

ORDER OF BUSINESS

City Council  
City of Wood River  
111 N. Wood River Avenue

May 5, 2025  
7:00 P.M.  
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup  
David Ayres Bill Dettmers  
Jeremy Plank Scott Tweedy
- 2) Approval of the minutes of the regular meeting of April 21, 2025, as printed.
- 3) Approval of the bills submitted for payment for the period April 17, 2025, to April 30, 2025, as printed.
- 4) ADJOURNMENT: (Sine Die) Mayor Tom Stalcup and Councilmembers Jeremy Plank and Scott Tweedy will step down to conclude their term of office.
- 5) OATH OF OFFICE: City Clerk Danielle Sneed will administer the Oath of Office to Mayor Tom Stalcup and re-elected Councilmembers Jeremy Plank and Scott Tweedy. The new council will then be seated.

Roll Call:

Tom Stalcup  
David Ayres Bill Dettmers  
Jeremy Plank Scott Tweedy

- 6) REQUEST BY MAYOR FOR:  
A. Request for Citizen comments/communications/petitions  
B. Reports/comments from City Officials
- 7) Approval of an ordinance amending the Laborer's Local Union No. 338 Collective Bargaining Agreement to add Addendum #1.
- 8) Approval of an ordinance authorizing a Redevelopment Agreement with Wood River Properties LLC, for TIF Financial Assistance at 7 N. Wood River Avenue, Wood River, Illinois 62095.
- 9) Approval of an ordinance declaring personal property of the City of Wood River surplus and authorizing its sale, trade-in, and/or disposal specifically two used backhoes, as submitted by the Director of Public Services.
- 10) Approval of a resolution waiving competitive bidding requirements and approving and authorizing the execution of an agreement with Luby Equipment Services for the purchase of a backhoe, as submitted by the Director of Public Services.
- 11) Approval of an ordinance authorizing the acceptance of Parcel Numbers 19-2-08-25-00-000-011 and 19-2-08-25-00-000-012, as a gift, from B2 Management LLC, for the public purposes of possible economic development, to eradicate blight, and other public purposes.
- 12) Approval of a recommendation to accept the bid from Metro AG, in the amount of \$75.00 per dry ton for Year 1 and \$75 per dry ton for Year 2-5 for lime sludge removal at the water plant, as submitted by the Director of Public Services.

- 13) Approval of a recommendation to accept the bid from Kamex, Inc. in the amount of \$414,610.00 for the Edwardsville Road Water Main Improvement Project, as submitted by the Director of Public Services.
- 14) Approval of a request to seek bids for landscaping at the Recreation Center, as submitted by the Director of Parks and Recreation.
- 15) Approval of a request to seek bids for sodium hypochlorite at the water plant, as submitted by the Director of Public Services.
- 16) Approval of a request from the Wood River Business Alliance to close the intersection of Wood River Avenue and Ferguson Avenue and Ferguson Avenue between Wood River Avenue and Whitelaw Avenue on Saturday, May 17, 2025, for the Annual Summer Kickoff from 9:30 a.m. to 3:00 p.m.
- 17) Approval of an ordinance declaring real property of the City of Wood River surplus and authorizing its sale pursuant to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, specifically the Wood River Business Park, f/k/a Envirotech Business Park.
- 18) Approval of authorizing requests for proposals for real property of the City of Wood River, specifically the Wood River Business Park, f/k/a Envirotech Business Park.
- 19) Old Business
- 20) New Business
- 21) Adjournment

If prospective attendees require an interpreter or other access accommodation needs, please contact the Wood River City Clerk's Office at 618-251-3100 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

April 21, 2025

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, April 21, 2025. The Clerk called the roll and reported that the following members were:

- PRESENT: David Ayres
- Bill Dettmers
- Jeremy Plank
- Scott Tweedy
- Tom Stalcup

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Dettmers moved to approve the minutes of the regular meeting of April 7, 2025, as printed, seconded by Councilman Ayres, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

APPROVAL OF BILLS:

Councilman Ayres moved to approve the bills submitted for payment for the period April 3, 2025, to April 16, 2025, as printed, seconded by Councilman Tweedy, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

APPROVAL OF FINANCIAL STATEMENT:

Councilman Plank moved to approve the Financial Statement ending March 31, 2025, as printed, seconded by Councilman Tweedy and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

APPROVAL OF 3<sup>rd</sup> QUARTER INVESTMENT REPORT:

Councilman Ayres moved to approve the 3<sup>rd</sup> Quarter Investment Report for the period May 1, 2024, to January 31, 2025, seconded by Councilman Dettmers, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

CITIZEN/CITY OFFICIAL COMMENTS:

Bill Rogers raised a concern regarding the enforcement of agreements related to TIF (Tax Increment Financing) funds. He expressed frustration over the lack of visible evidence showing that these agreements are being upheld, stating that discussions around the topic are frequently avoided or deflected. He emphasized that if developers are not held accountable for compliance, funds

should be returned to the City. He stated that the lack of enforcement could expose the City to potential fraud and foster a negative reputation where developers may assume they can receive public money without fulfilling obligations. Mr. Rogers then turned his attention to Item #11 on the agenda, related to electric aggregation. He recalled a previous instance where the City changed electricity suppliers without residents' consent. Contrary to assurances that the new rates would be lower, he noted his personal utility bill nearly doubled, indicating a 50% increase instead of the 2% difference previously suggested by the City. He reported that some residents came close to or experienced power shutoffs as a result. Mr. Rogers then stated the City should have taken responsibility by covering the power bills or at least not placing the burden on organizations like LIHEAP that were not at fault. He insisted that residents should have to opt in, not opt out to any future supplier changes and warned that if such an incident occurred again, he will consult legal counsel to explore a potential class action lawsuit. Specific concerns were raised regarding unauthorized changes, privacy violations, and the significant financial impact on residents. Lastly, Mr. Rogers addressed what he believes to be targeted retaliation. He described a recent incident in which City trucks bypassed storm debris in front of his residence despite servicing the rest of the street. This occurred shortly after comments were made at the previous meeting. Mr. Rogers also alleged that local police units have been used for intimidation purposes, including instances where patrol cars repeatedly passed his home. Most recently, he cited an event where Squad Car 142 drove past twice within 15 minutes on the same morning. He claimed that if resources are available for what he described as retaliation, then there should be resources available to properly complete public service duties like debris removal. He further alleged that these acts of retaliation have extended to his family members, including his sister, who he claimed has received intimidating messages advising her not to attend meetings. Mr. Rogers expressed strong concern about this, attributing the behavior to a current or former Parks and Recreation employee and urging that such harassment be stopped immediately. He concluded by stating that while he is not concerned about personal dislike from others, retaliation against family members crosses a line.

Mayor Stalcup asked Kristen Burns to give an update on the Main Street Organization.

Kristen Burns provided an annual update as the program enters its second year in May 2025. The 2024 annual report has been submitted to the National Main Street Organization, and the local program has once again received full accreditation. Over the past year, the program recorded 386 volunteer hours, which equates to approximately \$12,000.00 in volunteer hours. Additionally, Main Street received \$23,843 in donations and hosted six downtown events with a total of 11,300 attendees. Social media efforts continue to be strong, with over 1,600 followers and a 65% engagement rate. Looking ahead to 2025, beautification initiatives include installing corner planters donated by National Main Street, developing wayfinding signage in collaboration with the City, and launching a seasonal banner program. A new interactive business directory and community calendar are also in development. These tools will be accessible via a mobile app, allowing users to view business locations, restaurants, parks, and even live construction updates. The calendar will enable businesses to directly input their events, ensuring timely and consistent promotion across all City community calendars. She explained that these upgrades are funded by a marketing grant from Illinois Main Street. As part of this campaign, new marketing materials will be distributed to promote the downtown district. In addition, a new façade grant program is being introduced in collaboration with National Main Street. Through this initiative, downtown businesses will be eligible for \$2,500 grants to improve signage, develop branding, enhance websites, and complete front or rear façade work. The partnership drive is ongoing, with new community and downtown partners joining weekly. With the arrival of spring, there has been renewed activity as building improvements begin and interest grows from potential new businesses looking to establish a

presence downtown. There have also been several walk throughs of available spaces, signaling momentum for future development.

Ms. Burns introduced Mike Roper; owner of Downtown West End & Courtyard located at 10 W. Ferguson Avenue. She explained that the concept focuses on collaboration with local vendors, offering a space that not only supports small businesses but also creates a vibrant community hub. Currently, the space features 15 local vendors and a coffee shop, offering a variety of products and services. Ms. Burns shared that the vision for the Courtyard includes hosting events and fostering a welcoming environment for community engagement. The goal is for vendors to eventually outgrow the shared space and transition into permanent brick-and-mortar locations within the downtown area, contributing to local economic growth.

Mike Roper expressed his enthusiasm and support for the City's direction, citing positive interactions with City leadership and staff. He invested approximately \$40,000 into renovating the space, noting that his own t-shirt business had outgrown its home-based setup, prompting the move. He emphasized his belief in the City's progress and commended individuals such as the Mayor, City Manager, staff members, and Kristen Burns, who he said has gone above and beyond in helping the new business get started. Mr. Roper explained that Danyelle will serve as the main point of contact for the business, especially while he is traveling. The team is looking forward to engaging the community with breakfast, coffee, local goods, and a courtyard space for public events. They also announced their Grand Opening that is scheduled for Sunday, April 27, 2025, from 12:00 p.m. to 4:00 p.m.

The Council was then updated on the continued investment and revitalization efforts within the downtown district. In addition to the arrival of new businesses, several established businesses are reinvesting in their properties. Notable TIF (Tax Increment Financing) applications have been submitted, and upcoming improvements are expected from local businesses including Shelter Insurance (Mark Smith), Mike Fahnstock from State Farm, and Dan King from Heaterz. Their commitment to enhancing their buildings and investing in the community was acknowledged and appreciated. As part of the City's affiliation with the Main Street organization, several workshops and development opportunities are being planned for the summer and fall. These workshops will focus on practical topics such as marketing and banking, offering valuable resources for local business owners. In August, representatives from both National Main Street and Illinois Main Street will visit the City for a four-day strategic planning and transformation session. This visit will be instrumental in shaping the district's future direction and will provide professional guidance and insights. Community members and business owners were encouraged to reach out with any questions, and it was noted that contact information is widely available for those wishing to get involved or seek more details.

Mayor Stalcup acknowledged several outstanding achievements related to the local High School over the past couple of weeks and offered congratulations to the following individuals and teams. Kaidence Reef was recognized for setting a new single-game record for goals scored in a girls' soccer game for East Alton-Wood River High School, surpassing the previous record set by Kirsten Neal in 2012. Congratulations were extended to the Boys Track Team for winning the East Alton-Wood River 2025 Invitational Track Meet, held on April 12, 2025. The track meet hosted 22 schools and over 500 participants. The Mayor congratulated the EA WR E-Sports Team for securing third place in Overwatch at the IHSEA State Championship on March 30, 2025. Mayor Stalcup gave special recognition to Jayden Ulrich for surpassing her personal best in women's discus, achieving a throw of 69.39 meters (227 feet, 8 inches), which ranks second in NCAA history and

third in American history. The Mayor concluded by congratulating all students and teams for their exceptional accomplishments.

Mayor Stalcup shared a note of appreciation from Rusty Wheat, who expressed his gratitude to the Walmart employees that assisted him in picking up trash along Routes 111 and 255 a few weekends ago. The Mayor extended thanks to all those involved.

The Mayor announced a City-Wide Litter Cleanup Event scheduled for May 3, 2025, from 8:00 a.m. to 11:00 a.m. Volunteers are encouraged to participate in helping clean up the community. Supply pickup locations include Central Park (next to the Roundhouse), Brushey Grove Park, and downtown at the Business Alliance Office located at 61 E. Ferguson. The Mayor urged residents to join in and help keep the City clean.

ORDINANCE NO. 2939: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH MARK AND JACQUELINE SMITH, FOR TIF FINANCIAL ASSISTANCE AT 162 E. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Tweedy moved to approve an ordinance authorizing a Redevelopment Agreement with Mark and Jacqueline Smith, for TIF Financial Assistance at 162 E. Ferguson, Wood River, Illinois 62095, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2940: AUTHORIZING A REDEVELOPMENT AGREEMENT WITH DANIEL KING FOR TIF FINANCIAL ASSISTANCE AT 7 W. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Ayres moved to approve an ordinance authorizing a Redevelopment Agreement with Daniel King for TIF Financial Assistance at 7 W. Ferguson, Wood River, Illinois 62095, seconded by Councilman Plank

Councilman Dettmers addressed recent changes to the TIF application process. He noted that with the new application format, several requirements he had personally valued were eliminated. He explained that, historically, he looked for specific criteria in these applications, including a bona fide business plan to ensure project clarity and reduce misunderstandings, a clear timeline for project completion, and evidence that the business had a viable plan for success. Councilman Dettmers expressed concern that the current TIF application no longer requires this information, making it difficult for him to support such applications. He stated that, moving forward, he will continue to request this type of supporting information. If he votes "no" on such matters, it is due to not receiving the documentation he considers necessary for informed approval.

The ordinance was approved by the following vote:

AYES: Ayres, Plank, Tweedy, Stalcup (4)

NAYS: Dettmers (1)

ORDINANCE NO. 2941: AUTHORIZING AN AMENDED REDEVELOPMENT AGREEMENT WITH HEATERZ DEVELOPMENT COMPANY LLC FOR TIF FINANCIAL ASSISTANCE AT 11 W. FERGUSON, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve an ordinance authorizing an Amended Redevelopment Agreement with Heaterz Development Company LLC for TIF Financial Assistance at 11 W. Ferguson, Wood River, Illinois 62095, seconded by Councilman Tweedy

Councilman Dettmers raised questions regarding the financial details of a project previously approved for Heaterz, with a total project cost of \$1.3 million approved a couple of years ago. At that time, there was a request for \$240,000.00 in funding. The current request totals \$117,000.00, which is based on \$467,000.00 in expenditures. Councilman Dettmers questioned whether the \$467,000.00 in expenditures is part of the original \$1.3 million submitted previously. He expressed uncertainty about the financial breakdown and asked for clarification on whether this is a new \$467,000.00 being submitted for reimbursement or part of the original request that was already approved.

City Manager Steve Palen provided clarification regarding the TIF request associated with the Heaterz project. This is their only TIF request, and it represents an amendment to the original project request. The updated request is for \$117,000.00, which is approximately 25% of the total construction cost of \$468,000.00. City Manager Steve Palen noted that this amendment reflects a revised project scope and construction cost, and he sought clarity on how this aligns with prior discussions.

Councilman Dettmers asked if they are still getting \$240,000.00.

City Manager Steve Palen replied in the negative, explaining that they are now going to get \$117,000.00. Initially, the project included plans for a restaurant, a commissary kitchen, and office space. However, the restaurant is now expected to be located farther down Ferguson Avenue, and the current building will be used solely as the company's headquarters and office space. As a result of removing the restaurant and kitchen from the plans, the estimated construction cost has been reduced. The new construction estimate is \$468,000.00, and the business is now requesting \$117,000.00 in TIF assistance, which represents 25% of the revised total.

It was clarified that this amendment modifies the TIF agreement approved a couple of years ago.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2942: AUTHORIZING THE ACCEPTANCE OF PARCEL ID 19-2-08-22-17-306-020, COMMONLY KNOWN AS 125 E. JENNINGS AVENUE, WOOD RIVER, ILLINOIS 62095, AS A GIFT, FROM DAVID GALLAGHER, EXECUTOR OF THE ESTATE OF JOSEPH E.S. HUDANIK, FOR PURPOSES OF ERADICATING BLIGHT:

Councilman Dettmers moved to approve an ordinance authorizing the acceptance of Parcel ID 19-2-08-22-17-306-020, commonly known as 125 E. Jennings Avenue, Wood River, Illinois 62095, as a gift, from David Gallagher, Executor of the Estate of Joseph E.S. Hudanick, for purposes of eradicating blight, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2124: APPROVING AN AMENDMENT TO THE MASTER AGREEMENT TO PROVIDE ELECTRIC GENERATION SUPPLY AND RELATED SERVICES BY AND BETWEEN THE CITY OF WOOD RIVER AND ILLINOIS POWER MARKETING LLC D/B/A HOMEFIELD ENERGY:

Councilman Tweedy moved to approve a resolution approving an amendment to the Master Agreement to provide electric generation supply and related services by and between the City of Wood River and Illinois Power Marketing LLC d/b/a Homefield Energy, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank Tweedy, Stalcup (5)

NAYS: None (0)

MAYOR PRO-TEM:

Mayor Stalcup moved to approve electing Councilman Jeremy Plank as Mayor Pro-Tem for the 2025-2026 Fiscal Year, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – INSTALL A “SLOW – CHILDREN AT PLAY” SIGN AT THE INTERSECTION OF FIRST STREET AND ACTON AVENUE:

Councilman Plank moved to approve a recommendation to install a “Slow – Children at Play” sign at the intersection of First Street and Acton Avenue, as submitted by the Traffic Commission, seconded by Councilman Dettmers, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – INSTALL A “SLOW – CHILDREN AT PLAY” SIGN ON TAMAROA AT THE ENTRANCE OF THE HERITAGE TRAILS SUBDIVISION:

Councilman Dettmers moved to approve a recommendation to install a “Slow – Children at Play” sign on Tamaroa at the entrance of the Heritage Trails Subdivision, as submitted by the Traffic Commission, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – PROCLAMATION - NATIONAL DAY OF PRAYER:

Councilman Tweedy moved to approve a Proclamation recognizing the National Day of Prayer on Thursday, May 1, 2025, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)



APPROVED – REQUEST TO SEEK BIDS TO REPLACE THE PUMPS AT THE EASTWOOD LIFT STATION WITH NEW GRINDER PUMPS:

Councilman Dettmers moved to approve a request to seek bids to replace the pumps at the Eastwood Lift Station with new grinder pumps, as submitted by the Director of Public Services, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – REQUEST TO SEEK BIDS FOR CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY:

Councilman Ayres moved to approve a request to seek bids for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services, seconded by Councilman Dettmers

Councilman Plank stated that he has received many positive comments from the community regarding the replacement of sidewalks, with residents expressing appreciation for the work done. Some residents have also voiced requests for their own sidewalks to be replaced, which is being acknowledged and considered.

Councilman Tweedy inquired about the status of last year's allocated funds for sidewalk repairs.

It was confirmed that there are still ongoing expenditures related to the project, but the contractor is wrapping up the project. It was also confirmed that another \$500,000.00 was allocated in the new fiscal year budget for sidewalk repairs.

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – REQUEST TO SEEK BIDS FOR NEW WATER MAINS FOR THE JACKSON LANE AND VAUGHN DRIVE WATER MAIN IMPROVEMENT PROJECT:

Councilman Ayres moved to approve a request to seek bids for new water mains for the Jackson Lane and Vaughn Drive Water Main Improvement Project, as submitted by the Director of Public Services, seconded by Councilman Plank, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED – REQUEST TO SEEK BIDS TO LINE SEWER MAIN PIPE ALONG FERGUSON AVENUE:

Councilman Tweedy moved to approve a request to seek bids to line sewer main pipe along Ferguson Avenue, as submitted by the Director of Public Services, seconded by Councilman Dettmers, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS:

Councilman Ayres asked what the location is for the Wood River Business Alliance.

Mayor Stalcup stated 61 E. Ferguson.

Councilman Ayres stated that he was approached by the property owners, and they have not received payment for rent for the last seven months.

City Manager Steve Palen and Mayor Stalcup stated that Councilman Ayres' comment is not City business, but Mayor Stalcup stated that he will bring it to the Business Alliance's attention.

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:27 p.m.

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Mayor

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City Clerk

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 05/05/2025  
INVOICES DUE ON/BEFORE: 05/05/2025

3

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
GENERAL REVENUES	T0001399	FREEDOM FOREVER	PERMIT 19618-414 S 7TH ST	1000	20241	53.00
GENERAL REVENUES	T0001399	FREEDOM FOREVER	PERMIT 19618-414 S 7TH ST	1000	20242	35.00
<b>GENERAL REVENUES Total</b>						<b>88.00</b>
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	MFT STREET MAINTENANCE	1011	40741	89.86
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	PH - 9TH ST DETENTION	1011	40741	123.56
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	PH - HORIZONTAL SUBDIVISION	1011	40741	168.50
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	PN - DEMO 101 BIDS	1011	40741	104.84
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	PH - BZA 25-04	1011	40741	119.82
LEGISLATIVE	5793	HEARST COMMUNICATIONS INC	PN - LIME SLUDGE BIDS	1011	40741	101.10
LEGISLATIVE	1131	SOUTHWESTERN ILLINOIS COUNCIL	SWICOM-STALCUP.PALEN	1011	40659	80.00
<b>LEGISLATIVE Total</b>						<b>787.68</b>
ADMINISTRATION	3475	DA-COM DIGITAL OFFICE	DELIVERY - TONER	1012	40514	10.00
ADMINISTRATION	5998	SMARTBILL	TEXT SIGN UP INSERT	1012	40742	223.25
ADMINISTRATION	4709	WEX BANK	APRIL 2025 - GASOLINE	1012	40521	110.47
<b>ADMINISTRATION Total</b>						<b>343.72</b>
FINANCE	6309	GREAT AMERICA FINANCIAL SVCS.	POSTAGE METER LEASE	1013	40863	165.00
FINANCE	981	UTILITRA	SURGE PROTECTOR	1013	40519	21.82
<b>FINANCE Total</b>						<b>186.82</b>
ANIMAL CONTROL	4730	MADISON COUNTY ANIMAL CARE	MARCH 2025-ANIMAL PICK UPS	1014	40747	140.00
<b>ANIMAL CONTROL Total</b>						<b>140.00</b>
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	2,225.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	3,625.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	2,100.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	100.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	550.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	9,645.00
LEGAL	6284	LEWIS BRISBOIS BISGAARD&SMITH	LEGAL SERVICES	1015	40721	400.00
<b>LEGAL Total</b>						<b>18,645.00</b>
BUILDING & ZONING	4709	WEX BANK	APRIL 2025 - GASOLINE	1016	40521	566.74
<b>BUILDING &amp; ZONING Total</b>						<b>566.74</b>
STREET LIGHTING	4163	AMEREN ILLINOIS	1/28-2/26/2025-118 E FERGUSON	1017	40788	39.04
STREET LIGHTING	2468	ELECTRICO INCORPORATED	SIGNAL MAINTENANCE	1017	40759	162.50
<b>STREET LIGHTING Total</b>						<b>201.54</b>
STREET MAINTENANCE	5467	ALL TYPE CORP.	PIPE TAPE,PIPE DOPE,90 FITTING	1021	40529	102.70
STREET MAINTENANCE	6234	BILL & JOES TOWING	TOWED DODGE DUMP TRUCK	1021	40719	158.00
STREET MAINTENANCE	540	FISCHER LUMBER COMPANY	SIDE BOARDS - DUMP TRUCK	1021	40529	37.60
STREET MAINTENANCE	2786	HERITAGE CRYSTAL CLEAN LLC	PARTS CLEANER	1021	40544	327.91
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	PARTS - STREET BACKHOE	1021	40529	321.03
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	HYDRAULIC REPAIR-BACKHOE	1021	40719	989.00
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	VALVE CHECK - BACKHOE	1021	40529	248.64
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	REPAIR - RIDE CONTROL	1021	40719	1,539.91
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	BACKHOE PARTS	1021	40529	200.04
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	STREET BACKHOE PARTS	1021	40529	438.92
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	SENSOR - BACKHOE	1021	40529	366.45
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	LIGHT ASSY - BACKHOE	1021	40529	165.76

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 05/05/2025  
INVOICES DUE ON/BEFORE: 06/05/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	HYDRAULIC FILTER - BACKHOE	1021	40529	106.41
STREET MAINTENANCE	4680	MC KAY AUTO PARTS	SPLASH GUARD-2018 FORD	1021	40529	27.99
STREET MAINTENANCE	1060	ROD'S SERVICE INCORPORATED	O2 & ACETYLENE TANK RENTAL	1021	40544	24.73
STREET MAINTENANCE	1060	ROD'S SERVICE INCORPORATED	O2 & ACETYLENE TANK RENTAL	1021	40544	24.73
STREET MAINTENANCE	4709	WEX BANK	APRIL 2025 - GASOLINE	1021	40521	1,608.22
STREET MAINTENANCE	84	WOODY'S MUNICIPAL SUPPLY	SOLENOID VALVE	1021	40529	99.50
<b>STREET MAINTENANCE Total</b>						<b>6,787.54</b>
PARKS AND RECREATION	5861	BARCOM SECURITY	BATTERY REPLACEMENT-FIRE ALARM	1024	40549	54.75
PARKS AND RECREATION	5495	TRI-CITY REC. PROGRAMS	DADDY DAUGHTER DANCE	1024	40303	970.00
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	EASTER EGG HUNT - PRIZES	1024	40303	33.71
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	EASTER EGG HUNT - PRIZES	1024	40303	87.00
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	MESH BAGS - EASTER EGG HUNT	1024	40303	5.22
PARKS AND RECREATION	4709	WEX BANK	APRIL 2025 - GASOLINE	1024	40521	319.80
<b>PARKS AND RECREATION Total</b>						<b>1,470.48</b>
PARK MAINTENANCE	4709	WEX BANK	APRIL 2025 - GASOLINE	1025	40521	112.69
<b>PARK MAINTENANCE Total</b>						<b>112.69</b>
DISASTER PREP	100	GRP WEGMAN COMPANY	BATTERIES - STORM SIREN BELK	1026	40599	255.16
<b>DISASTER PREP Total</b>						<b>255.16</b>
POLICE	4163	AMEREN ILLINOIS	1/28-2/26/2025-MADISON LPR	1027	40783	44.61
POLICE	2749	CLEARY'S SHOES & BOOTS	BOOTS - #147	1027	40594	200.00
POLICE	100	GRP WEGMAN COMPANY	A/C NOT COOLING	1027	40792	828.72
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE - #102	1027	40719	86.51
POLICE	946	RAY O'HERRON COMPANY	CLASS A ITEMS - #175	1027	40594	77.59
POLICE	946	RAY O'HERRON COMPANY	PANTS (2 PAIR) - #155	1027	40594	176.56
POLICE	946	RAY O'HERRON COMPANY	BODY ARMOR - #101	1027	40594	1,157.50
POLICE	1713	WAL-MART COMMUNITY	PRISONER FOOD	1027	40592	84.60
POLICE	1713	WAL-MART COMMUNITY	PAINT,HOSE,NOZZLE	1027	40549	28.72
POLICE	4709	WEX BANK	APRIL 2025 - GASOLINE	1027	40521	2,999.96
<b>POLICE Total</b>						<b>5,684.77</b>
FIRE	6246	AIRGAS USA, LLC	OXYGEN	1028	40551	19.47
FIRE	58	ALTON EQUIPMENT RENTAL	CHAINS AW PISTON	1028	40719	162.78
FIRE	299	BANNER FIRE EQUIPMENT	LEVER LATCH LADDER DOOR-4214	1028	40719	33.38
FIRE	318	BOUND TREE MEDICAL LLC	EMS SUPPLIES	1028	40551	1,083.95
FIRE	6044	CASHION FIRE EQUIPMENT, LLC	AERIAL HYDRAULICS ISSUE - 4233	1028	40719	952.00
FIRE	443	DATA TRONICS INCORPORATED	INSTALL RADIO IN NEW PUMPER	1028	40929	840.94
FIRE	4715	ILLINOIS FIREFIGHTER'S	IFFA ANNUAL DUES	1028	40619	125.00
FIRE	5049	JASON GERNER	PARAMEDIC RENEWAL FEE-GERNER	1028	40679	41.00
FIRE	3544	KNOX COMPANY	1 YEAR KNOX CONNECT LICENSE	1028	40792	584.00
FIRE	6203	LIMBAUGH CONSTRUCTION CO, INC	PAYMENT #4 - FIRE BAY - FINAL	1028	40916	28,514.20
FIRE	4568	MADISON COUNTY / MABAS 35	MAY 2025 MABAS/35-IL DUES	1028	40619	399.00
FIRE	6066	MALLORY SAFETY & SUPPLY LLC	O2 AND GASSES FOR MONITORS	1028	40719	138.51
FIRE	1518	SENTINEL EMERGENCY SOLUTIONS	STORAGE BAG	1028	40589	60.00
FIRE	5810	TARGET SOLUTIONS, LLC	ANNUAL MEMBERSHIP	1028	40792	125.76
FIRE	5687	UNIVERSITY OF ILLINOIS	BASIC FF-RUSSEL, BROUSSEAU	1028	40679	800.00
FIRE	1713	WAL-MART COMMUNITY	NARC BOX	1028	40551	19.92

CITY OF WOOD RIVER  
 DEPARTMENT SUMMARY REPORT  
 COUNCIL MEETING DATE: 05/05/2025  
 INVOICES DUE ON/BEFORE: 06/05/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
FIRE	1713	WAL-MART COMMUNITY	REPORT COVERS	1028	40519	11.16
FIRE	4709	WEX BANK	APRIL 2025 - GASOLINE	1028	40521	1,675.65
<b>FIRE Total</b>						<b>35,586.72</b>
MFT	4264	CHRIST BROTHERS	HOT PATCH FILL	2100	40552	1,739.25
MFT	3490	COMMUNITY SEED & FEED COMPANY	GRASS SEED-EROSION CONTROL	2100	40570	78.00
MFT	4140	KIENSTRA - ILLINOIS	FLOWABLE FILL-MAGNOLIA&MIMOSA	2100	40554	724.00
MFT	5291	WARNING LITES OF SOUTHERN IL	STOP SIGNS (30)	2100	40556	1,120.50
MFT	5291	WARNING LITES OF SOUTHERN IL	PARKING SIGNS	2100	40556	73.50
<b>MFT Total</b>						<b>3,735.25</b>
INSURANCE	6058	IPBC	MAY 2025 - DENTAL INSURANCE	2300	40846	4,775.16
INSURANCE	6058	IPBC	MAY 2025 - ADMIN EXPENSE	2300	40840	45.90
INSURANCE	6058	IPBC	MAY 2025 - VISION INSURANCE	2300	40850	490.73
INSURANCE	6058	IPBC	MAY 2025 - HEALTH INSURANCE	2300	40845	111,837.84
INSURANCE	6058	IPBC	MAY 2025 - LIFE INSURANCE	2300	40844	451.34
<b>INSURANCE Total</b>						<b>117,600.97</b>
PUBLIC SERVICES ADMIN	T0001400	ANDRUS, ED	170 S 10TH ST	3000	20305	4.52
PUBLIC SERVICES ADMIN	T0001400	ANDRUS, ED	170 S 10TH ST	3000	20306	7.23
PUBLIC SERVICES ADMIN	T0001402	FLOWERS, KENNETH	1343 BRUSHEY GROVE	3000	20305	0.48
PUBLIC SERVICES ADMIN	T0001402	FLOWERS, KENNETH	1343 BRUSHEY GROVE	3000	20306	0.76
PUBLIC SERVICES ADMIN	T0001405	LINDSAY, JAYE RICHARD	121 GRAND VISTA-CREDIT REFUND	3000	20301	3.67
PUBLIC SERVICES ADMIN	T0001406	MCCARTNEY, RHONDA	545 S 7TH ST	3000	20305	3.19
PUBLIC SERVICES ADMIN	T0001406	MCCARTNEY, RHONDA	545 S 7TH ST	3000	20306	5.10
PUBLIC SERVICES ADMIN	T0001401	MYERS, NICOLE	521 E PENNING	3000	20305	0.25
PUBLIC SERVICES ADMIN	T0001401	MYERS, NICOLE	521 E PENNING	3000	20306	0.40
PUBLIC SERVICES ADMIN	T0001404	NEUNABER, FERNITA J TRUST	124 ILLINI LANE	3000	20305	2.50
PUBLIC SERVICES ADMIN	T0001404	NEUNABER, FERNITA J TRUST	124 ILLINI LANE	3000	20306	4.00
PUBLIC SERVICES ADMIN	T0001404	NEUNABER, FERNITA J TRUST	124 ILLINI LANE	3000	20305	7.31
PUBLIC SERVICES ADMIN	T0001404	NEUNABER, FERNITA J TRUST	124 ILLINI LANE	3000	20306	2.50
PUBLIC SERVICES ADMIN	T0001403	REDBUD INDUSTRIAL PARK LLC	1322 VIRGINIA	3000	20306	4.00
PUBLIC SERVICES ADMIN	T0001403	REDBUD INDUSTRIAL PARK LLC	1322 VIRGINIA	3000	20306	4.00
PUBLIC SERVICES ADMIN	1099	SHEPPARD MORGAN & SCHWAAB	E'VILLE RD-PLANS,SPECS	3000	40725	6,958.96
PUBLIC SERVICES ADMIN	1099	SHEPPARD MORGAN & SCHWAAB	ENG SERVICES-3/2-3/29/2025	3000	40725	5,957.29
PUBLIC SERVICES ADMIN	1713	WAL-MART COMMUNITY	PENS	3000	40519	5.94
PUBLIC SERVICES ADMIN	4709	WEX BANK	APRIL 2025 - GASOLINE	3000	40521	100.26
<b>PUBLIC SERVICES ADMIN Total</b>						<b>13,072.93</b>
WATER DISTRIBUTION	2600	CORE & MAIN LP	METERS	3031	40580	18,910.00
WATER DISTRIBUTION	5420	D&D TIRE SERVICE LLC.	TIRES (2) AND MOUNT	3031	40719	765.00
WATER DISTRIBUTION	3680	KAMADULSKI EXCAVATION	WR AVE&W PENNING 25-67	3031	40799	16,180.00
WATER DISTRIBUTION	6223	POLLARDWATER	STATIC GUAGE-HYDRANT	3031	40580	326.27
WATER DISTRIBUTION	6208	RED'S GARAGE DOORS	NEW OPERATOR DOOR#1 BAY 3	3031	40719	1,635.50
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	SADDLE & METER PIT SET (6)	3031	40581	4,382.64
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	DIRECTIONER, REDUCERS	3031	40581	277.74
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	FRICTION RING	3031	40531	3.84
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	MANHOLE HOOK,HYDRANT,WRENCH	3031	40589	77.24
WATER DISTRIBUTION	1099	SHEPPARD MORGAN & SCHWAAB	E'VILLE RD WATERLINE PLANS	3031	40916	11,544.00

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 05/05/2025  
INVOICES DUE ON/BEFORE: 06/05/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
WATER DISTRIBUTION	4709	WEX BANK	APRIL 2025 - GASOLINE	3031	40521	726.91
<b>WATER DISTRIBUTION Total</b>						54,829.14
WATER PLANT	5829	ALLRISE ELEVATOR CO., INC.	REPAIR - 54 N WALCOTT	3032	40719	12,177.49
WATER PLANT	5829	ALLRISE ELEVATOR CO., INC.	54 N WALCOTT - INVOICE	3032	40719	0.36
WATER PLANT	6236	BLUE CARDINAL CHEMICALS, LLC	PENETRATING LUBRICANT	3032	40523	214.99
WATER PLANT	4190	LAYNE CHRISTENSEN COMPANY	CHEMICAL TRTMT-WELL 1&2	3032	40795	32,750.00
WATER PLANT	873	MISSISSIPPI LIME COMPANY	QUICKLIME	3032	40553	7,593.33
WATER PLANT	873	MISSISSIPPI LIME COMPANY	QUICKLIME DELIVERY	3032	40798	1,046.59
WATER PLANT	6007	S J ELECTRO SYSTEMS INC	ICONTROL - SCADA	3032	40796	582.00
WATER PLANT	5115	USA BLUEBOOK	CORRECTED PAYMENT OF INVOICE	3032	40551	0.40
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	ALUMINUM SULFATE	3032	40568	903.00
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	POTASSIUM PERMANGANATE	3032	40577	8,597.94
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	DELIVERY CHARGE	3032	40798	65.00
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	ALUMINUM SULFATE	3032	40568	903.00
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	DELIVERY	3032	40798	65.00
WATER PLANT	4709	WEX BANK	APRIL 2025 - GASOLINE	3032	40521	196.90
<b>WATER PLANT Total</b>						65,096.00
SEWER REVENUES	T0001400	ANDRUS, ED	170 S 10TH ST	4000	20304	2.96
SEWER REVENUES	T0001402	FLOWERS, KENNETH	1343 BRUSHY GROVE	4000	20304	0.32
SEWER REVENUES	T0001405	LINDSAY, JAYE RICHARD	121 GRAND VISTA-CREDIT REFUND	4000	20305	4.70
SEWER REVENUES	T0001406	MCCARTNEY, RHONDA	545 S 7TH ST	4000	20304	2.09
SEWER REVENUES	T0001401	MYERS, NICOLE	521 E PENNING	4000	20304	0.16
SEWER REVENUES	T0001404	NEUNABER, FERNITAJ TRUST	124 ILLINI LANE	4000	20304	3.00
SEWER REVENUES	T0001403	REDBUD INDUSTRIAL PARK LLC	1322 VIRGINIA	4000	20304	1.64
<b>SEWER REVENUES Total</b>						14.87
SEWER COLLECTIONS	540	FISCHER LUMBER COMPANY	CONCRETE MIX	4041	40538	49.60
SEWER COLLECTIONS	540	FISCHER LUMBER COMPANY	CONCRETE MIX	4041	40538	40.90
SEWER COLLECTIONS	6066	MALLORY SAFETY & SUPPLY LLC	O2 AND GASSES FOR MONITORS	4041	40719	138.51
SEWER COLLECTIONS	1084	SCHULTE SUPPLY INCORPORATED	FERNCO	4041	40531	282.40
SEWER COLLECTIONS	4709	WEX BANK	APRIL 2025 - GASOLINE	4041	40521	604.93
<b>SEWER COLLECTIONS Total</b>						1,116.34
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	MAY 2025 - CONTRACT OPS	4042	40791	88,806.00
<b>SEWER PLANT Total</b>						88,806.00
REFUSE REVENUES	T0001400	ANDRUS, ED	170 S 10TH ST	4900	20308	16.69
REFUSE REVENUES	T0001402	FLOWERS, KENNETH	1343 BRUSHY GROVE	4900	20308	24.81
REFUSE REVENUES	T0001405	LINDSAY, JAYE RICHARD	121 GRAND VISTA-CREDIT REFUND	4900	20308	4.04
REFUSE REVENUES	T0001406	MCCARTNEY, RHONDA	545 S 7TH ST	4900	20308	23.25
REFUSE REVENUES	T0001401	MYERS, NICOLE	521 E PENNING	4900	20308	1.83
REFUSE REVENUES	T0001404	NEUNABER, FERNITAJ TRUST	124 ILLINI LANE	4900	20308	10.49
<b>REFUSE REVENUES Total</b>						81.11
REFUSE	5406	REPUBLIC SERVICES #350	APRIL 2025-COMPOST DUMPSTER	4949	40778	1,099.12
REFUSE	5406	REPUBLIC SERVICES #350	APRIL 2025 - CITY PICK UPS	4949	40791	63,475.62
<b>REFUSE Total</b>						64,574.74
GOLF CLUBHOUSE	5430	ACUSHNET CO	GOLF GLOVES - RESALE	5052	40579	154.29
GOLF CLUBHOUSE	6204	CLEAN UNIFORM COMPANY	3/31/2025-RUG & TOWEL SERVICE	5052	40752	206.59

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT  
COUNCIL MEETING DATE: 05/05/2025  
INVOICES DUE ON/BEFORE: 06/05/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
GOLF CLUBHOUSE	5793	HEARST COMMUNICATIONS INC	BEST OF BEST GOLF COURSE	5052	40749	398.00
GOLF CLUBHOUSE	5713	MEDFORD OIL COMPANY	GASOLINE - GOLF CARTS	5052	40521	785.79
GOLF CLUBHOUSE	4289	RIVERBENDER.COM	JAN - DEC 2025 WEBSITE HOSTING	5052	40792	420.00
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	CLEANER,GLOVES,TOILET BRUSH	5052	40541	25.17
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	TOWELS & WINDEX	5052	40541	37.46
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	TRASH LINERS	5052	40541	56.42
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	GARDEN HOSE, NOZZLE	5052	40549	64.91
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	OFFICE SUPPLIES	5052	40519	27.16
<b>GOLF CLUBHOUSE Total</b>						<b>2,175.79</b>
GOLF CONCESSIONS	348	CR SYSTEMS	FOAM CLIPS, LIDS	5053	40572	276.40
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	564.35
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	516.85
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	46.20
GOLF CONCESSIONS	5236	PEPSI - COLA	ALCOHOL - GOLF COURSE	5053	40574	169.25
GOLF CONCESSIONS	5540	REIS SERVICES INC	BAG N BOX SODA	5053	40571	488.20
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	HOT DOGS & BRATS	5053	40571	547.00
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	5053	40574	681.70
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	ALCOHOL - GOLF COURSE	5053	40574	416.50
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	382.38
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CLIPS,LIDS,BAGS FOR ICE	5053	40572	102.32
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	66.24
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	GATORADE - RESALE	5053	40571	40.94
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	62.72
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	271.28
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS	5053	40571	29.20
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS	5053	40571	26.28
<b>GOLF CONCESSIONS Total</b>						<b>4,687.81</b>
TIF #3	6255	B 2 MANAGEMENT, LLC	TIF REIMB-62 E FERGUSON	8100	40909	40,000.00
<b>TIF #3 Total</b>						<b>40,000.00</b>
CID	6363	GOVERNMENTAL CONSULTING	4/9-5/8/2025-CONSULTING	8700	40860	3,000.00
CID	5917	SEI CONTRACTING, INC	901 LORENA,434 KORRECK-DEMO	8700	40916	37,190.00
CID	6347	WOOD RIVER BUSINESS ALLIANCE	PAYMENT #2 OF 3	8700	40860	25,000.00
<b>CID Total</b>						<b>65,190.00</b>
RECREATION CENTER	6398	BRIAN KICHLINE	4/13-4/26/2025-VOLLEYBALL PAY	9000	40313	125.00
RECREATION CENTER	6414	BRYAN, ROBERT	4/13-4/26/2025-VOLLEYBALL PAY	9000	40313	100.00
RECREATION CENTER	5228	RICOH USA, INC.	3/20-4/19/2025-COLOR&B&W PRINT	9000	40792	373.97
RECREATION CENTER	1713	WAL-MART COMMUNITY	PAPER PRODUCTS,ZIPLOCK BAGS	9000	40541	57.23
RECREATION CENTER	1713	WAL-MART COMMUNITY	CONCESSIONS	9000	40304	260.45
<b>RECREATION CENTER Total</b>						<b>916.65</b>
<b>Grand Total</b>						<b>592,754.46</b>

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE AMENDING THE LABORERS' LOCAL UNION NO 338 COLLECTIVE BARGAINING AGREEMENT TO ADD ADDENDUM #1**

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has authority to bargain with the Laborers' Local Union No 338 ("Laborers") for changes in the collective bargaining agreement between City and the Laborers ("CBA"); and

WHEREAS, City has determined the CBA shall be amended through the addition of Addendum #1 (*see Exhibit A*); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to amend the CBA and add Addendum #1 (**Exhibit A**); and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute any documents necessary to approve Addendum #1 to the CBA (**Exhibit A**).

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Wood River as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* Addendum #1 to the CBA (**Exhibit A**) is approved.

*Section 3.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

\_\_\_\_\_  
Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois



ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**ADDENDUM #1**

**ARTICLE 3 – WAGES**

A. The hourly base rate shall be as follows:

**AGREEMENT PAY SCHEDULE – Union – 60 Month Term**

<b>Job Classification</b>	<b>05/01/2023</b>	<b>05/01/2024</b>	<b>05/01/2025</b>	<b>05/01/2026</b>	<b>05/01/2027</b>
Park Maintenance Superintendent	\$35.35	\$36.41	\$37.50	\$38.63	\$40.17
Park Maintenance Laborer			\$34.89	\$35.93	\$37.37

The Park Maintenance Superintendent shall be a working member of the Bargaining Unit. The Park Maintenance Superintendent may direct employees in the performance of their daily assignments. The Park Maintenance Superintendent shall not have the authority to discipline employees, to adjust grievances, or to effectively recommend those actions, nor shall they bear any other indicia of supervisory status within the meaning of the Illinois Public Labor Relations Act, 5 ILCS 315/.

Should the Employer determine to fill one or more full-time Park Maintenance Laborer positions, the Employer shall give the Union at least thirty (30) days' notice before posting or otherwise advertising the position to bargain the wage rate, which shall be incorporated into this Agreement by Addendum.

All newly hired or re-employed employees within the bargaining unit recognized in Article 1 of this contract shall serve a probationary period of 1 (one) year. While serving a promotional probationary period, the employee may be reduced to his/her previous level with cause. Further reduction in rank or dismissal shall require cause. Entry-level employees may be dismissed without cause while serving their probationary period.

The following will be the pay schedule followed for an employee hired into the Park Maintenance Laborer position based upon anniversary date of hire:

1. First year - 85% of the base rate
2. Second year-90% of the base rate
3. Third year- 95% of the base rate
4. Fourth year - Full Scale

CITY OF WOOD RIVER

LABORERS LOCAL UNION 338

Date: \_\_\_\_\_

Date: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN TIF NUMBER THREE PROJECT AREA WITH WOOD RIVER PROPERTIES, LLC, AND OTHER ACTIONS RELATED THERETO**

WHEREAS, the City of Wood River, Madison County, Illinois (“City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, in furtherance of development of the TIF District #3 project area, Wood River Properties LLC (“Developer”) has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 7 N. Wood River Avenue, Wood River, Illinois 62095

(“Property”) (*see* Redevelopment Agreement attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Property is within the corporate boundaries of City and eligible for TIF incentives from City’s TIF #3; and

WHEREAS, Developer’s Project will require Developer to incur certain costs that will be eligible for reimbursement from the TIF District #3 project area; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs from the TIF District #3 project area, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, Developer has agreed to complete the Project in accordance with the Redevelopment Agreement and all terms and conditions stated therein (*See Exhibit A*); and

WHEREAS, City agrees to reimburse Developer for certain costs incurred in implementing the Developer’s Project, including:

- a. Total Estimated TIF #3 District Eligible Costs: \$64,857.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$34,867.00, or 50% of the total estimated Redevelopment Project Costs incurred of \$69,734, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$34,867.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) after

completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.

d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

(See **Exhibit A**); and

WHEREAS, City desires to authorize the execution of a Development Agreement by and between City and Developer in substantially the form attached hereto as **Exhibit A**, to carry out the Project; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to authorize the Mayor and/or City Manager to execute the Development Agreement, and any other required documents associated with the Development Agreement, between City and Developer (*see Exhibit A*).

**NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Wood River, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River.

*Section 2.* The Development Agreement by and between the City and Developer, attached hereto as **Exhibit A**, is approved.

*Section 3.* The Mayor and/or City Manager is authorized and directed to execute the Development Agreement with the Developer. (**Exhibit A**).

*Section 4.* This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with Illinois law.

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ of \_\_\_\_\_, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_

APPROVED:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT,  
BETWEEN WOOD RIVER PROPERTIES LLC, AND CITY OF WOOD RIVER, FOR  
7 N. WOOD RIVER AVE., WOOD RIVER, ILLINOIS**

This Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and Wood River Properties LLC ("Developer"). City and Developer may hereinafter be referred to as "Parties," or individually as "Party." This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the "Effective Date") via Ordinance:

**PREAMBLE**

**WHEREAS**, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

**WHEREAS**, City is authorized to provide certain incentives for economic development under 65 ILCS 5/11-74.4-1, *et seq.*, "The Tax Increment Allocation Redevelopment Act," as amended ("TIF Act" or "Act"); and

**WHEREAS**, Developer owns:

Address: 7 N. Wood River Avenue, Wood River, Illinois 62095

(hereinafter "Property"); and

**WHEREAS**, Developer has submitted a "City of Wood River TIF Improvement Program Application" (*See Exhibit A*); and

**WHEREAS**, City wishes to encourage Developer to develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

**\$ 34,867.00 Total Requested**

(*See Exhibit A*); and

**WHEREAS**, Developer estimates the total costs to rehabilitate the Property will be \$69,734.00, and requests \$34,867.00 in TIF incentives (*See Exhibit A*; hereinafter "Project"); and

**WHEREAS**, the Property is located within the corporate boundaries of City, and within the City's TIF #3 District ("TIF #3"); and

**WHEREAS**, because the Property is located within City's TIF #3, the Project is eligible for reimbursement of certain expenditures related to the development of the Property pursuant to the Illinois TIF Act; and

**WHEREAS**, the Project at the Property will likely enhance property values, facilitate City's TIF #3 growth, improve exterior aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents; and

**WHEREAS**, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible, and the Project will not move forward; and

**WHEREAS**, the Parties agree that all Project costs are estimates, all possible reimbursements for Project costs from City are estimates, and any actual reimbursements will be governed by the TIF Act and this Agreement between the Parties; and

**WHEREAS**, City has determined that Developer's Project is consistent with the objectives of the TIF Redevelopment Plan adopted for the TIF #3, pursuant to Ordinance No. 2711, adopted March 15, 2021; and

**NOW, THEREFORE**, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

**Section 1. Incorporation of Recitals.** The Parties agree that all the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

**Section 2. Obligation of the Developer.** Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially completed within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will obtain all building and zoning permits, if any, in association with the Project.
2. The Developer covenants and agrees to pay prevailing wages pursuant to the *Illinois Prevailing Wage Act* (820 ILCS 30/1 *et seq.*) to the extent as may be required by law.
3. For purposes of this Agreement, Redevelopment Project Costs shall mean and include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

**Section 3. Obligation of City.**

City agrees to provide assistance to the Developer under this Agreement until the date of expiration of TIF #3 as it is currently established, or until the agreed maximum TIF reimbursement to Developer has been reached under the TIF Act, or until there are no additional TIF eligible expenses to reimburse under the TIF Act, whichever occurs first. If any of the dates stated in this Agreement regarding the beginning or end of TIF #3 are not stated correctly, the legal dates established and confirmed by Madison County, IL will control. It is the sole responsibility of Developer to ensure the Property is wholly located within TIF # 3 and is eligible for any TIF #3 payments.

Funding assistance is broken down as follows:

- a. Total Estimated TIF #3 District Eligible Costs: \$64,857.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$34,867.00, or 50% of the total estimated Redevelopment Project Costs incurred of \$69,734, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$34,867.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) after completion of the Project, passing all City inspections (if any), and according to terms and conditions stated herein.
- d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

**Section 4. Reimbursement to Developer under the TIF Act.**

- a. Developer shall submit to the City Treasurer all applicable receipts setting forth the amount of TIF Act reimbursable costs incurred by the Developer to complete the Project.
- b. The City Treasurer shall have sixty (60) days after receipt of any request for reimbursement from the Developer to forward said request to the Mayor and City Council for approval or disapproval at a regularly scheduled meeting. If the Mayor and Council disapprove the request in its entirety or specific expenditure items, it shall provide in writing to the Developer an explanation as to why such request was disapproved; provided Developer is not in breach of this Agreement, the only reason for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not considered to be eligible because such expenditure does not fall within one of redevelopment project cost line items or otherwise does not fall within the definition of redevelopment project costs as defined in the Act.
- c. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.



**CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.**

**Section 5. Indemnification.** Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employees or contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

**Section 6. Default and Remedies.** Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default, within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

**Section 7. Partial Invalidity.** If any section, subsection, term or provision of this Agreement or the application thereof to any Party or circumstance shall, to any extent, be invalid or

unenforceable, the remainder of said section subsection, term or provision of this Agreement or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Section 8. Termination of Agreement.**

City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. Events of non-performance by Developer include, but are not limited to:

- a. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand to the City, or request made by the City in connection with any documents, shall prove to be untrue.
- b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.
- c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

**Section 9. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

**Section 10. Notices.** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, if emailed, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested,

with postage prepaid, addressed as follows:

To the Developer:

Wood River Properties, LLC  
Attention: Tom Declue III  
132 Homestead, Ct.  
Moro, IL 62067

To the City:

City of Wood River  
Attention: City Manager  
111 North Wood River Ave  
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

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Mayor

WOOD RIVER PROPERTIES, LLC

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Agent

**City of Wood River  
TIF Assistance Application**

Address of Proposed Project 7 N. Wood River Avenue

**Applicant Information**

Applicant Name Wood River Properties LLC Phone 618-779-2016  
 Applicant Address 132 Homestead Ct. Email t3declue@grpwegman.com  
 City, State, Zip Moro, IL 62067  
 Contact Person/Title Tom Declue III

**Project Costs:**

Type of Cost	Projected Cost
Architectural & Engineering Fees	
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	
Purchase of Existing Facility	
Demolition Cost	
Site Improvements	\$ 64,857.00
Rehab, Remodel of Existing Building	
Construction of New Building(s)	
Other (Please Specify)	\$ 4,877.00

Total Project Cost	\$ 69,734.00
Assistance Requested	\$ 34,867.00
Current Fair Market Value	\$ 396,060.00
Expected Fair Market Value After Completion of Proposed Project	\$ 425,000.00

Are You the Current Owner of the Property?  YES  NO (if yes, skip to #1)  
 Are You the Current Tenant of the Property? YES  NO (if yes, provide owner information below)  
 Are you a Prospective Buyer? YES  NO (if yes, provide owner information below)

**Current Property Owner Information (if different than applicant):**

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Owner's Address \_\_\_\_\_ Email \_\_\_\_\_

**City of Wood River  
TIF Assistance Application**

1. Describe the scope and purpose of this project.

Adding a stove, fryer and hood in order to make a more attractive location for a restaurant

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2. Identify the proposed tenant (if applicable).

Bakery and coffee shop with sandwiches

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3. Discuss how the proposed project will eliminate or mitigate blighting conditions in the area.

By installing restaurant equipment and a fire suppression system the location will be more attractive to tenants and not remain vacant.

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4. Describe the specific economic benefits of this property to the City of Wood River.

Currently this location has been vacant since November 2024. It has been a struggle to find tenants, these improvements will be attractive to restaurants and a bakery with sandwiches would be a good fit for downtown

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5. Provide narrative explaining why the project is not feasible and could not be carried out with TIF funding assistance:

I have already put over \$300,000 into this building with no city assistance. I will not be able to put any more money into this project without assistance.

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Applicant Signature

5/1/25  
Date

# BERCO

Since 1998

## CONSTRUCTION

*"Our People Make The Difference."*

### Proposal

To: Tom DeClue  
Wood River Properties, LLC.  
7 North Wood River Ave  
Wood River, Illinois 62095

From: Frank Wiseman  
(618) 225-7472

Date: April 7, 2025  
Pages: 3

### Proposal #2445

### RE: Kitchen Renovation

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We propose furnish supervision, labor, materials and equipment necessary to complete the following per conversation with Tom DeClue (Owner) and Frank Wiseman (Berco).

#### Scope of Work – Option #1 – Remove Existing Pizza Oven

- Layout scope of work, materials to be utilized and schedule with owner.
- Remove existing overhead door from tracks and retain for reinstallation.
- Remove 17' half wall.
- Rental of 10,000 lb fork lift, delivery and haul pizza oven to site TBD.
- Reinstall overhead door on tracks and reseal to floor with clear silicone.
- Remove all construction debris from site.

**Option #1 Total: \$4,877.00**

#### Scope of Work – Option #2 – General Construction

- Layout scope of work, materials to be utilized and schedule with owner.
- Construct 2x6 wall for 12'-0" linear feet along east wall. Wall to be skinned with 5/8" fire code drywall and 304 brushed finished stainless steel full height to ceiling joists.
- Construct 2x6 wall for 17'-0" linear feet where existing half wall was removed. Wall to be 6'-0" high with 3 columns equally spaced running to ceiling joist above. Wall to be skinned w/ 5/8" firecode drywall, taped, finished and painted.
- Install 4" vinyl base around new wall.

*frankiberco@yahoo.com*

600 West MacArthur Drive ~ Cottage Hills, IL 62018

Phone (618) 259-2440 ~ Fax (618) 259-6998

- Remove all construction debris from site.

**Option #2 Total: \$12,201.00**

**Scope of Work -- Option #3 -- Mechanical and Electrical**

- Layout scope of work, materials to be utilized and schedule with owner.
- Provide labor and material to install proper sized gas lines and install owner provided kitchen equipment.
- Includes, black iron piping, welded exhaust duct, exhaust duct insulation, hangers, supports, power, control wiring, fire suppression equipment, roofing patch, sawcutting and hoisting.
- Remove all construction debris from site.

**Option #3 Total: \$52,656.00**

**Total: \$69,734.00**

**Standard Conditions**

This proposal is submitted on the basis of specific conditions provided and scopes of work requested. In order to provide the most efficient means and methods and the lowest price, our proposal is based on these Standard Conditions and the specific scopes of work detailed in the proposal; any deviation from these Conditions or scopes of work may affect price, duration, or performance of the proposed work.

BERCO Construction, Inc. takes exception to the following:

- Any unforeseen situations outside of scope of work
- Any delays caused by owner
- Overtime/Premium time
- Training
- Removal of any hazardous materials

Our performance is contingent upon strikes, lockouts, fire, flood, unworkable weather conditions, accidents, acts of God, of the government, of a public enemy, of another contractor or any cause beyond our control.

Our liability and responsibility shall be limited strictly and solely to acts of omission of our direct employees, anything in the proposal or contract notwithstanding. We are not responsible of damage to any pipes, conduits, etc. in slabs, walls or under earth's surface, or delays due to equipment malfunctions, weather or other causes beyond our control. Rates quoted herein are subject to change without notice. **Due to current market conditions, this bid is good for 30 days, after which any price increases will be added to this bid.**

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*frankiberco@yahoo.com*

600 West MacArthur Drive ~ Cottage Hills, IL 62018  
Phone (618) 259-2440 ~ Fax (618) 259-6998



**Terms: Invoices not paid within 30 days are subject to service charges on 1 ½% per month or 18% annually on amounts which exceed 30 days. In the event your account becomes delinquent and is placed in the hands of a collector or licensed attorney for collection or suit is instituted on such account, there shall be paid all cost of collection, including attorney's fees incurred in collecting any amount due.**

If acceptable, please sign and return to BERCO Construction, Inc.

ACCEPTED BY:

SIGNED:

\_\_\_\_\_

Buyer

\_\_\_\_\_

Title

\_\_\_\_\_

Date



\_\_\_\_\_

Frank Wiseman, Jr.

Director of Construction Services

Title

\_\_\_\_\_

April 7, 2025

Date

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*frankberco@yahoo.com*

600 West MacArthur Drive ~ Cottage Hills, IL 62018

Phone (618) 259-2440 ~ Fax (618) 259-6998

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE DECLARING PERSONAL PROPERTY OF THE CITY OF WOOD RIVER SURPLUS AND AUTHORIZING ITS SALE, TRADE-IN, AND/OR DISPOSAL, SPECIFICALLY 2 USED BACKHOES**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, 65 ILCS 5/11-76-4 provides that whenever a municipality in the state of Illinois owns any personal property which, in the opinion of a simple majority of the corporate authorities then holding office, is no longer necessary or useful to, or in the best interests of the municipality to keep, a majority of the corporate authorities at any regular or special meeting called for that purpose, may: (1) by Ordinance authorize the sale of such personal property in whatever manner they designate with or without advertising the sale; or (2) may authorize any municipal officer to convert that personal property to the use of the City; or (3) may authorize any municipal officer to convey or turn in any specified article of personal property as part payment on a new purchase of any similar article; and

**WHEREAS**, the City currently owns:

- 1. 2008 Case 580M Series 3 @ 3,500 hrs
- 2. 2014 Case 580 SN WT @4800 hrs

(“Backhoes”); and

**WHEREAS**, in the opinion of this City Council, the Backhoes are no longer necessary or useful to, or in the best interests of the City to retain, and should be declared surplus personal property; and

**WHEREAS**, the City Manager has informed the City Council the Backhoes will be sold for the highest value possible, traded in, or disposed of if the Backhoes are deemed to have little or no value; and

**WHEREAS**, City has determined the City Manager, or his designee, is permitted to sell the surplus personal property, specifically the Backhoes, for the maximum value that can be obtained, to trade in the Backhoes, or to dispose of the surplus personal property where appropriate, to be determined solely by the City Manager, or his designee; and

**WHEREAS**, City has determined it to be in the best interest of public health, safety, general welfare, and economic welfare to declare the aforementioned personal property surplus and sell and/or dispose of the same.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wood River, Illinois, as follows:

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The City personal property, specifically the aforementioned Backhoes, are hereby declared no longer useful to the City or necessary for City purposes, that the City personal property is declared surplus, and that it is in the best interest of the City to sell, trade in, and/or dispose of the same.

*Section 3.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council and approved by the Mayor of the city of Wood River, Illinois and deposited and filed in the office of the City Clerk on the day of \_\_\_\_\_ 2025, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:  
NOES:

APPROVED:

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Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

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Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION WAIVING COMPETITIVE BIDDING REQUIREMENT AND APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH LUBY EQUIPMENT SERVICES FOR THE PURCHASE OF A BACKHOE**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, City has been advised of the need for a new Backhoe; and

**WHEREAS**, Luby Equipment Services (“Luby”) has provided a proposal for the purchase of a new Backhoe (See **Exhibit A**; “Luby Proposal”); and

**WHEREAS**, the Luby Proposal includes:

- 1. Total Cost for New Case 580SN WT 4WD Loader Backhoe - \$146,000.00
- 2. Trade 1 - \$22,000 – 2008 Case 580M Series 3 @ 3,500 hrs
- 3. Trade 2 - \$12,000 – 2014 Case 580 SN WT @4800 hrs
- 4. Difference (total due) - \$112,000.00

**WHEREAS**, the Luby proposal states “all pricing is according to, or below Sourcewell pricing guidelines,” meaning this is the equivalent of pre-negotiated government pricing, or lower than pre-negotiated government pricing; and

**WHEREAS**, the trade-ins have been surplussed by the City as required by Illinois law before being used as a trade-in on a new Backhoe; and

**WHEREAS**, City deems it to be in the best interests of City to waive the competitive-bidding requirement and to purchase the new Backhoe pursuant to the Luby Proposal; and

**WHEREAS**, the City Council also finds that the Mayor and/or City Manager should be authorized and directed, on behalf of the City of Wood River, to execute whatever documents are necessary to waive the competitive-bidding requirement and to purchase the new Backhoe pursuant to the Luby Proposal as stated herein.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Wood River as follows:

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The purchase of the the new Backhoe pursuant to the Luby Proposal is approved.

*Section 3.* The Mayor is authorized and directed, on behalf of the City of Wood River, to execute and date whatever documents may be necessary to approve the Luby Proposal.

*Section 4.* This Resolution shall be known as Resolution No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

APPROVED:

---

Tom Stalcup, Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed, City Clerk  
City of Wood River  
Madison County, Illinois

4/15/25

To: City of Wood River  
c/o Gene Hartman

Re: New Backhoe Quote

Gene,

The following quote for a New Case 580SN WT 4WD Loader Backhoe includes the following:

- 110 Hp Tier 4 Engine
- Powershift H-Type Transmision
- 2 Door A/C Cab with Heat and Bluetooth Radio
- Extendahoe with 1 way/2 way Auxilliary Hydraulics
- Pilot Controls with Powerlift
- Mechanical Q/C
- 93"- 4N1 Front Bucket
- 24" Rear Bucket
- Flip Over Stabillzer Pads
- Ride Control and Comfort Steer and 3<sup>rd</sup> spool
- LED Lighting
- Front Fenders
- Heated Air Suspension Seat
- Cold Start Dual Batteries and Block Heater
- 3 Year Telematics Subscription

Total Cost: \$ 146,000.00  
Minus Trade: \$ -22,000.00 2008 Case 580M Series 3 @ 3,500hrs  
Minus Trade: \$ -12,000.00 2014 Case 580SN WT @ 4800hrs  
Total Due: \$ 112,000.00

All pricing is according to, or below Sourcewell pricing guidelines.

Thank You for allowing Luby Equipment Services the opportunity to quote on your equipment needs. If you need anything further, please don't hesitate to contact me.

Regards,

Larry Sims – Territory Manager / Metro East  
Cell: 618-799-1337 Office: 618-397-9971  
[lsims@lubyequipment.com](mailto:lsims@lubyequipment.com)

**Missouri**  
Fenton  
2300 Cassens Dr.  
Fenton, MO 63026  
630-343-9970

Cape Girardeau  
199 Airport Rd.  
Cape Girardeau, MO 63702  
573-334-9937

O'Fallon  
2999 Mexico Rd.  
O'Fallon, MO 63366  
636-332-9970

**Illinois**  
Quincy  
2625 North 24th St.  
Quincy, IL 62306  
217-222-5454

Springfield  
4375 Camp Butler Rd.  
Springfield, IL 62707  
217-744-2233

Caseyville  
8853 Petroff Dr.  
Caseyville, IL 62232  
618-397-9971

11

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE AUTHORIZING THE ACCEPTANCE OF PARCEL NUMBERS 19-2-08-25-00-000-011 AND 19-2-08-25-00-000-012, AS A GIFT, FROM B2 MANAGEMENT LLC, FOR THE PUBLIC PURPOSES OF POSSIBLE ECONOMIC DEVELOPMENT, TO ERIDICATE BLIGHT, AND OTHER PUBLIC PURPOSES**

WHEREAS, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

WHEREAS, City has the authority, pursuant to 65 ILCS 5/2-2-12, to acquire real property for public purposes; and

WHEREAS, City has determined that the following property may be acquired for the public purposes of possible economic development, to eradicate blight, and/or other public purposes:

Parcel Numbers: **19-2-08-25-00-000-011, 19-2-08-25-00-000-012**

(hereinafter "Property"); and

WHEREAS, City has determined it necessary to accept the Property as a gift for the public purposes of eradicating blight, facilitating economic development, and other public purposes (*see Exhibit A*); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to accept the Property as a gift for the public purposes of eradicating blight, facilitating economic development, and other public purposes (**Exhibit A**); and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute any documents necessary to accept the Property pursuant to **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Highland as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to accept the Property pursuant to **Exhibit A**.

*Section 3.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois



**REAL ESTATE CONTRACT**

**THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.**

**THIS REAL ESTATE CONTRACT ("Agreement") is made and entered into effective as of the date City obtains the approvals necessary to give force and effect to this Agreement. City represents that this Agreement must be passed by Ordinance and by the vote of a majority of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Grantee") and B2 MANAGEMENT LLC ("Grantor").**

- I. Gift of Property.** Grantor agrees to convey to Grantee and Grantee agrees to accept from Grantor, in accordance with the terms of this Agreement, all of Grantor's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Numbers: 19-2-08-25-00-000-011, 19-2-08-25-00-000-012**, and as shown on **Exhibit A** (the "Property").
- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **zero dollars and no cents (\$0.00)**.
- III. Prorations and Adjustments.** The following prorations and adjustments shall be made to the Purchase Price at Closing:
  - a. Taxes.** All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to Grantee. The Taxes which are charged to Grantee pursuant hereto shall be a Permitted Encumbrance, as defined below; and Grantee shall be responsible for the payment of all of such Taxes, when they become due.
  - b. Release of Encumbrances.** Grantor shall convey to Grantee, good, marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by Grantee that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Grantee that would be shown by a current and accurate survey and/or inspection of the Property, (v) any matter created by or arising from an act, omission or acquiescence of Grantee, its employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which Grantee expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the

"Permitted Encumbrances." Other than the Permitted Encumbrances, on or before Closing, Grantor shall cause, at Grantor's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by Grantee ("Grantor Encumbrances"), to be satisfied and released, unless they are assumed by Grantee at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Grantor Encumbrances.

- c. Expenses. Grantor shall be responsible to pay for all expenses in connection with the payment of any Grantor Encumbrances and recording costs to release any Grantor Encumbrances, Grantor's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company (if not paid in full by Grantee).

Grantee shall be responsible to pay for the recording fee for the deed, Grantee's attorney's fees, Grantee's title insurance endorsements, if any, Grantee's lender's policy of title insurance and any endorsements thereto, if any, Grantee's tests and inspections, Grantee's survey, the premium for Grantee's basic owner's policy of title insurance in the amount of the Purchase Price, and such other expenses provided to be paid by Grantee herein.

**GRANTEE AGREES TO PAY ALL "CLOSING COSTS," AS THAT TERM IS GENERALLY UNDERSTOOD, ASSOCIATED WITH THIS REAL ESTATE TRANSACTION.**

- IV. Items to be delivered to Grantee.** After purchase of the Property, Grantor shall deliver to Grantee, in the form of photocopies of executed originals, any documents related to the Property that Grantor is aware of and able to locate ("Grantor Documents"). Grantor shall make every reasonable effort to locate and deliver to Grantee all Grantor Documents. Grantee acknowledges and agrees that Grantor acquired the Property many years ago and, as a result, Grantor may not be aware of the location or existence of some or all of the Grantor Documents. Based on this information, Grantee acknowledges and agrees that Grantor will be deemed to have complied with this Section 4, if Grantor provides to Grantee the Grantor Documents that are known to exist, if any, by Grantor after purchase of the Property, and without any obligation or duty being imposed on Grantor to investigate or to confirm the accuracy or completeness of the Grantor Documents.

- V. Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Grantor grants to Grantee and its agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection of the Property including, without limitation, preparation of boundary line, spot and topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as Grantee may reasonably require (collectively, "Investigations").

Grantee shall indemnify, protect, defend and hold harmless the Grantor against all mechanic's liens and other claims, demands, causes of action, liens, fines, damages, losses, costs and expenses (including attorneys' fees and litigation costs) and all other liabilities asserted against or incurred by the Property or Grantor's ownership therein in connection with Grantee's entry upon the Property or Grantee's inspection, surveying, test borings or other work performed by or through Grantee, and Grantee shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Grantee shall pay for all inspections and reports ordered by Grantee, promptly; and shall not allow any liens to be filed against the Property. For purposes of Grantee's indemnification of Grantor described herein, the term "Grantee" shall mean any agent, broker, contractor, employee, or representative of Grantee. This provision shall survive Closing or other termination of this Agreement.

**VI. Contingencies.** In addition to any other conditions set forth in this Agreement, Grantee's obligation to consummate the purchase provided for herein shall be subject to fulfillment of the following items by Grantee, and subject to any and all following required action(s) by Grantee (the "Contingency Date") (each a "Contingency" and collectively, the "Contingencies"):

- a. Title Commitment/Examination. Grantee, at Grantee's cost and expense, may order a title search and commitment for title insurance ("Commitment") on the Property, together with complete copies of all exception documents to title ("Exceptions") from Title Company. Grantee shall notify Grantor, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Grantee; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Grantee shall be subject.
- b. Physical Inspection. Grantee shall be satisfied with the results of the Investigations. Grantee shall notify Grantor, in writing, of any condition disclosed during its Investigations that is not satisfactory to Grantee and Grantor shall have thirty days (30) days to cure such condition, with the Contingency Date automatically extended for such period, if cure is undertaken.
- c. Survey. Grantee, at its sole cost and expense, may order a survey of the Property (the "Survey"). Grantee shall notify Grantor, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Grantee, including, but not limited to, discrepancies in the legal description on the Survey as compared to the legal description recorded in the chain of title, verification of the total acreage of the Property, the Property boundary lines, and the location of all recorded easements and other encroachments, if any, the location of the improvements on the Property, and any other considerations deemed necessary by Grantee. Grantee shall notify Grantor, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Grantee. If Grantee fails to provide written notice of its objection to any items, prior to

the expiration of the Contingency Date, to Grantor that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Grantor would have secured a survey, such items shall be Permitted Encumbrances.

- d. Permitted Use. Grantee shall determine the existing zoning and other governmental regulations that permit the use of the Property for Grantee's intended use.

**If Grantee does not give written notice to Grantor on or before the Contingency Date that any one of the Contingencies has not been satisfied, then Grantee's obligation under this Agreement shall be enforceable by Grantor pursuant to the terms set forth herein.**

**If Grantee does give written notice to Grantor on or before the Contingency Date that any one of the Contingencies has not been satisfied, and Grantor cannot cure the Contingency within thirty (30) days of being put on notice by Grantee, this Agreement shall be terminated and be of no further force or effect, except for Grantee's obligations and indemnity as stated herein. The thirty (30) day deadline for Grantor to cure any Contingencies may be extended by written agreement signed by both Grantor and Grantee.**

## **VII. Closing**

- a. Place and Closing Date. Subject to the terms of this Agreement, the closing of the purchase and sale of the Property ("Closing") shall take place at the Title Company, on a date to be mutually determined by Grantor and Grantee, or after all Contingencies are waived or cured ("Closing Date").
- b. **In all instances, the Closing Date and Contingency Date shall be the same date.**
- c. Possession. Grantor shall deliver possession of the Property to Grantee at Closing and shall remove any and all personal property that will be retained by Grantor at that time.
- d. Grantor's Obligations at Closing. At Closing, Grantor shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Grantor's Obligations") upon satisfaction of Grantee's Obligations (as defined below):
1. Deed. A Warranty Deed conveying fee simple title of the Property to Grantee, subject to the Permitted Encumbrances.
  2. P-Tax. Execute along with Grantee, an Illinois Transfer Tax Declaration Form.
  3. Grantor's Affidavit. A commercially reasonable Grantor's Affidavit.

4. Non-Foreign Grantor Affidavit. An affidavit of Grantor in form and substance satisfactory to Grantee setting forth Grantor's United States taxpayer identification number and certifying that Grantor is not a foreign person as that term is used and defined in Section 1445 of the United States Internal Revenue Code.
  5. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Grantee to be delivered by Grantor or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Grantor.
- e. Grantee's Obligations at Closing. At Closing, Grantee shall, in addition to any other obligations of Grantee as set forth in this Agreement, execute and deliver the following items to Grantor or the Title Company, as the case may be (collectively, "Grantee's Obligations"):
1. Purchase Price. Deliver the balance of the Purchase Price by check or by wire transfer of funds to the Title Company (subject to adjustment and proration as hereinbefore provided).
  2. P-Tax. Execute along with Grantor an Illinois Transfer Tax Declaration.
  3. Deed. Acknowledge and accept a copy of Grantor's Warranty Deed conveying fee simple title of the Property to Grantee, subject to the Permitted Encumbrances.
  4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Grantor to be delivered by Grantee or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Grantee satisfactory to Grantor.

**VIII. Notices.** Any notice, request, approval, demand, instruction or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be conclusively deemed to be delivered when personally delivered, mailed, transmitted by telefax, or transmitted by email to the applicable addresses as follows:

If to Grantor: B2 Management LLC  
1 Willow Hill Rd  
Saint Louis, MO 63124

If to Grantee: City of Wood River  
Madison County, Illinois  
Attention: Steve Palen  
City Manager  
111 N. Wood River Ave.  
Wood River, Illinois 62095  
Telephone: (618) 251-3100  
Email: spalen@cityofwoodriver.com

**IX. Additional Covenants.**

- a. Brokerage. Grantor and Grantee each hereby represent and warrant to the other that neither has dealt with any broker or finder in connection with the transaction contemplated hereby, and each hereby agrees to indemnify, defend and hold the other harmless against and from any and all manner of claims, liabilities, loss, damage, attorneys' fees and expenses, incurred by either party and arising out of, or resulting from, any claim by any such broker or finder in contravention of its representation and warranty herein contained.

**X. AS IS.**

- a. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (VII) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (VIII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND, SPECIFICALLY, THAT GRANTOR

HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES; THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT GRANTOR MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING. ALL PROVISIONS OF THIS SUBSECTION SHALL SURVIVE CLOSING OR THE TERMINATION OF THIS AGREEMENT WITHOUT CLOSING, AS APPLICABLE.

**XI. Litigation.**

- a. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The parties hereby consent to the exclusive jurisdiction of the State of Illinois and hereby consent and agree that any action or proceeding involving the interpretation of, enforcement of, or in any way relating to this agreement shall be brought in the Circuit Court in Madison County, Illinois.

**XII. Defaults and Remedies**

- a. Default by Grantor. In the event that Grantor shall have failed to have timely performed any of Grantor's Obligations, covenants, and/or agreements contained herein which are

to be performed by Grantor, then Grantee, at its option and as its sole and exclusive remedy, may: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.

- b. Default by Grantee. In the event that Grantee shall have failed to have timely performed any of Grantee's Obligations, covenants, and/or agreements contained herein which are to be performed by Grantee, then Grantor, at its option and as its sole and exclusive remedy, may either: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.

### **XIII. Miscellaneous**

- a. Binding Effect. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Grantee without the written approval of Grantor.
- b. Exhibits/Time Periods. Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.
- c. Agreement Separable. If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.
- d. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.
- e. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.



- f. Entire Agreement. This Agreement constitutes the entire agreement between Grantor and Grantee, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Grantor or Grantee unless in writing and signed by both Grantor and Grantee. No subsequent amendment or change to an addendum shall be binding, unless signed by both parties.
- g. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties or party's brokers, it being recognized that both Grantor and Grantee have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Grantee and Grantor believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Grantee or Grantor have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, Grantee or Grantor shall give written notice to the other party regarding such belief. The parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both Grantor and Grantee shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

**XIV. Acceptance of Contract.** Grantee and Grantor intend to execute this Agreement prior to Grantee obtaining the approvals necessary to give force and effect to this Agreement. Grantee represents that this Agreement must be passed by Ordinance and by majority vote of the corporate authorities then holding office. Neither Grantee nor Grantor shall have any obligation under this Agreement until Grantee has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Grantee, this Agreement shall have no force or effect.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the date(s) below:

**GRANTOR:**

B2 Management LLC  
1 Willow Hill Rd  
Saint Louis, MO 63124

By: \_\_\_\_\_  
Agent for B2 Management LLC

Date: \_\_\_\_\_

**GRANTEE:**

City of Wood River  
Madison County, Illinois  
111 N. Wood River Ave.  
Wood River, Illinois 62095

Steve Palen  
City Manager

By: \_\_\_\_\_

Date: \_\_\_\_\_

SPORTSBARN WOOD RIVER SUBDIVISION

PC 67/230

REC. 03/11/2024

SW 25 5-9

2 LOTS CONT. 5.05 AC. +/-

*\*NOTE- THESE PARCEL NUMBERS LISTED BELOW ARE TEMPORARILY ASSIGNED TO THE LOTS ON THIS SUBDIVISION PLAT. THEY ARE SUBJECT TO CHANGE AT ANY TIME. CONTACT THE MAPS & PLATS OFFICE PRIOR TO USING THESE NUMBERS ON ANY LEGAL DOCUMENT. 618-692-7040*

**DELETE:**

19-1-08-25-00-000-009

19-1-08-25-00-000-009.001

19-1-08-25-00-000-009.002

**ADD:**

**LOT 1**

19-2-08-25-00-000-010

**N PT LOT 2**

19-2-08-25-00-000-011

**S PT LOT 2**

19-2-08-25-00-000-012

**\*INFORMATION\***

**LOT 2 HAS TWO PARCELS DUE TO PREVIOUS TAX CODE SPLIT. THEY NEED TO BE CONVEYED TOGETHER.**

**LEGEND**

- NON-PURCHASABLE ZONE
- 1/4" ROAD SET
- 1/4" ROAD CENTERLINE
- 1/4" ROAD RIGHT-OF-WAY
- 1/4" ROAD LEFT-OF-WAY
- 1/4" ROAD RIGHT-OF-WAY
- 1/4" ROAD LEFT-OF-WAY

**LEGAL DESCRIPTION (LOCAL 201816054)**

THIS IS A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WOOD RIVER, ILLINOIS COUNTY, ILLINOIS.

THE TOTAL AREA OF THIS SUBDIVISION IS 11.25 ACRES, MORE OR LESS.

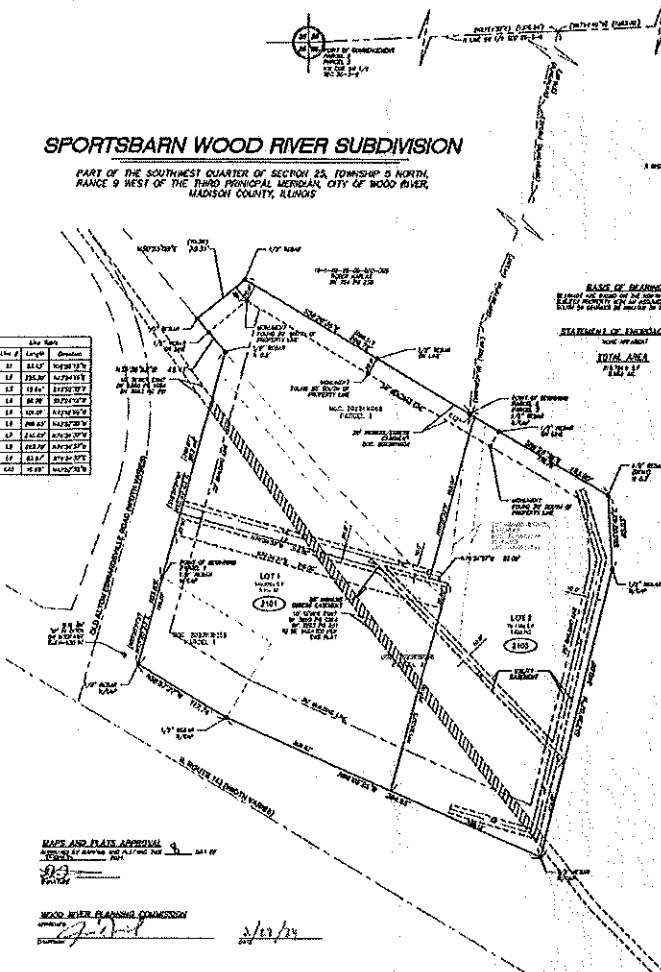
THE TOTAL AREA OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WOOD RIVER, ILLINOIS COUNTY, ILLINOIS, IS 450 ACRES, MORE OR LESS.

THE TOTAL AREA OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WOOD RIVER, ILLINOIS COUNTY, ILLINOIS, IS 450 ACRES, MORE OR LESS.

**SPORTSBARN WOOD RIVER SUBDIVISION**

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WOOD RIVER, ILLINOIS COUNTY, ILLINOIS

Lot No.	Area	Dimensions
1	0.125	100' x 125'
2	0.125	100' x 125'
3	0.125	100' x 125'
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**SPORTSBARN WOOD RIVER SUBDIVISION**



**SHERRILL ASSOCIATES**  
 Surveyors - Engineers

Wood Design Firm # 141-501155  
 Missouri Design Firm # 001332

316 Main Street  
 Taylorville, IL 62025  
 Tel. (618) 456-9341

**DISCLAIMER OF RESPONSIBILITY**  
 I hereby certify that the American Surveyors and Engineers Association is not responsible for any errors or omissions in this report, plan, map, or drawing, or for any consequences arising therefrom, whether or not such errors or omissions are caused by negligence or otherwise. The American Surveyors and Engineers Association is not responsible for any errors or omissions in this report, plan, map, or drawing, or for any consequences arising therefrom, whether or not such errors or omissions are caused by negligence or otherwise.

DATE	2005-01
BY	SA
FOR	SA
PROJECT NO.	2005-01
DATE	2005-01
BY	SA
FOR	SA

**SPORTSBARN WOOD RIVER SUBDIVISION**

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**SPORTSBARN WOOD RIVER SUBDIVISION**

**CITY OF WOOD RIVER  
**BID SHEET****

**TO:** City of Wood River  
111 N. Wood River Avenue  
Wood River, IL 62095

Attention: Danielle Sneed, City Clerk

**BID FOR LIME SLUDGE REMOVAL AND DISPOSAL**

YEAR 1      \$ 75.00 per Dry Ton  
YEAR 2-5    \$ 75.00 per Dry Ton

Anticipated Start Date      Fall 2025


Finish Date: 30 days from acceptance of bid.

Metro-Ag Waste Injection Systems, Inc.  
Name of Company

550 N 2nd Street Suite 202, Breese, IL 62230  
Address

618-526-2341  
Telephone

Brian Kramer  
Contact Person (Printed)

 CEO  
Authorized Signature

**CITY OF WOOD RIVER  
BID SHEET**

**TO:** City of Wood River  
111 N. Wood River Avenue  
Wood River, IL 62095

Attention: Danielle Sneed, City Clerk

**BID FOR LIME SLUDGE REMOVAL AND DISPOSAL**

YEAR 1     \$ 85.00 per Dry Ton  
YEAR 2-5   \$ 85.00 per Dry Ton

#80.00 per Dry Ton after 1,000 tons.

Anticipated Start Date     5-1-2025

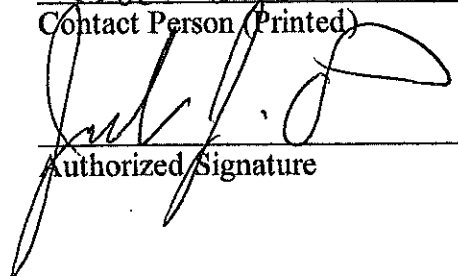
Finish Date: 30 days from acceptance of bid.

J. Oros Environmental, Inc.  
Name of Company

14933 Moore Cemetery Rd.  
Address     Carlinville, IL 62626

217-854-6959  
Telephone

Jacob Oros  
Contact Person (Printed)

  
Authorized Signature

13



Sheppard, Morgan & Schwaab, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

City of Wood River  
111 N. Wood River Ave.  
Wood River, IL 62095

April 30<sup>th</sup>, 2025

Attn: Steve Palen, P.E. – City Manager

Re: Edwardsville Rd. Water Main Improvements (CDBG Phase III)

Dear Mr. Palen:

On Wednesday, April 30<sup>th</sup>, at 9:00 A.M., bids for the above referenced project were received, publicly opened, and read. Enclosed please find a bid tabulation for your review. A summary of the bids is as follows:

<u>Bidder</u>	<u>Bid Bond</u>	<u>Bid</u>
1. Kamex Inc.	10%	\$414,610.00
2. Widman Construction, Inc.	10%	\$436,657.76

Kamex Inc. was the lowest responsible bidder, and they meet all of Madison County Community Development requirements.

If the City wishes to proceed with the project, we recommend awarding the project to Kamex Inc. Please let me know if you have any questions.

Sincerely,

SHEPPARD, MORGAN & SCHWAAB, INC.

Coey Daniels, P.E.

Vice-President

Enclosure

[www.smsengineers.com](http://www.smsengineers.com)

Your Partners  
in Progress

215 Market Street  
Alton, IL 62002

Phone: 618.462.9755

# Tabulation of Bids

County: <u>Madison</u> Date: <u>April 30, 2025</u>		Name of Bidder: <u>Kamex, Inc.</u>		Widman Construction, Inc.			
Local Agency: <u>Wood River</u> Time: <u>9:00 AM</u>		Address of Bidder: <u>4323 Hwy 162</u>		27199 State Hwy 3			
Section: <u>Edwardsville Road Water Main Improvements CDBG Phase 3</u>		<u>Pontoon Beach, IL 62040</u>		<u>Godfrey, IL 62035</u>			
Attended By: <u>Coey Daniels (SMS), Steve Palen, Mike Velloff &amp; Danielle Sneed</u>		Proposal Guarantee Terms: <u>10%</u>		Bid Bond <u>10%</u>			
Item No.	Item	Unit	Quantity	Unit	Total	Unit	Total
1	12" PVC C900 Water Main with Tracer Wire	L.F.	900	90.00	\$ 81,000.00	121.15	\$ 109,035.00
2	12" PVC C900 Water Main (Restrained) with Tracer Wire	L.F.	80	122.00	\$ 9,760.00	159.22	\$ 12,737.60
3	6" PVC C900 Water Main with Tracer Wire	L.F.	60	55.00	\$ 3,300.00	66.08	\$ 3,964.80
4	4" PVC C900 Water Main with Tracer Wire	L.F.	60	47.00	\$ 2,820.00	71.85	\$ 4,311.00
5	12" Gate Valve w/Valve Box	EA	1	5,500.00	\$ 5,500.00	4,776.20	\$ 4,776.20
6	6" Gate Valve w/Valve Box	EA	3	2,445.00	\$ 7,335.00	2,096.60	\$ 6,289.80
7	4" Gate Valve w/Valve Box	EA	8	3,050.00	\$ 24,400.00	1,746.53	\$ 13,972.24
8	3" Gate Valve w/Valve Box	EA	1	1,875.00	\$ 1,875.00	1,422.30	\$ 1,422.30
9	12" 45° Bend	EA	4	1,675.00	\$ 6,700.00	1,891.45	\$ 7,565.80
10	6" 45° Bend	EA	2	1,090.00	\$ 2,180.00	1,027.40	\$ 2,054.80
11	4" 45° Bend	EA	4	950.00	\$ 3,800.00	843.70	\$ 3,374.80
12	4" 22.5° Bend	EA	2	950.00	\$ 1,900.00	736.45	\$ 1,472.90
13	12" x 12" x 6" Tee	EA	2	2,265.00	\$ 4,530.00	2,345.20	\$ 4,690.40
14	12" x 12" x 4" Tee	EA	5	2,080.00	\$ 10,400.00	1,762.20	\$ 8,811.00
15	6" x 6" x 4" Tee	EA	1	1,400.00	\$ 1,400.00	1,556.50	\$ 1,556.50
16	4" x 3" Reducer	EA	1	975.00	\$ 975.00	532.40	\$ 532.40
17	4" Plug w/2" Tap	EA	2	975.00	\$ 1,950.00	2,133.05	\$ 4,266.10
18	Hot Taps w/Tapping Sleeves (All sizes)	EA	4	6,255.00	\$ 25,020.00	4,150.14	\$ 16,600.56
19	Fire Hydrants w/Gate Valve and Valve Box	EA	2	6,365.00	\$ 12,730.00	8,229.50	\$ 16,459.00
20	Service Connections	EA	2	2,525.00	\$ 5,050.00	3,359.70	\$ 6,719.40
21	Selected Granular Backfill	C.Y.	500	65.00	\$ 32,500.00	44.26	\$ 22,130.00
22	Concrete Curb Removal / Replacement	L.F.	40	150.00	\$ 6,000.00	246.25	\$ 9,850.00
23	HMA Surface Removal / Replacement	S.Y.	700	138.00	\$ 96,600.00	178.13	\$ 124,691.00
24	Abandon Exist. Water Main (Cut & Caps)	EA	5	1,675.00	\$ 8,375.00	2,300.70	\$ 11,503.50
25	PCC Sidewalk Removal and Replace - 4 inch)	Sq. Ft.	60	88.00	\$ 5,280.00	5.25	\$ 315.00
26	Detectable Warnings	Sq. Ft.	10	58.00	\$ 580.00	80.30	\$ 803.00
27	Detector Loop Repair and Replacement	L. Suft	1	16,300.00	\$ 16,300.00	16,940.00	\$ 16,940.00
28	Casing - 18" PVC DR-18 (w/end seals)	L.F.	22	175.00	\$ 3,850.00	183.68	\$ 4,040.96
29	Traffic Control	L. Sum	1	32,500.00	\$ 32,500.00	15,771.70	\$ 15,771.70
<b>Total Bid:</b>				<b>As Read:</b>	<b>\$ 414,610.00</b>	<b>\$</b>	<b>436,657.76</b>
				<b>As Calculated:</b>	<b>\$ 414,610.00</b>	<b>\$</b>	<b>436,657.76</b>



16

**Danielle Sneed**

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**From:** Kristen Burns <kburns@wrbusinessalliance.org>  
**Sent:** Wednesday, April 16, 2025 10:18 AM  
**To:** Danielle Sneed; Steve Palen; Tom Stalcup  
**Subject:** Road closure for Summer Kickoff

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good Morning-

The Wood River Business Alliance requests to close the intersection of Wood River Avenue and Ferguson and Ferguson Ave, from Wood River Avenue to Whitelaw for the Annual Summer Kickoff on May 17th event being held from 11-2pm. We would like to close the streets from 9:30-3pm.

Thank you

*Kristen Burns*

Marketing And Development

Cell 618.917.4326

Email kburns@wrbusinessalliance.org

www.wrbusinessalliance.org



Engaging the community in continued renewal of our downtown business district and other economic development areas.

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 woodriverbusinessalliance  woodriverstrong

Want to become a partner? Click [here](#)

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE DECLARING REAL PROPERTY OF THE CITY OF WOOD RIVER  
SURPLUS AND AUTHORIZING ITS SALE PURSUANT TO 65 ILCS 5/11-76-1 AND 65  
ILCS 5/11-76-2, SPECIFICALLY THE WOOD RIVER BUSINESS PARK, F/K/A  
ENVIROTECH BUSINESS PARK**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, 65 ILCS 5/11-76-1 provides, in pertinent part:

Sec. 11-76-1. Any city or village incorporated under any general or special law which acquires or holds any real estate for any purpose whatsoever, . . . has the power to . . . convey the real estate when, in the opinion of the corporate authorities, the real estate is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the city or village. This power shall be exercised by an ordinance passed by three-fourths of the corporate authorities of the city or village then holding office, at any regular meeting or at any special meeting called for that purpose.

**WHEREAS**, 65 ILCS 5/11-76-2 provides, in pertinent part:

Sec. 11-76-2. An ordinance directing a sale . . . of real estate . . . shall specify the location of the real estate, the use thereof, and such conditions with respect to further use of the real estate as the corporate authorities may deem necessary and desirable to the public interest. Before the corporate authorities of a city or village make a sale, by virtue of such an ordinance, notice of the proposal to sell shall be published once each week for 3 successive weeks in a daily or weekly paper published in the city or village, or if there is none, then in some paper published in the county in which the city or village is located. The first publication shall be not less than 30 days before the day provided in the notice for the opening of bids for the real estate. The notice shall contain an accurate description of the property, state the purpose for which it is used and at what meeting the bids will be considered and opened, and shall advertise for bids therefor. All such bids shall be opened only at a regular meeting of the corporate authorities. The corporate authorities may accept the high bid or any other bid determined to be in the best interest of the city or village by a vote of 3/4 of the corporate authorities then holding office, but by a majority vote of those holding office, they may reject any and all bids. The consideration for such a sale may include but need not be limited to the provision of off-street parking facilities by the purchaser, which parking facilities may be made part of the municipal parking system. Such consideration also may include the provision of other public facilities by the purchaser.

The corporate authorities may provide by ordinance for the procedure to be followed in securing bids for the sale or lease of the subject property.

**WHEREAS**, City owns the Wood River Business Park, f/k/a EnviroTech Business Park

(hereinafter “Wood River Business Park”); and

**WHEREAS**, in the opinion of this City Council, the Wood River Business Park is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the City to retain, and should be declared surplus and sold; and

**WHEREAS**, City has determined to surplus and sell the Wood River Business Park pursuant to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2, and discloses the following:

1. Description of the Wood River Business Park:
  - a. Approximately 105-acres of undeveloped, vacant land located within the Envirotech Business Park, located along Enviro Way in Wood River, Madison County, Illinois
2. Use of the Wood River Business Park:
  - a. Vacant industrial park
3. Publication: Wednesday, May 7, 2025, Wednesday, May 14, 2025, and Wednesday, May 21, 2025  
Newspaper: Alton Telegraph
4. Bids opened at City Council Meeting on June 16, 2025, beginning at 7:00 PM;
5. Sealed bids to be accepted at Wood River City Hall up to and including 3:00 PM on June 16, 2025; to be delivered to the City Clerk or her designee. It will be the responsibility of the bidder to confirm the timely receipt of the bid;
6. The City Council may accept the high bid or any other bid determined to be in the best interest of the City by a vote of  $\frac{3}{4}$  of the corporate authorities then holding office, but by a majority of those holding office, they may reject any and all bids;

and

**WHEREAS**, City has determined it to be in the best interest of public health, safety, general welfare, and economic welfare to declare the Wood River Business Park surplus, and to sell the Wood River Business Park according to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2; and

**WHEREAS**, the City Manager and/or Mayor is authorized and directed to execute any document necessary to declare the Wood River Business Park surplus, and to sell the Wood River Business Park according to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wood River, Illinois, as follows:

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* City has determined the Wood River Business Park shall be declared surplus, and sold according to 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2.

*Section 3.* City has provided adequate notice herein under 65 ILCS 5/11-76-1 and 65 ILCS 5/11-76-2:

*Section 4.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_ and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council and approved by the Mayor of the city of Wood River, Illinois and deposited and filed in the office of the City Clerk on the day of May 5, 2025, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:  
NOES:

APPROVED:

---

Tom Stalcup  
Mayor  
City of Wood River  
Madison County, Illinois

ATTEST:

---

Danielle Sneed  
City Clerk  
City of Wood River  
Madison County, Illinois

**REQUEST FOR PROPOSALS**

**FOR**

**PURCHASE AND REDEVELOPMENT OF LAND IN WOOD RIVER BUSINESS PARK,  
F/K/A ENVIROTECH BUSINESS PARK**

**WOOD RIVER, ILLINOIS**

**May 5, 2025**

**Proposals Due:  
[June 16, 2025 by 3:00pm]  
City of Wood River  
111 North Wood River Ave.  
Wood River, IL 62095  
c/o City Clerk, City of Wood River**

WOOD RIVER BUSINESS PARK, F/K/A ENVIROTECH BUSINESS  
PARK

ENVIRO WAY IN WOOD RIVER,  
MADISON COUNTY, ILLINOIS

A current aerial outlining the full extent of the Property is attached hereto.

## INTRODUCTION

The City of Wood River (the “**City**”) issues this Request for Proposals (“**RFP**”) seeking proposals from qualified developers, development teams, or organizations for the comprehensive redevelopment of the approximately 105-acres of undeveloped, vacant land located within the Wood River Business Park f/k/a Envirotech Business Park (“**Wood River Business Park**”), located along Enviro Way in Wood River, Madison County, Illinois (the “**Property**”). The Property is a 105-acre site currently owned by the City of Wood River. The Property is strategically located near major highways, the Mississippi river, and the business assets and resources of the Greater St. Louis Metropolitan Area, making it an ideal location for business and commercial development. The City envisions a redevelopment that maximizes the site’s potential, enhances the local economy, and aligns with community values and planning goals.

Originally developed in the mid-1990’s to bring environmentally friendly businesses to the City, as of 2025 the business park currently has only three businesses, leaving over 100 acres available for development. In April 2025, the City passed an ordinance repealing some of the original ‘green development’ requirements dating from 1994, in order to make future development more flexible. The City’s current objective is to complete the development of the business park and transform it into a vibrant, sustainable, and economically productive area that meets the needs of the community and supports long-term economic growth of the City and the region (the “**Redevelopment**”). Other terms and conditions may be developed in response to specific proposals and incorporated into agreements that may be necessary to implement incentives for the proposed Redevelopment.

## PROJECT PROPOSAL

The City seeks proposals (“**Proposals**”) from qualified developers, development teams, or organizations (“**Respondent**”) to contract for the purchase of the Property from the City, and to redevelop the Property. The Property is being sold AS IS, without warranty as to any matters.

Addenda: In the event that it becomes necessary to revise any part of the RFP, revisions shall be made only by written addenda. Respondents shall bear the entire responsibility for ensuring that they have received any and all addenda. After the proposals have been received, no claim that the Respondent did not have complete information will be considered.

Rejection of Proposals: The City reserves the right to reject any and all proposals at its sole discretion. City has the absolute right to determine no Proposal is adequate and elect not to sell the Property to any Respondent.

**Informational Package.** The City will make an informational package (“**Informational Package**”) concerning the Property available to potential bidders, who may request a copy of the Informational Package by contacting the City Clerk at Wood River City Hall, 111 N Wood River Ave Ste B, Wood River, IL 62095, (618) 251-3100. . The Informational Package is being provided as an accommodation only. The City makes no representations or warranties concerning the accuracy or completeness of the documents in the Informational Package, and the City and the City Affiliates (defined below) shall have no liability to the Respondent for any expense or loss suffered by Respondent as a result of any errors or omissions in the matters disclosed or not disclosed in the Informational Package. The term “**City Affiliates**” shall include all agencies and departments of the City of Wood River, and all officials, agents, lawyers, consultants, and employees of the foregoing.

**Inspections.** Each Respondent should thoroughly investigate all aspects of the Property prior to submitting a proposal. The City will provide reasonable access to the Property at the request of potential purchasers. Potential purchasers desiring to conduct any invasive testing on the Property will need written permission from the City for any such testing. Potential purchasers may contact the City Manager, Steve Palen, to seek permission for inspections or any testing. Each Respondent is advised to perform its own due diligence for the Property before submitting an offer to purchase, provided however, that the Sale Contract (defined below) will allow the Respondent a due diligence period after the Sale Contract is entered into in which to conduct such additional and reasonable due diligence investigation as the Buyer deems necessary.

**Sale Contract and Development Agreement.** The Informational Package will contain a form sale contract (the “**Sale Contract**”) and a form development agreement (the “**Development Agreement**”). Within fifteen (15) days after a proposal is selected by the City, the City and developer will enter into negotiations to finalize a Sale Contract and Development Agreement on terms mutually satisfactory to both parties, but consistent with the selected Respondent’s proposal. To the extent the parties cannot reach final agreement on a Sale Contract and Development Agreement within a reasonable amount of time (approximately 30 days), the City reserves the right to terminate negotiations and select a new developer.

## PROPOSAL CONTENT

Proposals must include, at a minimum, the following information:

1. Proposed Purchase Price
2. Conditions to Closing
3. Proposed Project Description (to include but not limited to):
  - a. Use(s)
  - b. Improvement characteristics



- i. Dimensions
    - ii. Square feet by general use
    - iii. Parking
    - iv. Sustainability aspects
  - c. Design
    - i. Conceptual Development Plan
    - ii. Unique features
    - iii. Materials
  - d. Total proposed project cost
  - e. Phasing and timeline for development
  - f. A list of sources and uses of funds in the proposed redevelopment and evidence to support financing capability and the capacity to complete the proposed purchase and redevelopment as part of any agreement, including any financial commitment letters from lenders, equity partners, or contributors and/or other sources of financing
  - g. Description of any incentives or other assistance being sought from the City of Wood River, Madison County, the State of Illinois, or any other entity, TIF district, or special taxing districts proposed to be created
  - h. Other benefits to the Wood River, Madison County or local community, such as number of jobs created, services provided, etc.
  - i. Any other information which would provide a full and complete description of the proposed Project or use of the Property
- 4. Qualifications
  - a. Respondent Information
    - i. Full legal name, address, phone number, and email address for Respondent
  - b. Respondent's Background
    - i. Identification and full description of specific experience that is related to and that would uniquely qualify the firm to undertake development of the Property, including:
      - 1. The uses associated with the prior developments
      - 2. Prior project costs, sizes, methods, amounts and sources of financing
      - 3. Experience addressing public infrastructure improvements needed for the project
      - 4. Photographs or other graphic presentations of the prior developments
    - ii. Experience working with public-private partnerships, including appropriate financial structures
  - c. Respondent's Financial background

- i. Respondent shall provide evidence of its financial capacity to complete the purchase and redevelopment of the Property and the methods and sources of funds available to the Respondent to finance the purchase and redevelopment
5. Compliance with Zoning
  - a. Proposals must indicate the Respondent's ability to comply with zoning requirements. If the bid is contingent on rezoning of some or all of the Property, then the Respondent must provide the following:
    - i. The zoning changes or variances to be sought
    - ii. Time frame needed to satisfy the requested rezoning; the City reserves the right to negotiate the amount of time allowed to satisfy the zoning contingency
  - b. A proposed zoning change shall not take effect without the City's prior written consent until Respondent has closed on the purchase of the Property
6. Compliance with Closing Requirements
  - a. The Sale Contract shall provide that (i) if the sale is not contingent, the Respondent shall close on the purchase of the Property within sixty (60) days after the Sale Contract is signed, or (ii) if the sale is contingent, the Respondent shall close on the purchase of the Property within sixty (60) days after all contingencies are satisfied or waived. If the Sale Contract includes a contingency, it shall provide that if that contingency is not satisfied or waived by the deadline specified, then the City may elect to terminate the Sale Contract.

## SELECTION CRITERIA

Proposals submitted will be reviewed by the City's staff for completeness, redevelopment plan details, purchase price and other material terms. Selection of a redeveloper will be made on the basis of the following criteria (in no particular order), in the City's sole discretion:

1. Alignment with City goals and objectives;
2. Quality and feasibility of development plan;
3. Experience and qualifications of the Respondent team;
4. Financial strength and project viability;
5. Community and economic benefits;
6. Jobs created – direct construction and permanent employment, as well as induced employment;
7. Credibility of any contingencies;
8. Proposed Purchase Price; and
9. Size and nature of any economic incentive package required and the likelihood of receiving those incentives;

The City reserves the right to require an interview of Respondents at a place and time to be determined by the City.. The City reserves the right to modify or eliminate certain criteria or establish further criteria for evaluation of proposals, to require additional submissions, to waive any informality in submissions, to modify its selection process, to reject any or all proposals, and to negotiate with successful respondent.

The City of Wood River does not discriminate on the basis of race, color, religion, creed, sex, sexual orientation, gender identity, age, ancestry, national origin, disability, or veteran status in consideration of this award. Equal Opportunity Employer. The City will comply with all applicable legal requirements in connection with this RFP and the proposed sale and redevelopment of the Property.

## TERMS AND CONDITIONS

The following terms and conditions apply to all proposals:

1. The City reserves the right to reject any and all proposals submitted; to negotiate with one or more Respondents; to select one or more Respondents; to void this RFP and the review process and/or terminate negotiations at any time without prior notice. The City also reserves the unqualified right to modify, suspend, or terminate at its sole discretion any and all aspects of this RFP process, to obtain further information from any and all responding parties, and to waive any defects as to form or content of the RFP or any responses by any party, all without prior notice.
2. The City makes no representations as to the zoning of the Property or permissible uses. Potential bidders are to conduct their own inquiry as to what uses may be permitted.
3. Proposals (with or without contingencies) are binding promises that can be specifically enforced by the City until the earlier of: (i) the date they are withdrawn by the developer, or (ii) until a sale of the Property is consummated by the City.
4. The City reserves the right to select a non-contingent bid over a higher bid that is contingent.
5. The City also reserves the right to compete bidders in one or more rounds.
6. This RFP does not commit the City to award a contract, accept an offer for purchase, accept a redevelopment plan, defray any costs incurred in the preparation of a response to this request, or procure or contract for services. All submitted responses to this RFP become the property of the City as public records. All proposals may be subject to public review, on request, unless and to the extent

exempted in accordance with applicable provisions of the Illinois Freedom of Information Act.

7. The Respondent is responsible for all costs in assessing, inspecting, surveying, and evaluating the Property for its proposed purchase and redevelopment plan.
8. By accepting this RFP and/or submitting a proposal in response thereto, each Respondent agrees for itself, its successors and assigns, to hold the City and all of its various agents, commissioners, directors, consultants, attorneys, officers and employees harmless from and against any and all claims and demands of whatever nature or type, which any such Respondent, its representatives, agents, contractors, successors or assigns may have against any of them as a result of issuing this RFP, revising this RFP, conducting the selection process and subsequent negotiations, making a final recommendation, selecting a Respondent or negotiating or executing an agreement incorporating the commitments of the selected Respondent.
9. By submitting responses, each Respondent acknowledges having read this RFP in its entirety and agrees to all terms and conditions set out in this RFP.
10. City is not interested in farming or solar field Proposals in response to this RFP.
11. Please direct any inquiries regarding this RFP to City Manager Steve Palen.

## SUBMISSION OF PROPOSALS

To be considered, proposals must be received no later than 3:00 PM CST on [June 16, 2025]. The City may begin its review of submissions prior to the above deadline; however, the City will take no final action and will not select a developer prior to such date.

Firms should submit three hard copies of their proposal no later than 3:00 p.m., [June 16, 2025] to the City Clerk at Wood River City Hall, 111 N Wood River Ave Ste B, Wood River, IL 62095, (618) 251-3100.

## OPENING OF PROPOSALS

Proposals will be opened during the City Council meeting beginning at 7:00 PM on June 16, 2025, under Illinois law pertaining to the sale and surplus of real property.

