekly if not daily, so she is passionate about the library. She is retired, and has the time to dedicate to real committee work, advocacy, fundraising, etc. She has also expressed a genuine interest in moving the library forward, including decision-making with the house. I don't think Kim would be a "yes" man. I think she would challenge the other current members to start getting into deeper discussions about the library's future challenges (lack of parking and space, steady growth in usage and demand, staffing issues, expansion). I honestly think Kim could spur some action in them, and she's not afraid to take a stand.

Kim has led the library through a very large fundraising effort, and also helped the library secure a very large grant for the building project in 1995. She also connected me to a former student and good friend of hers, Justin Blandford, who still visits family in the Waterloo area. Justin has renovated many historic buildings during his tenure as a site superintendent with the state of Illinois, currently with the IDNR I believe. He was responsible for the renovation of the Governor's Mansion. Justin has expressed an interest in helping us reimagine the structure if possible, and would be a valuable resource on what we can/can't do with the building, etc.

I should mention that I only know Kim professionally, as she has been a patron and former trustee long before I came onboard as Director.

All of this is to say: I think Kim would make a good addition to the board.

Let me know your thoughts, and thank you for your consideration.

A handwritten signature in blue ink that reads "Jamie".

Jamie Wratchford
Library Director

A handwritten note in blue ink that reads "Thank You!" with a small exclamation point above the "u".

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:
November 17, 2025
(Date)

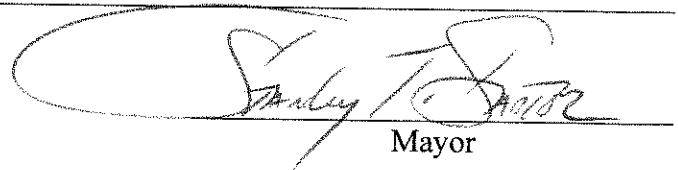
2. Description of matter to be placed on agenda:
Consideration and Action on Approval of the 2026 Regularly Scheduled Meetings and Holiday Dates.

3. Relief or action to be requested:
Approval.

4. Submittal date: 11-03-25
Submitted by:
Tammy Kujawa, Deputy City Clerk

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

WATERLOO CITY COUNCIL
Regularly Scheduled Meeting Dates
for
Calendar Year 2026

PLACE: Waterloo City Hall
TIME: 7:30 P.M.

JANUARY

Monday, January 05, 2026
Tuesday, January 20, 2026
(City Offices closed for MLK Day)

FEBRUARY

Monday, February 02, 2026
Tuesday, February 17, 2026
(City Offices closed for President's Day)

MARCH

Monday, March 02, 2026
Monday, March 16, 2026

APRIL

Monday, April 06, 2026
Monday, April 20, 2026

MAY

Monday, May 04, 2026
Monday, May 18, 2026

JUNE

Monday, June 01, 2026
Monday, June 15, 2026

JULY

Monday, July 06, 2026
Monday, July 20, 2026

AUGUST

Monday, August 03, 2026
Monday, August 17, 2026

SEPTEMBER

Tuesday, September 08, 2026
(City Offices closed for Labor Day)
Monday, September 21, 2026

OCTOBER

Monday, October 05, 2026
Monday, October 19, 2026

NOVEMBER

Monday, November 02, 2026
Monday, November 16, 2026

DECEMBER

Monday, December 07, 2026
Monday, December 21, 2026

WATERLOO CITY HALL
Regularly Scheduled Holidays for Office Closure
Calendar Year 2026

Wednesday, December 31, 2025 (at 12 noon)		
Thursday, January 01, 2026	-	New Year's Holidays
Monday, January 19, 2026	-	Martin Luther King Holiday
Monday, February 16, 2026	-	President's Day
(Sunday, March 08, 2026	-	Daylight Savings Time Begins)
Friday, April 03, 2026	-	Good Friday
Monday, May 25, 2026	-	Memorial Day
Friday, July 03, 2026	-	Independence Day
Monday, September 07, 2026	-	Labor Day
(Sunday, November 01, 2026	-	Daylight Savings Time Ends)
Wednesday, November 11, 2026	-	Veteran's Day
Thursday, November 26, 2026	-	Thanksgiving Holiday
Friday, November 27, 2026		
Thursday, December 24, 2026		
Friday, December 25, 2026	-	Christmas Holidays
Thursday, December 31, 2026 (at 12 noon)		
Friday, January 01, 2027	-	New Year's Holidays

PLANNING COMMISSION
Regularly Scheduled Meeting Dates
For
Calendar Year 2026

PLACE: Waterloo City Hall
TIME: 7:00 p.m.

JANUARY

Monday, January 12, 2026

JULY

Monday, July 13, 2026

FEBRUARY

Monday, February 09, 2026

AUGUST

Monday, August 10, 2026

MARCH

Monday, March 09, 2026

SEPTEMBER

Monday, September 14, 2026

APRIL

Monday, April 13, 2026

OCTOBER

Monday, October 12, 2026

MAY

Monday, May 11, 2026

NOVEMBER

Monday, November 09, 2026

JUNE

Monday, June 08, 2026

DECEMBER

Monday, December 14, 2026

ZONING BOARD OF APPEALS
Regularly Scheduled Meeting Dates

For

Calendar Year 2026

PLACE: Waterloo City Hall

TIME: 7:30 p.m.

JANUARY

Thursday, January 15, 2026

JULY

Thursday, July 16, 2026

FEBRUARY

Thursday, February 19, 2026

AUGUST

Thursday, August 20, 2026

MARCH

Thursday, March 19, 2026

SEPTEMBER

Thursday, September 17, 2026

APRIL

Thursday, April 16, 2026

OCTOBER

Thursday, October 15, 2026

MAY

Thursday, May 21, 2026

NOVEMBER

Thursday, November 19, 2026

JUNE

Thursday, June 18, 2026

DECEMBER

Thursday, December 17, 2026

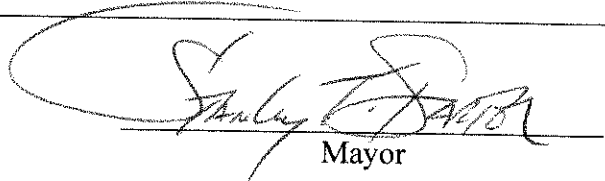
AGENDA REQUEST

(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:
November 17, 2025
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Waterloo Beautification Application from Colleen Miller for 824 N. Market Street (previously the Strano Office).
3. Relief or action to be requested:
Approval.
4. Submittal date: 11-13-25
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

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:
November 17, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Waterloo Beautification Application from JP
Fitzgibbons for 201 W. Mill Street (previously Ahne's Bakery).

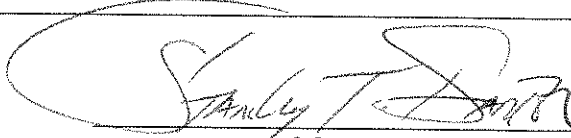
3. Relief or action to be requested:
Approval.

4. Submittal date: 11-13-25

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