

ORDER OF BUSINESS

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

October 6, 2025
7:00 P.M.
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup
David Ayres
Jeremy Plank
Bill Dettmers
Scott Tweedy
- 2) Approval of the minutes of the regular meeting of September 15, 2025, as printed.
- 3) Approval of the bills submitted for payment for the period September 11, 2025, to October 1, 2025, as printed.
- 4) REQUEST BY MAYOR FOR:
A. Request for Citizen comments/communications/petitions
B. Reports/comments from City Officials
- 5) Approval of ordinance amending City Code 90-7, Title XIII: General Offenses, Chapter 131: Offenses Involving Property adding Section 131.08 Prohibiting Unauthorized Scavenging from Refuse Containers.
- 6) Approval of an ordinance amending Ordinance No. 2949 passed May 19, 2025, implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax.
- 7) Approval of an ordinance authorizing a Redevelopment Agreement with Kent Brigman for TIF Financial Assistance at 68 E. Ferguson Avenue.
- 8) Approval of an ordinance authorizing a Redevelopment Agreement with Iron Horse Holdings for TIF Financial Assistance at 82 E. Ferguson Avenue.
- 9) Approval of a resolution executing a Sponsorship Agreement between the City of Wood River and Integrity Landscapes for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation.
- 10) Approval of a resolution authorizing the closure of the Carrolton Bank Account, as submitted by the Director of Finance.
- 11) Approval of a resolution authorizing IPRIME as a depository for the City of Wood River, Illinois, as submitted by the Director of Finance.
- 12) Approval of a resolution authorizing the execution of a Professional Services Agreement with PMA Financial Network for assistance with City depositories, as submitted by the Director of Finance.
- 13) Approval of a resolution authorizing the Mayor to execute a Local Public Agency Engineering Services Agreement, Supplement 4 for the design and construction engineering for the Wood River Avenue Phase 1 and Phase 2 Project, as submitted by the Director of Public Services.
- 14) Approval of a recommendation to accept the bid from BP Roofing in the amount of \$153,885.00 for a new roof at the Fire Department located at 501 E. Edwardsville Road, Wood River, Illinois 62095, as submitted by the Fire Chief.

- 15) Approval of authorizing requests for proposals for fabrication, delivery, and installation of a new Electronic Message Center (EMC) sign and related signage for the Wood River Police Department, as submitted by the Chief of Police.
- 16) Approval of a request to seek bids to replace 10-inch sanitary sewer on Wood River Avenue from Chesson Avenue to Edwardsville Road, as submitted by the Director of Public Services.
- 17) Approval of a request to hold the Halloween parade on Saturday, October 25, 2025, beginning at 10:30am.
- 18) Approval of establishing the following rules for "Trick or Treat":
Trick or Treat will be permitted on October 30th and 31st between
the hours of 6:00 p.m. and 8:00 p.m. for children 12 years of age and under.
Only at homes with porch lights on.
- 19) Approval of a recess to hold an executive closed session to discuss matters pertaining to the setting of a price for sale or lease of property owned by the public body (5 ILCS 120/2 (c)(6)).
- 20) Approval of an ordinance authorizing the sale of City owned surplus real estate, specifically Parcel ID 19-2-08-25-00-000-011 and Parcel ID 19-2-08-25-00-000-012, situated in Wood River, Illinois 62095.
- 21) Approval of an ordinance authorizing the sale of City owned surplus real estate, specifically Parcel ID 19-2-08-21-11-202-059, commonly known as 876 State Street, Wood River, Illinois 62095.
- 22) Old Business
- 23) New Business
- 24) 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.



September 15, 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, September 15, 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 Ayres moved to approve the minutes of the regular meeting of September 2, 2025, as printed, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

APPROVAL OF BILLS:

Councilman Tweedy moved to approve the bills submitted for payment for the period August 28, 2025, to September 10, 2025, as printed, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

APPROVAL OF FINANCIAL STATEMENT:

Councilman Dettmers moved to approve the Financial Statement ending August 31, 2025, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

City Attorney Kathryn Warren opened proposals for City owned property located at Parcel ID 19-2-08-25-00-000-011 and Parcel ID 19-2-08-25-00-000-012. The only proposal received was from Stadick LLC, in the amount of \$20,000.00, proposing to purchase the property for community development.

City Attorney Kathryn Warren opened proposals for City owned property located at Parcel ID 19-2-08-21-11-202-059, commonly known as 876 State Street, Wood River, Illinois 62095. The first proposal was from TGRH Construction, LLC, in the amount of \$1.00, proposing construction of two individual single-family residences, approximately 900 square feet, and completed by December 31, 2026. The second proposal was from William & Rose Cathey, in the amount of \$15,500.00, proposing to combine Parcel ID 19-2-08-21-11-202-059 with existing Parcel ID 19-2-08-21-11-202-058, commonly known as 323 Elble Avenue, Wood River, Illinois 62095.

City Attorney Kathryn Warren explained that the City will review and consider awarding a bid for

each property at the next meeting.

Mayor Stalcup announced that the Wood River Downtown Dog Park Ribbon Cutting will be held on Tuesday, September 16, 2025, at 11:00 a.m.

City Manager Steve Palen provided an update on the dog park project. He noted that the project was originally put out to bid around November 2024, with an estimated cost of approximately \$370,000.00. However, by opting to complete the project in-house, the total cost to the City is expected to be around \$170,000.00. City Manager Steve Palen expressed his appreciation to the Public Works and Parks and Recreation Departments for their outstanding work on the project and commended them for saving the City an estimated \$200,000.00.

City Manager Steve Palen also extended his appreciation to the Parks and Recreation Department and the Golf Course Staff for their efforts, noting that the golf course recently achieved its second highest earning month during the month of August since the City began tracking earnings back in 1994/1995.

City Manager Steve Palen requested Director of Parks and Recreation Pat Minogue to provide an update on current and upcoming projects.

Director of Parks and Recreation Pat Minogue provided an update on several ongoing and upcoming projects within his department. He reported that improvements at the golf course are progressing well, with the cart paths on the back nine completed and the front nine finished a couple weeks ago. Work near the clubhouse and golf cart parking area is expected to be completed during the first week of October. Director Minogue extended his appreciation to Craig Smith and CSR Asphalt for their quality work on the project. Director Minogue also shared plans for a new nine-hole par-3-disc golf course at Belk Park. Funded through a \$15,000.00 grant from the Riverbend Rotary Club, a yearly community initiative, the course will be located in the northwest corner of the park near the driving range net, an underutilized area. The project includes concrete tee pads, signage at each hole, a course kiosk, and the purchase of baskets.

Mayor Stalcup noted strong community interest in the course. He also noted that the idea for this project came together with the help of the Riverbend Rotary Club and Joe Silkwood.

Director of Parks and Recreation Pat Minogue credited local resident Tom Hendricks for initially bringing the idea forward. Director Minogue emphasized the growing popularity of disc golf and highlighted similar successful courses in nearby communities such as Godfrey, Roxana, and Belleville.

Additionally, Director Minogue stated that the City will be reapplying for the OSLAD (Open Space Land Acquisition and Development) grant this year to help fund the construction of a new splash pad. The proposed location is between the Roundhouse and the Recreation Center, chosen due to its existing infrastructure, proximity to restrooms, and access to 12-inch water lines. Unlike last year, when the City qualified as a distressed community and was eligible for full grant funding, this year the City will be required to provide a 50% match. The total project cost is estimated at \$750,000.00, with \$375,000.00 expected from the grant and the remaining \$375,000.00 to be covered by the City. The proposed design, known as a "HydraHub", features a large, interactive playground-style structure integrated into the splash pad. Director Minogue expressed confidence that the unique design will serve as a regional draw and enhance the City's recreation offerings.

Councilman Tweedy complimented Director Minogue on the new signage at the Recreation Center.

Director Minogue thanked Councilman Tweedy and provided an update on the signage improvements. New signage has been installed on both the Wood River Avenue side and the Whitelaw side of the building, with final touches expected to be completed soon. In about a month, an illuminated sign will be installed at the front entrance. Additionally, Integrity Landscaping is scheduled to begin landscaping work at the Recreation Center in early October. Lastly, a black iron rod fence, installed by Belleville Fence, will be extended from Central Park to the main entrance of the Recreation Center.

Councilman Dettmers asked Director Minogue if there are any other sources of funds that the City can get to help offset the cost of the splash pad.

Director Minogue explained that he needs to look to see what is possible. He thinks that maybe the MEPRD grant could be paired with the OSLAD grant. He will have to do some research to determine if that is feasible. There is also the PEP grant that the City could possibly use, although the City typically allocates the PEP grant for projects across multiple parks. Director Minogue thinks there might be some options and will look further into it.

Councilman Tweedy asked if the cameras have been installed at Emerick Sports Complex.

Director Minogue explained that the internet has been installed but the City is still waiting for the cameras to be installed and is hopeful that they will be installed within the next couple weeks.

Mayor Stalcup gave kudos to Director Minogue's crew.

City Manager Steve Palen requested Director of Finance Karen Weber to come forward to explain the internal memorandum that was in Council packets.

Director of Finance Karen Weber explained that the purpose of the memorandum to Council was to recommend transferring funds currently held with Carrollton Bank, where they are earning low interest, into the iPrime investment program through PMTA Financial Solutions. This move allows the City to take advantage of today's higher interest rates and lock them in through iPrime's Limited Term Duration Series. It will also broaden the City's portfolio of investment options, and iPrime provides added support services such as cash flow analysis and investment policy review. The City will continue to maintain deposits with local financial institutions in Wood River to preserve and support our community banking relationships.

Councilman Dettmers asked if this is different than what the City has with Capital Gains.

Director Weber explained that it is similar, just another way to diversify, and PMTA offers additional services that she would like to utilize.

Mayor Stalcup stated that the City has a lot going on for the rest of this month and into next month, so he invited Kristen Burns from the Business Alliance forward to provide an overview of the upcoming events on the calendar.

Kristen Burns opened by thanking the Parks and Recreation Department and the City for installing

new trash cans downtown. She stated that they look great, and the timing is perfect, since the Food Truck Festival is this weekend, making it easier for everyone attending the event. Looking ahead, the ribbon cutting for the Wood River Downtown Dog Park is tomorrow, Tuesday, September 16, 2025, at 11:00 a.m., and the Food Truck Festival is on Saturday, September 20, 2025, from 1:00 p.m. to 4:00 p.m. This year, there will be 11 food trucks, which is a big increase compared to prior years with only three of those regularly attending the events, and the rest are brand new. The Business Alliance is excited to bring in some new flavors. The Burger Bar is participating, and Café LaNae is doing a few special things. They are also working closely with downtown businesses. Downtown's West End and Courtyard will be serving drinks and has booked an additional band, so there will be live music, vendors, and lots of fun activities. One event that is not on the current list is the Citywide Cleanup Day on Saturday, October 11, 2025. Emails have been sent to churches, schools, and other volunteer groups. The cleanup will take place from 8:00 a.m. to 11:00 a.m., and there will be three different locations where participants can pick up trash bags and supplies and those include Budget Signs on Edwardsville Road, Midwest Members Credit Union on Wesley Drive, and the Business Alliance Office located at 61 East Ferguson. Also coming up, the Business Alliance will be hosting their first-ever golf tournament on Friday, October 17, 2025, at Belk Park. The Business Alliance is really excited about this new event and hope for a great turnout. Registration is open, and Business Alliance encourages everyone to come out and have some fun on the course. The Downtown Trick-or-Treat will be held on Wednesday, October 22, 2025. This year, Ferguson Avenue will be closed to help make things safer for the kids. Riverbender.com will be back again broadcasting live, which was a big hit last year, and participation has been opened to businesses across the Riverbend region. Last year, approximately 3,500 people attended, and organizers are hoping to exceed that number this year. The Halloween Parade will be on Saturday, October 25, 2025, at 10:30 a.m. and registration is open on the City website. The day after the parade on Sunday, October 26, 2025, the Business Alliance will host a Cruise and 'Cue event, a car cruise and downtown barbecue festival. More details to come about that event soon. The Holiday Traditions celebration will take place on Friday, November 28, 2025, followed by Small Business Saturday on Saturday, November 29, 2025. There will also be a few events with Santa, including "Santa Shuffle" and "Visits with Santa," and a variety of promotions and specials from the downtown businesses. Fall and winter are very busy seasons for the Business Alliance but they are always looking for more events and if anyone has any questions, Ms. Burns invited the community to reach out to her.

Mayor Stalcup announced the Color Run that will be held on Saturday, September 27, 2025, at 9:00 a.m. at Belk Park.

Mayor Stalcup also announced that the Appearance Board will be decorating the planters downtown on Tuesday, September 30, 2025.

ORDINANCE NO. 25-11: AMENDING CITY CODE 90-7, TITLE III: ADMINISTRATION, CHAPTER 36: PERSONNEL POLICIES, SECTION 36.01 ADOPTION BY REFERENCE, RULE 9: LEAVES OF ABSENCE:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title III: Administration, Chapter 36: Personnel Policies, Section 36.01 Adoption by Reference, Rule 9: Leaves of Absence, seconded by Councilman Tweedy

Councilman Ayres stated that four days' notice was not sufficient time to fully understand all the ramifications of the ordinance in question, and therefore he would like to table it. He provided several reasons for this request. First, while there were communications from department heads in

support of moving the ordinance forward, one of those communications mentioned that three or four other communities had already adopted similar ordinances. He expressed a desire to review the actual ordinances from those communities for comparison. Second, due to the sensitive nature of some issues potentially involved, he believed input from someone with HIPAA expertise is necessary. Third, he requested an estimated cost for implementing the ordinance. Lastly, he pointed out that employee benefits, especially those related to health and welfare, have historically been negotiated with unions as part of their contracts. He questioned the need to implement a blanket policy outside of that negotiation process and asked why the City would change its current protocols regarding employee benefits.

Councilman Ayres made a motion to table the ordinance, seconded by Councilman Dettmers.

Councilman Dettmers stated that he would like a clearer explanation of the ordinance from the City Attorney. He explained that after reading the ordinance the first time, he interpreted it one way, but upon reading it again, he interpreted it differently. For that reason, he requested that the City Attorney provide an overview of the ordinance, including what it entails, who would be impacted, and how it would be implemented.

City Manager Steve Palen offered a brief overview of the ordinance, explaining that it stemmed from a long and thoughtful process. He shared that the initial idea was brought to him by Fire Chief Wade Stahlhut, followed by Chief of Police Brad Wells, and emphasized that this was not something proposed on a whim. City Manager Steve Palen noted that first responders are experiencing increased rates of suicide, depression, and anxiety due to the daily challenges they face in their roles. He acknowledged Councilman Ayres' point regarding negotiated benefits, clarifying that while the City has bargaining units representing Police, Fire, Public Works, and Parks and Recreation, it also has administrative staff who are not part of any union. In the interest of fairness, he believed this program should be available to all employees. He explained that although the program was initially suggested by the Chiefs, he conducted extensive research before determining it was a worthwhile initiative. The proposed ordinance will allow employees to visit a mental health professional, such as a clinician or technician, not necessarily a psychologist, at least four times per year to earn a "wellness day" the following year.

Human Resource Specialist Kayla Hosford explained that the initiative originally came to the City's attention as a need specifically for first responders. However, as City Manager Steve Palen mentioned, the goal is to make it available to all employees, recognizing that everyone faces challenges at different times in their lives. Employees can choose to meet with a provider through ANEW Perspective, or, if the employee already has a trusted mental health professional, they are welcome to continue seeing that individual as part of the program. In terms of cost, she noted that the City no longer offers an Employee Assistance Program (EAP), so this program helps fill that gap. The sessions are covered by insurance, with the employee responsible only for the co-pay, which is \$25.00 per session. If the employee chooses to go to ANEW Perspective, the co-pay will be \$12.50, as ANEW Perspective has agreed to pay half of the co-pay.

City Manager Steve Palen explained that as part of the program, when an employee earns and takes a wellness day, it will be scheduled in a way that does not result in any overtime. The day off will be coordinated to ensure coverage is maintained by existing staff during regular shifts. While there is some cost associated with the employee being off for the day, it will not lead to additional overtime expenses for the City.

Human Resource Specialist Kayla Hosford added that considering recent events, the Chiefs brought the idea forward, believing it would be a valuable initiative. First responders often witness and experience things that the rest of us do not, and this program is intended to serve as a helpful resource for them. Given its potential benefits, the City felt it was important to expand the program across the board to all employees.

Councilman Tweedy asked if the unions have been made aware of the proposed program.

It was confirmed that there are no objections from the unions.

Councilman Plank asked if other communities are implementing similar programs.

Human Resource Specialist Kayla Hosford replied in the affirmative naming other communities that are implementing similar programs including Fairview Heights, Collinsville, Alton, Madison County, and Caseyville. She noted that other communities have reported that 30-40% of employees have taken advantage of the program.

Councilman Dettmers asked what gap in the City's current health and welfare policies is this proposed ordinance intended to address, aside from offering additional paid time off. Additionally, he asked if the City's current insurance provides counseling services to employees.

Human Resource Specialist Kayla Hosford replied in the affirmative but stated that there is a co-pay. With the proposed program, ANEW Perspective works with first responders and they have clinicians and licensed therapists that work specifically with first responders. So, the City thought this would be the best practice to go with, because they are familiar and they take training every year to specifically focus on those departments.

City Manager Steve Palen explained that the purpose is essentially to provide an incentive because without it, some individuals may not take the step to seek help. It is intended to encourage employees to talk to someone if they are experiencing issues.

Councilman Dettmers expressed concern regarding the incentive and asked how much the co-pay is.

Human Resource Specialist Kayla Hosford stated \$25.00.

Councilman Dettmers asked if the City has considered amending their policy to reimburse employees for the co-pay so there is no financial disincentive for them to seek counseling.

Human Resource Specialist Kayla Hosford stated that the City has considered a reimbursement option where employees could submit receipts for counseling sessions. However, this approach might create more administrative work on the back end, rather than allowing employees to easily take advantage of the benefit. Currently, when employees use ANEW Perspective, they will only pay half of the co-pay, which is \$12.50 per session.

Councilman Dettmers asked if it is the City's insurance that has the co-pay.

Human Resource Specialist Kayla Hosford replied in the affirmative.

Councilman Dettmers asked if the City can negotiate the co-pay amount with the insurance

company to where there is no deductible because he knows with health insurance there are different benefits that can be negotiated.

Human Resource Specialist Kayla Hosford stated that her and Director of Finance Karen Weber negotiated the best benefit package available through the insurance company and \$25.00 was the lowest co-pay they could negotiate for mental health.

Councilman Dettmers asked if the insurance company will offer full reimbursement for counseling.

Human Resource Specialist Kayla Hosford replied in the affirmative and stated that there was a new law passed recently for first responders that covers counseling sessions at 100%, but the employees must meet their deductible first. She also stated that it is something the City is looking at but it is only for first responders.

Councilman Dettmers asked if the City has considered a medical reimbursement account for employees to cover the out-of-pocket costs.

Human Resource Specialist Kayla Hosford stated that the City does not offer an HSA since there is an HRA in place.

Councilman Dettmers clarified that he was not referring to Health Savings Accounts (HSAs), but rather to instances where the City assumes certain costs on behalf of the employee. He emphasized that his intention is to minimize the financial impact on the City while still adequately addressing the issue at hand. He questioned whether all potential options had been thoroughly considered, acknowledging that they may have been, which prompted his line of inquiry. Councilman Dettmers expressed strong personal support for counseling, citing firsthand experience within his own family of how such support can make a significant difference. He emphasized that his questions were not rooted in opposition, but rather in a concern for the potential burden on taxpayers. Additionally, he raised a concern about whether the City currently allows employees to take emergency leave for mental health reasons and asked if the City has a policy now that allows an employee to take emergency leave. He noted the importance of such a policy, sharing that he has personally experienced a situation in which such leave would have been necessary.

City Manager Steve Palen explained that employees can use their accrued sick leave. He also explained that in the event of an employee needing an extended amount of time off, there are policies in place for that as well.

Councilman Dettmers stated that he believed City Manager Steve Palen's comments accurately highlighted the core issue, that the City is offering an incentive for something that the employees should already be doing. He expressed his intention to eliminate the disincentive created by the deductible, noting that doing so would be less costly to the City than providing additional paid time off. He explained that from his perspective, reducing or eliminating the deductible or co-pay could be a more fiscally responsible approach. Councilman Dettmers cautioned that if the City begins creating incentives that encourage employees to take more time off, it may result in increased usage of leave, thereby creating a greater cost burden. As an example, he referenced flu shots, which are known to reduce absenteeism and mortality. He questioned whether, by the same logic, the City would consider offering paid time off as an incentive for employees to get flu shots, suggesting a need to carefully evaluate the long-term implications of incentive-based policies.

Human Resource Specialist Kayla Hosford stated that she had attempted to coordinate a flu clinic at City Hall to provide flu shots; however, the organization requires a minimum number of participants to sign up to offer the service. She noted that this is something the City has tried incentivizing as well.

Councilman Dettmers clarified that he has no issue with insurance covering the cost of flu shots but expressed concern specifically about offering paid time off as an incentive. He stated that this aspect of the policy is where he struggles. Drawing a historical comparison, he referenced Henry Ford's development of the automated system, which transitioned the standard work week from six to five days, as an example of a structural change that brought measurable benefits. Councilman Dettmers expressed interest in seeing a study or data showing that implementing the proposed policy would create a financial incentive for employees to participate while also resulting in a cost savings for the City. He emphasized the importance of taking the time to examine whether this is the most effective approach. While indicating that he is generally in favor of the initiative, he stressed the need to ensure there is no better, more cost-effective alternative, especially given that the financial burden would fall on taxpayers.

City Attorney Kathryn Warren stated that she had reviewed the ordinance and thanked the Councilman Dettmers for providing her the opportunity to do so. She noted that City Attorney Mike McGinley had worked on the ordinance, so she had not examined it in detail prior to the meeting but had since taken time to review it. She shared that she was already somewhat familiar with the program due to her husband's involvement with the Collinsville Police Department. She commented that, in her view, the incentive may not necessarily lie in the co-pay itself, but rather in addressing the broader reluctance among employees, particularly first responders such as police and fire personnel to take a full day off to seek medical or mental health care. She explained that, based on her personal experience, these employees are often exposed to traumatic events but may be the least likely to take time off to address their mental health needs. City Attorney Kathryn Warren indicated that the intent behind the ordinance's preamble, as drafted by City Attorney Mike McGinley, is to acknowledge this issue and provide additional paid leave for mental health care, recognizing that requiring the use of personal time may serve as a deterrent to seeking necessary treatment. So, if the employee attends four visits, they will get one personal day.

Councilman Dettmers asked if the ordinance specifically states that.

It was confirmed that Section C of the ordinance is where it explains that information.

Councilman Dettmers shared that his initial reaction upon reading the proposed policy was concern, as he had misunderstood it to mean that employees would receive one day off for every four visits to a clinical therapist. He asked for clarification, and upon confirmation, acknowledged that the policy instead provides just one additional day off per year regardless of the number of therapy sessions attended. He noted that this clarification alleviated some of his initial concern. Councilman Dettmers also remarked that, in his personal experience, most therapy sessions, particularly his family sessions tend to be held in the evenings. However, he acknowledged that his impression may not be accurate. He concluded by stating that he would support the motion made by Councilman Ayres to allow more time to gather information and fully consider the proposal. While expressing general support for the intent of the policy, he reiterated his concern about cost and emphasized the importance of ensuring that any adopted policy is the most effective and fiscally responsible approach to addressing the issue.

The motion to table the ordinance was denied by the following vote:

AYES: Ayres, Dettmers (2)

NAYS: Plank, Tweedy, Stalcup (3)

The ordinance amending City Code 90-7, Title III: Administration, Chapter 36: Personnel Policies, Section 36.01 Adoption by Reference, Rule 9: Leaves of Absence was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 25-12: AMENDING CITY CODE 90-7, TITLE XI: BUSINESS REGULATIONS, CHAPTER 112: ALCOHOLIC BEVERAGES, SECTION 112.04 OUTDOOR LICENSE, AMENDING (D)(1) ADDING DOWNTOWN BUSINESS DISTRICT:

Councilman Ayres moved to approve an ordinance amending City Code 90-7, Title XI: Business Regulations, Chapter 112: Alcoholic Beverages, Section 112.04 Outdoor License, amending (D)(1) adding Downtown Business District, seconded by Councilman Tweedy

Councilman Ayres made a motion to amend the ordinance changing Chapter 112, Section 112.04 to state that no liquor license shall be issued to an outdoor Garden Cafe in the downtown business district unless a minimum of 50% of revenues come from an onsite prepared food facility that is contained within a brick-and-mortar building or other permanent structure, seconded by Councilman Dettmers.

Councilman Dettmers asked what area this ordinance proposes to include. He asked if it encompasses the entire City or just the downtown area and if it only includes the downtown area, he would like to get a better idea of the boundaries of the downtown area.

City Manager Steve Palen explained that the proposed ordinance is for the Downtown District which encompasses Fourth Street to Old St. Louis Road and Highway 143 to Lorena Avenue.

Councilman Dettmers asked how many bar licenses the City currently has.

Discussion ensued regarding the status and regulation of liquor licenses within City districts, particularly focusing on the downtown area. It was clarified that the City has two liquor licensing districts: District One, which includes the downtown area, and District Two, which encompasses all other areas. Council members inquired about how many active bar licenses exist in the downtown district and how many are purely tavern licenses i.e., establishments not required to derive a majority of their revenue from food. City Officials explained that most current establishments, such as the Burger Bar, hold a Restaurant/Bar License that requires 60% of their revenue to come from food. The only existing tavern licenses in the downtown area are held by Corner Bar and the Eagles, the latter of which transitioned from a private club license to a tavern license. Council members also asked how many tavern licenses are currently unissued or inactive. City Officials responded that one tavern license is currently available but not in use, and there is one beer and wine-only license available. It was clarified that beer and wine licenses require the establishment to function as a restaurant. Discussion included past establishments such as 1929 Pizza and Wine and The Nite Train, with the Nite Train previously holding a tavern license before closing. Councilman Dettmers then proposed an amendment to restrict the number of tavern licenses to only those currently in use,

effectively reducing the number allowed within the district. However, City Manager Steve Palen and City Attorney Kathryn Warren clarified that the section of the municipal code under consideration, Section 112.04, could not be amended in that way during the current session. Any change to the number of available liquor licenses would need to be placed on a future agenda and considered as a separate City Code amendment.

The conversation then shifted to the current ordinance's provisions regarding outdoor service areas. It was confirmed that under the existing ordinance, taverns are permitted to operate outdoor beer gardens if approved by the Board of Zoning Appeals under a special use permit. Councilman Dettmers expressed interest in amending this provision to restrict such allowances, but it was reiterated that such changes would need to be addressed through a separate amendment process at a future meeting.

Councilman Dettmers stated that he has received concerns from residents regarding a specific business expressing interest in opening a tavern in the downtown area. While not naming the business directly, he indicated that most council members were likely aware of which applicant he was referencing. Councilman Dettmers emphasized that he does not support adding more bars downtown, as he believes that does not align with the broader vision for the area's development. He expressed a preference for establishments such as restaurants with beer gardens that also serve food, rather than taverns operating primarily as drinking establishments. Councilman Dettmers restated that the information the council members received regarding an applicant raises concern for him.

Councilman Plank commented that, given the number of currently vacant buildings downtown and ongoing efforts to fill them, it is likely the City will see an increase in requests for liquor licenses over time. He noted that as more spaces are occupied, the existing number of available licenses may begin to look smaller. When asked whether he was specifically referring to tavern licenses, he clarified that he was referring to any type of license, indicating a belief that the market should ultimately determine the demand.

Councilman Dettmers disagreed with Councilman Plank's comment.

Mayor Stalcup commented that the applicant that Councilman Dettmers is referring to has been nothing but a good partner to the City of Wood River up to this point and his establishment is one of the cleanest establishments in the City.

Councilman Dettmers stated that Mayor Stalcup cannot deny the email that was sent to the council members, and he asked Mayor Stalcup if the email causes concern for him.

Discussion ensued regarding who received the email, when the email was sent, and who sent the email, and it was confirmed that the email was sent to all council members on Friday, September 12, 2025, and the City Manager was not carbon copied on the email.

City Manager Steve Palen stated that, in his opinion, the City should be legislating and establishing policies based on what is in the best interest of the City, rather than tailoring ordinances to target or accommodate specific individuals.

Councilman Dettmers stated that, in his opinion, no bars in downtown is best for the City.

Councilman Tweedy pointed out that there are currently fewer bars downtown than there has been in the past and noted that the City can look at the applications on a case-by-case basis.

It was confirmed that looking at the applications on a case-by-case basis is the current procedure.

Councilman Plank suggested that if there are legal problems, there are laws and ordinances in place to address people violating the law, whether it is from a tavern or some other type of establishment, and that can be addressed through the Police Department. It is his understanding that there have not been any issues with the request for this business downtown with the Police Department.

Councilman Dettmers stated that Councilman Plank did not read the email.

Councilman Plank stated that he has spoken with the individual referenced earlier in the discussion and acknowledged that there are disagreements between certain parties. However, he emphasized that such concerns can and should be addressed through proper legal channels. He expressed confidence that, ultimately, individuals can agree to get along with each other.

Councilman Dettmers stated that his objection is to get rid of the bars that the City does not have a license for.

Councilman Ayres clarified that the proposed ordinance is regarding outdoor cafes.

Councilman Dettmers asked for clarification on Councilman Ayres' amendment asking if the amendment will eliminate bars from having a beer garden.

Councilman Ayres read his amendment again. No Liquor License shall be issued to an Outdoor Garden Café in the Downtown Business District unless a minimum of 50% of revenue comes from an onsite prepared food facility that is contained within a brick-and-mortar building or other permanent structure. Therefore, a temporary building or food truck would not fulfill the necessary criteria.

Discussion ensued regarding what the City Code currently reads as the percentage for revenue that must come from food and Councilman Ayres stated that to keep it consistent his amendment can be 60% instead of 50%.

City Manager Steve Palen stated that his interpretation of Councilman Ayres' amendment is eliminating taverns from being able to have an Outdoor Garden Café and it was confirmed that the Tavern Liquor License is the license that does not have any food requirements.

City Manager Steve Palen stated that while he does not support having an excessive number of bars in the downtown area, he recalled a time when there were six or seven bars operating, which he acknowledged was likely too many. He expressed uncertainty about whether having just one bar would be problematic, emphasizing that the impact depends largely on the individual operator and how responsibly the business is managed. City Manager Steve Palen noted that the City has the ability, within the limits of the law, to regulate and oversee business operations to ensure compliance. He added that outdoor dining and drinking have become a growing trend in downtown areas, and he personally does not see an issue with continuing to support that direction.

Councilman Dettmers sought clarification regarding the specific liquor license classification being discussed for restaurants. He asked whether the ordinance requires that more than 60% of an establishment's revenue must come from food sales. Councilman Dettmers suggested that Councilman Ayres would likely want any related amendments to align with the existing ordinance language.

City Clerk Danielle Sneed read the existing ordinance related to the Restaurant/Bar Liquor License and it reads as follows:

"A restaurant/bar license shall be a permit to allow the sale of all types of alcoholic liquor for consumption on the premises provided that the principal source of income to the establishment is at least 60% of total revenues from the sale of food and food products with only 40% of gross receipts from the sale of alcoholic liquor."

To standardize, Councilman Ayres changed his amendment from 60% to 50%. The amendment now reads:

Amending Chapter 112, Section 112.04 to state that no liquor license shall be issued to an outdoor Garden Cafe in the downtown business district unless a minimum of 60% of revenues come from an onsite prepared food facility that is contained within a brick-and-mortar building or other permanent structure, seconded by Councilman Dettmers.

Before the vote on the proposed amendment, City Attorney Kathryn Warren asked for clarification regarding its scope and intent. She inquired whether the proposal included amending the existing definition of "outdoor garden café" within the City Code. Specifically, she sought confirmation that the amendment under consideration, outlined in Section 112.04, was simply adding an additional zoning district to an already existing definition. City Officials confirmed this understanding. City Attorney Kathryn Warren then asked whether the proposed amendment also intended to introduce a new requirement that establishments operating under this definition must derive at least 60% of their sales from food, and whether that requirement would apply to all businesses currently operating under the existing definition. It was confirmed that this was indeed the intent, and that the change would apply specifically to businesses located in the downtown district.

The amendment was denied by the following vote:

AYES: Ayres, Dettmers, (2)

NAYS: Plank, Tweedy, Stalcup (3)

The ordinance amending City Code 90-7, Title XI: Business Regulations, Chapter 112: Alcoholic Beverages, Section 112.04 Outdoor License, amending (D)(1) adding Downtown Business District was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 25-13: REPEALING ORDINANCE NO. 25-8 AND ORDINANCE NO. 10-18, AND STRIKING SECTION 130.14, UNLAWFUL USE OF WEAPONS FROM THE CITY OF WOOD RIVER CODE OF ORDINANCES:

Councilman Ayres moved to approve an ordinance repealing Ordinance No. 25-8 and Ordinance NO. 10-18, and striking section 130.14, Unlawful Use of Weapons from the City of Wood River Code of Ordinances, seconded by Councilman Tweedy, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2135: APPLY FOR FUNDING FROM THE 2025 ILLINOIS TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FOR A SAFE ROUTES TO SCHOOL (SRTS) PROJECT:

Councilman Plank moved to approve a resolution to apply for funding from the 2025 Illinois Transportation Alternatives Program (TAP) for a Safe Routes to School (SRTS) Project, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2136: AUTHORIZING THE CITY TO APPLY FOR THE OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT (OSLAD) GRANT:

Councilman Tweedy moved to approve a resolution authorizing the City to apply for the Open Space Lands Acquisition and Development (OSLAD) Grant, as submitted by the Director of Parks and Recreation, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2137: ADOPTING THE 2025 MADISON COUNTY MULTI-JURISDICTIONAL ALL HAZARDS MITIGATION PLAN:

Councilman Ayres moved to approve a resolution adopting the 2025 Madison County Multi-Jurisdictional All Hazards Mitigation Plan, as submitted by the Fire Chief, seconded by Councilman Dettmers, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2138: APPROVING CHANGE ORDER NUMBER ONE TO DECREASE THE PRICE OF THE CONTRACT WITH JUN CONSTRUCTION, CO., FOR ROOFING WORK AT THE PUBLIC SERVICES BUILDING LOCATED AT 100 ANDERSON AVENUE, WOOD RIVER, ILLINOIS 62095:

Councilman Tweedy moved to approve a resolution approving Change Order Number One to decrease the price of the contract with JUN Construction, Co., for roofing work at the Public Services Building located at 100 Anderson Avenue, Wood River, Illinois 62095, 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)

APPROVED: RECOMMENDATION TO ACCEPT THE BID FROM KAMEX, INC., IN THE AMOUNT OF \$308,802.00 FOR THE JACKSON LANE AND VAUGHN DRIVE WATER MAIN IMPROVEMENT PROJECT:

Councilman Plank moved to approve a recommendation to accept the bid from Kamex, Inc., in the amount of \$308,802.00 for the Jackson Lane and Vaughn Drive Water Main Improvement Project, 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)

CLOSED SESSION:

Councilman Ayres moved for approval of a recess to hold an executive closed session to discuss matters pertaining to Pending or Imminent Litigation (5ILCS 120/2 (c)(11)), seconded by Councilman Plank, and approved by the following vote:

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

The Council moved across the hall to hold the executive closed session.

The Council recessed at 8:00 p.m. and reconvened at 8:11 p.m.

Councilman Ayres made a motion to go back into open session, seconded by Councilman Dettmers, and the motion was approved by the following vote:

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

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 8:12 p.m.

Mayor

City Clerk

CITY OF WOOD RIVER

DEPARTMENT SUMMARY REPORT

COUNCIL MEETING DATE: 10/06/2025

INVOICES DUE ON/BEFORE: 11/06/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
GENERAL REVENUES	5208	AAIC INCORPORATED	PLAN REVIEW - 203 E FERGUSON	1000	20241	950.00
GENERAL REVENUES Total						950.00
LEGISLATIVE	T0001420	JEREMY PLANK	IML REIMB - UBER	1011	40639	41.42
LEGISLATIVE	6375	TOM STALCUP	IML MEAL REIMB	1011	40639	69.00
LEGISLATIVE	6375	TOM STALCUP	IML PARKING REIMB	1011	40639	24.00
LEGISLATIVE	6375	TOM STALCUP	TRAIN TICKET REIMB TO CITY	1011	40639	(72.00)
LEGISLATIVE	981	UTILITRA	SEPTEMBER - IT SERVICES	1011	40796	239.21
LEGISLATIVE Total						301.63
ADMINISTRATION	1015	QUILL	BATTERY - CEILING FAN REMOTE	1012	40519	2.25
ADMINISTRATION	1015	QUILL	COPY PAPER	1012	40519	38.18
ADMINISTRATION	981	UTILITRA	SEPTEMBER - IT SERVICES	1012	40796	534.92
ADMINISTRATION	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1012	40521	110.57
ADMINISTRATION Total						685.92
FINANCE	6309	GREAT AMERICA FINANCIAL SVCS.	POSTAGE METER LEASE	1013	40863	165.00
FINANCE	6467	MUNI LINK LLC	OCTOBER 2025 - MUNI LINK	1013	40729	1,984.69
FINANCE	1015	QUILL	BATTERY - CEILING FAN REMOTE	1013	40519	2.25
FINANCE	1015	QUILL	COPY PAPER	1013	40519	38.18
FINANCE	981	UTILITRA	SEPTEMBER - IT SERVICES	1013	40796	617.94
FINANCE Total						2,808.06
ANIMAL CONTROL	4730	MADISON COUNTY ANIMAL CARE	JULY & AUGUST-ANIMAL PICK UPS	1014	40747	25.00
ANIMAL CONTROL	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1014	40521	114.97
ANIMAL CONTROL Total						139.97
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	2,655.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	4,950.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	1,725.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	200.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	1,385.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	750.00
LEGAL	6447	LASHLY & BAER, PC	LEGAL SERVICES	1015	40721	4,675.00
LEGAL Total						16,340.00
BUILDING & ZONING	6234	BILL & JOES TOWING	EXHAUST REPAIR- B&Z TRUCK	1016	40719	333.92
BUILDING & ZONING	6243	CODY ELLIS	CEOSI COURSE - ELLIS	1016	40679	20.00
BUILDING & ZONING	5192	O'REILLY AUTO PARTS	CODE READER, FUEL CLEANER	1016	40529	80.98

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
BUILDING & ZONING	1015	QUILL	BATTERY - CEILING FAN REMOTE	1016	40519	2.25
BUILDING & ZONING	1015	QUILL	COPY PAPER	1016	40519	38.18
BUILDING & ZONING	981	UTILITRA	SEPTEMBER - IT SERVICES	1016	40796	345.84
BUILDING & ZONING	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1016	40521	521.26
BUILDING & ZONING Total						1,342.43
STREET LIGHTING	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1017	40789	1,229.06
STREET LIGHTING	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1017	40788	19,013.52
STREET LIGHTING Total						20,242.58
CITY HALL MAINTENANCE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1019	40783	1,715.02
CITY HALL MAINTENANCE	348	CR SYSTEMS	PAPER PRODUCTS	1019	40541	42.00
CITY HALL MAINTENANCE	348	CR SYSTEMS	PAPER PRODUCTS	1019	40541	65.65
CITY HALL MAINTENANCE	348	CR SYSTEMS	SEPTEMBER CLEAN - CITY HALL	1019	40792	1,470.00
CITY HALL MAINTENANCE	6376	ROTTLER PEST CONTROL	PEST CONTROL - CITY HALL	1019	40752	60.00
CITY HALL MAINTENANCE	6341	TANKS PEST CONTROL, LLC	CITY HALL - AIR FRESHENERS	1019	40752	24.00
CITY HALL MAINTENANCE	5515	THE WINDOW MAN, INC	WINDOW CLEAN - CITY HALL	1019	40752	125.00
CITY HALL MAINTENANCE	591	UNIFIRST FIRST AID + SAFETY	REPLENISH FIRST AID KIT	1019	40552	278.51
CITY HALL MAINTENANCE	1713	WAL-MART COMMUNITY	DE-HUMIDIFIER - CITY HALL	1019	40599	189.00
CITY HALL MAINTENANCE Total						3,969.18
STREET MAINTENANCE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1021	40783	4,207.46
STREET MAINTENANCE	5354	IMPERIAL ORNAMENTAL METAL CO	REPLACE RAILING-FERGUSON&1ST	1021	40599	3,500.00
STREET MAINTENANCE	3603	LUBY EQUIPMENT SERVICES	CAP FILLER - CASE ROLLER	1021	40529	145.38
STREET MAINTENANCE	4757	M & M SERVICE CO	DEF	1021	40529	292.68
STREET MAINTENANCE	4680	MC KAY AUTO PARTS	BELT - SWEEPER	1021	40529	84.99
STREET MAINTENANCE	1060	ROD'S SERVICE INCORPORATED	O2 & ACETYLENE TANK RENTAL	1021	40544	23.88
STREET MAINTENANCE	5978	RUSH TRUCK CENTERS OF MISSOURI	WIPER ASSEMBLY,OIL FILTERS	1021	40529	770.18
STREET MAINTENANCE	6344	THOMPSON-SAFETY, LLC	REPLENISH FIRST AID KIT	1021	40599	36.66
STREET MAINTENANCE	981	UTILITRA	SEPTEMBER - IT SERVICES	1021	40796	70.88
STREET MAINTENANCE	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1021	40521	2,563.00
STREET MAINTENANCE Total						11,695.11
PARKS AND RECREATION	4393	A WALDBART & SONS NURSERY	BELK PARK MEMORIAL TREE	1024	40305	700.00
PARKS AND RECREATION	6222	AD STARR	SOFTBALLS - ADULT SOFTBALL	1024	40308	469.00
PARKS AND RECREATION	6469	ALTON PARK AND REC	ADULT SOFTBALL DUES	1024	40308	2,575.00
PARKS AND RECREATION	6469	ALTON PARK AND REC	ADULT SOFTBALL DUES	1024	40308	694.00

CITY OF WOOD RIVER

DEPARTMENT SUMMARY REPORT

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
PARKS AND RECREATION	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1024	40783	7,540.74
PARKS AND RECREATION	T0001419	CHRIS ROBERTS	REFUND-SOFTBALL TEAM	1024	40308	600.00
PARKS AND RECREATION	5709	CONSTELLATION NEW ENERGY, INC	CONSTELLATION - ROUNDHOUSE	1024	40783	3,466.07
PARKS AND RECREATION	5423	ILLINOIS OFFICE OF THE STATE	ROUNDHOUSE BOILER INSPECTION	1024	40792	100.00
PARKS AND RECREATION	5236	PEPSI - COLA	BAG N BOX SODA	1024	40304	403.36
PARKS AND RECREATION	4255	REIS SERVICES INC.	CONCESSIONS	1024	40304	137.00
PARKS AND RECREATION	6341	TANKS PEST CONTROL, LLC	ROUNDHOUSE-AIR FRESHENERS	1024	40752	12.00
PARKS AND RECREATION	6341	TANKS PEST CONTROL, LLC	6TH ST PARK-AIR FRESHENERS	1024	40752	18.00
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	TRI CITY SOCCER BALLS	1024	40307	149.67
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	SOCCER CONCESSIONS	1024	40304	333.28
PARKS AND RECREATION	1713	WAL-MART COMMUNITY	TRI CITY SOCCER SUPPLIES	1024	40307	68.52
PARKS AND RECREATION	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1024	40521	653.00
PARKS AND RECREATION Total						17,919.64
PARK MAINTENANCE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1025	40783	381.23
PARK MAINTENANCE	5905	BICKLE ELECTRIC	CREDIT INVOICE 13981	1025	40792	(20.00)
PARK MAINTENANCE	348	CR SYSTEMS	PAPER PRODUCTS, CHLOROX	1025	40541	49.50
PARK MAINTENANCE	5144	SLOAN IMPLEMENT CO. INC.	STARTER - RED TRACTOR	1025	40529	276.40
PARK MAINTENANCE	4049	TRICOUNTY FS INC	SPIDER JOINT - RED TRACTOR	1025	40529	175.00
PARK MAINTENANCE	4049	TRICOUNTY FS INC	BLADES - BRUSH HOG	1025	40529	235.24
PARK MAINTENANCE	1713	WAL-MART COMMUNITY	BUG FOGGER - CONCESSION STAND	1025	40549	14.88
PARK MAINTENANCE	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1025	40521	395.20
PARK MAINTENANCE Total						1,507.45
DISASTER PREP	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1026	40783	111.99
DISASTER PREP	443	DATA TRONICS INCORPORATED	REPAIR STROM SIREN - BELK	1026	40599	1,037.75
DISASTER PREP	981	UTILITRA	STORM SIREN SYSTEM	1026	40599	1,239.32
DISASTER PREP Total						2,389.06
POLICE	6470	A NEW PERSPECTIVE	PRESENTATION	1027	40499	150.00
POLICE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1027	40783	102.29
POLICE	6234	BILL & JOES TOWING	TIRE - #155	1027	40719	280.00
POLICE	6464	DAWN DEVENING	PATCHES SEWN ON UNIFORM SHIRT	1027	40594	128.00
POLICE	2428	DOBBS TIRE & AUTO CENTER	TIRE - #168	1027	40719	143.50
POLICE	5949	EDWARD DRACH	CLEANING POLICE DEPT - AUGUST	1027	40754	1,345.00
POLICE	5949	EDWARD DRACH	PAPER PRODUCTS	1027	40541	144.00

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
POLICE	5949	EDWARD DRACH	CLEANING POLICE DEPT-SEPTEMBER	1027	40754	1,345.00
POLICE	5949	EDWARD DRACH	PAPER PRODUCTS	1027	40541	144.00
POLICE	100	GRP WEGMAN COMPANY	REPAIR CHILLER - POLICE DEPT	1027	40792	468.93
POLICE	1777	JOSH MCDOWELL	VEHICLE LETTERING - #179	1027	40792	950.00
POLICE	6040	PIASA CLEANERS	LAUNDRY, ALTERATION OF PANTS	1027	40792	112.00
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE, REPAIR WINDSHIELD	1027	40719	1,172.93
POLICE	1002	PRO AUTOMOTIVE SERVICES	OIL CHANGE, TIRE ROTATION-4552	1027	40719	1,446.40
POLICE	946	RAY O'HERRON COMPANY	BOOTS - #168	1027	40594	167.11
POLICE	946	RAY O'HERRON COMPANY	SGT CHEVRONS - UNIFORMS	1027	40594	73.41
POLICE	946	RAY O'HERRON COMPANY	VEST/CARRIER	1027	40937	775.32
POLICE	6376	ROTTLER PEST CONTROL	PEST CONTROL - POLICE DEPT	1027	40754	80.00
POLICE	1130	SOUTHERN ILLINOIS POLICE	SIPCA RENEWAL	1027	40619	200.00
POLICE	5515	THE WINDOW MAN, INC	WINDOW CLEAN - POLICE DEPT	1027	40754	265.00
POLICE	5854	TRANS UNION LLC	CREDIT CHECK - NEW EMPLOYEE	1027	40499	20.74
POLICE	981	UTILITRA	SEPTEMBER - IT SERVICES	1027	40796	4,304.42
POLICE	981	UTILITRA	CYBER CRIME COMPUTER	1027	40519	1,487.34
POLICE	981	UTILITRA	MDT BATTERY	1027	40527	122.66
POLICE	1713	WAL-MART COMMUNITY	PRISONER FOOD	1027	40592	80.15
POLICE	1713	WAL-MART COMMUNITY	CARPET CLEANER, AIR SPRAY	1027	40599	12.01
POLICE	1713	WAL-MART COMMUNITY	PRISONER FOOD	1027	40592	37.34
POLICE	1713	WAL-MART COMMUNITY	COMMAND HOOKS	1027	40519	8.94
POLICE	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1027	40521	3,044.77
POLICE Total						18,611.26
FIRE	4695	ALERT-ALL CORP	FIRE PREVENTION/EDUCATION	1028	40560	1,095.50
FIRE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	1028	40783	1,939.54
FIRE	299	BANNER FIRE EQUIPMENT	TRU FUEL MIX	1028	40529	102.99
FIRE	5905	BICKLE ELECTRIC	CREDIT INVOICE 14200	1028	40792	(20.00)
FIRE	6044	CASHION FIRE EQUIPMENT, LLC	REPAIR ELECTRICAL - VEHICLE	1028	40719	1,537.00
FIRE	443	DATA TRONICS INCORPORATED	PORTABLE RADIO	1028	40753	5,367.89
FIRE	443	DATA TRONICS INCORPORATED	PORTABLE CHARGER	1028	40589	542.58
FIRE	5940	FIRECRAFT SAFETY PRODUCTS, LLC	FIRE HOSE TEST ING	1028	40792	5,436.48
FIRE	3833	HSI EMERGENCY CARE SOLUTIONS	CPR/AED CARDS-LIBRARY	1028	40679	88.66
FIRE	3551	LEO ELLEBRACHT COMPANY	SOAP - 2 GALLONS	1028	40541	84.00

CITY OF WOOD RIVER

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DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
FIRE	778	LEON UNIFORM COMPANY	UNIFORM PANTS - B HALL	1028	40594	253.00
FIRE	6472	MIDWAY TRAILER SALES	TRAILER - FIRE DEPT	1028	40932	11,806.00
FIRE	6208	RED'S GARAGE DOORS	INSTALL BRACKETS-GARAGE DOOR	1028	40792	500.00
FIRE	981	UTILITRA	SEPTEMBER - IT SERVICES	1028	40796	878.04
FIRE	6001	WEBER FORD	OIL CHANGE - DEPUTY CHIEF	1028	40719	79.01
FIRE	6001	WEBER FORD	FUEL PUMP, WIRING HARNESS-4251	1028	40719	8,780.87
FIRE	6001	WEBER FORD	BATTERY REPLACEMENT - 4251	1028	40719	558.90
FIRE	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	1028	40521	1,721.71
FIRE Total						40,752.17
POLICE COMMUNICATIONS	981	UTILITRA	COMPUTERS - #155, #101	1040	40935	2,436.88
POLICE COMMUNICATIONS	981	UTILITRA	COMPUTERS - #166, #161	1040	40935	1,607.10
POLICE COMMUNICATIONS	981	UTILITRA	COMPUTERS - #12, DETECTIVES	1040	40935	1,607.10
POLICE COMMUNICATIONS Total						5,651.08
MFT	3942	BEELMAN LOGISTICS LLC	FLOWABLE FILL-EVILLE & WR AVE	2100	40554	2,520.00
MFT	1099	SHEPPARD MORGAN & SCHWAAB	ENG SERVICE-6/29-9/06/25	2100	40725	3,286.00
MFT	5291	WARNING LITES OF SOUTHERN IL	SIGN POSTS	2100	40556	429.50
MFT	5291	WARNING LITES OF SOUTHERN IL	"NOT A THRU STREET" - SIGN	2100	40556	94.00
MFT	5291	WARNING LITES OF SOUTHERN IL	PARKING SIGNS	2100	40556	52.89
MFT Total						6,382.39
INSURANCE	6470	A NEW PERSPECTIVE	POST INCIDENT - COUNSELING	2300	40821	125.00
INSURANCE	6058	IPBC	OCT 2025 - ADMIN EXPENSE	2300	40840	78.75
INSURANCE	6058	IPBC	OCT 2025 - LIFE INSURANCE	2300	40844	565.75
INSURANCE	6058	IPBC	OCT 2025 - HEALTH INSURANCE	2300	40845	135,065.98
INSURANCE	6058	IPBC	OCT 2025 - DENTAL INSURANCE	2300	40846	5,350.19
INSURANCE	6058	IPBC	OCT 2025 - VISION INSURANCE	2300	40850	478.01
INSURANCE	6374	MICHAEL MEYERS	REFUND - AUGUST INSURANCE	2300	40841	1,548.95
INSURANCE Total						143,212.63
LIBRARY	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	2500	40783	369.50
LIBRARY	5709	CONSTELLATION NEW ENERGY, INC	CONSTELLATION - LIBRARY	2500	40783	28.89
LIBRARY Total						398.39
PUBLIC SERVICES ADMIN	348	CR SYSTEMS	SEPTEMBER CLEAN - PW	3000	40752	315.00
PUBLIC SERVICES ADMIN	5949	EDWARD DRACH	CLEANING - 100 ANDERSON	3000	40752	75.00
PUBLIC SERVICES ADMIN	6233	ODP BUSINESS SOLUTIONS, LLC	LARGE BINDER CLIPS	3000	40519	17.27

CITY OF WOOD RIVER

DEPARTMENT SUMMARY REPORT

COUNCIL MEETING DATE: 10/06/2025

INVOICES DUE ON/BEFORE: 11/06/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
PUBLIC SERVICES ADMIN	5688	OFFICE DEPOT	PAPER PRODUCTS	3000	40599	302.71
PUBLIC SERVICES ADMIN	981	UTILITRA	SEPTEMBER - IT SERVICES	3000	40796	284.51
PUBLIC SERVICES ADMIN	1713	WAL-MART COMMUNITY	WATER, GATORADE	3000	40599	75.74
PUBLIC SERVICES ADMIN	1713	WAL-MART COMMUNITY	BINDERS	3000	40519	18.91
PUBLIC SERVICES ADMIN	5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE - PW	3000	40751	93.98
PUBLIC SERVICES ADMIN	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	3000	40521	51.52
PUBLIC SERVICES ADMIN Total						1,234.64
WATER DISTRIBUTION	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	3031	40783	1,236.93
WATER DISTRIBUTION	2600	CORE & MAIN LP	HYDRANT OIL	3031	40531	186.30
WATER DISTRIBUTION	2600	CORE & MAIN LP	ANNUAL SENSUS FEES	3031	40795	16,556.00
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	CLAMP	3031	40531	359.90
WATER DISTRIBUTION	1084	SCHULTE SUPPLY INCORPORATED	MARKING FLAGS	3031	40531	26.90
WATER DISTRIBUTION	1099	SHEPPARD MORGAN & SCHWAAB	E'VILLE H2O LINE-7/25-8/30/25	3031	40916	16,943.50
WATER DISTRIBUTION	6344	THOMPSON-SAFETY, LLC	REPLENISH FIRST AID KIT	3031	40599	36.67
WATER DISTRIBUTION	981	UTILITRA	SEPTEMBER - IT SERVICES	3031	40796	70.88
WATER DISTRIBUTION	1713	WAL-MART COMMUNITY	CLEANING SUPPLIES	3031	40541	24.94
WATER DISTRIBUTION	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	3031	40521	628.07
WATER DISTRIBUTION Total						36,070.09
WATER PLANT	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	3032	40783	8,301.26
WATER PLANT	3196	CURRY & ASSOCIATES	IEPA PERMIT - FEED PUMPS	3032	40792	3,447.90
WATER PLANT	4122	HYDRO KINETICS	SLAKER CONTROL PANEL	3032	40719	2,610.35
WATER PLANT	4122	HYDRO KINETICS	BACK UP PLC	3032	40529	1,485.56
WATER PLANT	873	MISSISSIPPI LIME COMPANY	QUICKLIME DELIVERY	3032	40798	1,069.85
WATER PLANT	1084	SCHULTE SUPPLY INCORPORATED	BLUE MARKING PAINT	3032	40542	59.95
WATER PLANT	5115	USA BLUEBOOK	3" PUMP	3032	40589	6,724.35
WATER PLANT	981	UTILITRA	SEPTEMBER - IT SERVICES	3032	40796	70.88
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	ALUMINUM SULFATE	3032	40568	1,848.00
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	POLY PHOSPHATE	3032	40556	6,480.00
WATER PLANT	99	WATER SOLUTIONS UNLIMITED	DELIVERY CHARGE	3032	40798	65.00
WATER PLANT Total						32,163.10
SEWER COLLECTIONS	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	4041	40783	14,096.36
SEWER COLLECTIONS	4732	FARM & HOME SUPPLY	PEST CONTROL SPRAY-COMPOST	4041	40531	55.86
SEWER COLLECTIONS	100	GRP WEGMAN COMPANY	FORCE MAIN REPAIR	4041	40719	5,203.72

CITY OF WOOD RIVER

DEPARTMENT SUMMARY REPORT

COUNCIL MEETING DATE: 10/06/2025

INVOICES DUE ON/BEFORE: 11/06/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
SEWER COLLECTIONS	6344	THOMPSON-SAFETY, LLC	REPLENISH FIRST AID KIT	4041	40599	36.66
SEWER COLLECTIONS	4709	WEX BANK	SEPTEMBER 2025 - GASOLINE	4041	40521	408.96
SEWER COLLECTIONS Total						19,801.56
SEWER PLANT	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	4042	40783	7,980.85
SEWER PLANT	5709	CONSTELLATION NEW ENERGY, INC	CONSTELLATION - 559 STATE AID	4042	40783	6,998.48
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	JULY 2025 - CONTRACTS OPS	4042	40791	88,806.00
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	APRIL-JUNE - RCRA	4042	40754	5,673.54
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	APRIL-JUNE - TANKER LOAD	4042	40754	3,149.13
SEWER PLANT	1004	VEOLIA WATER NORTH AMERICA	APRIL-JUNE - FOODLINER	4042	40754	2,651.49
SEWER PLANT Total						115,259.49
REFUSE	6371	JOHNNY ON THE SPOT #347	COMPOST-JOHNNY ON THE SPOT	4949	40778	48.95
REFUSE	5406	REPUBLIC SERVICES #350	SEPT 2025 - CITY PICK UPS	4949	40791	64,166.06
REFUSE	5406	REPUBLIC SERVICES #350	SEPT 2025 - COMPOST	4949	40778	824.34
REFUSE Total						65,039.35
GOLF MAINTENANCE	816	MAHONEY ASPHALT, LLC	ASPHALT - GOLF CART PATHS	5051	40916	46,951.50
GOLF MAINTENANCE	816	MAHONEY ASPHALT, LLC	ASPHALT - GOLF CART PATHS	5051	40916	35,765.25
GOLF MAINTENANCE	816	MAHONEY ASPHALT, LLC	ASPHALT - GOLF CART PATHS	5051	40916	9,648.86
GOLF MAINTENANCE	6110	NEW FRONTIER MATERIAL LLC	ROCK - GOLF CART PATHS	5051	40916	602.18
GOLF MAINTENANCE Total						92,967.79
GOLF CLUBHOUSE	4163	AMEREN ILLINOIS	JULY 2025 - AMEREN ELECTRICITY	5052	40783	3,399.43
GOLF CLUBHOUSE	5905	BICKLE ELECTRIC	HVAC REPAIR - CLUBHOUSE	5052	40792	2,983.85
GOLF CLUBHOUSE	5905	BICKLE ELECTRIC	CREDIT INVOICE13962	5052	40792	(20.00)
GOLF CLUBHOUSE	6204	CLEAN UNIFORM COMPANY	9/15/25 - RUG & TOWEL SERVICE	5052	40752	318.42
GOLF CLUBHOUSE	5709	CONSTELLATION NEW ENERGY, INC	CONSTELLATION - BELK	5052	40783	224.97
GOLF CLUBHOUSE	5430	ACUSHNET	INVOICE ADJUSTMENT	5052	40579	19.44
GOLF CLUBHOUSE	5713	MEDFORD OIL COMPANY	GASOLINE - GOLF CARTS	5052	40521	734.03
GOLF CLUBHOUSE	5794	TNT GOLF CAR & MOTORSPORTS	REPAIR DAMAGED CART	5052	40758	2,875.90
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	PAPER PRODUCTS, GLUE	5052	40541	33.81
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	PAPER TOWELS, TRASH LINERS	5052	40541	44.96
GOLF CLUBHOUSE	1713	WAL-MART COMMUNITY	BATTERY - BEVERAGE CART	5052	40599	46.87
GOLF CLUBHOUSE Total						10,661.68
GOLF CONCESSIONS	348	CR SYSTEMS	CUPS, LIDS, STRAWS	5053	40572	299.90
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	1,353.30

CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT
COUNCIL MEETING DATE: 10/06/2025
INVOICES DUE ON/BEFORE: 11/06/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	92.40
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	1,354.10
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	319.80
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	459.85
GOLF CONCESSIONS	5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	5053	40574	46.20
GOLF CONCESSIONS	5540	REIS SERVICES INC	HOT DOGS & BRATS	5053	40571	508.00
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	5053	40574	538.25
GOLF CONCESSIONS	5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	5053	40574	424.75
GOLF CONCESSIONS	6471	ROMANO BEVERAGE	ALCOHOL - GOLF COURSE	5053	40574	605.00
GOLF CONCESSIONS	5837	RPKG HOLDINGS, LLC	MEAT STICKS - RESALE	5053	40571	276.00
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS, WATER	5053	40571	45.44
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	308.49
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	FOAM CUPS	5053	40572	27.46
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS, GATORADE	5053	40571	77.07
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	358.62
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	TRASH LINERS,FORKS,FOIL	5053	40572	107.13
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	276.24
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	54.32
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS	5053	40571	29.20
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	HOT DOG BUNS	5053	40571	36.50
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	307.06
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	FOAM CUPS	5053	40572	27.46
GOLF CONCESSIONS	1713	WAL-MART COMMUNITY	CONCESSIONS	5053	40571	347.56
GOLF CONCESSIONS Total						8,280.10
CID	4393	A WALDBART & SONS NURSERY	DOG PARK TREES	8700	40792	700.00
CID	6363	GOVERNMENTAL CONSULTING	CONSULTING SERVICES	8700	40860	3,000.00
CID	6169	HEARTLANDS CONSERVANCY	DOWNTOWN PLANNING	8700	40792	2,280.00
CID	1713	WAL-MART COMMUNITY	DP OPENING-GIFT BAG ITEMS	8700	40792	140.92
CID Total						6,120.92
NHR SALES TAX	5728	FIRST MID	LOAN PAYMENT # 7-REC CENTER	8900	40869	690,520.50
NHR SALES TAX	5391	ILLINOIS EPA C/O AMALGAMATED	EAST SIDE DETENTION PROJECT	8900	40870	39,060.35
NHR SALES TAX Total						729,580.85
RECREATION CENTER	6398	BRIAN KICHLINE	VOLLEYBALL UMPIRE PAYROLL	9000	40313	200.00

CITY OF WOOD RIVER
DEPARTMENT SUMMARY REPORT
COUNCIL MEETING DATE: 10/06/2025
INVOICES DUE ON/BEFORE: 11/06/2025

DEPARTMENT	VENDOR #	VENDOR NAME	DESCRIPTION	DEPT CODE	ACCOUNT NUMBER	AMOUNT DUE
RECREATION CENTER	333	BUDGET SIGNS TROPHIES & PLAQUE	REC CENTER BANNERS	9000	40792	440.00
RECREATION CENTER	5709	CONSTELLATION NEW ENERGY, INC	CONSTELLATION - REC CENTER	9000	40783	4,436.66
RECREATION CENTER	3475	DA-COM DIGITAL OFFICE	PRINTER LEASE - REC CENTER	9000	40792	241.14
RECREATION CENTER	6392	KYLEN JENNA JOHNSON	VOLLEYBALL UMPIRE PAYROLL	9000	40313	100.00
RECREATION CENTER	5236	PEPSI - COLA	BAG N BOX SODA	9000	40304	135.00
RECREATION CENTER	5228	RICOH USA, INC.	COLOR&B&W PRINTING	9000	40792	196.65
RECREATION CENTER	6341	TANKS PEST CONTROL, LLC	REC CENTER - AIR FRESHENERS	9000	40752	66.00
RECREATION CENTER	981	UTILITRA	SEPTEMBER - IT SERVICES	9000	40796	679.92
RECREATION CENTER	1713	WAL-MART COMMUNITY	CLEANING SUPPLIES	9000	40541	66.92
RECREATION CENTER	1713	WAL-MART COMMUNITY	REC CENTER CONCESSIONS	9000	40304	330.18
RECREATION CENTER	1713	WAL-MART COMMUNITY	AFTER SCHOOL SUPPLIES	9000	40317	19.17
RECREATION CENTER Total						6,911.64
Grand Total						1,419,390.16

ORDINANCE NO:

**ORDINANCE AMENDING CITY CODE, TITLE XIII-GENERAL OFFENSES,
CHAPTER 131-OFFENSES INVOLVING PROPERTY, TO ADD SECTION 131.08
PROHIBITNG UNAUTHORIZED SCAVENGING FROM REFUSE CONTAINERS**

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, the Chief of Police has advised the City Council that City is having problems with persons engaging in unauthorized scavenging of refuse containers within City limits, thereby endangering public health and safety and causing damage to private property; and

WHEREAS, City has determined that public health, safety, and welfare will be promoted by prohibiting unauthorized persons from removing, disturbing, or scattering refuse, recyclables, or yard waste from containers placed for collection, which will help to maintain clean and sanitary conditions throughout City limits; and

WHEREAS, City has determined that it is in the best interests of public health, safety, general welfare, and economic welfare to amend the Code of Ordinances for the City of Wood River, Illinois ("City Code") to add a Section to the City Code which prohibits unauthorized scavenging from refuse containers located within City;

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of City, to execute whatever documents are necessary to amend Chapter 131 of the City Code to add a Section prohibiting persons from engaging in the authorized scavenging from refuse containers located within City.

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. Chapter 131 of City Code shall now include the following additional Section:

§ 131.08 UNAUTHORIZED SCAVENGING FROM REFUSE CONTAINERS

- (A) Purpose. To protect public health, safety, and welfare by prohibiting unauthorized persons from removing, disturbing, or scattering refuse, recyclables, or yard waste from containers placed for collection, and to maintain clean and sanitary conditions throughout the City.

(B) Definitions. For purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

REFUSE CONTAINER means any dumpster, roll-off, cart, can, bag, or other receptacle designated for the collection of garbage, refuse, recyclables, or yard waste.

SCAVENGING means the unauthorized removal of refuse, recyclables, or other materials from a refuse container.

AUTHORIZED COLLECTOR means a waste hauler contracted by City, a licensed private scavenger, or any person expressly permitted by the City or property owner to collect waste.

(C) Prohibition.

- a. No person shall open, enter into, remove, disturb, or scatter the contents of any refuse container placed for collection within the City, unless that person is an authorized collector.
- b. It shall be unlawful for any person to trespass onto private or public property for the purpose of scavenging refuse, recyclables, or yard waste.

(D) Exceptions. This ordinance shall not apply to:

- a. City employees or contractors engaged in official duties.
- b. Property owners or tenants handling their own refuse.
- c. Charitable or recycling collection programs approved in writing by the City.

(E) Section 5. Penalties. Any person violating this ordinance shall be subject to a fine of not less than \$100 and not more than \$750 for each offense. Each act of scavenging and each day a violation continues shall constitute a separate offense.

(F) Severability. If any part of this ordinance is found invalid, such finding shall not affect the validity of the remaining portions.

Section 3. Any Ordinances or City Code provisions that conflict with the changes stated herein are hereby repealed and replaced by this Ordinance.

Section 4. That this Ordinance shall be known as Ordinance No: ____ and shall be effective upon adoption with implementation date of October 6, 2025.

This Ordinance adopted by the City Council of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 6th day of October, 2025, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NAYS:

APPROVED:

Tom Stalcup
Mayor
City of Wood River
Madison County, Illinois

ATTEST:

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

(6)

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE 2949 OF THE CITY OF WOOD RIVER, ILLINOIS, PASSED ON MAY 19, 2025, IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX

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 responsibility to provide programs and services to the residents of our community with limited resources available in order to provide for the health, safety and welfare of residents within Wood River; and

WHEREAS, the State of Illinois eliminated its 1% tax on grocery items; and

WHEREAS, revenue from the State's 1% grocery sales tax was dedicated solely to municipalities, not the State of Illinois; and

WHEREAS, the elimination of this tax results in an approximate annual loss of \$325 million statewide to municipal governments and an approximate annual loss of \$800,000.00 to Wood River, which creates an undue hardship on City; and

WHEREAS, while eliminating said State-imposed Municipal Grocery Retailers' Occupation Tax, the General Assembly enacted a new law allowing each municipality to pass their own Municipal Grocery Retailers' Occupation Tax to replace the tax eliminated by the State; and

WHEREAS, 65 ILCS 5/8-11-24 provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality"; and,

WHEREAS, said tax, known as the Municipal Grocery Retailers' Occupation Tax, may be imposed "at the rate of 1% of the gross receipts from these sales" (see 65 ILCS 5/8-11-24); and,

WHEREAS, Section 8-11-24 further requires any municipality imposing the Municipal Grocery Retailers' Occupation Tax under to also impose a Service Occupation Tax ("Municipal Grocery Service Occupation Tax") at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (see 65 ILCS 5/8-11-24); and,

WHEREAS, pursuant to Section 8-11-24, any Municipal Grocery Retailers' Occupation Tax and any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue ("IDR") (*see* 65 ILCS 5/8-11-24); and,

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to levy the Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax pursuant to Section 8-11-24 of the Illinois Municipal Code to provide services for City residents and to fund the City government; and

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 2a. GROCERY RETAILERS' OCCUPATION TAX. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 2b. GROCERY SERVICE OCCUPATION TAX. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. This tax shall be imposed at the rate of 1% of the selling prices of groceries transferred incident to a sale of service. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65ILCS 5/8-11-24).

Section 2c. The taxes imposed by this Ordinance shall take effect on January 1, 2026.

Section 3. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the IDR, which shall have full power to administer and enforce the provisions of this Ordinance.

Section 4. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before November 1, 2025.

Section 5. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 6. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid

application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 7. 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 6th day of October, 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

ORDINANCE NO.

ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH KENT BRIGMAN 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, Kent Brigman ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 68 E. Ferguson Ave. Wood River, Illinois 62095.

("Property") (*see* Development 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: \$7,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$3,500.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$3,500.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in a

single, one-time payment 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 6th of October 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 KENT BRIGMAN, AND CITY OF WOOD RIVER, FOR
68 E. FERGUSON 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 Kent Brigman ("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: 68 E. Ferguson Ave., 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):

Total Requested: \$3,500.00

(*See Exhibit A*); and

WHEREAS, Developer estimates the total costs to develop the Property will be \$7,000.00, and requests \$3,500.00 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 the prior Ordinance; 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: \$7,000.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$3,500.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$3,500.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in a single, one-time payment 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 (3rd) 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:

Kent Brigman
5028 Smith Dr.
Edwardsville, IL 62025

To the City:

City of Wood River
111 North Wood River Ave
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

Mayor

KENT BRIGMAN

Kent Brigman

City of Wood River
TIF Assistance Application

Address of Proposed Project

68 E. FERGUSON WOOD RIVER, IL 62095

Applicant Information

Applicant Name

KENT BRIGMAN

Phone

618-954-9456

Applicant Address

5028 SMITH DR.

Email

Brigie@aol.com

City, State, Zip

EDWARDSVILLE, IL 62025

Contact Person/Title

KENT BRIGMAN / OWNER

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	
Rehab, Remodel of Existing Building	<u>7,000.⁰⁰</u>
Construction of New Building(s)	
Other (Please Specify)	

Total Project Cost

\$ 7,000.⁰⁰

Assistance Requested

\$ 3,500.⁰⁰

Current Fair Market Value

\$ 39,000.⁰⁰

Expected Fair Market Value After

Completion of Proposed Project

\$ 40,000.⁰⁰

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.

SCAPING + PAINTING BUILDINGS
REMOVING DETRIMENTAL EXTERIOR WOOD

2 Identify the proposed tenant (if applicable).

N/A

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

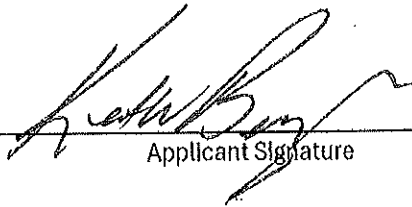
MAKE BUILDING MUCH MORE ATTRACTIVE

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

CUSTOMERS / FOOT TRAFFIC

5 Provide narrative explaining why the project is not feasible and could not be carried out without TIF funding assistance:

NEED ALL CAPITAL FOR OTHER REPAIRS



Applicant Signature

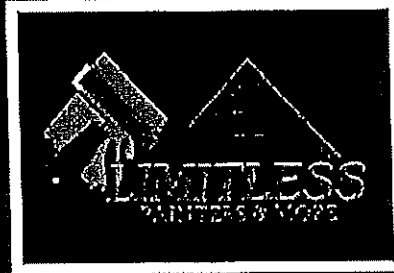
9.9.25

Date

PDF

Print

Sign



Limitless Painters & More LLC

Cesar Contreras

Business Number 6184092879

Llimitlesspainters22@gmail.com

736 Riviera Cir

Edwardsville IL

62025

TO

Kent Brigman

68 E Ferguson Ave

Wood River, IL

62095

☐ (618) 954-9456

ESTIMATE

EST0328

DATE

09/06/2025

TOTAL

USD \$7,050.00

DESCRIPTION	AMOUNT
-------------	--------

Scope of Work	\$1,100.00
<ul style="list-style-type: none"> Carefully remove existing vertical wood paneling around storefront windows and entryway. 	x 1
	\$1,100.00

- Protect glass windows, entry doors, and sidewalk during removal.
- Load and haul away all debris to an approved disposal site.
- Leave surfaces clean and ready for future finishing (paint, siding, or other cladding).

Notes

- Final price may vary depending on what is uncovered behind the wood paneling (brick, block, or framing).
- Additional work such as refinishing, painting, or installing new siding is not included in this estimate but can be quoted separately.
- If hazardous materials (lead paint or asbestos) are found, special handling and disposal fees will apply.

Scope of Work	\$5,950.00
1. Wall Preparation & Repair	x 1
<ul style="list-style-type: none"> Power wash exterior block walls to remove peeling paint, dirt, and debris. Scrape remaining loose paint and patch damaged areas in masonry. Apply masonry primer for proper adhesion. Finish with 2 coats of high-quality exterior paint (color chosen by client). 	\$5,950.00
2. Door Replacement with new plywood	
<ul style="list-style-type: none"> Prime and paint door to match exterior. 	
3. Cleanup	
<ul style="list-style-type: none"> Remove all debris and haul away. Final walkthrough to ensure clean, finished look. 	
Notes	
<ul style="list-style-type: none"> All work will be completed using commercial-grade materials for long-lasting durability. Estimate includes standard prep and finish; any unforeseen structural damage uncovered during prep may require additional repairs. Timeline for completion is approximately 3-5 days, weather permitting. 	

TOTAL	USD \$7,050.00
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ORDINANCE NO.

ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH IRON HORSE HOLDINGS 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, Iron Horse Holdings ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 82 E. Ferguson Ave. Wood River, Illinois 62095.

("Property") (*see* Development 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: \$32,500.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$16,250.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$16,250.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in a

single, one-time payment 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 6th of October, 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 IRON HORSE HOLDINGS, AND CITY OF WOOD RIVER, FOR
82 E. FERGUSON 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 Iron Horse Holdings ("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: 82 E. Ferguson Ave., 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):

Total Requested: \$32,500.00

(*See Exhibit A*); and

WHEREAS, Developer estimates the total costs to develop the Property will be \$32,500.00, and requests \$32,500.00 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 the prior Ordinance; 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: \$32,500.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$16,250.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$16,250.00, or 50% of the Redevelopment Project Costs incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in a single, one-time payment 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 (3rd) 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:

Iron Horse Holdings
Attn: Rob Lonhardt
82 E. Ferguson Ave.
Wood River, Illinois 62095

To the City:

City of Wood River
111 North Wood River Ave
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

Mayor

IRON HORSE HOLDINGS

Agent

City of Wood River
TIF Assistance Application

Address of Proposed Project

E2 E Ferguson Ave

Applicant Information

Applicant Name

Tien House Holdings

Phone

618 610 2415

Applicant Address

E2 E Ferguson Ave

Email

michael.dunn@tiahousing.com

City, State, Zip

Wood River, IL, 62095

Contact Person/Title

Rob Landwehr

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	
Rehab, Remodel of Existing Buiding	
Construction of New Building(s)	
Other (Please Specify)	<u>New Reef</u>

Total Project Cost

\$ 32,500

Assistance Requested

\$ 32,500

Current Fair Market Value

\$ 120,000

Expected Fair Market Value After
Completion of Proposed Project

\$ 120,000

Are You the Curent Owner of the Property?

YES

NO

(if yes, skip to #1)
(if yes, provide owner information
below)

Are You the Current Tenant of the Property?

YES

NO

(if yes, provide owner information
below)

Are you a Prospective Buyer?

YES

NO

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.

Tear off and Replace Old Decking
w/ New Decking System on

2 Identify the proposed tenant (if applicable).

Mae's on Ferguson / Sarah Andersen Photo Studio

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

Property has been completely Remodeled in 2023/2024
but needs a new Roof to preserve it.

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

Continued efforts to help grow downtown Wood River

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

I based the cost of the HVAC, Exterior, Flooring, Windows, Doors, Painting, etc. The current Remodeled building has been in need of a new roofing system for years. As the business has been operating in the rack since its opening, it cannot bear the cost for this service. The new roof will preserve the property and it will continue to operate for many years to come, as the downtown district continues to grow and more foot traffic becomes present.

★ FIVE ★ ★ ★ STAR ★ COMMERCIAL ROOFING, INC.

A NATIONAL ROOFING COMPANY SERVING ALL OF YOUR ROOFING NEEDS

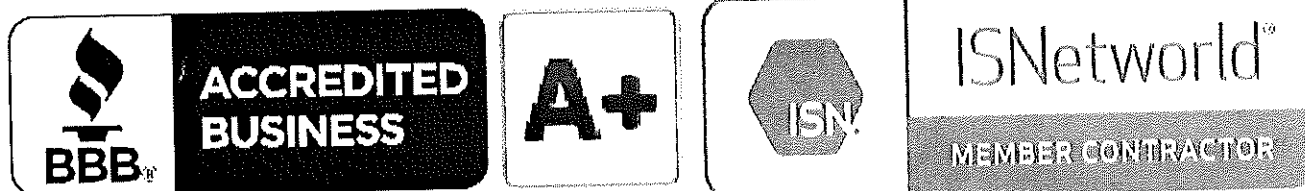
1119 S STATE RD 3, HARTFORD CITY, IN 47348

Florida # CCC 1327192 ILLINOIS # 104015080

PHONE: 1-888-288-8631

FAX: 765-347-8118

<http://www.fivestarroof.com>



ROOFING PROPOSAL
MACS ON FERGUSON
82 E FEGUSON AVE
WOODRIVER, IL
ATTN:

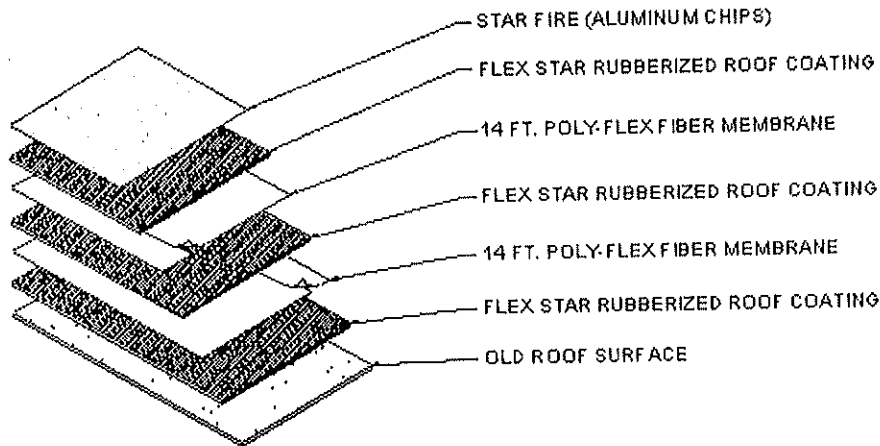
QUALITY SEAMLESS ROOFING

SCOPE:

1. Examine current roof surface, to determine age and condition of existing roofing material and any problem areas.
2. Compile accurate information for a complete evaluation and presentation to building owner or facility manager.
3. Prepare a repair or replacement proposal including examination results, photographs, roof system options and costs.

20 YEAR ROOFING SYSTEM

ROOF SYSTEM FOR FLAT ROOFS



FLAT TWO PLY CHIP ROOFING SYSTEM

Apply first layer of Flex Star Rubberized Roof Coating.

Install first layer of Poly-Flex fiber Membrane staggering seams.

Apply second layer of Flex Star Rubberized Roof Coating

Install second layer of Poly-Flex fiber Membrane staggering seams.

Flash all protrusions through roof, i.e.: vents, drains, HVAC units, etc.

Apply third layer of Flex Star Rubberized Roof Coating.

Apply cover layer of Starfire Aluminum Chips.

WARRANTY:

FLAT TWO PLY CHIP

20 YEARS

PRICE:

We propose to provide all labor, tools, materials and equipment to re-roof the area at the above location for the sum of:

PRICE IS FOR 3,000 SQ FT:

FLAT TWO PLY CHIP \$32,500.00

TERMS:

CHIP: 50% down upon execution of contract. Balance due upon completion of work described above.

NOTES:

1. Contractor provides General Liability and Workers Compensation Insurance. Contractor will obtain permits if needed at the expense of the customer.
2. Removal and closure of disused penetration, and replacement of any deteriorated decking or saturated insulation to be billed separately on a per square foot basis. To be determined upon necessity at time that work is performed.
3. Warranties listed cover material and come with a three year labor warranty.
4. Customer to supply dumpster if necessary for roofing debris.
5. It is the customer's responsibility to move items away from the outside perimeter of the building during application. The contractor shall not be held liable for any over-spray on items not moved.

FIVE STAR COMMERCIAL ROOFING WILL MEET OR BEAT ANY REPUTABLE ROOFING COMPANIES BID.

FIVE STAR COMMERCIAL ROOFING, INC.

BY: TIM DEEDS

TITLE: SALES

DATE: 9/9/2025

COMPANY: MACS ON FERGUSON

PRICE: _____

WARRANTY: _____

ACCEPTED BY: _____

TITLE: _____

DATE: _____

★ FIVE ★ ★ ★ STAR ★

COMMERCIAL ROOFING SYSTEMS, INC.

NATIONAL SATISFIED CUSTOMER LIST

FIVE STAR ROOFING HAS BEEN IN BUSINESS SINCE 2002 AND HAS DONE THOUSANDS OF JOBS ALL OVER THE UNITED STATES. FIVE STAR SPECIALIZES IN RE-ROOFING FLAT AND METAL ROOFS. FIVE STAR ROOFING HAS THE BEST SOLUTION TO ANY ROOFING NEEDS YOUR COMPANY MAY HAVE. LISTED BELOW ARE JUST A FEW OF OUR SATISFIED CUSTOMERS.

FED EX

CALGON CARBON

UPS

HARDEES

R AND L CARRIERS

MARATHON ASHLAND

CATERPILLAR

SUNOCO REFINERY

CHAMPION SPARKPLUG

MASTERGUARD

FEDERAL MOGUL

CASEY' S

GENERAL ELECTRIC

WABASH STEEL

SCHNEIDER INTERNATIONAL

TGI FRIDAYS

CONWAY TRUCKING (CCX)

PIONEER

RP LUMBER

SEALMASTER

MCDONALDS

COMMADORE HOMES

ARBYS

DUTCHMEN MOBILE HOMES

BURGER KING

HOLIDAY INN

ALLIED WASTE

WHITE CASTLE

RESOLUTION NO:

RESOLUTION APPROVING SPONSORSHIP AGREEMENT WITH INTERGRITY LANDSCAPES FOR THE WOOD RIVER RECREATION CENTER

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 desires to offer a sponsorship opportunity for Integrity Landscapes, ("Integrity") to sponsor the walking track at the Wood River Recreation Center; and

WHEREAS, Integrity has presented City with a proposed agreement ("Integrity Proposal") for approval (*See Exhibit A*); and

WHEREAS, the Integrity Proposal may generate up to \$7,000.00 in sponsorship revenue for the Wood River Recreation Center over five years (*See Exhibit A*); and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the Integrity Proposal (*See Exhibit A*); and

WHEREAS, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Integrity Proposal (**Exhibit A**).

NOW, THEREFORE, BE IT RESOLVED, 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 Integrity Proposal (**Exhibit A**) is approved.

Section 3. That this Resolution shall be known as Resolution No: _____ and shall be effective upon adoption with implementation date of October 6, 2025.

This Resolution adopted by the City Council of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 6th day of October 2025, the vote taken by ayes and nays and entered upon the legislative records as follows:

AYES:

NAYS:

APPROVED:

Tom Stalcup
Mayor
City of Wood River
Madison County, Illinois

ATTEST:

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

Agreement

This Agreement ("Agreement") is entered into this _____ day of _____, 2025 ("Effective Date"), by and between ("SPONSOR") and City of Wood River ("OWNER"). OWNER and/or SPONSOR may each be referred to individually as a "Party" or collectively as the "Parties".

WHEREAS, OWNER has built the Wood River Recreation Center which will include the amenities hereinafter described; and

NOW, THEREFORE, in consideration of the promises in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

EXCLUSIVITY, DESIGNATION AND RIGHTS TO MARKS

1. SPONSOR will be an official sponsor of the Wood River Recreation Center and will have the right to utilize the official marks and logos of the Wood River Recreation Center to designate itself as a sponsor of this venue in the following categories:

LANDMARK – WALKING TRACK PARTNER

1. SPONSOR will receive one (1) 8' X 3.5' banner ad on the walking track of the Wood River Recreation Center.
 - a.) OWNER will be responsible for the upkeep of the Wood River Recreation Center. SPONSOR has no responsibility for, and shall not be held responsible for, any aspects related to the day-to-day operation, control, or ownership of the Wood River Recreation Center, including but not limited to Wood River Recreation Center repairs and maintenance.
 - b.) OWNER and SPONSOR shall mutually agree upon signage. OWNER will be responsible for the initial costs of production or procurement and installation of such signage, and also responsible for the reasonable maintenance thereof.

MEDIA, DIGITAL, SOCIAL, AND ONSITE MARKETING

1. SPONSOR and OWNER will mutually agree upon in writing and disseminate a social media post and/or schedule a press conference announcing the partnership solely between SPONSOR and OWNER.

TERM AND INVESTMENT

The Term of this Agreement will be for five (5) years.

1. SPONSOR will pay OWNER as follows for the partnership to the Wood River Recreation Center via the following monetary amounts, excluding any sales tax that might be applicable:
 - i. Year 1 (2025 – 2026) = \$1,400.00
 - ii. Year 2 (2026 – 2027) = \$1,400.00
 - iii. Year 3 (2027 – 2028) = \$1,400.00
 - iv. Year 4 (2028 – 2029) = \$1,400.00
 - v. Year 5 (2029 – 2030) = \$1,400.00

2. Payments will be due on an annual basis and are due and payable at the beginning of each contract year unless one-time payment is paid.
 - i. 1st payment due on or before October 31, 2025
 - ii. 2nd payment not due until the 1-year anniversary of signage installation date
3. OWNER shall provide SPONSOR with an invoice for each annual installment no later than forty-five days prior to the due date thereof. Annual payments will be in default if not received by OWNER within fifteen days of the due date thereof.
4. Owner shall be solely responsible for its own fees and expenses incurred as a result of its performance under this Agreement, unless otherwise previously agreed to by SPONSOR in writing.

TERMINATION

1. SPONSOR may, in its sole discretion, terminate this Agreement by written notice to OWNER if: (a) OWNER ceases to own or operate the Wood River Recreation Center or the location of the Wood River Recreation Center changes; or (b) OWNER misrepresents, misappropriates or misuses the name or Marks (as defined below) of SPONSOR.
2. Notwithstanding anything to the contrary contained in this Agreement, in no event shall a Party be liable to the other Party for any consequential, special, indirect, incidental, punitive, exemplary, or similar damages (including damages for loss of use, business, or profit) that the other Party suffers in connection with this Agreement, regardless whether such action is based on contract, tort, or any other legal theory and whether such Party has been advised of the possibility of such damages or if such damages could have been reasonably foreseen.

REPRESENTATIONS AND WARRANTIES

1. OWNER represents and warrants that: (a) OWNER has the right to grant to SPONSOR the partnership and all of the benefits described in this Agreement; (b) OWNER has obtained the approvals of all third parties which are required (if any) in order for OWNER to grant the benefits under this Agreement in favor of SPONSOR; (c) the naming rights and benefits described in and granted under this Agreement comply with all applicable laws; and (d) the Advertising Materials shall be of good quality, shall conform to the requirements of this Agreement, and shall be prepared in a professional and workmanlike manner.

XII. ADVERTISING MATERIALS AND INTELLECTUAL PROPERTY

1. All Advertising Materials that bear SPONSOR's name and/or trademarks ("Marks") shall be subject to SPONSOR's written approval prior to use and shall be produced or procured by OWNER at OWNER's expense, except as otherwise herein provided.
2. SPONSOR hereby grants to OWNER, during the term of this Agreement, a nonexclusive, non-transferable, non-sublicensable right and license to use the Marks solely for the purpose of the identification and promotion of SPONSOR as set forth in this Agreement. OWNER acknowledges that SPONSOR is the owner of the Marks and all goodwill related thereto, and all use of the Marks under this Agreement and any goodwill accruing from such use will inure solely to SPONSOR's benefit. SPONSOR shall be solely responsible for enforcing its rights with respect to infringing uses of its name or Marks.

3. Except as expressly set forth herein, SPONSOR reserves all rights, and this Agreement does not grant any right, title or interest in or to the Marks to OWNER. OWNER agrees that it shall not use the Marks except as expressly authorized under this Agreement. In the event that OWNER should, by operation of law or otherwise, be deemed to have obtained any rights in the Marks, OWNER hereby irrevocably assigns its entire right, title and interest in and to the Marks to SPONSOR.
4. Upon termination of this Agreement, OWNER shall cease all use of the Approved Name and SPONSOR's name and Marks, and OWNER shall be solely responsible for all costs associated with the removal of all uses of the Approved Name and SPONSOR's name and Marks.

XIII. NAME CHANGE

1. If SPONSOR changes its corporate name or trade name, undergoes a change in control that results in a name change or sells all or substantially all of its assets to another entity, and such entity does not continue to use the SPONSOR name, SPONSOR or its successor, as the case may be, shall promptly submit new Marks to OWNER, and the Parties shall mutually agree in writing upon corresponding changes to the Approved Name and related branding. SPONSOR or its successor will be responsible for all out of pocket costs in connection with the replacement of the Approved Name and related branding in all signage and other Advertising Materials. OWNER shall accept any such name and branding change unless it would result in a name or graphic that is inconsistent with or detrimental to the reputation of the Wood River Recreation Center or is contrary to community standards of good taste. In such event, the Parties shall negotiate in good faith to determine another Approved Name and related branding for the Wood River Recreation Center as soon as reasonably possible.

XIV. MISCELLANEOUS

1. This Agreement: (a) may be amended only by a writing signed by each of the Parties; (b) may be executed in several counterparts, each of which is deemed an original but all of which constitute one and the same instrument; (c) is governed by, and will be construed and enforced in accordance with the laws of the State of Illinois, without giving effect to any conflict of laws rules; (d) is binding upon, and will inure to the benefit of the Parties and their respective heirs, successors and permitted assigns; and (e) constitutes the sole and entire agreement of the Parties with respect to the subject matter herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to the subject matter herein. Each Party expressly consents to the exclusive jurisdiction of the federal, state and local courts serving Madison County, IL, to govern all disputes arising out of this Agreement.
2. The due performance or observance by a Party of any of its obligations under this Agreement may be waived only by a writing signed by the Party against whom enforcement of such waiver is sought, and any such waiver will be effective only to the extent specifically set forth in such writing. The waiver by a Party of any breach or violation of any provision of this Agreement will not operate as, or be construed to be, a waiver of any subsequent breach or violation hereof. Any provision of this Agreement, which is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining portions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.
3. The Parties shall not assign any of their rights or obligations under this Agreement without the prior written consent of the other Party.

4. The relationship between the Parties is that of independent contractors. Nothing contained in this Agreement creates any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the Parties, and neither Party has authority to contract for or bind the other Party in any manner whatsoever.
5. All notices in connection with this Agreement shall be in writing and delivered to the principal place of business of each Party or any other address of which either Party shall notify the other Party in writing from time to time.
6. Should any provision of this Agreement be determined to be invalid or illegal for any reason, such invalidity or illegality shall not affect the validity or legality of any other provision, and all other provisions shall remain in full force and effect as if this Agreement had been executed with the invalid or illegal provision eliminated.

SIGNING PARTIES

SPONSOR

Integrity Landscapes

Signature

Title

Date

OWNER

City of Wood River

Signature

Title

Date

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE CLOSURE OF THE CARROLLTON BANK ACCOUNT

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, Pursuant to 65 ILCS 5/3.1-35-50:

(a) The municipal treasurer may be required to keep all funds and money in the treasurer's custody belonging to the municipality in places of deposit designated by ordinance. When requested by the municipal treasurer, the corporate authorities shall designate one or more banks or savings and loan associations in which may be kept the funds and money of the municipality in the custody of the treasurer...

WHEREAS; the City of Wood River currently has an account at Carrollton Bank; and

WHEREAS, the City Treasurer has informed the City Council that the City Treasurer desires to close the account with Carrollton Bank; and

WHEREAS, City has determined it would be in the best interests of public health, safety, general welfare, and economic welfare to close the City account with Carrollton Bank; and

WHEREAS, City authorizes and directs the City Manager and/or Mayor to execute any documents necessary to close the City account with Carrollton Bank.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and 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 request for closure of the City account with Carrollton Bank is approved.

Section 3. The City Manager and/or Mayor is directed and authorized, on behalf of the City of Wood River, to execute any documents necessary to close the City account with Carrollton Bank

Section 4. This Resolution shall be known as Resolution No. _____ and shall be effective upon its passage and approval in accordance with Illinois 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 6th day of October 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

RESOLUTION NO.**RESOLUTION AUTHORIZING IPRIME AS A DEPOSITORY FOR THE CITY OF WOOD RIVER, ILLINOIS**

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, Pursuant to 65 ILCS 5/3.1-35-50:

(a) The municipal treasurer may be required to keep all funds and money in the treasurer's custody belonging to the municipality in places of deposit designated by ordinance. When requested by the municipal treasurer, the corporate authorities shall designate one or more banks or savings and loan associations in which may be kept the funds and money of the municipality in the custody of the treasurer...

WHEREAS, the City finds it necessary to designate those persons, among its officers and employees, who shall have the authority, either singly or in combination, to consent to, and to direct, the expenditure, investment, or other transfer of the funds and money of the City of Wood River, Illinois; and

WHEREAS, the City finds that, for the sake of promoting the efficient daily operation of the municipal government, it should approve a depository's making electronic transfers of funds and money — either between Accounts of the City, or for the making of legally permissible investments for the City, or for the payment of expenses of the City— upon the depository's receiving oral authorization or electronic authorization (by email or facsimile transmission) therefor from Director of Finance and City Treasurer Karen Weber;

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. IPRIME is designated as a depository of the funds and money of the City

of Wood River, Illinois.

Section 3. The funds and money of the City of Wood River, Illinois, deposited in the City's depositories may be withdrawn upon a properly authorized check, note, or written order of the City of Wood River, Illinois.

Section 4. This ordinance supersedes all other Ordinances related to similar subject matter.

Section 5. This ordinance shall continue in force— and the City's depositories may consider the manual or facsimile signatures of the officers and employees designated in Section 4 above to be as set forth in the certification of the City Clerk, accompanying a copy of this ordinance when delivered to the City's depositories, or in any similar, subsequent certification — until the City Clerk serves written notice to the contrary upon the City's depositories.

Section 6. This ordinance shall be effective upon its passage, approval, and publication in pamphlet form 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 6th day of October 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

RESOLUTION NO.

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH PMA FINANCIAL NETWORK FOR ASSISTANCE WITH CITY DEPOSITORIES

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 desires to retain PMA Financial Network ("PMA") for professional services to assist with financial services associated with designated City depositories ("Project"); and

WHEREAS, PMA has submitted a Professional Services Agreement for the Project, which includes institutional brokerage regarding investable assets, PMA's fees are based on the City's average daily balance in iPrime and are deducted directly from the fund's earnings. The interest rate PMA shall quote City's is net of fees, meaning the City receives the stated rate after all PMA fees have already been accounted for. (see "PMA Proposal," attached hereto as **Exhibit A**); and

WHEREAS, City finds that the terms of the PMA Proposal (see **Exhibit A**) are fair and reasonable, and City has determined the PMA Proposal should be approved; and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare, and economic welfare of City to approve the PMA Proposal (see **Exhibit A**); and

WHEREAS, City finds that the City Manager and/or Mayor and/or their designee should be authorized and directed, on behalf of City, to execute and date the PMA Proposal and any other documents necessary to give it effect (see **Exhibit A**).

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 PMA Proposal (**Exhibit A**) is approved.

Section 3. The City Manager and/or Mayor is authorized and directed, on behalf of the City, to execute and date the PMA Proposal and any other documents necessary to give it effect (see **Exhibit A**).

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 6th day of October 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

Institutional Brokerage Account Application & Agreement

1. CLIENT INFORMATION *(please print or type):*

Entity Name to appear on Records / Reports ("Entity"): City of Wood River

Legal Entity Name as filed with the IRS (if known): _____

Street Address: 111 North Wood River Ave Illinois 62095

City

State

Zip

Mailing Address (if different): _____

City

State

Zip

Account Contact: Karen Weber Title: Treasurer

(Person to whom general correspondence, account statements, confirmations, etc. should be addressed)

Telephone: 618-251-3131 Ext: _____ Fax: _____

E-Mail Address: kweber@cityofwoodriver.com

Federal Employer Identification Number: 37-6001454 (complete enclosed IRS Form W-9)

2. TYPE OF ENTITY/FORM OF ORGANIZATION

A. Indicate type of entity:

☒ U.S. Municipal, County, State or Federal Government Entity*

☐ Registered Investment Company*

☐ U.S. Banking Institution/Other Regulated Financial Institution*

☐ Investment adviser registered with U.S. Securities and Exchange Commission or state securities authority

☐ Insurance or reinsurance company

☐ Non-Profit Entities

☐ Non-registered investment fund

☐ Other Institutional: _____

* Exempted from Customer Identification Program (CIP) requirements.

B. Indicate Form of Organization:

(In addition to the information requested below, please provide a signed resolution dated within 12 months of the signature date of this Application and Agreement identifying authorized signers.)

☒ Governmental Entity

☐ Corporation

☐ Limited liability company

Please provide a copy of the corporation's articles of incorporation.

☐ *Please provide a copy of the operating agreement.*

☐ Partnership

Please provide a copy of the partnership agreements.

☐ Trust

Please provide a copy of the Trust Agreement.

☐ Other: _____

3. LIST OF AUTHORIZED PERSONS

The following person(s) are authorized to take any and all actions, give any and all instructions and execute any and all documents, including but not limited to, agreements to open brokerage accounts, related to the purchase and sale of securities on behalf of the Entity named above. If necessary attach the same information for additional Authorized Persons. The Entity will provide any additions or corrections to the list of Authorized Persons.

Print Name Karen Weber Position Treasurer Signature _____

Print Name Tom Stokup Position Mayor Signature _____

Print Name Donnette Sneed Position Clerk Signature _____

Include Home addresses for Authorized Signers for any entity that is not exempt from CIP requirements:

Name of Authorized Person	Street Address	City, State and Zip Code
---------------------------	----------------	--------------------------



Institutional Brokerage Account Application & Agreement (cont.)

4. INVESTMENT INFORMATION

Investable Assets	<input checked="" type="checkbox"/> Up to \$1 million	<input type="checkbox"/> \$5-\$10 million	<input type="checkbox"/> \$25-\$50 million
	<input type="checkbox"/> \$1 - \$5 million	<input type="checkbox"/> \$10 - \$25 million	<input type="checkbox"/> Over \$50 million
Anticipated Number of Trades	<input type="checkbox"/> ≤ 10/year	<input type="checkbox"/> 10-25/year	<input type="checkbox"/> ≥ 25/year
Investment Policy (provide copy)	<input type="checkbox"/> State Statute	<input type="checkbox"/> More Restrictive than State Statute	

5. ELECTRONIC DELIVERY

Check this box if you would like to enroll in electronic delivery and agree to be bound by the terms and conditions of electronic delivery: ☒

As a client that has selected electronic delivery you will receive notifications that documents are available for review rather than physical copies. These notifications will be sent to the email address that you provide below. Any accounts that you open in the future will also be enrolled in electronic delivery.

Email address: kweber@cityofwoodriver.com

6. AGREEMENT AND SIGNATURES

By signing below, you:

- Acknowledge receipt of and agree to the terms of the Terms and Conditions for PMA Financial Network, LLC and PMA Securities, Inc., which by this reference is incorporated herein, and that the Terms and Conditions, together with this Application and Agreement and any other agreements that we enter into with you, will govern each account that you open or request to be opened with PMA Financial Network.
- Confirm that none of the funds to be deposited in this PMA Financial Network account are proceeds from an offering of municipal securities, and you acknowledge that if you have any proceeds from an offering of municipal securities for investment through PMA, you will open an account through PMA Securities, Inc., a registered municipal advisor.
- Acknowledge that PMA Financial Network is hereby authorized to rely upon the direction of any of the above Authorized Persons with respect to the investment and withdrawal of monies, contracts and agreements on your behalf unless and until PMA has received written notice from you that such person should be removed from the list of Authorized Persons.
- Certify that no one except the account holder listed on this Application and Agreement has an interest in the brokerage account.
- Certify that all information in this Application included in this Application and Agreement is current, accurate, truthful and complete.
- Agree to notify us promptly in writing of any material changes in the information you supply to us on this Application and Agreement. In particular, you agree to notify us in writing if the list of Authorized Persons is amended.

Your accounts at PMA Financial Network are governed by a predispute arbitration clause, starting on page 3, Section 18 of the Terms and Conditions. You acknowledge that you have received a copy of the Terms and Conditions, including the pre-dispute arbitration clause.

Signature	Position	Date
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Name (Print) _____

Mail Completed Application To:

PMA Financial Network, LLC • 2135 CityGate Lane, 7th Floor •
Naperville, IL 60563 Phone : 630-657-6400 • Fax: 630-718-8701

PMA Use Only:

Approval _____	Date _____
PMA Representative Signature _____	Date _____



Institutional Brokerage Account Application & Agreement

1. CLIENT INFORMATION (please print or type):

Entity Name to appear on Records / Reports ("Entity"): City of Wood River

Legal Entity Name as filed with the IRS (if known): _____

Street Address: 111 North Wood River Ave Illinois 62095

Mailing Address (if different): 111 North Wood River Ave Illinois 62095

Account Contact: Karen Weber Title: Treasurer

(Person to whom general correspondence, account statements, confirmations, etc. should be addressed)

Telephone: 618-251-3131 Ext: _____ Fax: _____

E-Mail Address: kweber@cityofwoodriver.com

Federal Employer Identification Number: 37-6001454 (complete enclosed IRS Form W-9)

2. TYPE OF ENTITY/FORM OF ORGANIZATION

A. Indicate type of entity:

- | | |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> U.S. Municipal, County, State or Federal Government Entity* | <input type="checkbox"/> Registered Investment Company* |
| <input type="checkbox"/> U.S. Banking Institution/Other Regulated Financial Institution* | <input type="checkbox"/> Investment adviser registered with U.S. Securities and Exchange Commission or state securities authority |
| <input type="checkbox"/> Insurance or reinsurance company | <input type="checkbox"/> Non-Profit Entities |
| <input type="checkbox"/> Non-registered investment fund | <input type="checkbox"/> Other Institutional: _____ |
- * Exempted from Customer Identification Program (CIP) requirements.

B. Indicate Form of Organization:

(In addition to the information requested below, please provide a signed resolution dated within 12 months of the signature date of this Application and Agreement identifying authorized signers.)

- | | |
|---------------------------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Governmental Entity | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Limited liability company | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> Trust | <input type="checkbox"/> Other: _____ |
- Please provide a copy of the operating agreement.
- Please provide a copy of the partnership agreements.
- Please provide a copy of the Trust Agreement.

3. LIST OF AUTHORIZED PERSONS

The following person(s) are authorized to take any and all actions, give any and all instructions and execute any and all documents, including but not limited to, agreements to open brokerage accounts, related to the purchase and sale of securities on behalf of the Entity named above. If necessary attach the same information for additional Authorized Persons. The Entity will provide any additions or corrections to the list of Authorized Persons.

Print Name <u>Karen Weber</u>	Position <u>Treasurer</u>	Signature _____
Print Name <u>Tom Stalcup</u>	Position <u>Mayor</u>	Signature _____
Print Name <u>Danielle Sneed</u>	Position <u>Clerk</u>	Signature _____

Include Home addresses for Authorized Signers for any entity that is not exempt from CIP requirements:

Name of Authorized Person	Street Address	City, State and Zip Code
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Institutional Brokerage Account Application & Agreement (cont.)

4. AFFILIATION WITH BROKER-DEALER OR PUBLIC COMPANY

Is any Authorized Person employed by, or an associated person of, a registered broker-dealer, securities exchange, or the Financial Industry Regulatory Authority, LLC ("FINRA")?

Yes ☐

No ☒

Is any Authorized Person an officer, director, 10% shareholder or policymaker of a U.S. publicly-traded company?

Yes ☐

No ☒

If you answered yes to either of the above questions provide the name of the Authorized Person(s) and the name and address of the Authorized Person(s)'s employer:

5. INVESTMENT INFORMATION

Investable Assets

☒ Up to \$1 million

☐ \$5-\$10 million

☐ \$25-\$50 million

☐ \$1 - \$5 million

☐ \$10 - \$25 million

☐ Over \$50 million

Anticipated Number of Trades

☒ ≤ 10/year

☐ 10-25/year

☐ ≥ 25/year

Investment Policy (provide copy)

☒ State Statute

☐ More Restrictive than State Statute

6. INSTITUTIONAL ACCOUNT/SOPHISTICATED MUNICIPAL MARKET PROFESSIONAL AFFIRMATION

Will the Entity's account meet the definition of "Institutional Account" under FINRA Rules, which is set forth below?

Yes ☐

No ☒

The term "Institutional Account" means the account of: (1) a bank, savings and loan association, insurance company or registered investment company; (2) an investment adviser registered either with the United States Securities and Exchange Commission under Section 203 of the Investment Advisers Act or with a state securities commission (or any agency or office performing like functions); or (3) any other person (whether a natural person, corporation, partnership, trust or otherwise) with total assets of at least \$50 million as of the date of this Application and Agreement (whether such assets are invested for such person's own account or under management for the account of others).

Do you agree that in connection with any transaction effected by PMA you can make the following representations?

Yes ☒

No ☐

a. You are fully capable of evaluating investment risks independently, both in general and with respect to all transactions and investment strategies involving a security or securities; and will exercise independent judgment in evaluating: (i) recommendations of PMA Securities, LLC ("PMA Securities") or its associated persons; (ii) the quality of execution of your transactions by PMA Securities; and (iii) the transaction price for non-recommended secondary market agency transactions as to which PMA Securities' services have been explicitly limited to providing anonymity, communication and order matching functions and PMA Securities does not exercise discretion over how the transactions are executed.

b. You have timely access to "material information" that is available publicly through "established industry sources," in each case as defined in Rule G-47 of the Municipal Securities Rulemaking Board ("MSRB"); see the explanations below.

"Established industry sources" includes the MSRB's Electronic Municipal Market Access ("EMMA") system, rating agency reports, and other sources of information relating to municipal securities transactions generally used by brokers, dealers, and municipal securities dealers that effect transactions in the type of municipal securities at issue.

Information is considered to be material if there is a substantial likelihood that the information would be considered important or significant by a reasonable investor in making an investment decision.

7. ELECTRONIC DELIVERY

Check this box if you would like to enroll in electronic delivery and agree to be bound by the terms and conditions of electronic delivery: ☒

As a client that has selected electronic delivery you will receive notifications that documents are available for review rather than physical copies. These notifications will be sent to the email address that you provide below. Any accounts that you open in the future will also be enrolled in electronic delivery.

Email address: kweber@cityofwoodriver.com



Institutional Brokerage Account Application & Agreement (cont.)

8. AGREEMENT AND SIGNATURES

By signing below, you:

- a. Acknowledge receipt of and agree to the terms of the Terms and Conditions for PMA Financial Network, LLC and PMA Securities, Inc., which by this reference is incorporated herein, and that the Terms and Conditions, together with this Application and Agreement and any other agreements that we enter into with you, will govern each account that you open or request to be opened with PMA Securities.
- b. If you indicated you are a municipal entity above, you acknowledge receipt of the PMA Securities, LLC Municipal Advisor Disclosure of Conflicts of Interest and Other Information.
- c. Agree that if you request our investment services with respect to proceeds of an offering of municipal securities, you will identify the proceeds as such and designate the proceeds for a municipal advisory account, and that you will not designate any funds or securities other than municipal bond proceeds for a municipal advisory account.
- d. Acknowledge that PMA Securities is hereby authorized to rely upon the direction of any of the above Authorized Persons with respect to the investment and withdrawal of monies, contracts and agreements on your behalf unless and until PMA has received written notice from you that such person should be removed from the list of Authorized Persons.
- e. Certify that no one except the account holder listed on this Application and Agreement has an interest in the brokerage account.
- f. Certify that all information in this Application included in this Application and Agreement is current, accurate, truthful and complete.
- g. Agree to notify us promptly in writing of any material changes in the information you supply to us on this Application and Agreement. In particular, you agree to notify us in writing if: (i) the list of Authorized Persons is amended; (ii) any Authorized Person becomes affiliated with a broker-dealer, a U.S. stock exchange or FINRA, or becomes an officer, director or policymaker of a U.S. publicly-traded company; or (iii) any representation made above under "INSTITUTIONAL ACCOUNT/SOPHISTICATED MUNICIPAL MARKET PROFESSIONAL AFFIRMATION" above ceases to be true.

Your accounts at PMA Securities are governed by a predispute arbitration clause, starting on page 3, Section 18 of the Terms and Conditions. You acknowledge that you have received a copy of the Terms and Conditions, including the pre-dispute arbitration clause.

Signature

Position

Date

Name (Print) Karen Weber

Mail Completed Application To:

PMA Financial Network, LLC • 2135 CityGate Lane, 7th Floor •
Naperville, IL 60563 Phone : 630-657-6400 • Fax: 630-718-8701

PMA Use Only:

Approval _____

Date _____

PMA Representative Signature _____

Date _____

WRITTEN ACKNOWLEDGEMENT OF PARTICIPANT

For PMA Financial Network LLC, PMA Securities LLC and the Illinois Public Reserves Investment Management Trust (IPRIME)

Reference is made to that certain Declaration of Trust for the Illinois Public Reserves Investment Management Trust (the "Trust") dated as of December 5, 2018 (the "Declaration of Trust"). Capitalized terms not defined herein shall have the meanings ascribed to such terms in the Declaration of Trust.

The undersigned, being a Public Agency Treasurer of City of Wood River (the "Adopting Participant") hereby represents and warrants to the following matters (the "Acknowledgements") pursuant to its authority as the Public Agency Treasurer of the Adopting Participant:

1. The Adopting Participant is an Eligible Participant;
2. The Adopting Participant's written investment policy expressly permits investment in entities formed pursuant to the Cooperation Act and the Municipal Code, such as the Trust;
3. The undersigned, who is an official, empowered to invest funds of the Adopting Participant, and each and every successor in such function, is authorized to execute necessary documents to place certificates of deposit, liquid deposits and other fixed term investments through PMA Financial Network LLC, PMA Securities LLC and the banks and credit unions participating in the PMA programs.
4. The Adopting Participant intends to adopt the Declaration of Trust and become a Participant in the Trust; and
5. The undersigned, who is an official, empowered to invest funds of the Adopting Participant, and each and every successor in such function, is authorized to execute on behalf of the Adopting Participant the Declaration of Trust and any other documents necessary to establish an account with the Trust. The undersigned is a Public Agency Treasurer, and is hereby designated the Public Agency Treasurer of the Adopting Participant by the Trust and is therefore authorized to invest surplus public funds from the Adopting Participant's treasury by purchasing shares of the Trust with such available funds, and is authorized to redeem, from time to time, part or all of such shares as funds are needed for other purposes, subject to the terms and restrictions of the Declaration of Trust, Information Statement or other such applicable Trust documents and agreements.

ADOPTING PARTICIPANT

Signature: _____

Print: _____

Title: _____

Date: _____

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Illinois Department
of Transportation

Local Public Agency
Engineering Services Agreement

Using Federal Funds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agreement For MFT PE	Agreement Type Supplement	Number 4
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LOCAL PUBLIC AGENCY

Local Public Agency Wood River	County Madison	Section Number 17-00048-00-RS	Job Number C-98-005-21
Project Number L71R(847)	Contact Name Mike Velloff	Phone Number (618) 251-3122	Email mvelloff@cityofwoodriver.com

SECTION PROVISIONS

Local Street/Road Name Wood River Avenue	Key Route FAU 9006	Length 0.97 mi.	Structure Number
---------------------------------------------	-----------------------	--------------------	------------------

Location Termini Phase 1 - North city limits approx. 420' north of Edwardsville Rd. to 75' south of Eckhard Ave. Phase 2 - From 75' south of Eckhard Ave. to Ferguson Ave.	Add Location Remove Location
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------

Project Description Pavement patching, pavement milling, hot-mix asphalt resurfacing, sidewalk curb ramp upgrades at side street intersections and upgrading pedestrian signal heads and push buttons at Edwardsville Road.

Engineering Funding <input checked="" type="checkbox"/> MFT/TBP <input type="checkbox"/> State <input type="checkbox"/> Other	
Anticipated Construction Funding <input checked="" type="checkbox"/> Federal <input checked="" type="checkbox"/> MFT/TBP <input type="checkbox"/> State <input type="checkbox"/> Other	

AGREEMENT FOR

☐ Phase I - Preliminary Engineering ☒ Phase II - Design Engineering

CONSULTANT

Prime Consultant (Firm) Name Sheppard, Morgan & Schwaab, Inc.	Contact Name Dave Godar	Phone Number (618) 462-9755	Email dgodar@smsengineers.com
Address 215 Market Street	City Alton	State IL	Zip Code 62002

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

Regional Engineer	Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor	Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge Contractor	A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- ☒ EXHIBIT A: Scope of Services
- ☒ EXHIBIT B: Project Schedule
- ☒ EXHIBIT C: Qualification Based Selection (QBS) Checklist
- ☒ EXHIBIT D: Cost Estimate of Consultant Services (BLR 05513 or BLR 05514)
- ☐ EXHIBIT ____ : Direct Costs Check Sheet (attach BDE 436 when using Lump Sum on Specific Rate Compensation)
- ☐ _____
- ☐ _____
- ☐ _____

I. THE ENGINEER AGREES,

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA, The ENGINEER shall submit all invoices to the LPA within three months of the completion of the work called for in the AGREEMENT or any subsequent Amendment or Supplement.
7. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
8. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
9. For Preliminary Engineering Contracts:
 - (a) To attend meetings and visit the site of the proposed improvement when requested to do so by representatives of the LPA or the DEPARTMENT, as defined in Exhibit A (Scope of Services).
 - (b) That all plans and other documents furnished by the ENGINEER pursuant to the AGREEMENT will be endorsed by the ENGINEER and affixed the ENGINEER's professional seal when such seal is required by law. Such endorsements must be made by a person, duly licensed or registered in the appropriate category by the Department of Professional Regulation of the State of Illinois. It will be the ENGINEER's responsibility to affix the proper seal as required by the Bureau of Local Roads and Streets manual published by the DEPARTMENT.
 - (c) That the ENGINEER is qualified technically and is thoroughly conversant with the design standards and policies applicable for the PROJECT; and that the ENGINEER has sufficient properly trained, organized and experienced personnel to perform the services enumerated in Exhibit A (Scope of Services).
10. That the engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

II. THE LPA AGREES,

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (60 ILCS 510) (Exhibit C).
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. To pay the ENGINEER:
 - (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
 - (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as

determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

(c) For Non-Federal County Projects - (605 ILCS 5/5-409)

(1) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER. Such payments to be equal to the value of the partially completed work in all previous partial payments made to the ENGINEER.

(2) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum of money equal to the basic fee as determined in the AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

4. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

☐ Percent

☐ Lump Sum

☐ Specific Rate

☒ Cost plus Fixed Fee: Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where $FF = (0.33 + R) DL + \%SubDL$, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

5. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

III. IT IS MUTUALLY AGREED,

1. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT; the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
2. That the ENGINEER shall be responsible for any all damages to property or persons out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents and employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
- The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
3. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data, if any from soil survey and subsurface investigation with the understanding that all such materials becomes the property of the

LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

4. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
 - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
 - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
 - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
 - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
 - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
 - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph and
 - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.

Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.

8. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT, or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

9. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract on grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

(a) Publishing a statement:

- (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
- (2) Specifying actions that will be taken against employees for violations of such prohibition.
- (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
 - (a) abide by the terms of the statement; and
 - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than (5) days after such conviction.

- (b) Establishing a drug free awareness program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's or contractor's policy to maintain a drug free workplace;
 - (3) Any available drug counseling, rehabilitation and employee assistance program; and
 - (4) The penalties that may be imposed upon an employee for drug violations.
- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting, or granting agency within ten (10) days after receiving notice under part (b) of paragraph (3) of subsection (a) above from an employee or otherwise, receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the Department agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future projects. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

10. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.).

11. For Preliminary Engineering Contracts:

- (a) That tracing, plans, specifications, estimates, maps and other documents prepared by the ENGINEER in accordance with this AGREEMENT shall be delivered to and become the property of the LPA and that basic survey notes, sketches, charts, CADD files, related electronic files, and other data prepared or obtained in accordance with this AGREEMENT shall be made available, upon request to the LPA or to the DEPARTMENT, without restriction or limitation as to their use. Any re-use of these documents without the ENGINEER involvement shall be at the LPA's sole risk and will not impose liability upon the ENGINEER.
- (b) That all reports, plans, estimates and special provisions furnished by the ENGINEER shall conform to the current Standard Specifications for Road and Bridge Construction, Bureau of Local Roads and Streets Manual or any other applicable requirements of the DEPARTMENT, it being understood that all such furnished documents shall be approved by the LPA and the DEPARTMENT before final acceptance. During the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.

AGREEMENT SUMMARY

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
Sheppard, Morgan & Schwaab, Inc.	37-0894659	\$34,860.00
Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Subconsultant Total		
Prime Consultant Total		\$34,860.00
Total for all work		\$34,860.00

AGREEMENT SIGNATURES

Executed by the LPA:

Attest: The

Local Public Agency Type
City

 of

Local Public Agency
Wood River

By (Signature & Date)

By (Signature & Date)

Local Public Agency
Wood River

Local Public Agency Type
City

 Clerk

Title
Tom Stalcup, Mayor

(SEAL)

Executed by the ENGINEER:

Attest:

Prime Consultant (Firm) Name
Sheppard, Morgan & Schwaab, Inc.

By (Signature & Date)

Title

Dave Godar, Vice President

By (Signature & Date)

Title

Scott Weiner, President

APPROVED:

Regional Engineer, Department of Transportation (Signature & Date)

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River	Sheppard, Morgan & Schwaab,	Madison	17-00048-00-RS

**EXHIBIT A
SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Wood River Avenue Phase 1 & Phase 2 Engineering Supplement No. 4

This is Supplement No. 4 to the original Local Public Agency Engineering Services Agreement approved by IDOT on March 7, 2019.

Supplement No. 4 Scope of Services:

Additional work to revise plans, special provisions and estimates as needed due to changes that were made on the City's sewer separation project.

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River	Sheppard, Morgan & Schwaab,	Madison	17-00048-00-RS

**EXHIBIT B
PROJECT SCHEDULE**

Wood River Avenue Phase 1 & Phase 2 Engineering Supplement No. 4

Project Schedule:

Complete the work as soon as possible to allow the project to be on the January 16, 2026 state letting as shown below:

October 17, 2025 - Final Plans submitted

November 21, 2025 - Coordinate Joint Agreement

January 16, 2026 - State Letting

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Wood River	Sheppard, Morgan & Schwaab,	Madison	17-00048-00-RS

Exhibit C
Qualification Based Selection (QBS) Checklist

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

☐ Form Not Applicable (engineering services less than the threshold)

Items 1-13 are required when using federal funds and QBS process is applicable. Items 14-16 are required when using State funds and the QBS process is applicable.

		No	Yes
1	Do the written QBS policies and procedures discuss the initial administration (procurement, management and administration) concerning engineering and design related consultant services?	<input type="checkbox"/>	<input type="checkbox"/>
2	Do the written QBS policies and procedures follow the requirements as outlined in Section 5-5 and specifically Section 5-5.06 (e) of the BLRS Manual?	<input type="checkbox"/>	<input type="checkbox"/>
3	Was the scope of services for this project clearly defined?	<input type="checkbox"/>	<input type="checkbox"/>
4	Was public notice given for this project?	<input type="checkbox"/>	<input type="checkbox"/>
5	Do the written QBS policies and procedures cover conflicts of interest?	<input type="checkbox"/>	<input type="checkbox"/>
6	Do the written QBS policies and procedures use covered methods of verification for suspension and debarment?	<input type="checkbox"/>	<input type="checkbox"/>
7	Do the written QBS policies and procedures discuss the methods of evaluation?	<input type="checkbox"/>	<input type="checkbox"/>
	Project Criteria		Weighting
8	Do the written QBS policies and procedures discuss the method of selection?	<input type="checkbox"/>	<input type="checkbox"/>
Selection committee (titles) for this project			
Top three consultants ranked for this project in order			
1			
2			
3			
9	Was an estimated cost of engineering for this project developed in-house prior to contract negotiation?	<input type="checkbox"/>	<input type="checkbox"/>
10	Were negotiations for this project performed in accordance with federal requirements.	<input type="checkbox"/>	<input type="checkbox"/>
11	Were acceptable costs for this project verified?	<input type="checkbox"/>	<input type="checkbox"/>
12	Do the written QBS policies and procedures cover review and approving for payment, before forwarding the request for reimbursement to IDOT for further review and approval?	<input type="checkbox"/>	<input type="checkbox"/>
13	Do the written QBS policies and procedures cover ongoing and finalizing administration of the project (monitoring, evaluation, closing-out a contract, records retention, responsibility, remedies to violations or breaches to a contract, and resolution of disputes)?	<input type="checkbox"/>	<input type="checkbox"/>
14	QBS according to State requirements used?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Existing relationship used in lieu of QBS process?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	LPA is a home rule community (Exempt from QBS).	<input type="checkbox"/>	<input type="checkbox"/>



Illinois Department
of Transportation

EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency City of Wood River	County Madison	Section Number 17-00048-00-RS
Prime Consultant (Firm) Name Sheppard, Morgan & Schwaab, Inc.	Prepared By Dave Godar	Date 9/26/2025
Consultant / Subconsultant Name Sheppard, Morgan & Schwaab, Inc.	Job Number C-98-005-021	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Wood River Avenue Engineering Supplement No. 4 for additional work to revise and update plans, specs and estimates as needed due to changes that were made on the City's sewer project. Wood River Avenue Phase 1 = Section 17-00048-00-RS and Phase 2 = Section 18-00048-01-RS

PAYROLL ESCALATION TABLE

CONTRACT TERM 4 MONTHS	OVERHEAD RATE 115.94%
START DATE 10/1/2025	COMPLEXITY FACTOR 0
RAISE DATE 6/14/2026	% OF RAISE 3.00%
END DATE 1/31/2026	

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2025	1/31/2026	4	100.00%

County

City of Wood River

Madison

17-00048-00-RS

Consultant / Subconsultant Name

Job Number

Sheppard, Morgan & Schwaab, Inc.

C-98-005-021

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

[illegible]

Local Public Agency
City of Wood River

Madison

17-00048-00-RS

Consultant / Subconsultant Name
Sheppard, Morgan & Schwaab, Inc.

C-98-005-021

COMPLEXITY FACTOR	0
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29,714

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Page 1 of 1

Local Public Agency

City of Wood River

County

Madison

Section Number

17-00048-00-RS

City or Location	Consultant / Subconsultant Name

Sheppard, Morgan & Schwaab, Inc.

AVERAGE HOURLY PROJECT RATES

SHEET 1 OF 1

[illegible]

Local Public Agency

City of Wood River

County

Madison

Section Number

17-00048-00-RS

Consultant / Subconsultant Name

Sheppard, Morgan & Schwaab, Inc.

Job Number

C-98-005-021

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	70	\$0.70	\$49.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)	80	\$8.00	\$640.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$689.00



License#104.018215

4678 N state Rt. 157, Edwardsville, IL

#105.008604

Email: b_pulliam@yahoo.com

To: The City of Wood River

September 16, 2025

In regards to the roof replacement project at The Wood River Fire Station. We would propose to complete the solicited work for the sum of ...\$153,885.

- Remove all existing roofing and perimeter edge metal down to metal decking
- Attach R-30 poly iso to metal decking per manufacturer specifications
- Install ½" per foot tapered insulation at drain lines and drain sumps
- If needed install new wood nailers to accommodate insulation height
- Fully adhere 60. Mil TPO to prepared poly iso with bonding adhesive per manufacturer specifications
- Flash all roof penetrations per manufacturer specifications
- Install new 4"x4" timbers under all RTU's
- Install walkway pads from step off point at penthouse to service sides of RTU's
- Install new 24-gauge Kynar coated steel two-piece fascia at perimeter walls to match existing size and profile
- Provide 20-year manufacturer warranty to cover material and labor
- Option to install ½" HD cover board on top of new poly iso for an additional \$16,720

Brad Pulliam/ owner

Thank you

A handwritten signature in black ink, appearing to read 'Brad Pulliam', is written over the 'Thank you' text.

Commercial

Industrial

Residential

SECTION 1.2 - PROPOSAL

Submitted by: BP Roofing
\$ 153,885

FOR THE PROJECT TITLED: "Wood River Fire Station Roof Replacement"

TO: The Mayor and City Council of the City of Wood River, Illinois

Gentlemen:

In submitting this proposal, the undersigned declares that the only persons or parties interested in the proposal as principals are those named herein and that the proposal is made without collusion with any other person, firm or corporation.

The undersigned understands and agrees that if this proposal is accepted, he is to furnish and provide all necessary machinery, tools, apparatus, labor and other means of construction; and to do all of the work and furnish all of the materials specified in the contract in the manner and at the time therein prescribed, and in accordance with the requirements set forth.

The undersigned submits herewith his Schedule of Prices covering the work to be performed under this contract; he understands that he must show in the schedule the unit prices and lump sum prices for which he proposes to perform each item of work; and that the extensions and total must be shown or be subject to possible rejection for irregularities.

It shall be understood by the Contractor that he has submitted accurate unit and item prices on his bid for the associated work.

I agree to complete the work under this proposal no later than December 1, 2025, unless additional time is granted by the City of Wood River, Illinois.

Signature of Bidder: [Signature] BP Roofing
(Individual or Corporate Name)

BY: Brad Pulliam TITLE: Owner

ADDRESS: 41678 N State Rt 157
Edwardsville, IL 62025

PHONE: 618-979-5791

SECTION 1.2 – CONTRACT

THIS CONTRACT entered _____, 2025, between THE CITY OF WOOD RIVER, ILLINOIS (City), and BP Roofing (Contractor) WITNESSETH:

In consideration of the mutual agreements herein contained, the parties agree as follows:

- A. The Contractor agrees to furnish all of the labor, material, tools, equipment, freight, apparatus, and other items necessary to perform the work according to the plans and specifications for this project, and to comply with all of the conditions and agreements.
- B. The City agrees to pay the Contractor for his performance according to the payment schedule.
- C. All exhibits attached hereto are made a part hereof by reference, which include all of the items incorporated by reference and items listed in the Contents page of the Specifications, Proposal and Contract Documents, as well as the plans for the project titled: **Wood River Fire Station Roof Replacement.**
- D. The date for completion of this project is December 1, 2025.

IN WITNESS WHEREOF, the parties have signed this contract on _____, 2025.

CITY OF WOOD RIVER, ILLINOIS (City):

BY: _____ (Mayor)

ATTEST: _____ (City Clerk)

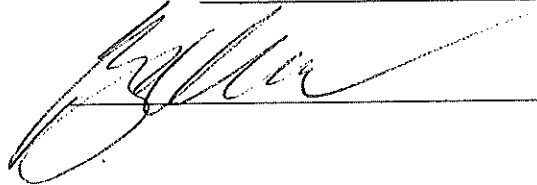
IF CORPORATION:

(Contractor)

BY: _____ (President)

ATTEST: _____ (Secretary)

IF PARTNERSHIP:

 _____ (Contractor)

(Contractor)

BP Roofing
(Partners doing business under the firm name of)

IF PARTNERSHIP:

(Contractor)

ORDINANCE NO.

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED SURPLUS REAL ESTATE, SPECIFICALLY PARCEL NUMBERS 19-2-08-25-00-000-011 AND 19-2-08-25-00-000-012, SITUATED IN WOOD RIVER, MADISON COUNTY, ILLINOIS

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 contract and be contracted with; and

WHEREAS, City has the authority to sell surplus real estate pursuant to 65 ILCS 5/11-76-2:

Sec. 11-76-2. An ordinance directing a sale, or a lease of real estate for any term in excess of 20 years, 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.

and;

WHEREAS, by a previously passed Ordinance, according to 65 ILCS 5/11-76-2, City declared City owned property surplus, more particularly described as:

- a. Parcel Nos.: 19-2-08-25-00-000-011 and 19-2-08-25-00-000-012

(hereinafter "the Property"); and

WHEREAS, City has determined the requirements of 65 ILCS 5/11-76-2 have been met as follows:

1. Location of the Property: Wood River, Madison County, Illinois;

2. Use of the Property: Commercial;
3. Further use of the Property: City requires purchaser to comply with all zoning and City Code requirements;
4. Notice of the sale of the Property: the Property was declared surplus and offered for sale by advertising in the local newspaper. The first publication was not less than 30 days before the day provided in the notice for the opening of bids for the real estate. The notice contained an accurate description of the property, stated the purpose for which it is used, and at what meeting the bids will be considered and opened;

Publication: The Telegraph:

- a. On or about August 6th, 2025;
 - b. On or about August 13th, 2025;
 - c. On or about August 20th, 2025;
5. Opening of the bids: Bids were opened on September 15, 2025, at an open City Council meeting;

and

WHEREAS, according to 65 ILCS 5/11-76-2, City complied with all notice and bidding requirements, and City is authorized to accept subsequent bids for consideration by the City Council; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the Property for \$20,000.00 to Stadick East, LLC ("Stadick") pursuant to the sale price contained on the submitted bid letter dated September 12, 2025, attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to authorize the Mayor and/or City Manager to execute any documents necessary to complete the sale of the Property for \$20,000.00 to Stadick.

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. City accepts the bid to sell the Property to Stadick for \$20,000.00 for the sale price contained on the submitted bid letter dated September 12, 2025, attached hereto as **Exhibit A**.

Section 3. The Mayor and/or City Manager shall execute whatever documents may be necessary to sell the Property for \$20,000.00 to Stadick for the sale price contained on the submitted bid letter related to the Property (*See Exhibit A*).

Section 4. 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 6th day of October 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

Stadick East, LLC

2101 E. Edwardsville Road
Wood River, Illinois 62095

Date: September 12, 2025

To: City of Wood River
Attn: Mayor and City Council
111 N. Wood River Avenue
Wood River, IL 62095

Re: Offer to Purchase 2103 E Edwardsville Road

Dear Mayor and City Council,

I respectfully submit this proposal to purchase the property located at 2103 E Edwardsville Road, Wood River, Illinois. My intent is to acquire this property for \$20,000.00.

I believe this purchase price provides the City with an immediate cash benefit.

It is my intent to work cooperatively with the City to ensure this transaction supports both community development and the City's long-term goals.

Please let me know if additional information is needed, or if there are next steps required to move this proposal forward for consideration by the Council.

Thank you for your time and attention to this offer. I look forward to the opportunity to work with the City of Wood River.

Sincerely,



Chris Cradick
Member of Stadick East, LLC
chris.cradick@gatorsba.com
314-640-3942



**MADISON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
Walter Williams, Enterprise Zone Administrator
Fact Sheet**

Riverbend Enterprise Zone

A contiguous area in portions of unincorporated Madison County and the municipalities of Alton, Bethalto, East Alton, Hartford, Roxana, South Roxana, and Wood River were designated as an Illinois Enterprise Zone area on January 1, 2016. As a result of this designation, these local units of government are able to offer the following special state and local incentives to promote and encourage economic development within the Riverbend Enterprise Zone.

Property Tax Abatement

Property owners that improve and/or renovate industrial, commercial, or manufacturing property within the Zone and not in a Tax Increment Financing District (TIF) are eligible to receive a four-year abatement of property taxes on the assessed value of the improvements and/or renovations. To receive this abatement, property owners must obtain and submit building permits along with Enterprise Zone "Project Information Forms" for their renovation or improvement projects.

Sales Tax Exemption

A sales tax exemption on building materials used to improve and/or renovate real property for qualified projects within the Enterprise Zone is available to individuals and businesses that purchase their building materials from Illinois retailers or suppliers. To receive this sales tax exemption, contractors or businesses must provide retailers "Purchaser Statements" that identify their renovation or improvement projects as being within the Zone and a certification from the Riverbend Enterprise Zone Administrator that the proposed project is located within the Zone and is eligible to receive the Sales Tax Exemption. The Zone Administrator processes the certificates in conjunction with the Illinois Department of Revenue who issues them through emails.

Investment Tax Credit

A state investment tax credit of .5 percent is allowed a taxpayer who invests in qualified property in a zone. Qualified property includes machinery, equipment, and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular .5 percent investment tax credit which is available throughout the state as well as a .5 percent credit for taxpayers that increase their employment in Illinois by one percent over the preceding year.

Machinery and Equipment Exemption

A 6.25 percent state sales tax exemption is available on purchases of tangible personal property to be used or consumed in the manufacturing or assembly process or in the operation of a pollution control facility within an enterprise zone. Eligibility for this exemption is contingent upon a business making a \$5 million investment which causes the creation of 200 full-time equivalent jobs in Illinois or an investment of \$40 million for the retention of 2,000 full-time jobs in Illinois or an investment of \$40 million and retaining 90 percent of the jobs in place on the date of certification. The majority of the jobs created or retained must be located in the enterprise zone in which the investment occurs. A business must make application to and be certified by the Illinois Department of Commerce and Economic Opportunity (DCEO).

The exemption is applicable to the following:

1. Hand tools used to maintain, repair, or operate machinery and equipment
2. Abrasives, acids, polishing compounds, or lubricants used or consumed in the manufacturing or assembly process
3. Coolants, fuels, adhesives, solvents, or cleaning compounds used to maintain, repair, or operate machinery and equipment
4. Protective clothing and safety equipment
5. Fuels, chemicals, and catalysts used in the operation of pollution control facilities

Utility Tax Exemption

A state utility tax exemption on gas, electricity, and the Illinois Commerce Commission's administrative charge is available to businesses located in enterprise zones. Eligibility for this exemption is contingent upon a business making a \$5 million investment which causes the creation of 200 full-time equivalent jobs in Illinois or an investment of \$20 million for the retention of 1,000 full-time jobs in Illinois. The majority of the jobs created or retained must be located in the enterprise zone in which the investment occurs.

A business must make application to and be certified by DCEO for the state utility tax exemption.

Additional Business Assistance Programs

Businesses that locate or expand their operations within the Riverbend Enterprise Zone are also eligible to receive financial, training, and general technical assistance from the wide variety of business assistance programs that are designed to encourage businesses to retain, expand, or locate their facilities in Madison County.

For Additional Information Contact:

Walter Williams
Coordinator
Madison County Community Development
(618) 296-4247
wdwilliams@co.madison.il.us

Executive Summary

Concept: A two-tenant destination combining:

- **Riverbend Sports & Outdoors** — specialty sporting goods, team sports, outdoor recreation, footwear/athleisure, plus a small repair & services bay (stringing, skate sharpening, bike tunes).
- **Forge Men's Health** — retail nutrition & recovery (supplements, protein, hydration, at-home test kits), IV hydration/recovery chairs, cryo or compression therapy, and **partnered clinical days** (licensed NP/PA using subleased exam room for checkups/screenings).
Note: Any clinical services run through a licensed third-party provider; our entity remains retail + wellness services only.

Why here: Wood River sits in the **Riverbend Enterprise Zone** that encourages economic development through special incentives and benefits. These benefits can help offset buildout costs improving ROI.

Target opening: 10–12 months from site control and approvals.

Market Snapshot (Wood River, IL)

- **Population:** ~10,300–10,500 (2020–2023 range). Median age ~38. Strong family/working-age base for team sports and adult fitness. [WikipediaCensus Reporter](#)
 - **Retail tax environment:** Current combined sales tax ~7.85% inside Wood River (matters for price signage & POS).
 - **City stance on redevelopment:** City Council is actively approving an encouraging new investment.
-

1-Acre Site Program & Layout

Parcel size: ~43,560 sq ft

Building: single-story 16,500–18,500 GSF tilt-wall or engineered steel

- **Sports Store:** 10,000–11,000 sf sales floor + 1,000 sf service bay
 - **Men's Health:** 3,500–4,000 sf retail + recovery + 1 exam/consult room (sublease/partner)
 - **Shared back-of-house:** 1,200 sf (receiving, break, IT)
- Parking:** 75–85 stalls (incl. 4 ADA), 2 EV-ready spaces; truck court at rear

Circulation: right-in/right-out preferred on collector; monument pylon for sightlines
Construction approach: shell + vanilla core, tenant improvements with **Enterprise Zone Building Materials Exemption** applied to all qualifying affixed materials (lumber, drywall, flooring, etc.). Illinois Department of Revenue+1

Product & Service Mix

Sports: Team sports (baseball/softball, football, soccer), fitness/hardgoods, bikes/maintenance, skates, hunting-adjacent outdoor (non-regulated accessories), footwear & athleisure.

Services: Skate sharpening, racket stringing, bike tunes; team sales program with local schools/clubs.

Men's health/wellness: Supplements, protein/RTDs, electrolytes, recovery lounge (compression/IR/cold), community screenings via partner clinicians (appointment blocks).

Membership: \$15–\$25/mo for recovery lounge discounts, stringing/sharpening credits, team night events.

Go-to-market

- **Schools & leagues:** booster nights, bulk pricing, on-site pop-ups at tournaments.
 - **Employers:** wellness stipend partnerships; recovery lounge passes.
 - **Digital:** Local SEO + shoppable site, curbside pickup, team stores portal.
 - **Events:** new-season fittings, combine-style clinics with local coaches/PT.
-

Staffing (steady-state)

- GM (1), Dept. Leads (2), Fit/Service Techs (2–3), Sales Associates (6–8 PT), Wellness Lead (1), RN/NP partnership (contracted/partner). Total ~12–15 headcount.
-

Build budget (order-of-magnitude)

- Sitework & utilities: \$450k–\$650k
- Shell building (16.5k–18.5k sf @ \$135–\$155/sf): \$2.2–\$2.8M
- Tenant improvements (avg. \$65–\$85/sf): \$1.1–\$1.5M
- FF&E/fixtures & signage: \$450k–\$650k

- Soft costs (A/E, permits, legal, financing): \$450k–\$600k
Subtotal: \$4.6–\$6.2M before incentives
(Final numbers change with site conditions and spec; incentives below can shave six figures.)
-

Revenue model (stabilized, year 2)

- Sports retail: \$310–\$360/sf on 10.5k sf \Rightarrow \$3.3–\$3.8M
 - Services (shop/labor): \$180k–\$240k
 - Men's health retail + recovery: \$1.0–\$1.4M
 - Events/team sales margin: \$120k–\$180k
- Gross revenue: \$4.6–\$5.6M**
Blended COGS: ~56–60% retail + service mix
EBITDA target: 9–12% post-stabilization (improves with incentives + property tax abatement)
-

Local Tax Breaks & Incentives

1) Riverbend Enterprise Zone (REZ)

Portions of Wood River lie in the REZ.

Sales tax exemption on building materials (state 6.25% and, if applicable, local components via BMEC certificate).

2) State Programs (if applicable)

- **Illinois Enterprise Zone Program** (state-level framework supporting the BMEC and other local EZ incentives). DCEO
 - **DCEO incentives & tax credits:** periodically updated menus for capital investment and jobs.
-

24-Month Timeline (Condensed)

- Months 0–2: Site LOI, incentive screening (EZ/TIF/BD), schematic layout.
 - Months 2–4: RDA negotiation, BMEC application, design development, lender term sheet.
 - Months 5–9: Permits, bid, mobilize.
 - Months 9–14: Vertical construction, parallel hiring/buying.
 - Month 14: Soft open, local teams marketing.
 - Month 18: Stabilization sprint (team seasons & membership ramp).
-

1-Year Pro Forma (Stabilized Year 1, Post-Opening)

Revenue

Line Item	Assumptions	Amount
Sports Store Retail	10,500 sf @ ~\$300/sf sales	\$3,150,000
Services (repairs, fittings)	\$15k–20k/mo avg	\$210,000
Men's Health Retail	3,500 sf @ ~\$280/sf sales	\$980,000
Recovery Lounge / Memberships	~250 members @ \$20/mo + drop-ins	\$80,000
Events / Team Sales Margin	Net margin from booster & league orders	\$120,000
Total Gross Revenue		\$4,540,000

Cost of Goods Sold (COGS)

Category	Rate	Amount
Sports Retail COGS	60%	\$1,890,000
Services COGS (parts/supplies)	25%	\$52,500
Men's Health Retail COGS	55%	\$539,000
Recovery Lounge (consumables, equipment lease)	20%	\$16,000
Events/Team Sales COGS	70%	\$84,000
Total COGS		\$2,581,500

Gross Profit = \$1,958,500 (Margin ~43%)

Operating Expenses

Expense	Assumptions	Amount
Payroll & Benefits	~14 FTE/part-time mix; \$35k avg loaded cost	\$490,000
Rent / Mortgage (Debt Service if Own)	~\$18/sf equivalent, 16,500 sf	\$300,000
Utilities (power, HVAC, water, data)		\$72,000
Marketing & Events	2% of sales	\$90,800
Insurance (liability, property, WC)		\$36,000
Professional Fees (accounting, legal, clinical partner share)		\$50,000

Expense	Assumptions	Amount
Supplies, Office, IT, Misc.		\$25,000
Maintenance / Repairs		\$24,000
Total OPEX		\$1,087,800

EBITDA

- Gross Profit: \$1,958,500
 - OPEX: (\$1,087,800)
 - **EBITDA: \$870,700 (~19% of sales)**
-

ORDINANCE NO.

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED SURPLUS REAL ESTATE, SPECIFICALLY 876 STATE STREET, WOOD RIVER, ILLINOIS

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 contract and be contracted with; and

WHEREAS, City has the authority to sell surplus real estate pursuant to 65 ILCS 5/11-76-2:

Sec. 11-76-2. An ordinance directing a sale, or a lease of real estate for any term in excess of 20 years, 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.

and;

WHEREAS, by a previously passed Ordinance, according to 65 ILCS 5/11-76-2, City declared City owned property surplus, more particularly described as:

a. Parcel No.: #19-2-08-21-11-202-059

b. Common Address: 876 State Street, Wood River Illinois 62056

c. Legal Description:

Lots Numbered Eighty-one (81), Eighty-two (82), Eighty-three (83), and Eighty-four (84) in Block Numbered Two (2) in Harnett Terrace, a Subdivision as the same appears from plat thereof recorded in the Recorder's Office of Madison

County, Illinois in Plat Book 10, Page 27; all situated in the City of Wood River,
Madison County, Illinois

(hereinafter "the Property"); and

WHEREAS, City has determined the requirements of 65 ILCS 5/11-76-2 have been met
as follows:

1. Location of the Property: 876 State Street, Wood River, Illinois;
2. Use of the Property: Residential;
3. Further use of the Property: City requires purchaser to comply with all zoning and
City Code requirements;
4. Notice of the sale of the Property: the Property was declared surplus and offered for
sale by advertising in the local newspaper. The first publication was not less than 30
days before the day provided in the notice for the opening of bids for the real estate.
The notice contained an accurate description of the property, stated the purpose for
which it is used, and at what meeting the bids will be considered and opened;

Publication: The Telegraph:

- a. On or about August 6th, 2025;
 - b. On or about August 13th, 2025;
 - c. On or about August 20th, 2025;
5. Opening of the bids: Bids were opened on September 15, 2025, at an open City
Council meeting;

and

WHEREAS, according to 65 ILCS 5/11-76-2, City complied with all notice and bidding
requirements, and City is authorized to accept subsequent bids for consideration by the City
Council; and

WHEREAS, City has determined it to be in the best interest of public health, safety,
general welfare and economic welfare to sell the Property for \$1.00 to TGRH Construction, LLC
("TGRH") pursuant to the terms of the submitted bid, attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interests of public health, safety,
general welfare and economic welfare to authorize the Mayor and/or City Manager to execute
any documents necessary to complete the sale of the Property for \$1.00 to TGRF.

**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. City accepts the bid to sell the Property to TGRH for \$1.00 pursuant to the terms of the submitted bid attached hereto as **Exhibit A**.

Section 3. The Mayor and/or City Manager shall execute whatever documents may be necessary to sell the Property for \$1.00 to TGRH pursuant to the terms of the bid TGRF submitted for same (**Exhibit A**).

Section 4. 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 6th day of October 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

TGRH CONSTRUCTION, LLC

141 East Gate Plaza
East Alton, IL 62024
618.660.8612

9-12-25

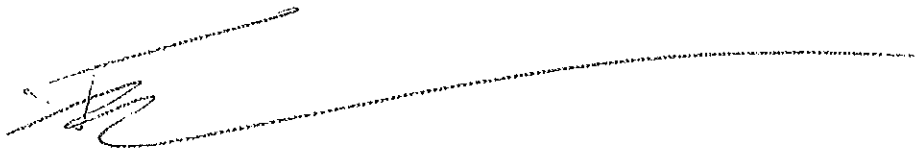
RE: 876 State Street

This property will be constructed as 2 individual single family residences, approximately 900 sf. We anticipate to have both builds completed by December 31, 2026.

Our intentions are to bring affordable single family dwellings to the area.

TGRH would like to purchase the empty lot for \$1.

Thank You for Your Consideration

A handwritten signature in black ink, appearing to read 'Todd Kennedy', is written over a long, thin horizontal line that spans most of the width of the signature area.

Todd Kennedy, Owner
TGRH Construction, LLC.
618.660.8612

William & Rose Cathey
323 Elble Avenue
Wood River, IL 62095
Phone: (314) 614-6753
Email: BCathey@ESplus-env.com

August 18th, 2025

City of Wood River, Illinois
Attn: City Clerk of Wood River, Illinois
Wood River City Hall
111 North Wood River Avenue
Wood River, Illinois 62095

Re: Proposal for the Purchase of Property Parcel ID # 19-2-08-21-11-202-059 also known as "876 State Steet" in Wood River, Illinois 62095 per the City of Wood River, Illinois request with a proposal due date of September 15th, 2025 @ 5:00 pm CST.

To the City of Wood River, IL,

William & Rose Cathey respectfully request that this offer be included as our formal written proposal for your review and consideration for the purchase of the above-mentioned parcel.

We respectfully submit the purchase price offer of \$15,500.00 (Fifteen Thousand Five Hundred Dollars & Zero Cents) for the property known as 876 State Street in Wood River, IL 62095.

Planned use of the property would be to include the parcel (876 State Street) within the existing residential property located at 323 Elble Avenue. Which was separated and sold by the original church organization in the early nineties.

Proposed property upgrades would be as follows:

- Property dirt work upgrades would be performed to finalize proper drainage. Area would be seeded and straw covered to prevent run-off erosion during the vegetation growth phase of the property restoration.
- A decorative fence would be installed around property boundary as per city code/regulations.
- Installation of a rear driveway to the existing alley garage would be re-installed.
- Installation of an Elble Avenue driveway would be installed to allow front/side of property off-street parking on the existing residential property located at 323 Elble Avenue.

Proposed Property Upgrade Completion Schedule:

- Existing tree removal, additional dirt work and grass seeding would be performed within 60 days of property closing as weather and contractor schedules allow.
- Property fence installation would be completed in the spring of 2026 as weather and contractor schedules allow.
- Proposed driveways would be completed in the spring of 2026 as weather and contractor schedules allow.

Offer Qualifications:

Offer amount is contingent that a title search performed by the proposed buyer is returned with no outstanding lien's attached to the parcel.

Attachments:

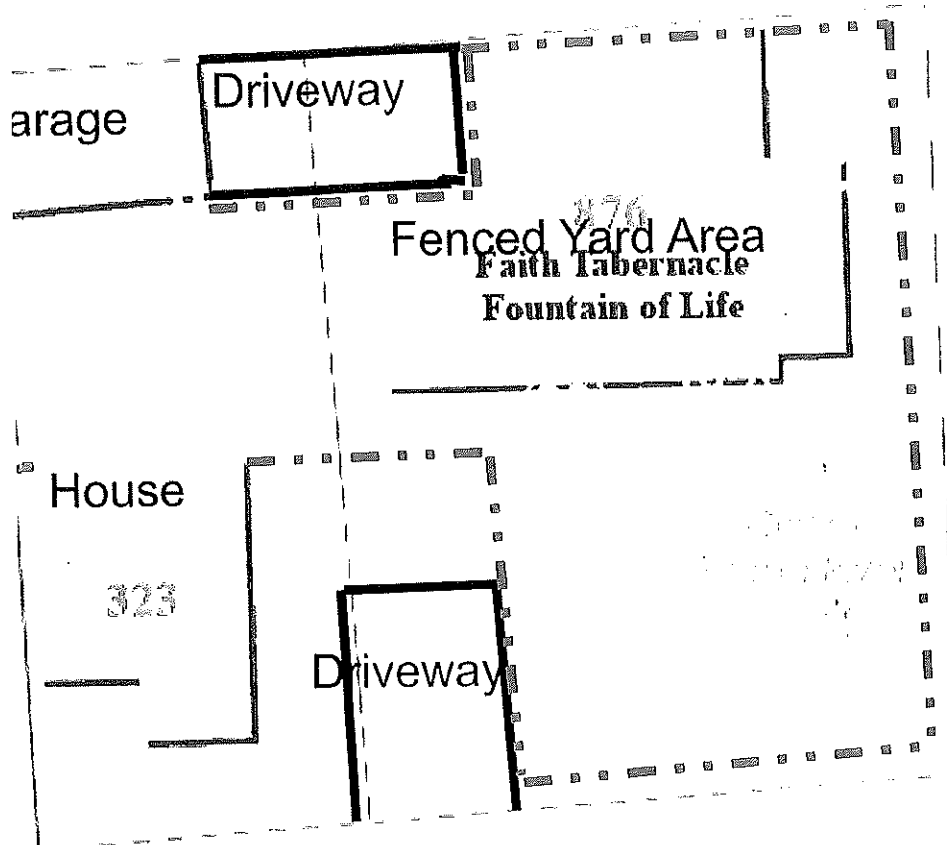
- Proposed Site Map Attached

Respectfully submitted,
William & Rose Cathey

Signature: William Cathey Date: 9/15/2025
William F Cathey

Signature: Rose M. Cathey Date: 9/15/2025
Rose M Cathey

Submitted to City Clerk office of the City of Wood River, IL on
September 15th, 2025, prior to 5:00 pm CST submission deadline.



arage

Driveway

876
Fenced Yard Area
Faith Tabernacle
Fountain of Life

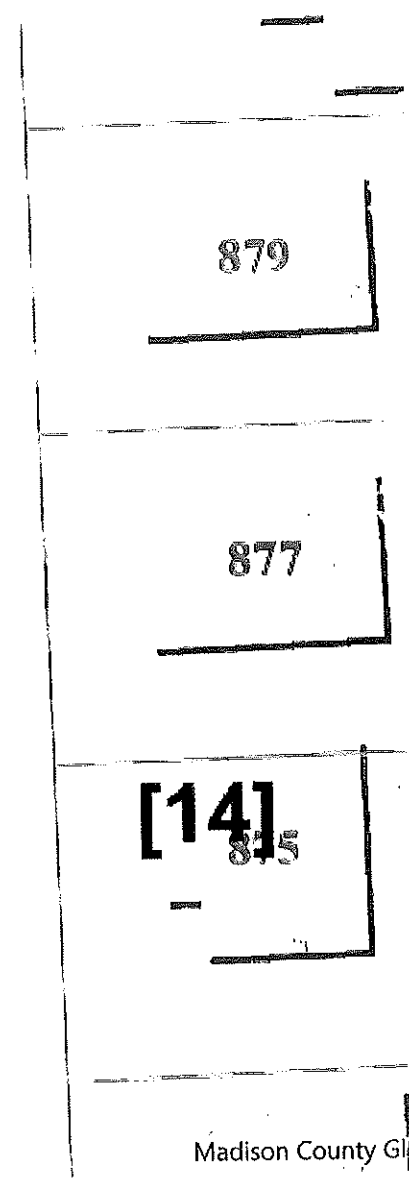
House

323

Driveway

Elble Ave

State St



879

877

[14]
815

Madison County GIS