

WATERLOO CITY COUNCIL

Regular Meeting Agenda

Date: December 21, 2020

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.
 - A. Approval of Public Hearing Minutes from 12-07-20.
 - B. Approval of City Council Meeting Minutes from 12-07-20.
 6. Petitions by Citizens on Non-Agenda Items.
 7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Collector.
 - B. Report of Treasurer.
 - C. Report of Subdivision and Zoning Administrator.
 - D. Report of Building Inspector / Code Administrator.
 - E. Report of Director of Public Works.
 - F. Report of Chief of Police.
 - G. Report of City Attorney.
 - H. Report and Communication by Mayor.
 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 Resolution No. 20-26 Approving Issues Relating to Natalie Estates, Phase I: Feldmeier Utility Easement; D & A Builders Agreement; J & M Development and TWM Agreement / Mutual Release.
 11. Unfinished Business.
 12. Miscellaneous Business.
 - A. Consideration and Action on Approval of Natalie Estates, Phase I, Final Plat.
 13. Discussion of Matters by Council Members Arising After Agenda Deadline.
 14. Motion to Adjourn.
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DATES TO REMEMBER

Jan. 04, 2021 – City Council Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:30 p.m.
Jan. 18, 2021 – City Council Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:30 p.m.

**MINUTES OF THE
PUBLIC HEARING
DECEMBER 07, 2020**

1. The meeting was called to order by Mayor Smith at 7:20 p.m.
2. The following Aldermen were present: Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row.
Absent: Heller
3. Call to Notice (Advertisement is on file at City Hall)
4. Presentation of proposed Annexation Agreement between the City of Waterloo, IL and BMW Land Trust.
5. Discussion, Questions and Answers. None.
6. Motion to Adjourn made by Alderman Buettner and seconded by Alderman Hopkins. Motion passed with unanimous voice vote. Mayor Smith adjourned the meeting at 7:22 p.m.

Mechelle Childers
City Clerk

**MINUTES OF THE
CITY COUNCIL MEETING
DECEMBER 07, 2020**

1. The meeting was called to order by Mayor Smith at 7:30 p.m.
2. The following Aldermen were present: Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row.
Absent: Heller.
3. Pledge of Allegiance led by Mayor Tom Smith.
4. Correction or Withdrawal of Agenda Items by Sponsor. None.
5. Approval of Minutes as Written or Amended.
Approval of City Council Meeting Minutes dated 11-16-2020. Motion made by Alderman Darter and seconded by Alderman Row to approve the City Council Meeting Minutes from 11-16-20. Motion passed unanimously with Aldermen Darter, Buettner, Row, Notheisen, Thomas, Hopkins and Trantham voting 'yea'.
6. Petitions by Citizens on Non-Agenda Items. None.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Collector. No report.
 - B. Report of Treasurer. No report.
 - C. Report of Subdivision and Zoning Administrator. No report.
 - D. Report of Director of Public Works.
The Waterloo Welcome Signs have been installed and illuminated.
 - E. Report of Chief of Police. No report.
 - F. Report of City Attorney. No report.
 - G. Report and Communication by Mayor.
 1. Appointment of Jane Gaitsch to the Planning Commission to fill the remainder of Carol Vogt's Three-Year Term to expire on September 01, 2022.
Appointment approved unanimously with Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting 'yea'.
8. Report of Standing Committees. No report.
9. Report of Special Committees. No report.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1809 Authorizing the Execution of an Annexation Agreement between the City of Waterloo, IL and BMW Land Trust, Dennis Brand Trustee, for Approximately 19.84 Acres, more or less, of Property Contiguous to the Boundaries of the City of Waterloo, IL.
Motion made by Alderman Notheisen and seconded by Alderman Row to approve Ordinance No. 1809 Authorizing the Execution of an Annexation Agreement between the City of Waterloo, IL and BMW Land Trust, Dennis Brand Trustee, for Approximately 19.84 Acres, more or less, of Property Contiguous to the Boundaries of the City of Waterloo, IL. Motion passed unanimously with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting 'yea'.

- B. Consideration and Action on Ordinance No. 1810 Approving the Annexation and Zoning of Approximately 19.84 Acres, more or less, of Property Contiguous to the Boundaries of the City of Waterloo, Illinois, owned by BMW Land Trust, Dennis Brand - Trustee.
Motion made by Alderman Notheisen and seconded by Alderman Buettner to approve Ordinance No. 1810 Approving the Annexation and Zoning of Approximately 19.84 Acres, more or less, of Property Contiguous to the Boundaries of the City of Waterloo, Illinois, owned by BMW Land Trust, Dennis Brand - Trustee. Motion passed unanimously with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting 'yea'.
 - C. Consideration and Action on Resolution No. 20-24 Approving a Personnel Policy Manual for the City of Waterloo, IL.
Motion made by Alderman Darter and seconded by Alderman Row to approve Resolution No. 20-24 Approving a Personnel Policy Manual for the City of Waterloo, IL. Motion passed with Aldermen Darter, Buettner, Row, Notheisen, Thomas, Hopkins and Trantham voting 'yea'.
 - D. Consideration and Action on Resolution No. 20-25 Approving a Local Public Agency Agreement for Federal Participation between the Illinois Department of Transportation and the City of Waterloo, IL regarding the South Market Street Sidewalk Project.
Motion made by Alderman Hopkins and seconded by Alderman Buettner to approve Resolution No. 20-25 Approving a Local Public Agency Agreement for Federal Participation between the Illinois Department of Transportation and the City of Waterloo, IL regarding the South Market Street Sidewalk Project. Motion passed with Aldermen Hopkins, Trantham, Darter, Buettner, Row, Notheisen and Thomas voting 'yea'.
11. Unfinished Business. None.
12. Miscellaneous Business.
- A. Consideration and Action on Warrant No. 596.
Motion made by Alderman Darter and seconded by Alderman Row to approve Warrant No. 596. Motion passed unanimously with Aldermen Darter, Buettner, Row, Notheisen, Thomas, Hopkins and Trantham voting 'yea'.
 - B. Consideration and Action on Renewal of Group Health Insurance Coverage with Blue Cross Blue Shield at Approximately a 2.4% Decrease for a 12-Month Period Effective January 01, 2021 through December 31, 2021.
Motion made by Alderman Notheisen and seconded by Alderman Hopkins on approval of Renewal of Group Health Insurance Coverage with Blue Cross Blue Shield at Approximately a 2.4% Decrease for a 12-Month Period Effective January 01, 2021 through December 31, 2021. Motion passed unanimously with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting 'yea'.
 - C. Consideration and Action on Renewal of Life AD&D and Dependent Life Insurance with Amalgamated Life at a 0% Rate Increase Effective January 01, 2021 thru December 31, 2022.
Motion made by Alderman Darter and seconded by Alderman Row to approve the Renewal of Life AD&D and Dependent Life Insurance with Amalgamated Life at a 0% Rate Increase Effective January 01, 2021 thru December 31, 2022. Motion passed with Aldermen Darter, Buettner, Row, Notheisen, Thomas, Hopkins and Trantham voting 'yea'.
 - D. Consideration and Action on Renewal of Dental Insurance with Delta Dental at a 0% Rate Increase for a 12-Month Period Effective January 01, 2021 through December 31, 2021.
Motion made by Alderman Notheisen and seconded by Alderman Row to approve the Renewal of Dental Insurance with Delta Dental at a 0% Rate Increase for a 12-Month Period Effective January 01, 2021 through December 31, 2021. Motion passed unanimously with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting 'yea'.

- E. Consideration and Action on Renewal of Vision Insurance with EyeMed at a 0% Rate Increase Effective January 01, 2021 through December 31, 2024.
Motion made by Alderman Darter and seconded by Alderman Hopkins to approve the Renewal of Vision Insurance with EyeMed at a 0% Rate Increase Effective January 01, 2021 through December 31, 2024. Motion passed unanimously with Darter, Buettner, Row, Notheisen, Thomas, Hopkins and Trantham voting ‘yea’.
- F. Consideration and Action on Renewal of HRA Services with BPC for a 12-Month Period Effective January 01, 2021 through December 31, 2021.
Motion made by Alderman Thomas and seconded by Alderman Darter to approve the Renewal of HRA Services with BPC for a 12-Month Period Effective January 01, 2021 through December 31, 2021. Motion passed unanimously with Aldermen Thomas, Hopkins, Trantham, Darter, Buettner, Row and Notheisen voting ‘yea’.
- G. Consideration and Action on Approval of a Downtown Beautification Application for 702 Rogers Street.
Motion made by Alderman Hopkins and seconded by Alderman Buettner on Approval of a Downtown Beautification Application for 702 Rogers Street. Motion passed unanimously with Aldermen Hopkins, Trantham, Darter, Buettner, Row, Notheisen and Thomas voting ‘yea’.
- H. Consideration and Action on Approval of Legacy, First Addition, Preliminary Plat.
Motion made by Alderman Notheisen and seconded by Alderman Row on Approval of Legacy, First Addition, Preliminary Plat. Motion passed unanimously with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting ‘yea’.
- I. Consideration and Action on Approval of a Collective Bargaining Agreement between the Police Officers Monroe County FOP Lodge #145 and the City of Waterloo, Illinois with a Term from January 01, 2021 to December 31, 2021.
Motion made by Alderman Row and seconded by Alderman Darter on Approval of a Collective Bargaining Agreement between the Police Officers Monroe County FOP Lodge #145 and the City of Waterloo, Illinois with a Term from January 01, 2021 to December 31, 2021. Motion passed unanimously with Aldermen Row, Notheisen, Thomas, Hopkins, Trantham, Darter and Buettner voting ‘yea’.
13. Discussion of Matters by Council Members Arising After Agenda Deadline.
Alderman Buettner mentioned that Matt Buettner was in the audience this evening as he is interested in running for the First Ward Aldermanic seat.
14. Executive Session for the Discussion of Contract Negotiations as allowed per 5 ILCS 120/2(c)(2).
Motion to move into Executive Session for the Discussion of Contract Negotiations, as allowed per 5 ILCS 120/2(c)(2), made by Alderman Notheisen and seconded by Alderman Darter. Motion passed unanimously to enter into Executive Session with Aldermen Notheisen, Thomas, Hopkins, Trantham, Darter, Buettner and Row voting “yea”.
- Entered into Executive Session at 7:46 p.m.
- Mayor Smith adjourned Executive Session at 8:02 p.m.
- Motion to resume regular City Council Meeting made by Alderman Notheisen and seconded by Alderman Darter. Motion passed with unanimous voice vote.
15. Motion to Adjourn made by Alderman Buettner and seconded by Alderman Hopkins. Motion passed with unanimous voice vote. Mayor Smith adjourned the meeting at 8:03 p.m.

Mechelle Childers,
City Clerk

**CITY OF WATERLOO, ILLINOIS
COLLECTION REPORT**

	2019-2020 ACTUAL AMOUNT	2020-2021 BUDGETED AMOUNT	% INCREASE/ DECREASE	2019 NOV	2020 NOV	% INCREASE/ DECREASE	2019-2020 FISCAL YTD	2020-2021 FISCAL YTD	% INCREASE/ DECREASE
ELEC SALES	10,618,582.13	10,943,000.00	3.06%	916,238.13	744,675.44	-18.72%	6,639,456.24	6,671,700.44	0.49%
ELEC TAX	263,799.87			23,009.92	18,073.07	-21.46%	168,130.54	160,708.40	-4.41%
ELECT MISC.	673,150.00	365,900.00	-45.64%	8,365.00	23,268.00	178.16%	263,137.00	274,757.00	4.42%
SUBTOTAL	11,555,532.00	11,308,900.00	-2.13%	947,613.05	786,016.51	-17.05%	7,070,723.78	7,107,165.84	0.52%
BEGINNING UNAPPLIED	565,066.81			37,816.09	43,794.68	15.81%	282,146.24	317,303.05	12.46%
UNAPPLIED CASH REC'D	140,409.32			21,470.99	35,002.38	63.02%	79,741.82	118,586.86	48.71%
UNAPPLIED DISBURSED	151,038.94			7,139.60	6,870.88	-3.76%	61,539.61	69,976.33	13.71%
ENDING UNAPPLIED	554,437.19			52,147.48	71,926.18	37.93%	300,348.45	365,913.58	21.83%
GAS SALES	2,747,212.57	2,829,000.00	2.98%	102,570.01	73,180.22	-28.65%	1,038,289.70	808,569.97	-22.12%
GAS TAX	75,178.54			2,125.41	2,023.52	-4.79%	23,795.35	21,094.82	-11.35%
GAS MISC.	263,009.00	200,100.00	-23.92%	2,671.00	8,409.00	214.83%	111,484.00	101,828.00	-8.66%
SUBTOTAL	3,085,400.11	3,029,100.00	-1.82%	107,366.42	83,612.74	-22.12%	1,173,569.05	931,492.79	-20.63%
WATER SALES	2,321,204.57	2,387,000.00	2.83%	176,156.29	199,421.28	13.21%	1,430,063.30	1,471,337.08	2.89%
WATER MISC.	181,639.00	128,300.00	-29.37%	4,940.00	8,953.00	81.23%	87,676.00	54,108.00	-38.29%
SUBTOTAL	2,502,843.57	2,515,300.00	0.50%	181,096.29	208,374.28	15.06%	1,517,739.30	1,525,445.08	0.51%
SEWER SALES	1,727,481.19	1,762,000.00	2.00%	130,107.24	142,547.58	9.56%	1,052,900.12	1,070,402.25	1.66%
SEWER MISC.	192,583.00	172,000.00	-10.69%	13,145.00	28,266.00	115.03%	116,181.00	146,153.00	25.80%
SUBTOTAL	1,920,064.19	1,934,000.00	0.73%	143,252.24	170,813.58	19.24%	1,169,081.12	1,216,555.25	4.06%
CITY TAX	518,322.32	550,000.00	6.11%	38,323.37	32,551.08	-15.06%	295,003.61	278,864.33	-5.47%
MISC.	81,413.00	25,000.00	-69.29%	879.00	1,508.00	71.56%	60,829.00	14,285.00	-76.52%
SUBTOTAL	599,735.32	575,000.00	-4.12%	39,202.37	34,059.08	-13.12%	355,832.61	293,149.33	-17.62%
REFUSE FEE	806,666.33	855,250.00	6.02%	64,549.01	62,884.65	-2.58%	471,243.94	480,097.66	1.88%
VEHICLE STICKER	-	-		-	-		-	-	
FINES	42,620.00	50,000.00	17.32%	2,916.00	3,955.00	35.63%	28,419.00	17,710.00	-37.68%
PERMITS	134,657.00	110,000.00	-18.31%	7,552.00	10,595.00	40.29%	76,560.00	63,911.00	-16.52%
INSPECTION FEES	17,325.00	20,000.00	15.44%	1,200.00	450.00	-62.50%	10,425.00	7,950.00	-23.74%
FRANCHISE FEES	119,046.00	130,000.00	9.20%	-	-		19,995.00	21,995.00	10.00%
LIQUOR LICENSE	23,980.00	22,000.00	-8.26%	145.00	-	-100.00%	21,905.00	21,950.00	0.21%
INFRASTRUCTURE FEE	193,359.00	191,000.00	-1.22%	15,957.00	13,087.00	-17.99%	115,560.00	104,191.00	-9.84%
HOTEL/MOTEL TAX	20,851.00	21,000.00	0.71%	305.00	293.00	-3.93%	13,426.00	9,254.00	-31.07%
MISC.	225,058.00	210,305.00	-6.56%	45,845.00	44,550.00	-2.82%	172,359.00	540,774.00	213.75%
REPLACEMENT TAX	72,039.00	61,500.00	-14.63%	-	-		43,388.00	33,333.00	-23.17%
COUNTY TAX	345,223.00	419,800.00	21.60%	121,633.00	151,031.00	24.17%	336,524.00	404,444.00	20.18%
SALES TAX	2,355,818.00	2,350,000.00	-0.25%	194,485.00	199,354.00	2.50%	1,355,211.00	1,394,760.00	2.92%
BUSINESS DISTRICT TAX	88,947.00	50,000.00	-43.79%	7,681.00	7,938.00	3.35%	55,765.00	17,275.00	-69.02%
CANNABIS USE TAX	1,779.00			-	608.00		-	4,009.00	
VIDEO GAMING	147,445.00	146,000.00	-0.98%	11,885.00	12,571.00	5.77%	86,931.00	48,168.00	-44.59%
INCOME TAX	1,553,787.00	1,528,000.00	-1.66%	103,758.00	121,093.00	16.71%	916,813.00	978,901.00	6.77%
SUBTOTAL	6,148,600.33	6,164,855.00	0.26%	577,911.01	628,409.65	8.74%	3,724,524.94	4,148,722.66	11.39%
MOTOR FUEL TAX	396,975.00	457,500.00	15.25%	36,040.00	60,503.00	67.88%	202,849.00	499,615.00	146.30%
MISC	14,375.00	16,000.00	11.30%	1,084.00	221.00	-79.61%	10,418.00	1,589.00	-84.75%
SUBTOTAL	411,350.00	473,500.00	15.11%	37,124.00	60,724.00	63.57%	213,267.00	501,204.00	135.01%
UTILITY DEPOSITS	110,050.00	-		5,275.00	7,825.00	48.34%	67,875.00	73,650.00	8.51%
TOTAL DEPOSITS	26,473,984.84	26,000,655.00	-1.79%	2,060,311.37	2,014,837.22	-2.21%	15,372,354.62	15,915,971.81	3.54%

December 21, 2020

To: Mayor Tom Smith
City Attorney
City Aldermen

Re: Treasurer's Report

Attached, please find the November 30, 2020 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 of Waterloo weekdays from 8:00 AM – 5:00 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

November 30, 2020

CHECKING ACCOUNT	BEGINNING BALANCE	RECEIPTS	DISBURSEMENTS	ENDING BALANCE
Petty Cash	\$ 497.98	\$ -	\$ -	\$ 497.98
Utility Deposit	60,669.43	7,825.00	10,575.00	57,919.43
General Fund	(1,303,896.22)	708,444.69	1,134,201.53	(1,729,653.06)
Motor Fuel Tax	50,352.49	31.54	20,286.84	30,097.19
Water Fund	(79,952.90)	209,013.90	300,555.58	(171,494.58)
Sewer Fund	812,360.47	172,924.21	135,480.39	849,804.29
Gas Fund	640,553.18	83,746.77	198,793.86	525,506.09
Electric Fund	2,467,253.06	819,139.48	974,867.49	2,311,525.05
Capital Improvements	536,771.62	34,633.76	12.24	571,393.14
D.A.R.E.	1,439.66	-	-	1,439.66
Interest	4,844.68	2,223.71	-	7,068.39
Hotel/Motel Tax	141,740.42	292.79	700.00	141,333.21
TOTALS:	\$3,332,633.87	\$2,038,275.85	\$2,775,472.93	\$2,595,436.79

INVESTED FUNDS				
Electric	8,228,852.62	5,517.96	-	8,234,370.58
E-Pay Utility Bills	6,726.70	96,916.34	92,626.71	11,016.33
Farm Account Income	178,882.90	14.70	-	178,897.60
Gas	4,189,041.38	2,809.01	-	4,191,850.39
General Fund	8,516,791.05	356,035.54	-	8,872,826.59
Motor Fuel	1,148,614.14	60,692.75	-	1,209,306.89
Pension Reserve	1,699,522.38	349.22	-	1,699,871.60
Sewer	592,797.72	397.51	-	593,195.23
Utility Deposits	327,823.73	219.82	-	328,043.55
Water	1,525,251.56	1,022.78	-	1,526,274.34
Total Invested Funds:	\$26,414,304.18	\$523,975.63	\$92,626.71	\$26,845,653.10
Total All City Funds:	\$29,746,938.05	\$2,562,251.48	\$2,868,099.64	\$29,441,089.89

Debt and Pension Obligations	Date Opened	Original Balance	Current Balance	Rate	Payment Dates
Unfunded Actuarial Accrued Liability - IMRF			\$0.00		
Unfunded Actuarial Accrued Liability - Police			<u>\$3,900,765.00</u>		
Total Liabilities		\$0.00	\$3,900,765.00		

Respectfully Submitted,

Brad A. Papenberg

Brad A. Papenberg
City Treasurer

Building Inspector/Code Administrator Monthly Report 11/30/2020

	January	February	March	April	May	June	July	August	September	October	November	December	Total
New Construction Inspections:													
2020	22	23	33	21	29	40	42	29	35	41	27		342
2019	31	27	33	52	36	37	30	29	37	30	29	34	405
2018	20	30	33	45	42	57	41	45	27	45	23	27	435
2017	29	33	47	45	40	58	51	69	70	42	38	36	558
New Construction Re-Inspections:													
2020	4	6	7	0	5	10	4	3	5	7	2		53
2019	4	3	6	4	8	6	7	5	3	6	4	7	63
2018	3	8	4	10	3	9	6	12	5	19	5	8	92
2017	8	5	6	11	4	9	5	7	9	8	5	7	84
Rental Inspections:													
2020	21	22	20	16	23	12	14	24	13	15	9		189
2019	19	17	26	20	13	15	25	26	17	19	16	21	234
2018	17	12	16	15	10	26	14	31	19	21	23	10	214
2017	12	15	19	11	8	23	19	16	28	26	25	20	222
Rental Re-Inspections:													
2020	10	11	9	0	7	5	6	11	5	8	3		75
2019	12	14	15	13	8	12	16	15	13	9	9	9	145
2018	6	6	10	7	4	13	9	20	8	15	9	7	114
Dumpster/POD Permits Issued:													
2020	15	5	13	17	18	10	11	18	18	13	10		148
2019	8	9	15	18	25	10	22	11	21	7	8	11	165
2018	8	6	6	11	9	14	9	13	14	12	12	6	120
Motor Vehicle Violation Notices:													
2020	14	9	0	0	0	0	3	5	1	0	8		40
2019	7	0	4	0	4	2	1	1	5	6	0	1	31
2018	9	6	2	3	2	2	1	2	0	1	7	3	38
Property Violation Notices:													
2020	12	9	6	7	19	7	18	23	7	12	5		125
2019	4	8	18	12	22	14	17	13	7	10	12	13	150
2018	14	14	9	19	26	14	10	20	5	8	20	8	167
Ordinance Violation Tickets Issued:													
2020	0	0	0	0	3	1	2	1	2	0	0		9
2019	0	1	3	1	1	3	1	0	1	2	0	1	14
2018	0	0	3	0	7	0	5	6	0	0	4	5	30
2017	1	0	5	1	3	1	4	2	3	7	3	1	31

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:
December 21, 2020
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Resolution No. 20-26 Approving Issues Relating to
Natalie Estates, Phase I: Feldmeier Utility Easement; D & A Builders Agreement;
J & M Development and TWM Agreement / Mutual Release.

3. Relief or action to be requested:
Approval.

4. Submittal date: 12/17/20

Submitted by: _____
Tim Birk, Director of Public Works

DISPOSITION

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



Mayor

RESOLUTION NO. 20-26

A RESOLUTION APPROVING ISSUES RELATING TO NATALIE ESTATES, PHASE I: FELDMEIERS UTILITY EASEMENT; D & A BUILDERS AGREEMENT; J & M DEVELOPMENT AND TWM AGREEMENT / MUTUAL RELEASE.

WHEREAS, attached is a Permanent Utility Easement given unto the City of Waterloo, Illinois, a Municipal Corporation (“Grantee”) from Barry Feldmeier and Kristine Feldmeier, Trustees of the Shirley M. Feldmeier Revocable Living Trust (“Grantor”); and,

WHEREAS, attached is a proposed Agreement relating to the Feldmeier Sewer Line Project by and between the City of Waterloo, Illinois, a Municipal Corporation (“Waterloo”) and D & A Builders LLC (“Brand”); and,

WHEREAS, attached is a proposed Agreement and Joint and Mutual Release by and between the City of Waterloo, Illinois, a Municipal Corporation (“Waterloo”), J & M Development, LLC (“J & M”), and Thouvenot, Wade and Moerchen, Inc. (“TWM”); and,

WHEREAS, it is in the best interest of the City of Waterloo, Illinois, to accept said Easement; and, sign said Agreements, as referenced above.

NOW, THEREFORE, BE IT RESOLVED, by the City Council that the City of Waterloo, Illinois does hereby accept said Easement; and, direct and authorize the Mayor to execute said Agreements as attached.

PASSED by the City Council and approved by the Mayor of the City of Waterloo, Illinois this 21st day of December, 2020.

APPROVED:

Thomas G. Smith, Mayor

ATTESTED:

Mechelle Childers, City Clerk

AYES: _____

NAYES: _____

ABSENT: _____

ABSTAINED: _____

**Instrument prepared by:
City of Waterloo, Illinois**

after recording return to:

**City of Waterloo
100 West 4th Street
Waterloo, IL 62298**

Above space for Recorder's Use

PERMANENT UTILITY EASEMENT

BARRY FELDMIEER AND KRISTINE FELDMIEER, TRUSTEES OF THE SHIRLEY M. FELDMIEER REVOCABLE LIVING TRUST, hereinafter referred to as "Grantor(s)", FOR AND CONSIDERATION of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant and convey unto the CITY OF WATERLOO, MONROE COUNTY, ILLINOIS, a municipality corporation, hereinafter referred to as "Grantee", its successors, assigns, lessees, licensees and agents, forever an easement and free uninterrupted and unobstructed perpetual non-exclusive Right-of-Way, in, under, across and over a strip of land together with the right to enter in and upon said property with men, machinery, vehicles and materials at any and all times for the purpose of constructing, grading, operating, maintaining, inspecting, replacing, repairing, renewing or adding to utility service lines, utility facilities and appurtenances including storm water drainage pipes, potable water, sanitary sewer, gas, electric, and other public utilities, facilities and appurtenances, and for doing anything necessary, useful or convenient for the enjoyment of the easement granted, and more particularly described as follows:

Utility Easement

A Twenty Foot (20') wide Permanent Utility Easement being part of Tax Lot 1 of U.S. Survey 720, Claim 516, Township 2 South, Range 9 West of the Third Principal Meridian, Monroe County, Illinois, as recorded on Page 122 of the Surveyor's Official Plat Record "A" of the Monroe County Illinois Recorder's Office, the centerline of said easement described as follows:

Commencing at the northwest corner of said Tax Lot 1; thence South 00 degrees 15 minutes 00 seconds West on the West line of said Tax Lot 1, 466.88 feet to the point of beginning; thence South 84 degrees 17 minutes 28 seconds East, 151.14 feet; thence North 32 degrees 17 minutes 20 seconds East, 160.87 feet; thence North 39 degrees 29 minutes 25 seconds East, 310.04 feet; thence South 67 degrees 26 minutes 03 seconds East, 119 feet, more or less, to the west line of and existing twenty foot (20') wide Utility Easement as recorded in Deed Book 197, Page 56, being the endpoint of said centerline of easement.

See attached Easement Exhibit A
Part of PIN 08-19-200-001

Together with the right to enter upon and use additional space adjacent to said Easement as necessary for working room during installation, location, establishment, construction, reconstruction, maintenance, or repair of all utilities permitted hereby. The Grantee herein covenants and warrants to the Grantor(s) and its successors, assigns and grantees that any disruption thereby caused by the entry upon or usage of the Property by Grantee for purposes of maintaining utility described herein shall be restored; provided, however, that Grantor(s) shall not, after the execution of this Easement, place any permanent structure or trees in the Easement, except for driveway, non-tree plantings or additional drain tiles.

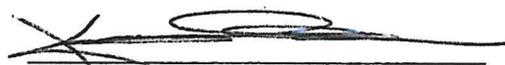
If any of Grantor(s)'s crops are damaged as a result of Grantee entering the aforementioned property to perform any work on the utility, then the Grantee shall compensate Grantor(s) based on that field's average yield as determined by harvest equipment's monitor utilized for that farming operation, or the Fair Market Value of the crops damaged, whichever is agreed upon at the time of damage.

Prior to construction of any new utility, Grantor(s) shall identify for the Grantee the location of any drainage tile located on the aforementioned property. If, after identification by the Grantor(s), the Grantee damages such drainage tile during construction of the utility, the Grantee shall be responsible for all charges and costs associated with the repair of the drainage tile.

The Easement granted hereby shall be irrevocable and permanent and shall continue in perpetuity.

IN WITNESS WHEREOF, the Grantor(s) have executed this instrument this 3 day of December, 2020.


Barry Feldmeier, Trustee


Kristine Feldmeier, Trustee

STATE OF ILLINOIS)
)SS.
COUNTY OF MONROE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Grantor(s), Barry Feldmeier and Kristine Feldmeier, known to me to be the same person/persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead

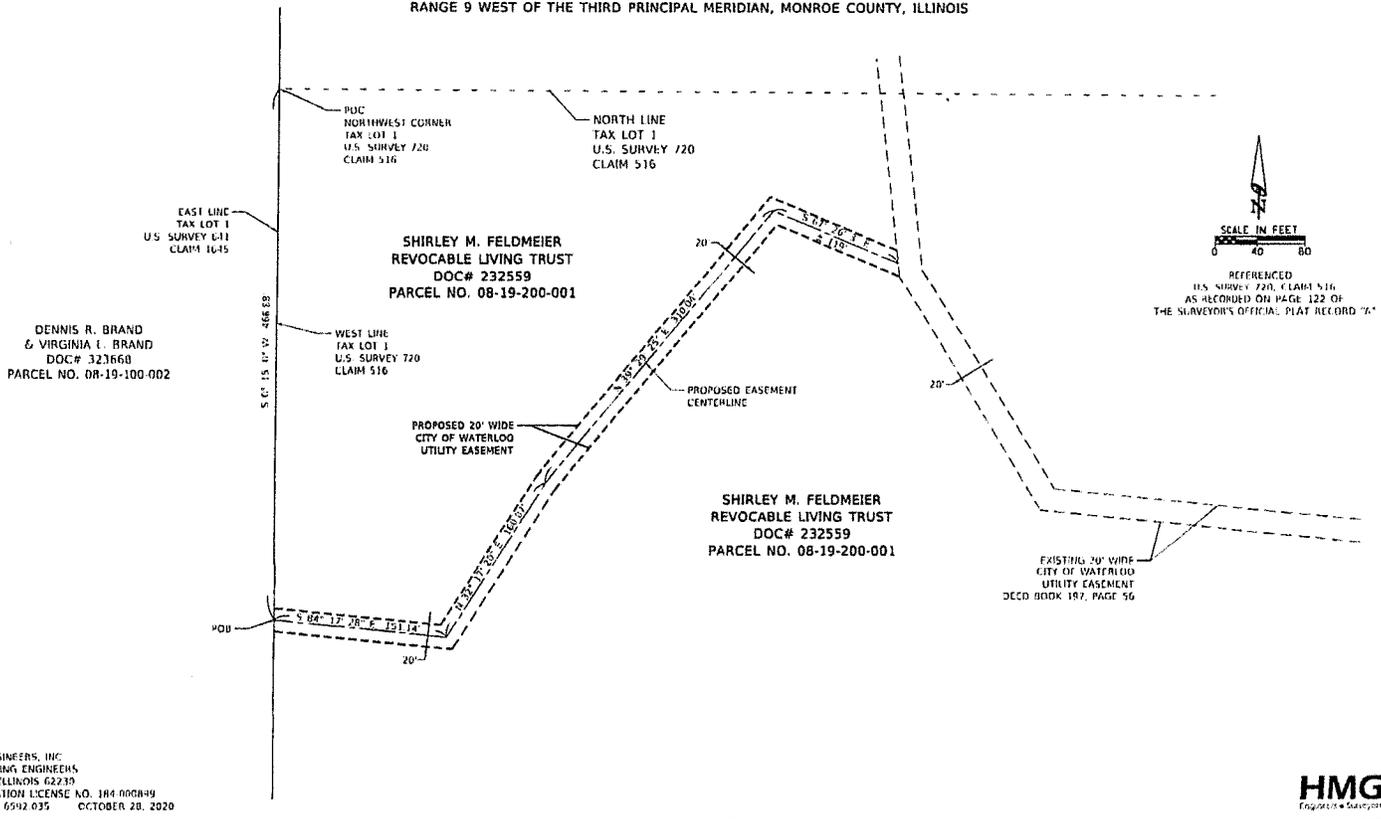
Given under my hand and official seal this 3rd day of December, 2020.

Tamara Y. Kujawa
Notary Public



EASEMENT EXHIBIT A

PART OF TAX LOT 1 OF U.S. SURVEY 720, CLAIM 516, TOWNSHIP 2 SOUTH,
RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS



HMG ENGINEERS, INC.
CONSULTING ENGINEERS
BIBBES, ILLINOIS 62210
CORPORATION LICENSE NO. 184 000849
HMG NO. 0592 035 OCTOBER 28, 2020

HMG
Engineers Surveyors

Agreement Relating to The Feldmeier Sewer Line Project By and Between The City of Waterloo, Illinois, a Municipal Corporation (“Waterloo”) and D & A Builders LLC (“Brand”)

WHEREAS, the Remlok lift station has been deemed in need of expansion if future development is to occur; and,

WHEREAS, developers including Brand need more capacity in the sewer system for developments that are either ongoing or planned; and,

WHEREAS, it is deemed by the parties to this Agreement that the construction of the Feldmeier sewer line described in Exhibit A is to be built in lieu of expansion to the Remlok lift station; and,

WHEREAS, this Agreement sets out the responsibilities and rights of the parties relating to the construction of this sewer line, as follows:

BRAND RESPONSIBILITIES

1. Brand will commence all activities described herein upon execution of this Agreement.
2. Brand will contract with Henke Excavating, Inc. (“Henke”) to install the Feldmeier sewer line as described herein in the only Exhibit to this Agreement using construction materials as described in that same exhibit.
3. Brand will engage Henke to install the Feldmeier sewer line as soon as weather permits, construction material has been supplied, an IEPA permit has been obtained and to continue said installation until completion at a total cost payable to Henke on a time basis estimated to be \$31,600.00. The parties understand that rock excavation may cause some increase in the final cost.
4. Brand will order all construction materials and deliver same to Henke on a timely basis.
5. Brand will deliver invoices for construction materials to Waterloo for payment by Waterloo.
6. Brand will manage the installation of the sewer line to insure a quality and timely installation and a reasonable cost therefore.

7. Brand will be responsible at his expense for tree removal and grading as required by Waterloo.
8. Brand will pay \$21,640.00 to Henke as a portion of the money due to Henke (Waterloo will pay the remainder – See below); Brand will then have no further financial responsibility for the Feldmeier sewer line project.

WATERLOO RESPONSIBILITIES

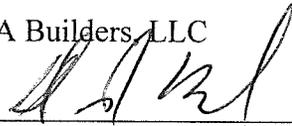
1. Waterloo will pay for all construction materials required in the installation of the Feldmeier sewer line.
2. Waterloo will, at its expense, provide all engineering designs, surveys, legal descriptions and construction stakes necessary for the project.
3. Waterloo will obtain, at its expense, necessary permits from the Illinois Environmental Protection Agency.
4. Waterloo will pay Henke those invoices for installation of the sewer line remaining after application of the \$21,640.00 payment to Henke by Brand; Waterloo's payment will be a maximum of \$9,960.00.

City of Waterloo, Illinois

By: _____
Thomas G. Smith, Mayor

Date: _____

D & A Builders, LLC

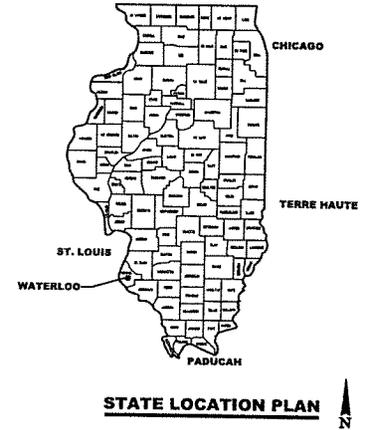
By:  _____
Dennis Brand

Date: 12/3/2020

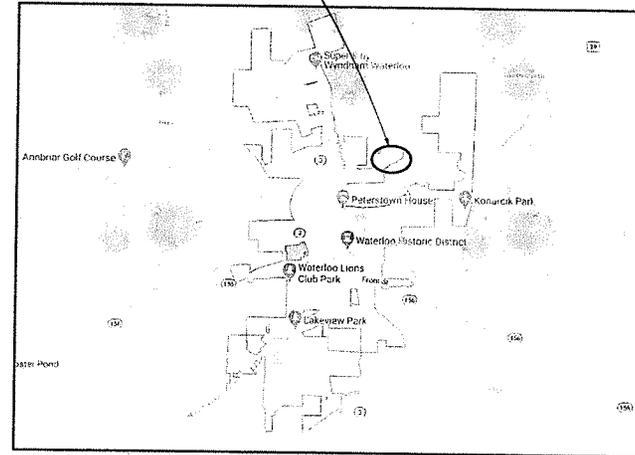
PROJECT:
NATALIE/REMLOCK SANITARY SEWER

OWNER:
CITY OF WATERLOO
100 WEST FOURTH STREET
WATERLOO, ILLINOIS 62298

ENGINEER:
HMG ENGINEERS, INC.
9360 HOLY CROSS LANE
BREESE, ILLINOIS 62230
PH: (618) 526-9611
FAX (866) 666-7213



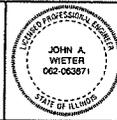
PROJECT LOCATION



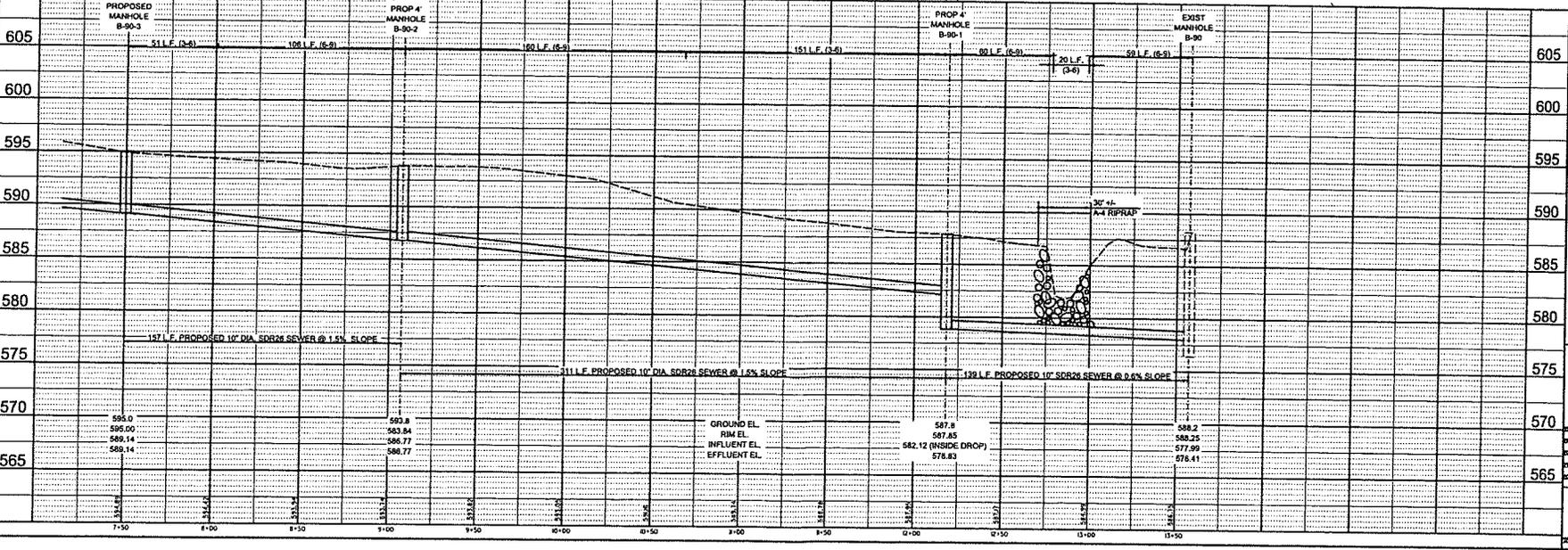
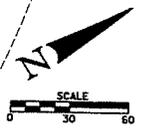
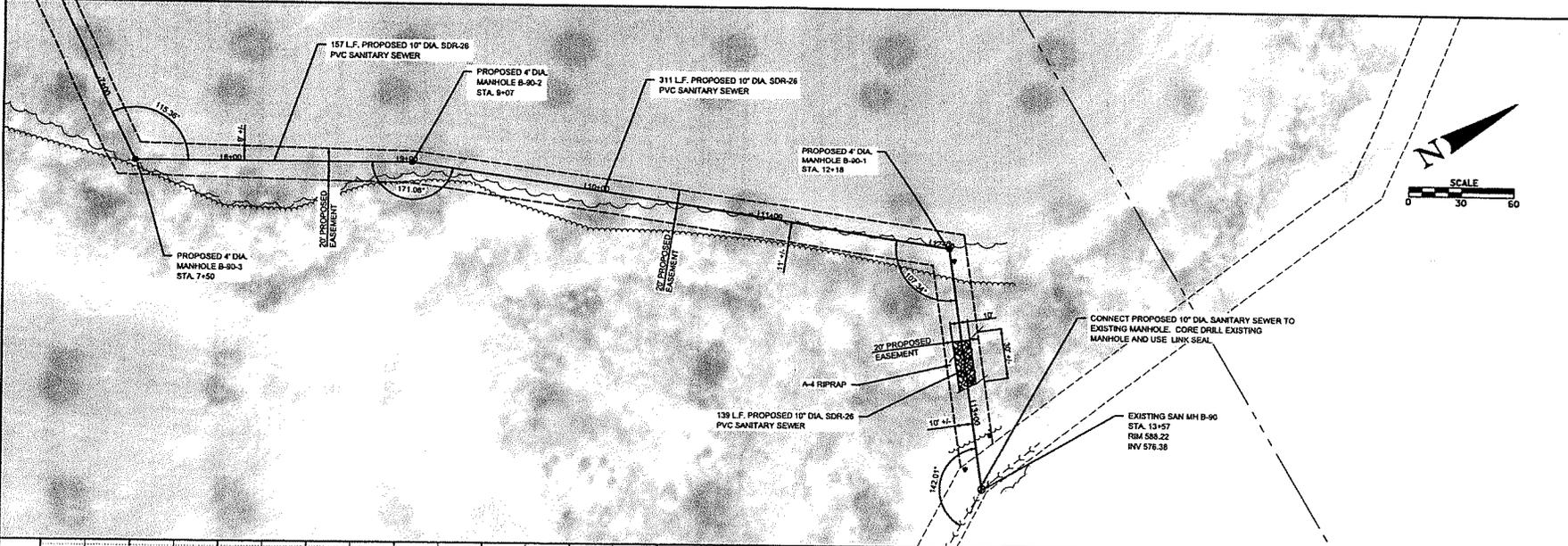
ENGINEER OF RECORD FOR CONTRACT RESPONSIBILITY,
 AND TECHNICAL RESPONSIBILITY FOR WORK PRESENTED
 ON ALL SHEETS

DATE: _____

JOHN A. WIETER P.E.
 LICENSED PROFESSIONAL ENGINEER IN ILLINOIS
 LICENSE #062-063871
 EXPIRES: NOVEMBER 30, 2021



REVISION	DATE	BY
COVER SHEET		
NATALIE/REMLOCK SANITARY SEWER WATERLOO, ILLINOIS		
HMG ENGINEERS, INC. IL PROFESSIONAL DESIGN FIRM NO. 184-000899 WWW.HMGENGINEERS.COM		
HMG Engineers - Surveyors		
DESIGNED	BY	
DRAWN	BY	
CHECKED	BY	
DATE		
SHEET		
1		
DWG NO. 6592-025		



**PROPOSED SANITARY SEWER
PLAN & PROFILE**

**NATALIE/REMLOCK
SANITARY SEWER
WATERLOO, ILLINOIS**

HMG ENGINEERS, INC.
IL PROFESSIONAL DESIGN FIRM NO. 184-000899
WWW.HMGENGINEERS.COM

HMG
ENGINEERS

DATE	BY	CHECKED	APPROVED	SCALE

SHEET
4

DRAWING NO. 6592-035

AGREEMENT AND JOINT AND MUTUAL RELEASE BY AND BETWEEN
THE CITY OF WATERLOO, ILLINOIS, A MUNICIPAL CORPORATION
(“WATERLOO”), J & M DEVELOPMENT, LLC (“J & M”), AND
THOUVENOT, WADE AND MOERCHEN, INC. (“TWM”)

Waterloo, J & M and TWM have agreed to resolve the issue of sewer service to J & M’s new 60 lot subdivision in Waterloo, Illinois (Natalie Estates) by the construction of a new sewer line in lieu of an expansion of the existing lift station by proceeding as follows:

1. J & M and TWM will pay the total sum of \$60,000.00 by certified check to Waterloo either at the execution of this Agreement or will have paid the same amount to Waterloo on or before December 7, 2020, whichever comes earlier; thereafter, J & M and TWM will have no further financial responsibility for the Feldmeier sewer line project.
2. J & M and TWM will complete the usual and customary punch list requirements for Final Plat Approval for the subdivision.
3. Upon J & M and TWM making the \$60,000.00 payment to the city and completing the punch list items, Waterloo will promptly approve the final plat for Natalie Estates so that J & M can begin selling lots.
4. J & M and TWM acknowledge that execution of this Agreement releases the City of Waterloo, its employees, agents and elected officials from any and all liability relating to any and all matters concerning the contents of this Agreement and the alleged delay in J & M obtaining a final plat approval for Natalie Estates.
5. Waterloo acknowledges that execution of this Agreement releases J & M, TWM and their respective employees and agents from any and all liability relating to any and all matters concerning the contents of this Agreement and from any further responsibility regarding the installation and cost of the sewer line.
6. This Agreement shall be binding upon, and inure to the benefit of the parties hereto, as well as their respective heirs, executors, successors, administrators,

affiliates, subsidiaries, partners, directors, officers, managers, employees,
stockholders and assigns, if any.

IT IS SO AGREED

City of Waterloo, Illinois

By: _____
Thomas G. Smith, Mayor

Date: _____

J & M Development, LLC

By: Herbert Frentzel
Herbert Frentzel, its duly
authorized Member

Date: 12/4/2020

Thouvenot, Wade & Moerchen, Inc.

By: Robert S. DeConcini
ROBERT S. DECONCINI
Its: PRESIDENT

Date: 12/04/2020

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:
December 21, 2020
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Approval of Natalie Estates, Phase I, Final Plat.

3. Relief or action to be requested:
Approval.

4. Submittal date: 12/17/20

Submitted by: _____
Jim Nagel, Subdivision & 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 OFFICES

100 West Fourth Street
Waterloo, Illinois 62298
(618) 939-8600

Thomas G. Smith, Mayor
Barbara Pace, Clerk
Brad A. Papenberg, Treasurer

To: Mayor Smith and Aldermen

From: Jim Nagel

Date: December 17, 2020

Subject: Natalie Estates

Construction has been completed with all improvements shown on the Improvement Plans being completed. Installation of the sidewalk along Rogers Street and Hamacher Street is underway now, but we have never required sidewalks as part of the Improvements before.

Brian has completed his review of the Final Plat for closure and it does close within allowable error of closure allowed by the subdivision code.

The Public Works department has completed their review and extension fees for gas and electric have been paid, with both electric and gas installations completed.

The agreement for elimination of the Remlock lift station should have been approved by this time.

The required Letter of Credit is on file for the required amount of \$315,020.17.

I would recommend approval of the Final Plat for Natalie Estates, Phase 1.

Jim Nagel
Subdivision Administrator

FINAL PLAT NATALIE ESTATES

PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS
DATE: OCTOBER 1, 2020

SHEET INDEX

- COVER SHEET
- SOUTH LOT LAYOUT
- NORTH LOT LAYOUT

THIS IS TO CERTIFY THAT WE HAVE FINAL PLATED PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN AT PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS AND THE RESULT IS SHOWN HEREON. I FURTHER CERTIFY THAT THE PARCELS INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN ZONE "C" AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 1702000275E, EFFECTIVE DATE MARCH 17, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING. THOUVENOT, WADE & MOERCHEN, INC.

TRACY L. HAMANN ILLINOIS PLS # 033-003570

STATE OF ILLINOIS }
COUNTY OF MONROE } S.S.

I, HERBERT FRONTZEL, J & M DEVELOPMENT, LLC, OWNER IN FEE OF ALL THE PROPERTY ENCOMPASSED WITHIN THE FINAL PLAT STATING THAT THE FINAL PLAT IS THE FREE AND VOLUNTARY ACT OF THE OWNER AND STATING THE OWNER'S INTENTION TO DEDICATE TO PUBLIC USE FOREVER THE STREETS AND DRAINAGE EASEMENTS SHOWN THEREON AND THE INTENTION OF THE OWNER TO DEDICATE THE EASEMENTS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF MUNICIPAL AND PUBLIC UTILITY SERVICES AND STATING THAT THE BOUNDARY LINES SHOWN THEREON WILL BE REFERENCED TO IN ALL FUTURE CONVEYANCES OF LOTS IN THE SUBDIVISION AND FURTHER STATING THE OWNER'S INTENTION TO DEDICATE AND RESERVE TO THE PUBLIC ANY RIGHT OF WAY LYING ALONG ANY PUBLIC ROAD ADJACENT TO THE BOUNDARIES OF THE PLAT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND ON THIS _____ DAY OF _____, 2020.

HERBERT FRONTZEL, J & M DEVELOPMENT, LLC

STATE OF ILLINOIS }
COUNTY OF MONROE } S.S.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT HERBERT FRONTZEL, PERSONALLY KNOWN TO ME AND WHOSE NAME IS AFFIXED TO THE FOREGOING CERTIFICATE, DID AFFIX HIS SIGNATURE THERE TO AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL ON THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC:

I, THE UNDERSIGNED COUNTY CLERK OF MONROE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY THE STATUTES UPON ALL OF THE PROPERTY ENCOMPASSED WITHIN THIS PLAT, AND I HEREBY CERTIFY THAT I FIND NO REASONABLE TAX SALES OR UNPAID FORECLOSED TAXES AGAINST ANY OF THE REAL ESTATE ENCOMPASSED IN THIS PLAT AND I HEREBY APPROVE THE SAME FOR ASSESSMENT PURPOSES.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF MY OFFICE ON THIS _____ DAY OF _____, 2020.

COUNTY CLERK:

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020 BY THE CITY COUNCIL OF WATERLOO.

MAYOR _____ CITY CLERK _____

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2020.

MONROE COUNTY - 911 COORDINATOR _____

DRAINAGE REPORT:

TOPOGRAPHIC STUDIES HAVE BEEN PERFORMED ON THE PROPOSED IMPROVEMENTS AND INDICATED TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE SUBDIVISION AS SHOWN ON THIS FINAL SUBDIVISION PLAT AND IF, DURING CONSTRUCTION, ANY SURFACE WATER DRAINAGE SHOULD BE CHANGED, THE DEVELOPER WILL, IN THE FINAL DESIGN, MAKE PROVISIONS FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES.

HERBERT FRONTZEL, J & M DEVELOPMENT, LLC

CHRIS WUESTER, P.E. #062-070633 DATE SEALED _____
LICENSE EXPIRES: 11/30/21

THIS PLAT AND THE ACCESS POINT THERE TO, HAS BEEN APPROVED BY THE MONROE COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO MONROE COUNTY REQUIREMENTS CONCERNING ACCESS RIGHTS.

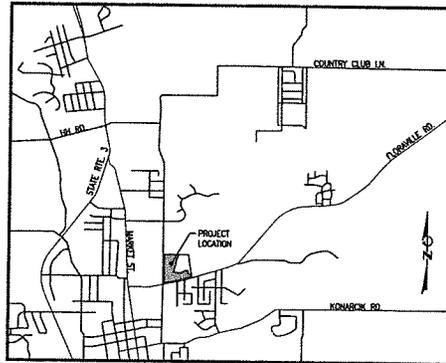
COUNTY ENGINEER _____ DATE: _____

OWNER/DEVELOPER

J & M DEVELOPMENT, LLC
4001 STATE RTE 159
SUITE 107
SMITHTON, IL 62285

SURVEYOR/ENGINEER

THOUVENOT, WADE & MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, IL 62226
(618) 624-4488



LOCATION MAP
NOT TO SCALE

OTHER SURVEYOR'S NOTES

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER ACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THE TRACT WHICH ARE NOT SHOWN HEREON.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS TRACT. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES MAY EXIST WITHIN THE LIMITS OF THIS TRACT. THE LOCATION OF THESE FACILITIES WAS NOT WITHIN THE SCOPE OF WORK TO BE ACCOMPLISHED BY THE SURVEYOR.

NOTE:

1/2" IRON PINS SET AT ALL LOT CORNERS AND ENDS OF CURVES UNLESS OTHERWISE NOTED.
IRON PINS NOT SET AT TIME OF PLATTING WILL BE SET AFTER COMPLETION OF CONSTRUCTION AND AN AFFIDAVIT WILL BE FILED PER ILLINOIS SURVEY STANDARDS.
ALL EASEMENTS SHOWN ARE FOR DRAINAGE AND UTILITY, EXCEPT WHERE NOTED OTHERWISE.
ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION.
MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE AND ONE-HALF (1.5) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE OUTLINED TO MEET, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.
ZONING CLASSIFICATION: CITY OF WATERLOO R-3
SCHOOL DISTRICT - WATERLOO COMMUNITY UNIT SCHOOL DISTRICT #3

AREA SUMMARY

AREA IN LOTS	=	14.71 AC.
AREA IN R.O.W.	=	3.17 AC.
TOTAL AREA	=	17.88 AC.

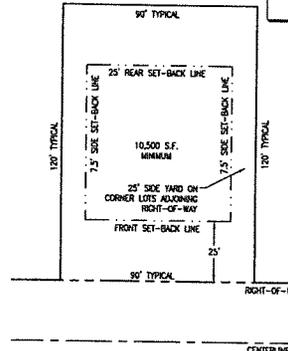
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING DEDICATIONS, EASEMENT RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

PROJECT PARAMETERS:

BASIS OF BEARING: GRID NORTH
LINEAR UNIT: US SURVEY FEET (SFT)
GEOCENTRIC DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 83 (2008 16)
PROJECT LOCATION: LATITUDE: 32°08'39.86262" N LONGITUDE: 89°08'37.75406" W
NORTHING: 810095.894 SFT EASTING: 230333.434 SFT
ELEV.: 697.015 SFT
OH SCALE FACTOR: 1.0000073041

COORDINATE NOTE:
COORDINATES FOR OUR BOUNDARY CORNERS ARE STATE PLANE AS REQUIRED PER ORDINANCE 040.0276

PROJECT BENCHMARK:
ALUMINUM MARKER IN CONCRETE IN THE SOUTHWEST QUARTER OF HAMACHER STREET AND ROGERS STREET, 19.7 N (64.8 FT) WEST OF THE APPROPRIATE CENTERLINE OF ROGERS STREET AND 9.6 N (31.5 FT) SOUTH OF THE CENTERLINE OF HAMACHER STREET.



TYPICAL LOT DETAIL

LEGAL DESCRIPTION NATALIE ESTATES PHASE 1

PART OF TAX LOTS 3-A AND 3-B OF U.S. SURVEY 720, CLAIM 516, IN TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 122 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TAX LOT 7 OF U.S. SURVEY 641, CLAIM 1645, TOWNSHIP 2 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, ILLINOIS, AS SHOWN ON PAGE 115 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" IN THE RECORDER'S OFFICE OF MONROE COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, AN ASSUMED BEARING ON THE SOUTH LINE OF SAO U.S. SURVEY 641, CLAIM 1645 (SAD L&E) ALSO BEING THE NORTH LINE OF SAO U.S. SURVEY 720, CLAIM 516, 45.00 FEET TO THE CENTERLINE OF ROGERS STREET, AS SHOWN ON THE RIGHT OF WAY PLAT THEREOF RECORDED IN ENVELOPE 2-1559 IN THE RECORDER'S OFFICE OF MONROE COUNTY; THENCE ON SAO CENTERLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) SOUTH 00 DEGREES 10 MINUTES 08 SECONDS WEST, 72.87 FEET; 2.) SOUTH 00 DEGREES 48 MINUTES 32 SECONDS EAST, 89.20 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, 45.01 FEET TO THE EASTERN RIGHT OF WAY LINE OF SAO ROGERS STREET, SAO POINT ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT.

FROM SAO POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, 616.41 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 08 SECONDS WEST, 300.13 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 28 SECONDS EAST, 101.97 FEET; THENCE SOUTH 18 DEGREES 30 MINUTES 02 SECONDS WEST, 425.78 FEET; THENCE NORTH 14 DEGREES 55 MINUTES 38 SECONDS EAST, 80.00 FEET; THENCE SOUTH 66 DEGREES 14 MINUTES 41 SECONDS EAST, 114.83 FEET; THENCE NORTH 75 DEGREES 21 MINUTES 40 SECONDS EAST, 187.16 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 18 SECONDS EAST, 112.85 FEET; THENCE NORTH 75 DEGREES 31 MINUTES 04 SECONDS EAST, 107.59 FEET; THENCE NORTH 00 DEGREES 18 SECONDS WEST, 1102.29 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, THE CHORD OF SAO CURVE BEARS SOUTH 07 DEGREES 38 MINUTES 42 SECONDS WEST, 103.71 FEET; THENCE SOUTH 65 DEGREES 13 MINUTES 09 SECONDS EAST, 102.83 FEET; THENCE SOUTH 09 DEGREES 41 MINUTES 27 SECONDS EAST, 53.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HAMACHER STREET, AS SHOWN ON THE RIGHT OF WAY PLAT THEREOF RECORDED IN ENVELOPE 1956 IN THE RECORDER'S OFFICE OF MONROE COUNTY; THENCE ON SAO NORTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1.) SOUTHWESTERLY 73.74 FEET ON A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2956.75 FEET, 19 DEGREES 18 MINUTES 49 SECONDS WEST, 27.91 FEET; 2.) SOUTH 16 DEGREES 58 MINUTES 19 SECONDS EAST, 3.00 FEET; 3.) SOUTHWESTERLY 30.93 FEET ON A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2961.75 FEET, THE CHORD OF SAO CURVE BEARS SOUTH 73 DEGREES 19 MINUTES 39 SECONDS WEST, 30.93 FEET; 4.) SOUTH 73 DEGREES 37 MINUTES 36 SECONDS WEST, 300.13 FEET; 5.) SOUTHWESTERLY 206.73 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 206.73 FEET, THE CHORD OF SAO CURVE BEARS SOUTH 75 DEGREES 13 MINUTES 29 SECONDS WEST, 206.73 FEET; 6.) SOUTH 76 DEGREES 49 MINUTES 23 SECONDS WEST, 189.97 FEET; 7.) SOUTH 78 DEGREES 38 MINUTES 10 SECONDS WEST, 118.05 FEET; 8.) SOUTHWESTERLY 3.83 FEET ON A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3072.40 FEET, THE CHORD OF SAO CURVE BEARS SOUTH 78 DEGREES 51 MINUTES 30 SECONDS WEST, 3.83 FEET TO SAO EASTERN RIGHT OF WAY LINE OF ROGERS STREET; THENCE ON SAO EASTERN RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1.) NORTH 18 DEGREES 43 MINUTES 15 SECONDS WEST, 58.28 FEET; 2.) NORTH 02 DEGREES 19 MINUTES 43 SECONDS WEST, 60.17 FEET; 3.) NORTHERLY 499.06 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 12097.61 FEET, THE CHORD OF SAO CURVE BEARS NORTH 01 DEGREES 34 MINUTES 48 SECONDS WEST, 499.06 FEET; 4.) NORTH 00 DEGREES 52 SECONDS WEST, 228.94 FEET; 5.) NORTH 89 DEGREES 10 MINUTES 08 SECONDS EAST, 10.00 FEET; 6.) NORTH 00 DEGREES 48 MINUTES 32 SECONDS WEST, 403.55 FEET TO THE POINT OF BEGINNING.

ILLINOIS SWANSEA WATERLOO EDWARDSVILLE PEORIA
MISSOURI ST. CHARLES ST. LOUIS
TENNESSEE NASHVILLE

THOUVENOT, WADE & MOERCHEN, INC.
SWANSEA OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62269
(618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL PROF. DESIGN FIRM	184-00270
IL PROF. ENGR. CORP.	62-05370
IL PROF. SUR. ENGR. CORP.	81-00502
IL PROF. LAND SURV. CORP.	048-00029
MO PROF. ENGR. CORP.	001526
MO LAND SURVEYING CORP.	000548
TN. PROF. ENGR. FIRM	9874

SEAL
SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

REV.	DATE	DESCRIPTION
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DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MUM
APPROVED BY: MUM
PROJECT NO: D01160918

PROJECT: FINAL PLAT NATALIE ESTATES CITY OF WATERLOO MONROE COUNTY ILLINOIS

TITLE: COVER SHEET

SEE SHEET 3 OF 3



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
WATERLOO
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**THOUVENOT, WADE
& MOERCHEN, INC.**

SWANSEA OFFICE
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS
62260
618.634.4458
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	02-035270
IL. PROF. SURV. ENGR. CORP.	01-000202
IL. PROF. LAND SURV. CORP.	040-000028
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	0974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

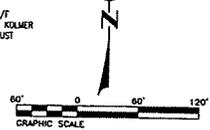
REV.	DATE	DESCRIPTION
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DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: D01160916

PROJECT:
FINAL PLAT
NATALE ESTATES
CITY OF WATERLOO
MONROE COUNTY
ILLINOIS

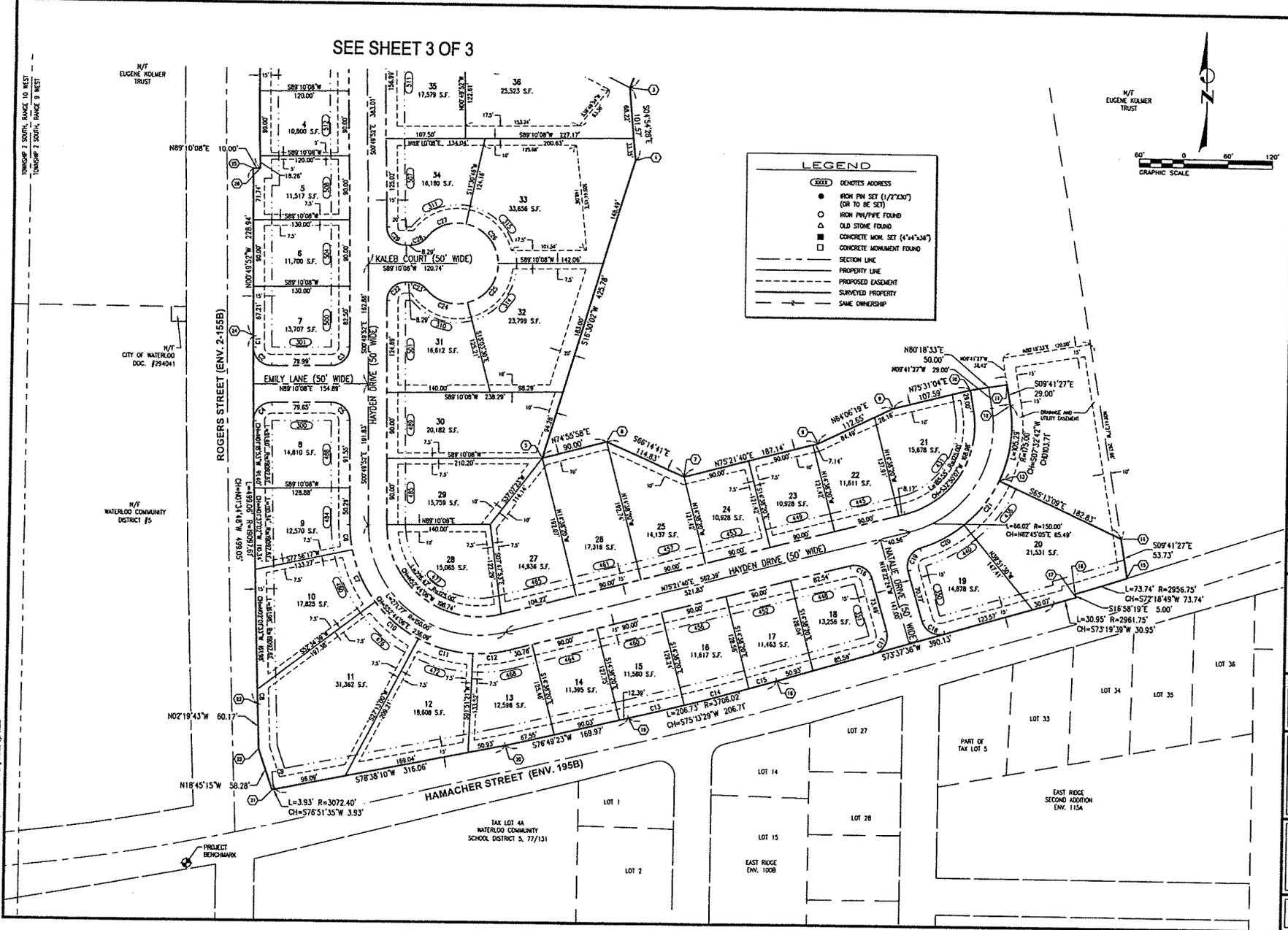
TITLE:
SOUTH LOT LAYOUT

2 OF 3



LEGEND

- DENOTES ADDRESS
- IRON PIN SET (1/2"x3/4") (ON TO BE SET)
- IRON PIN/PYRITE FOUND
- △ OLD STONE FOUND
- CONCRETE MON. SET (4"x4"x36")
- CONCRETE MONUMENT FOUND
- SECTION LINE
- - - PROPERTY LINE
- - - PROPOSED EASEMENT
- - - SURVEYED PROPERTY
- - - SAME OWNERSHIP



ALL INFORMATION ON THIS PLAN IS BASED ON THE SURVEY AND RECORDS OF THE CITY OF WATERLOO, ILLINOIS, MONROE COUNTY, ILLINOIS.

