

ORDER OF BUSINESS

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

August 17, 2026
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 August 3, 2026, as printed.
- 3) Approval of the bills submitted for payment for the period July 30, 2026, to August 12, 2026, as printed.
- 4) Approval of the Financial Statement ending July 31, 2026, as printed.
- 5) REQUEST BY MAYOR FOR:
A. Request for Citizen comments/communications/petitions
B. Reports/comments from City Officials
- 6) Approval of an ordinance amending City Code 90-7, Title XV, Land Usage, Chapter 155: Zoning Code, Section 155.01 Adoption by Reference to include changes to the City of Wood River's Zoning Code 96-14, Article 3, Section 3-2 Zoning Map and District Boundaries to rezone Parcel ID's 19-2-08-27-05-104-047, 19-2-08-27-05-104-046, 19-2-08-27-05-104-045, 19-2-08-27-05-104-035, 19-2-08-27-05-104-034 currently zoned BD Downtown Business to CR Conservation/Recreation, as recommended by the Plan Commission.
- 7) Approval of an ordinance authorizing the sale of City owned surplus real estate located at Parcel ID 19-2-08-28-08-203-031, commonly known as 13 Whitelaw, Wood River, Illinois 62095 to JAME Properties LLC.
- 8) Approval of an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and Jack Matthews Development for TIF Financial Assistance at 53 W. Ferguson Avenue, Wood River, IL 62095.
- 9) Approval of an ordinance authorizing the execution of an Intergovernmental Agreement with the Wood River Levee District regarding use of gift of land.
- 10) Approval of an ordinance amending Phase 3 of Performance Contract #PC22-0011 with GRP Wegman – Addendum #1, as submitted by the Director of Public Services.
- 11) Approval of an ordinance amending Phase 4 of Performance Contract #PC22-0011 with GRP Wegman – Addendum #1, as submitted by the Director of Public Services.
- 12) Approval of a resolution providing for a feasibility study for the proposed TIF 4 Redevelopment Project Area authorizing certain preliminary redevelopment project expenditures and declaring an intent to reimburse certain development projects.
- 13) Approval of a resolution authorizing the execution of a Professional Services Agreement between the City of Wood River and PGAV Planners, LLC, for TIF Advisement Services.

- 14) Approval of a resolution authorizing the sole source purchase of a small solar security trailer from Utilitra in the amount of \$36,920.60 and waiving customary bidding procedures, as submitted by the Chief of Police.
- 15) Approval of a resolution authorizing the execution of an agreement with Pfund Construction for construction repairs at 5-9 E. Ferguson Avenue and at the warehouse structure located behind 5-17 E. Ferguson Avenue, Wood River, IL 62095, and waiving competitive bidding requirements.
- 16) Approval of a resolution executing a Sponsorship Agreement between the City of Wood River and Busey Bank for marketing in support of the Wood River Recreation Center, as submitted by the Director of Parks and Recreation.
- 17) Approval of 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.
- 18) Approval of a request to accept the bid from Pfund Construction in the amount of \$1,189,990.00 to construct City Center Park.
- 19) Approval of a request from EAWR High School – Student Council to solicit at the intersection of Wood River Avenue and Penning Avenue on Saturday, October 24, 2026, from 8:00 a.m. to 4:00 p.m. in accordance with City Policy.
- 20) Approval of a request from EAWR High School – After Prom Committee to solicit at the intersection of Wood River Avenue and Penning Avenue on Saturday, August 22, 2026, from 8:00 a.m. to 4:00 p.m. in accordance with City Policy.
- 21) Approval of changing the next regularly scheduled City Council meeting to Tuesday, September 8, 2026, due to the Labor Day Holiday.
- 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.

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, August 3, 2026. The City Clerk called the roll and reported that the following members were:

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

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Dettmers moved to approve the minutes of the regular meeting of July 20, 2026, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVAL OF BILLS:

Councilman Ayres moved to approve the bills submitted for payment for the period July 16, 2026, to July 29, 2026, as printed, seconded by Councilman Tweedy, and approved by the following vote:

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

CITIZEN/OFFICIAL COMMENTS:

Mayor Stalcup asked Kristen Burns of the Wood River Business Alliance to come forward and provide a recap of the Farmers Market's performance so far this year.

Kristen Burns of the Wood River Business Alliance provided an update on the Farmers Market, noting that it has grown significantly from approximately 12–15 vendors last year to nearly 60 vendors each week this year. She reported that the market attracts approximately 350 to 500 shoppers weekly and is projected to generate an estimated \$400,000.00 in economic impact over the 16-week season ending in September. Ms. Burns stated that approximately 56 percent of the vendors are Wood River residents, while other vendors travel from communities including Litchfield, Belleville, and the St. Louis area. Ms. Burns credited Charlotte Anderson for her assistance in recruiting vendors and supporting the market. She also thanked the Parks and Recreation Department and the Public Works Department for their assistance. She then thanked the City for allowing the market to move to an adjacent parking lot during the recent paving project. Ms. Burns noted that the market's growth is beginning to generate additional economic development, stating that six or seven vendors had recently expressed interest in opening brick-and-mortar businesses in downtown Wood River, while other vendors were working with existing downtown businesses to sell their products.

Ms. Burns encouraged residents to attend the Farmers Market, which is held every Thursday from 4:00 p.m. to 7:00 p.m. in the downtown parking lot on Madison Avenue. She also highlighted upcoming events, including National Night Out at the Police Department on Thursday, August 6, 2026, and the Farmers Market's Back-to-School Bash is scheduled for August 13, 2026, which will feature local schools, the Fire Department, face painting, and other activities for children. She closed by thanking the City and inviting the community to attend the Farmers Market.

Mayor Stalcup invited Erik Merker of GRP Wegman Company to come forward to explain Items 7 and 8 on the agenda.

Erik Merker of GRP Wegman Company explained that Items 7 and 8 involved additional solar projects utilizing the same grant program previously pursued for the Police Department. He discussed the proposed Phase Three project for the Fire Department building, noting that the project would cost approximately \$238,000.00, with approximately \$248,000.00 in incentives available through the grant, federal tax credits, and rebates. Mr. Merker explained that the project also includes an application fee, a 10 percent collateral requirement held by the State for 15 years, and fees for a third-party company required to provide quarterly reports to the State for the duration of the program. He explained that the collateral is held to protect the value of the renewable energy credits, which are paid upfront for 15 years, and could be used if the solar system is not maintained or is taken out of service. Merker stated that the Fire Department project has an estimated 3.7-year payback period and is projected to generate nearly \$400,000.00 in positive cash flow over 30 years, with an average utility cost of less than one cent over that period. He further explained that the project would be installed on the Fire Department's roof using a ballasted system, with the solar panels secured by trays and concrete blocks rather than penetrating the roof.

Councilman Plank asked whether the solar panels would be installed on the recently constructed Fire Department addition or on the older portion of the building.

Fire Chief Nate Kamp explained that the solar panels will be installed on the older portion of the building over the storage/weight room area adjacent to the addition.

Councilman Ayres asked if the grant is currently open.

Mr. Merker explained that the grant opened today, August 3, 2026.

Councilman Ayres asked if the City is not awarded the grant, will it have another opportunity.

Mr. Merker explained that the proposals are contingent upon receiving the grant and that a signed contract is required in order to apply for the grant. He noted that the contract includes language, similar to the Police Department project, providing that if the grant is not awarded, the City may consider other avenues for pursuing the solar project. He stated that those alternatives would likely be less financially attractive than the project under the grant program. Mr. Merker added that the City could also consider delaying the project until the following year, although doing so could create timing concerns with the federal tax credit because the project, as of right now, must be installed in 2027 to receive the federal tax credit.

Councilman Dettmers asked what the life expectancy is of the equipment.

Mr. Merker explained that the solar system is expected to have a useful life of approximately 30 to 40 years, while the solar panels themselves typically have a lifespan of approximately 25 to 30 years. He also noted that another advantage of the grant program is that GRP Wegman Company is required to have the system operated and maintained for 15 years at no cost to the City. The project pricing includes 15 years of maintenance and repairs, as well as extended warranties on the inverters to cover the 15-year period. Mr. Merker noted that, like the Police Department's solar system, any repairs needed during that period would be covered under the grant.

Councilman Dettmers asked whether the project would be maintenance free for 15 years.

Mr. Merker confirmed that the system would be maintenance free for the first 15 years, after which the system would be turned over to the City. He noted that the system is expected to have an additional useful life of approximately 15 to 25 years after the initial 15-year period.

Discussion ensued regarding the utility rates used to calculate the projected cost savings from the solar projects. Mr. Merker and Director of Public Services Michael Velloff explained that the calculations used an estimated supply rate of approximately 8.5 cents per kilowatt-hour, with the rate expected to range between approximately 8.2 and 8.7 cents over the next five years. Mr. Merker noted that the average cost of solar energy over 30 years was projected to be approximately 0.009 cents per kilowatt-hour. Merker further explained that the utility's delivery charges are separate from the supply rate and vary by facility. The Fire Department's delivery charge was approximately 2.6 cents per kilowatt-hour, while the Recreation Center's was slightly more than 6 cents due to its higher energy usage. He clarified that the same supply rate was used in the comparisons for the different projects, while the delivery charges varied based on each facility's usage.

Mayor Stalcup asked when the City would receive final notification regarding whether the grant had been awarded.

Mr. Merker explained that interconnection applications for both projects had been submitted but were still awaiting approval from Ameren. He noted that the interconnection approvals are required before the grant applications can be submitted. Once the approvals are received, he expects the grant award decision to take approximately three to four weeks. Mr. Merker stated that GRP Wegman has not previously had a project denied under the grant program and that there have typically been sufficient funds available for qualifying projects. He also noted changes to the program including the removal of public schools as eligible applicants and the appointment of a new program administrator. Mr. Merker remained optimistic that sufficient funds would be available if the projects meet the program requirements.

Mr. Merker then discussed Phase Four, which involves the Wood River Recreation Center. He explained that the Recreation Center and Fire Department are the only two City buildings currently eligible for the grant program, which is why the projects were being presented. The Recreation Center project is estimated to cost approximately \$960,000.00, with incentives expected to cover nearly the entire project cost. He stated that the project has an estimated 2.9-year payback period, with the primary additional cost being approximately \$60,000.00 in collateral that would be held under the grant program, along with associated fees. Mr. Merker explained that the proposed system would utilize a flush-mount installation on the roof, subject to structural review. If the roof does not meet the structural requirements, an alternative mounting system would be considered.

Mayor Stalcup asked how many solar panels would be included in the proposed system.

Mr. Merker explained that this project contains 417 panels and they are 3x5 totaling 15 square feet per panel.

Discussion ensued regarding the projected savings from the proposed solar projects. It was noted that the combined savings over the first three years were expected to be approximately \$1.56 million, with approximately \$720,000.00 attributed to the Fire Department project.

Mr. Merker and Director of Parks and Recreation Pat Minogue explained that the solar panels at the Recreation Center will be installed in a landscape orientation to better follow the curve of the roof and minimize their visibility from the ground.

Councilman Tweedy asked if the structural review determines that the roof cannot support the system, would a carport-mounted system be considered.

Mr. Merker explained that although a carport system would be more expensive, the City could evaluate that option if the grant is awarded and return to the Council with additional information.

Mayor Stalcup announced the Appearance Award winners for the month of August. Congratulations to the residents of 576 N. Second Street and to the owners of Roasterz Coffee located at 7 W. Ferguson Avenue.

Mayor Stalcup read a Letter of Recognition addressed to Captain Kristopher Ayers from Fire Chief Nate Kamp.

Mayor Stalcup read Letters of Commendation addressed to Sergeant Bryan Brown, Officer Nicole Morris, Officer Katherine Castelli, and Detective Geoffrey Fester from Police Chief Brad Wells.

Mayor Stalcup read a Letter of Recognition addressed to Cadet Hayleigh Schultz from Police Chief Brad Wells.

ORDINANCE NO. 26-18: AMENDING CITY CODE 90-7, TITLE VII: TRAFFIC CODE, CHAPTER 71: PARKING REGULATIONS, AMENDING SECTION 71.26 MUNICIPAL PARKING LOTS:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title VII: Traffic Code, Chapter 71: Parking Regulations, Amending Section 71.26 Municipal Parking Lots, as recommended by the Traffic Commission, seconded by Councilman Ayres

Councilman Dettmers asked how the proposed amendment would be enforced and why a particular portion of the lot was designated for a 10-hour parking limit rather than a three-hour limit. He also asked how the specific time limits were determined.

Chief Wells explained that the City's municipal parking lots have different time limits based on their intended use. He noted that Municipal Lot No. 1, located at Wood River Avenue and Madison Avenue, has a three-hour parking limit, while the lots behind Riverbend Family Ministries and other nearby businesses have a 10-hour limit to accommodate commuters. Regarding the lot at Wood River Avenue and Lorena Avenue, Chief Wells stated that the rear row was designated as 10-hour parking to accommodate employees who work in nearby businesses, while the front portion next to

the roadway is limited to three-hour parking.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ORDINANCE NO. 26-19: AMENDING CITY CODE 90-7, TITLE VII: TRAFFIC CODE, CHAPTER 76: PARKING SCHEDULES, AMENDING SCHEDULE I PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS:

Councilman Plank moved to approve an ordinance amending City Code 90-7, Title VII: Traffic Code, Chapter 76: Parking Schedules, amending Schedule I Parking Prohibited at all Times on Certain Streets, as recommended by the Traffic Commission, seconded by Councilman Ayres

Councilman Dettmers asked whether the proposed parking designation was being made at the request of the Stevens Building and whether the purpose was to accommodate parking needs associated with that building.

Chief Wells explained that the proposed parking designation was made at the request of the Fire Chief due to the size and location of the Stevens Building. He stated that the designation would provide adequate space for fire trucks to access the east and north sides of the building in the event of a fire emergency.

The ordinance was approved by the following vote:

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

NAYS: None (0)

ABSTAIN: Plank (1)

RESOLUTION NO. 2192: AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PHASE 3 OF A SOLAR PANEL PROJECT RELATED TO A PREVIOUSLY EXECUTED CONTRACT WITH GRP WEGMAN COMPANY:

Councilman Dettmers moved to approve a resolution authorizing the execution of an agreement for Phase 3 of a Solar Panel Project related to a previously executed contract with GRP Wegman Company, seconded by Councilman Ayres, and approved by the following vote:

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

NAYS: None (0)

RESOLUTION NO. 2193: AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR PHASE 4 OF A SOLAR PANEL PROJECT RELATED TO A PREVIOUSLY EXECUTED CONTRACT WITH GRP WEGMAN COMPANY:

Councilman Tweedy moved to approve a resolution authorizing the execution of an agreement for Phase 4 of a Solar Panel Project related to a previously executed contract with GRP Wegman Company, seconded by Councilman Plank, and approved by the following vote:

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

NAYS: None (0)

OLD BUSINESS:

Captain Bill Hall addressed the Council regarding the Fire Department's annual Fill the Boot MDA fundraiser, scheduled for August 15, 2026. He asked whether the planned location at Wood River Avenue and Penning Avenue would be accessible due to the ongoing road construction and, if not, whether the intersection roadblock could be relocated to Sixth Street and Penning Avenue.

Mayor Stalcup and the rest of Council saw no issues with Captain Hall's request to move their intersection roadblock to Sixth Street and Penning Avenue.

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting adjourned at 7:30 p.m.

Mayor

City Clerk

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1000	GENERAL REVENUES	20241	KEITH PONTOW	T0001451	836 WR AVE ST CUT REFUND	150.00
1000	GENERAL REVENUES Total					150.00
1011	LEGISLATIVE	40659	SOUTHWESTERN ILLINOIS COUNCIL	1131	SWICOM	150.00
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	CITY CENTER PROPOSALS	167.90
1011	LEGISLATIVE	40741	HEARST MAGAZINE MEDIA INC	5793	PHN-PLAN COMMISSION	142.94
1011	LEGISLATIVE	40756	BUDGET SIGNS TROPHIES & PLAQUE	333	AUGUST APPEARANCE AWARD	18.00
1011	LEGISLATIVE	40756	ELAN FINANCIAL SERVICES	5966	FLAGS FOR DOWNTOWN PARKING	476.96
1011	LEGISLATIVE	40756	ELAN FINANCIAL SERVICES	5966	FLAG	381.98
1011	LEGISLATIVE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	39.36
1011	LEGISLATIVE	40792	RIVERBENDER.COM	4289	WEB SITE HOSTING	40.00
1011	LEGISLATIVE	40792	SHRED-IT USA	5583	CLERK	57.78
1011	LEGISLATIVE	40886	DISPLAY SALES	5572	CHRISTMAS DÉCOR-DOWNTOWN	15,185.73
1011	LEGISLATIVE Total					16,660.65
1012	ADMINISTRATION	40521	WEX BANK	4709	JULY 2026 GAS	263.45
1012	ADMINISTRATION	40669	ELAN FINANCIAL SERVICES	5966	NOTARY APPLICATION	16.00
1012	ADMINISTRATION	40669	ELAN FINANCIAL SERVICES	5966	BOND & NOTARY PACKAGE	97.84
1012	ADMINISTRATION	40719	ELAN FINANCIAL SERVICES	5966	CITY MANAGER LICENSE PLATE	154.40
1012	ADMINISTRATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	39.36
1012	ADMINISTRATION	40786	ELAN FINANCIAL SERVICES	5966	JULY 2026 AT&T	160.93
1012	ADMINISTRATION	40792	AMERICAN LEGAL PUBLISHING CORP	6096	JULY 2026 S-3 EDITING	81.36
1012	ADMINISTRATION	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	35.51
1012	ADMINISTRATION Total					848.85
1013	FINANCE	40498	HSBS MEDICAL GROUP	6514	DRUG SCREENING, PRE EMPLOYMENT	46.00
1013	FINANCE	40511	SMARTBILL	5998	UTILITY BILL POSTAGE	2,326.22
1013	FINANCE	40511	SMARTBILL	5998	POSTAGE	2,982.20
1013	FINANCE	40519	QUILL	1015	CALCULATOR	30.40
1013	FINANCE	40619	ELAN FINANCIAL SERVICES	5966	SHRM MEMBERSHIP	299.00
1013	FINANCE	40724	CJ SCHLOSSER & COMPANY LLC	4260	AUDIT - SECOND INTERIM	10,000.00
1013	FINANCE	40742	SMARTBILL	5998	UTILITY BILL PRINTING	742.28
1013	FINANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	39.36
1013	FINANCE	40786	ELAN FINANCIAL SERVICES	5966	JULY 2026 AT&T	160.93
1013	FINANCE	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	47.98
1013	FINANCE	40792	SHRED-IT USA	5583	FINANCE	112.14

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1013	FINANCE	40863	GREAT AMERICA FINANCIAL SVCS.	6309	POSTAGE MACHINE LEASE	165.00
1013	FINANCE Total					16,951.51
1014	ANIMAL CONTROL	40521	WEX BANK	4709	JULY 2026 GAS	100.84
1014	ANIMAL CONTROL Total					100.84
1015	LEGAL	40721	BASSETT LAW OFFICE	279	MONTHLY RETAINER	999.00
1015	LEGAL	40721	LASHLY & BAER, PC	6447	LEGAL SERVICES	7,573.81
1015	LEGAL	40721	LASHLY & BAER, PC	6447	LEGAL SERVICES	8,019.20
1015	LEGAL	40792	BASSETT LAW OFFICE	279	MONTHLY RETAINER	950.00
1015	LEGAL Total					17,542.01
1016	BUILDING & ZONING	40511	ELAN FINANCIAL SERVICES	5966	BZ POSTAGE	262.30
1016	BUILDING & ZONING	40514	ELAN FINANCIAL SERVICES	5966	HP INK	61.89
1016	BUILDING & ZONING	40519	ELAN FINANCIAL SERVICES	5966	RECEIPT PAPER	20.51
1016	BUILDING & ZONING	40519	ELAN FINANCIAL SERVICES	5966	FILE FOLDERS BZ	21.36
1016	BUILDING & ZONING	40521	WEX BANK	4709	JULY 2026 GAS	622.53
1016	BUILDING & ZONING	40529	ELAN FINANCIAL SERVICES	5966	BATTERY	117.30
1016	BUILDING & ZONING	40529	WALTCO TOOLS, INC	119	PTO PINS	5.07
1016	BUILDING & ZONING	40589	ACE HARDWARE OF BETHALTO	4039	MOWING SUPPLIES	444.27
1016	BUILDING & ZONING	40589	WALTCO TOOLS, INC	119	PRUNING SHEARS	6.99
1016	BUILDING & ZONING	40719	BILL & JOES TOWING	6234	REPLACE TIRE	213.07
1016	BUILDING & ZONING	40719	BILL & JOES TOWING	6234	HVAC COMPRESSOR	479.08
1016	BUILDING & ZONING	40719	BILL & JOES TOWING	6234	SPARK PLUGS FOR ELLIS	364.84
1016	BUILDING & ZONING	40719	BILL & JOES TOWING	6234	BRAKES AND OIL FOR TRUCK 3	703.77
1016	BUILDING & ZONING	40719	JERROLD E THORNBURGH	6367	WALK BEHIND MOWER REPAIR	80.00
1016	BUILDING & ZONING	40786	ELAN FINANCIAL SERVICES	5966	JULY 2026 AT&T	80.43
1016	BUILDING & ZONING	40792	DREAMRUNNERS LTD	6321	TRIAL PREP - 11 E FERGUSON	875.00
1016	BUILDING & ZONING	40792	ELAN FINANCIAL SERVICES	5966	ADOBE	12.47
1016	BUILDING & ZONING	40792	ELAN FINANCIAL SERVICES	5966	BOUNCIE DATA SUBSCRIPTION	9.65
1016	BUILDING & ZONING Total					4,380.53
1017	STREET LIGHTING	40759	ELECTRICO INCORPORATED	2468	REPLACE RED LIGHT 111@E'VILLE	190.00
1017	STREET LIGHTING	40759	ELECTRICO INCORPORATED	2468	REPLACED LIGHTS 111 @ MEMORIAL	760.00
1017	STREET LIGHTING	40759	GRP WEGMAN COMPANY	100	LOCATE UNDERGROUND SIGNAL	1,020.64
1017	STREET LIGHTING	40788	ELAN FINANCIAL SERVICES	5966	JULY 26 GRAND VIEW HILLS STR/L	134.00
1017	STREET LIGHTING	40788	ELAN FINANCIAL SERVICES	5966	JULY 26 ROCK HILL STREET LIGHT	208.89

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1017	STREET LIGHTING Total					2,313.53
1019	CITY HALL MAINTENANCE	40541	CR SYSTEMS	348	MULTIFOLD TOWELS	40.00
1019	CITY HALL MAINTENANCE	40549	WALTCO TOOLS, INC	119	CITY HALL GUTTER REPAIRS	17.98
1019	CITY HALL MAINTENANCE	40599	ELAN FINANCIAL SERVICES	5966	CITY HALL LIGHT FIX	52.28
1019	CITY HALL MAINTENANCE	40599	ELAN FINANCIAL SERVICES	5966	USA FLAG	199.49
1019	CITY HALL MAINTENANCE	40752	CR SYSTEMS	348	JULY CLEANING	1,540.00
1019	CITY HALL MAINTENANCE	40752	TANKS PEST CONTROL, LLC	6341	CITY HALL- AIR FRESHENERS	24.00
1019	CITY HALL MAINTENANCE	40781	CITY OF WOOD RIVER	1245	CITY HALL	48.46
1019	CITY HALL MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	JULY 2026 AT&T	241.39
1019	CITY HALL MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	111 N WOOD RIVER - INTERNET	221.27
1019	CITY HALL MAINTENANCE Total					2,384.87
1021	STREET MAINTENANCE	40521	WEX BANK	4709	JULY 2026 GAS	3,604.04
1021	STREET MAINTENANCE	40529	ALL TYPE CORP.	5467	QUICK CONNECT AND GASKET	172.72
1021	STREET MAINTENANCE	40529	ALL TYPE CORP.	5467	COUPLING AND FITTING	116.34
1021	STREET MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	CLEANING SUPPLIES	90.41
1021	STREET MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	TRUCK #3 CIRCUIT BREAKER	3.97
1021	STREET MAINTENANCE	40529	GATEWAY BOBCAT, LLC	2015	BOBCAT PARTS/FILTERS	169.45
1021	STREET MAINTENANCE	40529	GATEWAY BOBCAT, LLC	2015	BLOCK	453.96
1021	STREET MAINTENANCE	40529	WALTCO TOOLS, INC	119	SHOP SUPPLIES	32.43
1021	STREET MAINTENANCE	40529	WOODY'S MUNICIPAL SUPPLY CO.	84	MUDFLAPS	107.55
1021	STREET MAINTENANCE	40542	ACE HARDWARE OF BETHALTO	4039	PAINT	28.42
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	TOOLS	29.99
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	CONCRETE DRILL BIT, AIR CHUCK	210.99
1021	STREET MAINTENANCE	40589	WALTCO TOOLS, INC	119	TIE DOWN STRAPS	33.98
1021	STREET MAINTENANCE	40719	GATEWAY BOBCAT, LLC	2015	BOBCAT GRINDER REPAIR	320.79
1021	STREET MAINTENANCE	40719	GRP WEGMAN COMPANY	100	PEDESTRIAN CROSSING E'VILLE RD	2,376.21
1021	STREET MAINTENANCE	40719	RUSH TRUCK CENTERS OF MISSOURI	5978	DUMP TRUCK REPAIR	1,205.64
1021	STREET MAINTENANCE	40719	RUSH TRUCK CENTERS OF MISSOURI	5978	REPAIR TO DUMP TRUCK	610.16
1021	STREET MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	59.38
1021	STREET MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	1 S 14TH ST - INTERNET	236.73
1021	STREET MAINTENANCE	40799	ELAN FINANCIAL SERVICES	5966	DIAGNOSTIC SOFTWARE	169.00
1021	STREET MAINTENANCE Total					10,032.16
1024	PARKS AND RECREATION	20304	REIS SERVICES INC	5540	6TH ST. CONCESSION	663.00

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1024	PARKS AND RECREATION	20309	JAMIE LILEY	T0001453	BASEBALL REFUND	50.00
1024	PARKS AND RECREATION	20309	RANDALL WILLIAMS	T0001452	BASEBALL REFUND	50.00
1024	PARKS AND RECREATION	20309	TRI-CITY REC. PROGRAMS	5495	TRI CITY YOUTH LEAGUE	2,254.20
1024	PARKS AND RECREATION	40303	ELAN FINANCIAL SERVICES	5966	WATER ICE CREAM SOCIAL	15.92
1024	PARKS AND RECREATION	40305	BUDGET SIGNS TROPHIES & PLAQUE	333	BELK MEMORIAL PLAQUES-BENCH	133.75
1024	PARKS AND RECREATION	40305	ELAN FINANCIAL SERVICES	5966	BOOTEN MEMORIAL BENCH BELK	1,923.37
1024	PARKS AND RECREATION	40521	WEX BANK	4709	JULY 2026 GAS	626.14
1024	PARKS AND RECREATION	40549	ELAN FINANCIAL SERVICES	5966	RH FIRE ALARM BREAK	9.16
1024	PARKS AND RECREATION	40573	ILLINOIS DEPARTMENT OF REVENUE	669	JULY 2026 SALES TAX	133.00
1024	PARKS AND RECREATION	40719	BILL & JOES TOWING	6234	RELAY SWITCH - TRUCK	76.42
1024	PARKS AND RECREATION	40752	TANKS PEST CONTROL, LLC	6341	ROUNDHOUSE- AIR FRESHENERS	12.00
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	6TH STREET PARK	18.28
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	WEST END PARK	8.14
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	ROUND HOUSE	8.14
1024	PARKS AND RECREATION	40781	CITY OF WOOD RIVER	1245	PLAYGROUND EAST END	8.14
1024	PARKS AND RECREATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	118.08
1024	PARKS AND RECREATION	40792	ELAN FINANCIAL SERVICES	5966	MONTHLY CHAT GPT	20.00
1024	PARKS AND RECREATION	40792	GRP WEGMAN COMPANY	100	BACKFLOW FIX ROUNDHOUSE	1,075.47
1024	PARKS AND RECREATION	40792	ON SITE COMPANIES, INC	6237	7/4/24-7/31/26 6TH ST PARK	120.79
1024	PARKS AND RECREATION	40916	BERCO CONSTRUCTION INC	4502	GAZEBO OVER LAKE BRIDGE	13,990.00
1024	PARKS AND RECREATION Total					21,314.00
1025	PARK MAINTENANCE	40521	MEDFORD OIL COMPANY	5713	PARKS GAS	1,400.91
1025	PARK MAINTENANCE	40521	WEX BANK	4709	JULY 2026 GAS	611.87
1025	PARK MAINTENANCE	40529	ACE HARDWARE OF BETHALTO	4039	MOWER CLEANER	22.58
1025	PARK MAINTENANCE	40529	ACE HARDWARE OF BETHALTO	4039	6TH ST BATHROOM REPAIR	19.98
1025	PARK MAINTENANCE	40529	ACE HARDWARE OF BETHALTO	4039	PRESSURE WASHER REPAIR	28.38
1025	PARK MAINTENANCE	40529	ACE HARDWARE OF BETHALTO	4039	WEED EATER STRING	195.29
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	MANUAL TIRE CHANGE RACK	64.90
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	WATER PUMP REPAIR	105.59
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	5966	BATTERY	111.71
1025	PARK MAINTENANCE	40529	ELAN FINANCIAL SERVICES	4732	WEED EATER CLUTCH	139.99
1025	PARK MAINTENANCE	40529	FARM & HOME SUPPLY	4732	2 NEW WEED EATERS, TRIM ATTACH	1,125.96
1025	PARK MAINTENANCE	40529	FARM & HOME SUPPLY	5192	TORO MOWER OIL	36.97

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1025	PARK MAINTENANCE	40529	O'REILLY AUTO PARTS	5192	TOOLS/HAND WIPES	42.97
1025	PARK MAINTENANCE	40529	SLOAN IMPLEMENT CO. INC.	5144	MOWER BLADES	94.95
1025	PARK MAINTENANCE	40529	TRI COUNTY TRACTOR INC	6476	BRUSH HOG SPINDLE REPAIR	280.00
1025	PARK MAINTENANCE	40529	WALTCO TOOLS, INC	119	PLIERS/TRUCK BOX	69.98
1025	PARK MAINTENANCE	40539	ELAN FINANCIAL SERVICES	5966	PAINTERS TAPE	36.80
1025	PARK MAINTENANCE	40539	NEW FRONTIER MATERIALS LLC	6110	ROCK-CULVERT REPLACEMENT	321.19
1025	PARK MAINTENANCE	40541	ACE HARDWARE OF BETHALTO	4039	CLEANING SUPPLIES	17.24
1025	PARK MAINTENANCE	40549	ACE HARDWARE OF BETHALTO	4039	BATHROOM REPAIR	36.86
1025	PARK MAINTENANCE	40549	ACE HARDWARE OF BETHALTO	4039	SUPPLIES	26.57
1025	PARK MAINTENANCE	40549	ELAN FINANCIAL SERVICES	5966	VINEGAR FOR CLEANING	14.98
1025	PARK MAINTENANCE	40560	ACE HARDWARE OF BETHALTO	4039	MULCH	144.80
1025	PARK MAINTENANCE	40561	ELAN FINANCIAL SERVICES	5966	WEED PREVENTER	80.83
1025	PARK MAINTENANCE	40561	FARM & HOME SUPPLY	4732	WEED KILLER 30 GALLON	1,239.96
1025	PARK MAINTENANCE	40589	ACE HARDWARE OF BETHALTO	4039	SUPPLIES FOR REPAIRS	4.48
1025	PARK MAINTENANCE	40752	TANKS PEST CONTROL, LLC	6341	6TH ST PARK- AIR FRESHENERS	18.00
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	DOG PARK	4.14
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	SOCCER PARK	6.50
1025	PARK MAINTENANCE	40781	CITY OF WOOD RIVER	1245	312 LINTON	21.58
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	39.36
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	312 LINTON - INTERNET	75.00
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	1001 N 6TH - INTERNET	80.44
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES			6,520.76
1025	PARK MAINTENANCE Total					14.00
1027	POLICE	40511	ELAN FINANCIAL SERVICES	5966	EVIDENCE SHIPPING	25.73
1027	POLICE	40511	ELAN FINANCIAL SERVICES	5966	RETURN POSTAGE	(59.08)
1027	POLICE	40514	ELAN FINANCIAL SERVICES	5966	TONER CART RETURN	(56.59)
1027	POLICE	40514	ELAN FINANCIAL SERVICES	5966	INK RETURN	(56.59)
1027	POLICE	40514	ELAN FINANCIAL SERVICES	5966	INK RETURN	63.72
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	ENVELOPES	(189.95)
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	COPY PAPER RETURN	(63.99)
1027	POLICE	40519	ELAN FINANCIAL SERVICES	5966	FILE FOLDER RETURN	3,702.77
1027	POLICE	40521	WEX BANK	4709	JULY 2026 GAS	14.95
1027	POLICE	40527	ELAN FINANCIAL SERVICES	5966	KEY RING BELT HOLDER	62.56
1027	POLICE	40527	ELAN FINANCIAL SERVICES	5966	RADIO HOLSTER FOR 182	

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1027	POLICE	40541	EDWARD DRACH	5949	PAPER JANITORIAL SUPPLIES	144.00
1027	POLICE	40549	ELAN FINANCIAL SERVICES	5966	FLY STRIPS FOR EVIDENCE ROOM	2.38
1027	POLICE	40552	UNIFIRST FIRST AID + SAFETY	591	FIRST AID KIT REFILL	168.14
1027	POLICE	40594	DAWN DEVENING	6464	SEW PATCHES ON 103 SHIRTS	64.00
1027	POLICE	40594	RAY O'HERRON COMPANY	946	KWIK CLIPS FOR 169 VEST	91.34
1027	POLICE	40594	RAY O'HERRON COMPANY	946	SHIRTS FOR 103	236.66
1027	POLICE	40599	ELAN FINANCIAL SERVICES	5966	SUPPLIES FOR NNO	334.15
1027	POLICE	40659	ELAN FINANCIAL SERVICES	5966	DONUTS FOR MEETING	16.94
1027	POLICE	40659	ELAN FINANCIAL SERVICES	5966	LLRMI REGISTRATION (2)	1,100.00
1027	POLICE	40719	BILL & JOES TOWING	6234	REPLACE TIRE ON 182	513.54
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE FOR 169	70.13
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL AND FILTER CHANGE	135.34
1027	POLICE	40719	WALTCO TOOLS, INC	119	TRAILER TOUNGE LOCK	44.99
1027	POLICE	40742	ROYAL PRINTING	6301	BUSINESS CARDS FOR 103	90.00
1027	POLICE	40754	EDWARD DRACH	5949	JULY CLEANING SERVICE	1,345.00
1027	POLICE	40754	ROTTLER PEST CONTROL	6376	PEST CONTROL	30.00
1027	POLICE	40759	CENTRALSQUARE TECHNOLOGIES	6555	ADDITIONAL LICENSE	350.00
1027	POLICE	40781	CITY OF WOOD RIVER	1245	POLICE STATION	88.78
1027	POLICE	40783	ELAN FINANCIAL SERVICES	5966	JULY 2026 - AMEREN	2,191.02
1027	POLICE	40786	ELAN FINANCIAL SERVICES	5966	JULY 2026 AT&T	160.93
1027	POLICE	40792	GRP WEGMAN COMPANY	100	REPAIR LEAK IN MECHANICAL ROOM	2,457.82
1027	POLICE	40792	GRP WEGMAN COMPANY	100	BOILERS TRIPPING	1,413.17
1027	POLICE					14,505.86
1027	POLICE Total					
1028	FIRE	40515	FELD FIRE	5856	SCBA REPAIR	653.20
1028	FIRE	40519	BUDGET SIGNS TROPHIES & PLAQUE	333	ACCOUNTABILITY TAGS	798.50
1028	FIRE	40519	BUDGET SIGNS TROPHIES & PLAQUE	333	CHARTER MEMBERS PLAQUE	246.00
1028	FIRE	40519	ELAN FINANCIAL SERVICES	5966	STAPLE REMOVER	6.98
1028	FIRE	40519	ELAN FINANCIAL SERVICES	5966	TV	119.99
1028	FIRE	40521	WEX BANK	4709	JULY 2026 GAS	1,600.88
1028	FIRE	40529	ELAN FINANCIAL SERVICES	5966	4212 DEF	27.15
1028	FIRE	40529	ELAN FINANCIAL SERVICES	5966	CHARGING CORD FOR 4251 BAY	15.51
1028	FIRE	40529	O'REILLY AUTO PARTS	5192	DEF FLUID	71.96
1028	FIRE	40529	WALTCO TOOLS, INC	119	BOLTS AND HARDWARE	16.00

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1028	FIRE	40541	ELAN FINANCIAL SERVICES	5966	CLEANING SUPPLIES	22.97
1028	FIRE	40541	ELAN FINANCIAL SERVICES	5966	BATHROOM SUPPLIES	53.95
1028	FIRE	40549	WALTCO TOOLS, INC	119	GORILLA GLUE	6.99
1028	FIRE	40551	AIRGAS USA, LLC	6246	CYLINDER RENTAL	68.35
1028	FIRE	40551	ELAN FINANCIAL SERVICES	5966	500 WHITE MERCHANDISE TAGS	20.57
1028	FIRE	40551	ELAN FINANCIAL SERVICES	5966	ZIP TIES	22.55
1028	FIRE	40551	ELAN FINANCIAL SERVICES	5966	BLOOD GLUCOSE SYSTEM KIT	63.96
1028	FIRE	40551	ELAN FINANCIAL SERVICES	5966	EMS MED BOX	31.96
1028	FIRE	40589	ELAN FINANCIAL SERVICES	5966	TRUCK JUMPER BOX	53.13
1028	FIRE	40594	ELAN FINANCIAL SERVICES	1087	UNIFORM TSHIRTS	679.40
1028	FIRE	40594	SCHWARTZKOPF PRINTING INC	299	BOOTS	339.00
1028	FIRE	40595	BANNER FIRE EQUIPMENT	299	BOOTS	339.00
1028	FIRE	40595	ELAN FINANCIAL SERVICES	5966	HELMET FRONTS	209.24
1028	FIRE	40599	ELAN FINANCIAL SERVICES	5966	BATTERIES	61.99
1028	FIRE	40599	ELAN FINANCIAL SERVICES	5966	SHADOW BOX FRAME	64.94
1028	FIRE	40599	ELAN FINANCIAL SERVICES	5966	CPR CARDS	72.54
1028	FIRE	40679	HSI EMERGENCY CARE SOLUTIONS	3833	CPR CARDS	72.54
1028	FIRE	40719	ELAN FINANCIAL SERVICES	5966	DUPLICATE PAYMENT CREDIT BACK	(82.09)
1028	FIRE	40781	CITY OF WOOD RIVER	1245	FIRE DEPARTMENT	115.66
1028	FIRE	40786	ELAN FINANCIAL SERVICES	5966	501 E EDWARDSVILLE - INTERNET	1,205.19
1028	FIRE	40786	ELAN FINANCIAL SERVICES	5966	501 E EDWARDSVILLE - INTERNET	6,566.47
1028	FIRE Total					46.00
1040	POLICE COMMUNICATIONS	40498	HSHS MEDICAL GROUP	6514	DRUG SCREENING, PRE EMPLOYMENT	333.18
1040	POLICE COMMUNICATIONS	40594	RAY O'HERRON COMPANY	946	UNIFORM ITEMS FOR DISPATCH	525.00
1040	POLICE COMMUNICATIONS	40659	ELAN FINANCIAL SERVICES	5966	IPSTA 2026	25.00
1040	POLICE COMMUNICATIONS	40659	ELAN FINANCIAL SERVICES	5966	INENA CONFLICT COURSE	2,139.77
1040	POLICE COMMUNICATIONS	40786	CHARTER COMMUNICATIONS	2159	INTERNET	2,138.95
1040	POLICE COMMUNICATIONS	40786	ELAN FINANCIAL SERVICES	5966	550 MADISON - INTERNET	5,207.90
1040	POLICE COMMUNICATIONS Total					65.25
2300	INSURANCE	40840	IPBC	6058	AUGUST HEALTH INSURANCE	100.00
2300	INSURANCE	40841	BRIAN S CRAWFORD	423	MONTHLY INSURANCE PAYMENT	100.00
2300	INSURANCE	40841	LEONARD REVELLE	3642	MONTHLY INSURANCE PAYMENT	100.00
2300	INSURANCE	40841	MICHAEL SABOLO	2099	MONTHLY INSURANCE PAYMENT	738.29
2300	INSURANCE	40844	IPBC	6058	AUGUST HEALTH INSURANCE	148,463.88
2300	INSURANCE	40845	IPBC	6058	AUGUST HEALTH INSURANCE	5,887.89
2300	INSURANCE	40846	IPBC	6058	AUGUST HEALTH INSURANCE	

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2300	INSURANCE	40850	IPBC	6058	AUGUST HEALTH INSURANCE	483.14
2300	INSURANCE Total					155,938.45
3000	PUBLIC SERVICES ADMIN	20381	CAPITAL GAINS INCORPORATED	2970	MGMT SERVICES 7/1-9/30/26	722.43
3000	PUBLIC SERVICES ADMIN	40511	ELAN FINANCIAL SERVICES	5966	CERTIFIED MAIL TO IEPA	27.25
3000	PUBLIC SERVICES ADMIN	40519	ELAN FINANCIAL SERVICES	5966	OFFICE SUPPLIES	169.32
3000	PUBLIC SERVICES ADMIN	40519	ELAN FINANCIAL SERVICES	5966	LABEL MAKER	69.99
3000	PUBLIC SERVICES ADMIN	40519	ELAN FINANCIAL SERVICES	5966	TAPE	23.70
3000	PUBLIC SERVICES ADMIN	40521	WEX BANK	4709	JULY 2026 GAS	329.03
3000	PUBLIC SERVICES ADMIN	40599	ELAN FINANCIAL SERVICES	5966	ELECTROLYTES	89.98
3000	PUBLIC SERVICES ADMIN	40599	AMERICAN PUBLIC WORKS ASSOC.	5474	8/4/26 MEETING/LUNCHEON	25.00
3000	PUBLIC SERVICES ADMIN	40659	GRP WEGMAN COMPANY	100	REPLACE LIGHTS AT ANDERSON	1,905.12
3000	PUBLIC SERVICES ADMIN	40719	SHEPPARD MORGAN & SCHWAAB	1099	DOWNTOWN LOT LIDAR	878.00
3000	PUBLIC SERVICES ADMIN	40725	SHEPPARD MORGAN & SCHWAAB	1099	DAM INSPECTION	672.00
3000	PUBLIC SERVICES ADMIN	40725	CR SYSTEMS	348	JULY CLEANING	315.00
3000	PUBLIC SERVICES ADMIN	40752	ELAN FINANCIAL SERVICES	5966	100 ANDERSON - VIEDO SERVICES	9.56
3000	PUBLIC SERVICES ADMIN	40786	ELAN FINANCIAL SERVICES	5966	100 ANDERSON - INTERNET	346.96
3000	PUBLIC SERVICES ADMIN Total					5,583.34
3031	WATER DISTRIBUTION	40498	HSHS MEDICAL GROUP	6514	DRUG SCREENING, PRE EMPLOYMENT	168.00
3031	WATER DISTRIBUTION	40511	ELAN FINANCIAL SERVICES	5966	UPS SHIPPING	218.43
3031	WATER DISTRIBUTION	40521	WEX BANK	4709	JULY 2026 GAS	1,873.93
3031	WATER DISTRIBUTION	40529	ELAN FINANCIAL SERVICES	5966	SPRAY BOTTLE, TOWELS	33.81
3031	WATER DISTRIBUTION	40529	ELAN FINANCIAL SERVICES	5966	2015 FORD F250 OIL FILTER	3.46
3031	WATER DISTRIBUTION	40529	ELAN FINANCIAL SERVICES	5966	PLUG, COIL	91.96
3031	WATER DISTRIBUTION	40529	ELAN FINANCIAL SERVICES	5966	WASHER NOZZLE	12.50
3031	WATER DISTRIBUTION	40529	ELAN FINANCIAL SERVICES	5966	PLUGS	9.76
3031	WATER DISTRIBUTION	40531	ACE HARDWARE OF BETHALTO	4039	CINDER BLOCKS PIPE SUPPORT	29.04
3031	WATER DISTRIBUTION	40531	ACE HARDWARE OF BETHALTO	4039	PVC CAP	26.24
3031	WATER DISTRIBUTION	40531	WALTCO TOOLS, INC	119	PAINT ROLLER COVER	2.29
3031	WATER DISTRIBUTION	40542	ACE HARDWARE OF BETHALTO	4039	PAINT	29.15
3031	WATER DISTRIBUTION	40589	ELAN FINANCIAL SERVICES	5966	TRASH PUMP W/ HOSE	373.55
3031	WATER DISTRIBUTION	40589	WALTCO TOOLS, INC	119	ROLLER COVER	4.58
3031	WATER DISTRIBUTION	40589	WALTCO TOOLS, INC	119	BROOM HANDLE	19.98

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3031	WATER DISTRIBUTION	40659	ELAN FINANCIAL SERVICES	5966	CE H2O LICENSE	59.00
3031	WATER DISTRIBUTION	40669	ELAN FINANCIAL SERVICES	5966	CE FOR H2O	58.00
3031	WATER DISTRIBUTION	40779	PACE ANALYTICAL SERVICES, LLC	6168	LEAD TESTING	560.00
3031	WATER DISTRIBUTION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	135.43
3031	WATER DISTRIBUTION	40916	KAMADULSKI EXCAVATION	3680	JACKSON/VAUGHN H2O LINE	81,437.70
3031	WATER DISTRIBUTION	40916	SHEPPARD MORGAN & SCHWAAB	1099	E'VILLE RD WATER LINE	22,875.10
3031	WATER DISTRIBUTION Total					108,021.91
3032	WATER PLANT	40498	HSHS MEDICAL GROUP	6514	DRUG SCREENING, PRE EMPLOYMENT	140.00
3032	WATER PLANT	40531	TITAN INDUSTRIAL CHEMICALS LLC	4557	WEED KILL, GLOVES	458.61
3032	WATER PLANT	40531	WALTCO TOOLS, INC	119	BLADES	14.99
3032	WATER PLANT	40541	FARM & HOME SUPPLY	4732	DISTILLED WATER, DETERGENT	27.94
3032	WATER PLANT	40589	WALTCO TOOLS, INC	119	WIRE BRUSH, BOX CUTTER	86.10
3032	WATER PLANT	40619	AMERICAN WATER WORKS	56	AWWA MEMBERSHIP	273.00
3032	WATER PLANT	40719	ALLRISE ELEVATOR CO., INC.	5829	CONTRACT ELEVATOR MAINT.	1,345.13
3032	WATER PLANT	40779	PACE ANALYTICAL SERVICES, LLC	6168	PFAS TESTING	4,680.00
3032	WATER PLANT	40786	ELAN FINANCIAL SERVICES	5966	54 WALCOTT - INTERNET	232.63
3032	WATER PLANT	40796	S J ELECTRO SYSTEMS INC	6007	ICONROL FOR SCADA	582.00
3032	WATER PLANT Total					7,840.40
3032	SEWER REVENUES	20303	ELAN FINANCIAL SERVICES	5966	EMANIFEST FEES	210.00
4000	SEWER REVENUES	20381	CAPITAL GAINS INCORPORATED	2970	MGMT SERVICES 7/1-9/30/26	99.68
4000	SEWER REVENUES Total					309.68
4041	SEWER COLLECTIONS	40521	WEX BANK	4709	JULY 2026 GAS	306.08
4041	SEWER COLLECTIONS	40529	ELAN FINANCIAL SERVICES	5966	OIL FOR MOWERS	70.52
4041	SEWER COLLECTIONS	40529	ELAN FINANCIAL SERVICES	5966	MOWER BATTERY	51.99
4041	SEWER COLLECTIONS	40531	ACE HARDWARE OF BETHALTO	4039	GLOVES	16.19
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	FAN FOR 6TH ST PUMP HOUSE	148.00
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	DUCT TAPE	4.00
4041	SEWER COLLECTIONS	40531	WALTCO TOOLS, INC	119	ROPE	9.99
4041	SEWER COLLECTIONS	40542	SCHULTE SUPPLY INCORPORATED	1084	MARKING PAINTS	271.92
4041	SEWER COLLECTIONS	40589	ACE HARDWARE OF BETHALTO	4039	NEW POLE TRIMMER	757.47
4041	SEWER COLLECTIONS	40589	WALTCO TOOLS, INC	119	PRUNNING SNIPS	14.99
4041	SEWER COLLECTIONS	40599	ELAN FINANCIAL SERVICES	5966	GATORADE, WATER	62.71

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4041	SEWER COLLECTIONS	40599	WALTCO TOOLS, INC	119	SLUSH BOOT	55.98
4041	SEWER COLLECTIONS	40719	GRP WEGMAN COMPANY	100	14 ST PUMP STATION BREAKER CK	382.74
4041	SEWER COLLECTIONS	40719	GRP WEGMAN COMPANY	100	CHECK EXPOSED WIRING @14TH	191.37
4041	SEWER COLLECTIONS	40719	GRP WEGMAN COMPANY	100	6 ST PUMP STATION TROUBLESHOOT	765.48
4041	SEWER COLLECTIONS	40783	ELAN FINANCIAL SERVICES	5966	JULY 26 ROCK HILL LIFT STATION	426.40
4041	SEWER COLLECTIONS	40869	ILLINOIS EPA C/O AMALGAMATED	5391	SEPT 2026 SEWER SEPARATION	225,372.15
4041	SEWER COLLECTIONS Total					228,907.98
4042	SEWER PLANT	40791	VEOLIA WATER NORTH AMERICA	1004	CONTRACT OPS SEPTEMBER	91,337.00
4042	SEWER PLANT	40939	GRP WEGMAN COMPANY	100	WWTP 12" EMERGENCY VALVE SWAP	35,590.38
4042	SEWER PLANT Total					126,927.38
4095	SEWER CAPITAL TRUST	20381	CAPITAL GAINS INCORPORATED	2970	MGMT SERVICES 7/1-9/30/26	949.97
4095	SEWER CAPITAL TRUST Total					949.97
4098	EPA CAPITAL TRUST	20381	CAPITAL GAINS INCORPORATED	2970	MGMT SERVICES 7/1-9/30/26	1,133.92
4098	EPA CAPITAL TRUST Total					1,133.92
4949	REFUSE	40778	REPUBLIC SERVICES #350	5406	PICKUP SERVICE	100.75
4949	REFUSE	40778	REPUBLIC SERVICES #350	5406	JULY 2026 - COMPOST	824.34
4949	REFUSE	40791	REPUBLIC SERVICES #350	5406	JULY 2026 - CITY	58,432.47
4949	REFUSE	40799	ELAN FINANCIAL SERVICES	5966	VERIZON 6/11/26-7/10/26	25.13
4949	REFUSE Total					59,382.69
5051	GOLF MAINTENANCE	40792	GRP WEGMAN COMPANY	100	FOUNTAIN REMOVAL BELK PARK	701.69
5051	GOLF MAINTENANCE	40792	ON SITE COMPANIES, INC	6237	7/4/26-7/17/26 BELK PARK	102.46
5051	GOLF MAINTENANCE	40916	ERB TURF EQUIPMENT INC	513	TURF GATOR UTILITY CART	15,388.57
5051	GOLF MAINTENANCE Total					16,192.72
5052	GOLF CLUBHOUSE	40519	ELAN FINANCIAL SERVICES	5966	SUPPLIES	21.94
5052	GOLF CLUBHOUSE	40519	ELAN FINANCIAL SERVICES	5966	WINDOW SCREEN	6.99
5052	GOLF CLUBHOUSE	40519	ELAN FINANCIAL SERVICES	5966	GIFT CARDS	31.92
5052	GOLF CLUBHOUSE	40521	MEDFORD OIL COMPANY	5713	FUEL FOR BELK PARK	533.41
5052	GOLF CLUBHOUSE	40541	ELAN FINANCIAL SERVICES	5966	SUPPLIES	209.88
5052	GOLF CLUBHOUSE	40549	ELAN FINANCIAL SERVICES	5966	HAND DRYER NEW RR BELK	134.90
5052	GOLF CLUBHOUSE	40573	ILLINOIS DEPARTMENT OF REVENUE	669	JULY 2026 SALES TAX	2,714.00

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
5052	GOLF CLUBHOUSE	40579	ACUSHNET CO	5430	CLUBS FOR SPECIAL GUESTS	1,551.37
5052	GOLF CLUBHOUSE	40579	ACUSHNET CO	5430	GOLF GLOVES FOR RESALE	1,215.00
5052	GOLF CLUBHOUSE	40579	ACUSHNET CO	5430	GOLF BALLS RESALE	2,047.92
5052	GOLF CLUBHOUSE	40588	ACUSHNET CO	5430	CHARGES	11.00
5052	GOLF CLUBHOUSE	40599	ELAN FINANCIAL SERVICES	5966	GOLF PASS CARDS	27.04
5052	GOLF CLUBHOUSE	40599	ELAN FINANCIAL SERVICES	5966	NEW RESTROOM SIGNAGE BELK	19.98
5052	GOLF CLUBHOUSE	40599	ELAN FINANCIAL SERVICES	5966	BELK CLUBHOUSE FLAG REPAIR	88.01
5052	GOLF CLUBHOUSE	40752	CLEAN UNIFORM COMPANY	6204	TOWEL CLEANING	251.56
5052	GOLF CLUBHOUSE	40752	GREASE MASTERS LLC	4507	GREASE TRAP MAINT.	318.90
5052	GOLF CLUBHOUSE	40752	ROTTLER PEST CONTROL	6376	PEST CONTROL CLUBHOUSE	70.00
5052	GOLF CLUBHOUSE	40752	ROTTLER PEST CONTROL	6376	WASPS REMOVED CLUBHOUSE	150.00
5052	GOLF CLUBHOUSE	40752	TIGER HOSTING	6056	INTERNET	69.00
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	S. BATHROOM BELK PARK	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	N. PAVILLION GOLF COURSE	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	N. BATHROOM GOLF COURSE	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK CLUB HOUSE	8.14
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	OASIS BELK PARK	8.14
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK MAINT BLDG	53.62
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	GOLF COURSE DRINKING FOUNTAIN	6.50
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	1245	BELK PARK BATHROOMS	12.39
5052	GOLF CLUBHOUSE	40781	CITY OF WOOD RIVER	6552	26-111 BELK PROJECT	38,165.11
5052	GOLF CLUBHOUSE	40916	MISSION READY CONTRACTING, LLC			47,746.22
5052	GOLF CLUBHOUSE Total					
5053	GOLF CONCESSIONS	40571	ELAN FINANCIAL SERVICES	5966	SUPPLIES	1,137.58
5053	GOLF CONCESSIONS	40571	ELAN FINANCIAL SERVICES	5966	FOOD RESALE	32.98
5053	GOLF CONCESSIONS	40571	PEPSI - COLA	5236	SODA FOR RESALE	1,439.12
5053	GOLF CONCESSIONS	40571	REIS SERVICES INC	5540	CONCESSIONS	460.00
5053	GOLF CONCESSIONS	40571	REIS SERVICES INC.	4255	FOOD RESALE	208.00
5053	GOLF CONCESSIONS	40571	REIS SERVICES INC.	4255	HOT DOGS/BRATS	306.00
5053	GOLF CONCESSIONS	40571	RPKG HOLDINGS, LLC	5837	SNACK STICKS	432.00
5053	GOLF CONCESSIONS	40571	CR SYSTEMS	348	CONCESSION SUPPLIES	438.60
5053	GOLF CONCESSIONS	40572	ELAN FINANCIAL SERVICES	5966	SUPPLIES	158.65
5053	GOLF CONCESSIONS	40572	ILLINOIS DEPARTMENT OF REVENUE	669	JULY 2026 SALES TAX	1,391.00
5053	GOLF CONCESSIONS	40573	DONNEWALD DISTRIBUTING CO.	5487	ALCOHOL RESALE	2,999.85

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
5053	GOLF CONCESSIONS	40574	KOERNER DISTRIBUTOR INC	1457	ALCOHOL RESALE	404.40
5053	GOLF CONCESSIONS	40574	ROBERT CHICK FRITZ	5496	ALCOHOL RESALE	552.60
5053	GOLF CONCESSIONS	40574	ROMANO BEVERAGE	6471	ALCOHOL RESALE	662.00
5053	GOLF CONCESSIONS Total					10,622.78
8700	CID	40534	CSR CONSTRUCTION	2854	MILLING MUNI PARKING LOTS	12,900.00
8700	CID	40574	ACE HARDWARE OF BETHALTO	4039	CABLE TIE	28.79
8700	CID	40574	ACE HARDWARE OF BETHALTO	4039	FIRING STRIPS	348.00
8700	CID	40574	ACE HARDWARE OF BETHALTO	4039	CABLES TIE	28.79
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	250 FB AD	2.41
8700	CID	40574	ELAN FINANCIAL SERVICES	5966	MASTERS RENTAL STL	(1,000.00)
8700	CID	40574	GRP WEGMAN COMPANY	100	ELECTRIC SERVICE-BELK BATHROOM	30,309.61
8700	CID	40574	SHEPPARD MORGAN & SCHWAAB	1099	IL250 SIGNAGE	558.00
8700	CID	40574	SUNBELT RENTALS	2666	IL250 LIGHT RENTALS	440.00
8700	CID	40574	COMMUNITY TITLE & ESCROW	1250	6 S 6TH ST	23,895.88
8700	CID	40919	COMMUNITY TITLE & ESCROW	1250	453 PERSHING AVE. REPORT FEE	200.00
8700	CID	40919	COMMUNITY TITLE & ESCROW	1250	150 CONLEY AVE. REPORT FEE	200.00
8700	CID Total					67,911.48
8700	NHR SALES TAX	40910	GRAY DESIGN GROUP OF ILLINOIS,	6524	CITY CENTER ENGINEERING	5,255.00
8900	NHR SALES TAX Total					5,255.00
9000	RECREATION CENTER	20306	ELAN FINANCIAL SERVICES	5966	IMAX TICKET REFUND	(87.00)
9000	RECREATION CENTER	20306	ELAN FINANCIAL SERVICES	5966	REFUND UNUSED IMAX TICKET	(100.00)
9000	RECREATION CENTER	40304	ELAN FINANCIAL SERVICES	5966	REC CENTER CONCESSION	613.76
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	DAY CAMP BANDANAS	51.24
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	CRAFTS DAY CAMP	92.81
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	CAMP EASEL PADS	30.97
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	BOWLING FIELD TRIP DAY CAMP	483.00
9000	RECREATION CENTER	40306	ELAN FINANCIAL SERVICES	5966	SCIENCE CENTER DAY CAMP	765.00
9000	RECREATION CENTER	40313	KELSEY MOORE	6501	VOLLEYBALL PAYROLL	50.00
9000	RECREATION CENTER	40313	KYLEN JENNA JOHNSON	6392	VOLLEYBALL PAYROLL	50.00
9000	RECREATION CENTER	40313	SARAH BALDWIN	6550	VOLLEYBALL PAYROLL	150.00
9000	RECREATION CENTER	40315	ELAN FINANCIAL SERVICES	5966	PICKLEBALL TOURNAMENT	84.43
9000	RECREATION CENTER	40315	SCHWARTZKOPF PRINTING INC	1087	TOURNAMENT SHIRTS	613.15
9000	RECREATION CENTER	40519	ELAN FINANCIAL SERVICES	5966	CARD PRINTER INK	174.06

CITY OF WOOD RIVER
COUNCIL SUMMARY REPORT
COUNCIL MEETING DATE: 08/17/2026
INVOICES DUE ON/BEFORE: 09/17/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
9000	RECREATION CENTER	40541	ELAN FINANCIAL SERVICES	5966	PAPER TOWELS	86.01
9000	RECREATION CENTER	40541	ELAN FINANCIAL SERVICES	5966	TOILET PAPER	116.12
9000	RECREATION CENTER	40541	ELAN FINANCIAL SERVICES	5966	JANITORIAL SUPPLIES	187.74
9000	RECREATION CENTER	40549	ELAN FINANCIAL SERVICES	5966	FLOOR RESTORER RECENTER	34.80
9000	RECREATION CENTER	40565	ELAN FINANCIAL SERVICES	5966	SPEAKER CHARGER RETURN	(51.08)
9000	RECREATION CENTER	40565	ELAN FINANCIAL SERVICES	5966	SPEAKER CHARGERS	95.95
9000	RECREATION CENTER	40565	ELAN FINANCIAL SERVICES	5966	EXERCISE BANDS WEIGHT ROOM	24.99
9000	RECREATION CENTER	40573	ILLINOIS DEPARTMENT OF REVENUE	669	JULY 2026 SALES TAX	61.00
9000	RECREATION CENTER	40752	TANKS PEST CONTROL, LLC	6341	REC CENTER- AIR FRESHENERS	66.00
9000	RECREATION CENTER	40781	CITY OF WOOD RIVER	1245	RECREATION CENTER	196.30
9000	RECREATION CENTER	40786	ELAN FINANCIAL SERVICES	5966	655 N WOOD RIVER - INTERNET	725.00
9000	RECREATION CENTER	40792	AC SYSTEMS SERVICE, LLC	6411	HVAC REPAIR RECREATION CENTER	616.00
9000	RECREATION CENTER	40792	DA-COM DIGITAL OFFICE	3475	MONTHLY PRINTING-REC CENTER	142.14
9000	RECREATION CENTER Total					5,272.39
Grand Total						973,476.25

#4

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	General Fund		Water Fund		Sewer Fund		Golf Course Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:								
Property Taxes	53,766	73,857	-	-	-	-	-	-
Other Major Tax Sources	698,984	1,985,960	-	-	-	-	-	-
Licenses and Permits	12,046	30,248	-	-	-	-	-	-
Miscellaneous Revenues	26,617	193,836	322,016	600,816	2,414	6,871	5,849	20,289
Service Revenues	-	-	186,347	548,043	131,388	679,542	-	-
Service Charges & Fees	23,416	223,579	-	-	-	-	67,230	217,303
Fees	-	-	-	-	-	-	-	2,585
Cards and Passes	-	-	-	-	-	-	31,795	103,944
Cart Rental	-	-	-	-	-	-	25,351	82,670
Concessions	37,684	138,052	-	-	-	-	-	-
Non-Revenue Receipts	1,482	12,931	-	-	-	-	-	-
Recreation Fees	1,319	3,598	-	-	-	-	-	-
Restricted Police Funds	855,314	2,661,861	508,363	1,146,859	133,802	686,413	130,225	426,771
Total Revenues								
Expenditures:								
Legislative Dept.	5,515	18,482	-	-	-	-	-	-
Administrative Dept.	61,712	137,061	-	-	-	-	-	-
Finance Dept.	64,199	147,910	-	-	-	-	-	-
Animal Control Dept.	2,805	6,983	-	-	-	-	-	-
Legal Dept.	23,596	43,345	-	-	-	-	-	-
Building and Zoning Dept.	53,223	120,208	-	-	-	-	-	-
Street Lighting Dept.	6,827	17,240	-	-	-	-	-	-
Capital Improvement Dept.	-	-	-	-	-	-	-	-
City Hall Maint. Dept.	3,581	10,742	-	-	-	-	-	-
Street Dept.	62,305	122,679	-	-	-	-	-	-
Parks and Rec Dept.	47,449	103,464	-	-	-	-	-	-
Park Maint. Dept.	60,994	144,444	-	-	-	-	-	-
Disaster Preparedness	862	1,787	-	-	-	-	-	-
Police Restricted Funds	4,407	13,330	-	-	-	-	-	-
Police Dept.	317,407	813,853	-	-	-	-	-	-
Fire Dept.	356,387	629,495	-	-	-	-	-	-
Police Comm. Dept.	154,879	343,365	-	-	-	-	-	-
Golf Maint. Dept.	-	-	-	-	-	-	79,963	151,429
Golf Clubhouse	-	-	-	-	-	-	96,734	166,105
Golf Concessions Dept.	-	-	-	-	-	-	16,711	35,024
Public Works Admin. Dept.	-	-	34,411	78,323	-	-	-	-
Water Distribution Dept.	-	-	96,695	249,829	-	-	-	-
Water Plant Dept.	-	-	74,880	186,030	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	175,021	468,631	-	-
Sewer Plant	-	-	-	-	186,571	405,227	-	-
Total Expenditures	1,226,148	2,674,398	205,986	511,182	361,592	873,858	193,408	352,558
Revenues Over/(Under)	(370,834)	(12,537)	302,377	635,677	(227,790)	(187,445)	(63,183)	74,213

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Motor Fuel Tax			Insurance Fund			Retirement Fund			Refuse Fund		
	CP	YTD		CP	YTD		CP	YTD		CP	YTD	
		Actual			Actual			Actual			Actual	
Revenues:												
Property Taxes	-	-	-	45,377	62,165	5,978	8,190	15,318	20,985	-	-	-
Taxes	37,992	116,507	-	-	-	13,626	27,446	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	61	182	2,997	8,341	-	-	-
Miscellaneous Revenues	4,295	12,539	-	170,964	508,008	-	-	78,345	233,534	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-	-	-
Cards and Passes	-	-	-	-	-	-	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-	-	-	-	-	-	-
Concessions	-	-	-	-	-	-	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	42,287	129,046	216,341	570,173	19,665	35,818	96,660	262,860				
Expenditures:												
Personnel	-	-	-	-	-	-	-	2,928	6,826	-	-	-
Materials and Supplies	6,910	11,158	-	-	-	-	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	90,569	199,558	-	-	-
Services	-	3,187	-	169,832	466,101	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
Capital	-	-	-	-	-	-	-	93,497	206,384	-	-	-
Total Expenditures	6,910	14,345	169,832	466,101								
Revenues Over/(Under)	35,377	114,701	46,509	104,072	19,665	35,818	3,163	56,476				

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Westside BD		Riverbend BD #3		TIF #3		Riverbend BD #4		Riverbend BD #1		Cap Improve. & Develop.	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD
Revenues:												
Property Taxes	-	-	-	-	63,639	163,816	-	-	-	-	-	-
Taxes	63	920	3,484	10,859	-	-	2,466	8,369	49,858	141,303	51,236	144,537
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	12	40	545	1,579	973	3,083	480	1,393	7,810	22,707	15,062	38,714
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	960	4,029	12,438	64,612	166,899	2,945	9,762	57,468	164,010	66,298	183,251
Total Revenues	75											
Expenditures:												
Personnel	-	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	-	-	-	-	-	-	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	513	513	-	-	-	-	8,103	49,603
Services	1,858	1,858	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-	-	-
Capital	-	-	-	-	70,000	166,486	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
East Side Detention	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center - Loan Service	-	-	-	-	-	-	-	-	-	-	-	-
Sixth Street Retention	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Separation - Loan Service	-	-	-	-	-	-	-	-	-	-	-	-
State Street Sewer Sep	-	-	-	-	-	-	-	-	-	-	-	-
East End Park/14th St Park	-	-	-	-	-	-	-	-	-	-	-	-
Round House Repairs	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	-	-	-	-	-	-	-	-	-	-	-	-
Alton/Edwardsville Rd	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	-	-	70,513	166,999	-	-	-	-	313,448	618,031
Total Expenditures	1,858	1,858			(5,901)	(100)	2,945	9,762	57,468	164,010	(247,160)	(434,780)

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Non-Home Rule Sales Tax		Recreation Center Fund		Sewer Capital Trust		Sewer EPA Capital Trust		PFAS Settlement Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:										
Property Taxes	-	-	-	-	-	-	-	-	-	-
Taxes	193,703	532,315	-	-	-	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	815	2,436	5,693	8,146	6,795	9,722	-	5,383
Miscellaneous Revenues	15,827	63,316	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	50,274	140,396	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	5,383
Transfer from Other Funds	-	595,631	51,089	142,832	5,504	13,649	6,569	16,291	-	-
Total Revenues	209,530									
Expenditures:										
Personnel	-	-	55,416	115,080	-	-	-	-	-	-
Materials and Supplies	-	-	1,485	3,950	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	-	-	-
Services	-	-	8,802	15,592	-	-	-	-	-	-
Miscellaneous	-	-	108	691	-	-	-	-	-	-
Debt Payments	-	-	-	6,367	-	-	-	-	-	-
Capital	-	-	-	-	-	-	-	-	-	-
TIF Reimbursements	-	39,060	-	-	-	-	-	-	-	-
East Side Detention	-	-	1,791	6,310	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-
Recreation Center - Loan Service	-	-	-	-	-	-	-	-	-	-
Sixth Street Retention	893	893	-	-	-	-	-	-	-	-
Sewer Separation - Loan Service	120,380	120,380	-	-	-	-	-	-	-	-
State Street Sewer Sep	638	1,710	-	-	-	-	-	-	-	-
East End Park/14th St Park	-	-	-	-	-	-	-	-	-	-
Round House Repairs	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	260,556	400,047	-	-	-	-	-	-	-	-
Alton/Edwardsville Rd	-	-	-	-	-	-	-	-	-	-
Downtown Improvements	221,887	715,505	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-
Transfer Out	-	-	67,602	147,990	-	-	-	-	-	-
Total Expenditures	604,154	1,277,595								
Revenues Over/(Under)			(16,513)	(5,158)	5,504	13,849	6,569	16,291	-	5,383

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Library Fund			Police Pension			Fire Pension		
	CP	YTD	Actual	CP	YTD	Actual	CP	YTD	Actual
	Actual			Actual			Actual		
Revenues:									
Property Taxes	72,141	98,831		143,432	196,498		99,856	136,799	
Taxes	8,306	16,730		-	-		-	-	
Other Major Tax Sources	-	-		-	-		-	-	
Licenses and Permits	-	-		-	-		-	-	
Miscellaneous Revenues	1,530	7,700		(68,019)	656,032		24,198	337,869	
Service Revenues	-	-		-	-		-	-	
Service Charges & Fees	-	-		-	-		-	-	
Fees	1,030	2,291		-	-		-	-	
Cards and Passes	-	-		-	-		-	-	
Electric Cars	-	-		-	-		-	-	
Concessions	-	-		-	-		-	-	
Pool Admissions	-	-		-	-		-	-	
Coupons/Specials	-	-		-	-		-	-	
Season Passes	-	-		-	-		-	-	
Special Programs	-	-		-	-		-	-	
Recreation Fees	-	-		-	-		-	-	
Non-Revenue Receipts	-	-		-	-		-	-	
Total Revenues	83,007	125,552		75,413	852,530		124,054	474,668	
Expenditures:									
Personnel	42,078	101,625		-	-		-	-	
Materials and Supplies	3,541	13,962		-	-		-	-	
Dues/Subscr/Training	462	462		-	-		-	-	
Services	2,937	9,655		3,110	5,166		70,501	190,292	
Miscellaneous	249	746		99,329	304,695		-	-	
Capital	11,925	20,027		-	-		-	-	
Total Expenditures	61,192	146,477		102,439	309,861		70,501	190,292	
Revenues Over/(Under)	21,815	(20,925)		(27,026)	542,669		53,553	284,376	

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	General Fund			Water Fund			Sewer Fund			Golf Course Fund		
	CP	YTD	Actual	CP	YTD	Actual	CP	YTD	Actual	CP	YTD	Actual
Revenues:												
Property Taxes	53,766	73,657	-	-	-	-	-	-	-	-	-	-
Other Major Tax Sources	698,984	1,988,960	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	12,046	30,248	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	28,617	193,836	-	322,016	600,819	2,414	2,414	6,871	5,849	5,849	20,289	-
Service Revenues	-	-	-	186,347	546,043	131,388	131,388	679,542	-	-	-	-
Service Charges & Fees	23,416	223,579	-	-	-	-	-	-	-	67,230	217,303	-
Fees	-	-	-	-	-	-	-	-	-	-	2,565	-
Cards and Passes	-	-	-	-	-	-	-	-	-	31,795	103,944	-
Cart Rental	-	-	-	-	-	-	-	-	-	25,351	82,670	-
Concessions	-	-	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	37,684	138,052	-	-	-	-	-	-	-	-	-	-
Recreation Fees	1,482	12,931	-	-	-	-	-	-	-	-	-	-
Restricted Police Funds	1,319	3,598	-	-	-	-	-	-	-	-	-	-
Total Revenues	855,314	2,561,861	-	508,363	1,146,859	133,802	133,802	686,413	130,225	426,771	-	-
Expenditures:												
Legislative Dept.	5,515	18,482	-	-	-	-	-	-	-	-	-	-
Administrative Dept.	61,712	137,061	-	-	-	-	-	-	-	-	-	-
Finance Dept.	64,199	147,910	-	-	-	-	-	-	-	-	-	-
Animal Control Dept.	2,805	6,983	-	-	-	-	-	-	-	-	-	-
Legal Dept.	23,596	43,345	-	-	-	-	-	-	-	-	-	-
Building and Zoning Dept.	53,223	120,208	-	-	-	-	-	-	-	-	-	-
Street Lighting Dept.	6,927	17,240	-	-	-	-	-	-	-	-	-	-
Capital Improvement Dept.	-	-	-	-	-	-	-	-	-	-	-	-
City Hall Maint. Dept.	3,591	10,742	-	-	-	-	-	-	-	-	-	-
Street Dept.	62,305	122,679	-	-	-	-	-	-	-	-	-	-
Parks and Rec Dept.	47,449	103,484	-	-	-	-	-	-	-	-	-	-
Park Maint. Dept.	60,994	144,444	-	-	-	-	-	-	-	-	-	-
Disaster Preparedness	862	1,797	-	-	-	-	-	-	-	-	-	-
Police Restricted Funds	4,407	13,330	-	-	-	-	-	-	-	-	-	-
Police Dept.	317,407	813,853	-	-	-	-	-	-	-	-	-	-
Fire Dept.	356,387	628,495	-	-	-	-	-	-	-	-	-	-
Police Comm. Dept.	154,879	343,365	-	-	-	-	-	-	-	-	-	-
Golf Maint. Dept.	-	-	-	-	-	-	-	-	-	-	-	-
Golf Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-
Golf Concessions Dept.	-	-	-	-	-	-	-	-	-	-	-	-
Public Works Admin. Dept.	-	-	-	34,411	76,323	-	-	-	-	-	-	-
Water Distribution Dept.	-	-	-	96,695	249,828	-	-	-	-	-	-	-
Water Plant Dept.	-	-	-	74,880	185,030	-	-	-	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Plant	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	1,226,148	2,674,398	-	205,986	511,182	361,592	361,592	873,858	193,408	352,558	-	-
Revenues Over/(Under) Expenditures	(370,834)	(12,537)	-	302,377	635,677	(227,790)	(227,790)	(187,445)	(63,183)	74,213	-	-

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Motor Fuel Tax			Insurance Fund			Retirement Fund			Refuse Fund		
	CP	YTD		CP	YTD		CP	YTD		CP	YTD	
	Actual	Actual		Actual	Actual		Actual	Actual		Actual	Actual	
Revenues:												
Property Taxes	-	-		45,377	62,165		5,978	8,190		15,318	20,985	
Taxes	37,992	116,507		-	-		13,626	27,446		-	-	
Other Major Tax Sources	-	-		-	-		-	-		-	-	
Licenses and Permits	-	-		-	-		-	-		-	-	
Miscellaneous Revenues	4,295	12,539		170,964	508,008		61	182		2,997	8,341	
Service Revenues	-	-		-	-		-	-		78,345	233,534	
Service Charges & Fees	-	-		-	-		-	-		-	-	
Fees	-	-		-	-		-	-		-	-	
Cards and Passes	-	-		-	-		-	-		-	-	
Electric Cars	-	-		-	-		-	-		-	-	
Concessions	-	-		-	-		-	-		-	-	
Pool Admissions	-	-		-	-		-	-		-	-	
Coupons/Specials	-	-		-	-		-	-		-	-	
Season Passes	-	-		-	-		-	-		-	-	
Special Programs	-	-		-	-		-	-		-	-	
Recreation Fees	-	-		-	-		-	-		-	-	
Non-Revenue Receipts	-	-		-	-		-	-		-	-	
Total Revenues	42,287	129,046		216,341	570,173		19,665	35,818		96,660	262,860	
Expenditures:												
Personnel	-	-		-	-		-	-		2,928	6,826	
Materials and Supplies	6,910	11,158		-	-		-	-		-	-	
Dues/Subscr/Training	-	-		-	-		-	-		-	-	
Services	-	3,187		-	-		-	-		90,569	199,558	
Miscellaneous	-	-		169,832	466,101		-	-		-	-	
Capital	-	-		-	-		-	-		-	-	
Total Expenditures	6,910	14,345		169,832	466,101		-	-		93,497	206,384	
Revenues Over/(Under)	35,377	114,701		46,509	104,072		19,665	35,818		3,163	56,476	

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Westside BD		Riverbend BD #3		TIF #3		Riverbend BD #4		Riverbend BD #1		Cap Improve. & Develop.	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:												
Property Taxes	-	-	-	-	63,639	163,816	-	8,369	49,658	141,303	51,236	144,637
Taxes	63	920	3,484	10,859	-	-	2,465	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	12	40	545	1,579	973	3,083	480	1,393	7,810	22,707	15,062	38,714
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	960	4,029	12,438	64,612	166,899	2,945	9,762	57,468	164,010	66,298	183,251
Total Revenues	75											
Expenditures:												
Personnel	-	-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies	-	-	-	-	-	-	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	513	513	-	-	-	-	8,103	49,603
Services	1,858	1,858	-	-	-	-	-	-	-	-	272,278	434,928
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-	-	-
Capital	-	-	-	-	70,000	166,486	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	-	-	-	-	-	-	-	-
East Side Detention	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Center - Loan Service	-	-	-	-	-	-	-	-	-	-	-	-
Sixth Street Retention	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Separation - Loan Service	-	-	-	-	-	-	-	-	-	-	-	-
State Street Sewer Sep	-	-	-	-	-	-	-	-	-	-	-	-
East End Park/14th St Park	-	-	-	-	-	-	-	-	-	-	-	-
Round House Repairs	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	-	-	-	-	-	-	-	-	-	-	-	-
Alton/Edwardsville Rd	-	-	-	-	-	-	-	-	-	-	-	-
Downtown Improvements	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Out	1,858	1,858	-	-	70,513	166,999	-	-	-	-	313,448	618,031
Total Expenditures					(5,901)	(100)	2,945	9,762	57,468	164,010	(247,150)	(434,780)

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Non-Home Rule Sales Tax		Recreation Center Fund		Sewer Capital Trust		Sewer EPA Capital Trust		PFAS Settlement Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Revenues:										
Property Taxes	-	-	-	-	-	-	-	-	-	-
Taxes	193,703	532,315	-	-	-	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	15,827	63,316	815	2,436	5,693	8,146	6,795	9,722	-	5,383
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	50,274	140,396	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	5,383
Transfer from Other Funds	209,530	595,631	51,099	142,832	5,504	13,649	6,569	16,291	-	-
Total Revenues										
Expenditures:										
Personnel	-	-	55,416	115,080	-	-	-	-	-	-
Materials and Supplies	-	-	1,485	3,950	-	-	-	-	-	-
Dues/Subscr/Training	-	-	-	-	-	-	-	-	-	-
Services	-	-	8,802	15,592	-	-	-	-	-	-
Miscellaneous	-	-	108	691	-	-	-	-	-	-
Debt Payments	-	-	-	-	6,367	-	-	-	-	-
Capital	-	-	-	-	-	-	-	-	-	-
TIF Reimbursements	-	39,060	-	-	-	-	-	-	-	-
East Side Detention	-	-	1,791	6,310	-	-	-	-	-	-
Recreation Center	-	-	-	-	-	-	-	-	-	-
Recreation Center - Loan Service	893	893	-	-	-	-	-	-	-	-
Sixth Street Retention	120,380	120,380	-	-	-	-	-	-	-	-
Sewer Separation - Loan Service	638	1,710	-	-	-	-	-	-	-	-
State Street Sewer Sep	-	-	-	-	-	-	-	-	-	-
East End Park/14th St Park	-	-	-	-	-	-	-	-	-	-
Round House Repairs	260,556	400,047	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	-	-	-	-	-	-	-	-	-	-
Alton/Edwardsville Rd	221,687	715,505	-	-	-	-	-	-	-	-
Downtown Improvements	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	-	-	-	-	-	-	-	-	-
Transfer Out	604,154	1,277,595	67,802	147,990	-	-	-	-	-	-
Total Expenditures										
Revenues Over/(Under)			(16,513)	(5,158)	5,504	13,649	6,569	16,291	-	5,383

City of Wood River
Statement of Revenues and Expenditures
Period Ending
July 31, 2026

	Library Fund			Police Pension			Fire Pension		
	CP	YTD		CP	YTD		CP	YTD	
	Actual	Actual		Actual	Actual		Actual	Actual	
Revenues:									
Property Taxes	72,141	98,831		143,432	196,498		99,856	136,799	
Taxes	8,306	16,730		-	-		-	-	
Other Major Tax Sources	-	-		-	-		-	-	
Licenses and Permits	-	-		-	-		-	-	
Miscellaneous Revenues	1,530	7,700		(68,019)	656,032		24,198	337,869	
Service Revenues	-	-		-	-		-	-	
Service Charges & Fees	-	-		-	-		-	-	
Fees	1,030	2,291		-	-		-	-	
Cards and Passes	-	-		-	-		-	-	
Electric Cars	-	-		-	-		-	-	
Concessions	-	-		-	-		-	-	
Pool Admissions	-	-		-	-		-	-	
Coupons/Specials	-	-		-	-		-	-	
Season Passes	-	-		-	-		-	-	
Special Programs	-	-		-	-		-	-	
Recreation Fees	-	-		-	-		-	-	
Non-Revenue Receipts	-	-		-	-		-	-	
Total Revenues	83,007	125,552		75,413	852,530		124,054	474,668	
Expenditures:									
Personnel	42,078	101,625		-	-		-	-	
Materials and Supplies	3,541	13,962		-	-		-	-	
Dues/Subscr/Training	462	462		-	-		-	-	
Services	2,937	9,655		3,110	5,166		70,501	190,292	
Miscellaneous	249	746		99,329	304,695		-	-	
Capital	11,925	20,027		-	-		-	-	
Total Expenditures	61,192	146,477		102,439	309,861		70,501	190,292	
Revenues Over/(Under)	21,815	(20,925)		(27,026)	542,669		53,553	284,376	

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
JULY 31, 2026

	Beginning Balance	Total Debits	Total Credits	Ending Balance
GENERAL FUND				
UNRESTRICTED CASH				
10-00-0-0011 MONEY MARKET	5,644,450.83	869,722.48	1,236,842.19	5,277,331.12
10-00-0-0013 BUSEY BANK MONEY MARKET	162,447.40	336.37	-	162,783.77
10-00-0-0015 PETTY CASH	1,300.00	-	-	1,300.00
10-00-0-0019 CARROLLTON BANK MONEY MARKET	230,155.75	502.27	-	230,658.02
10-00-0-0066 AP CLEARING	92,500.00	-	-	92,500.00
TOTAL UNRESTRICTED CASH	6,130,853.98	870,561.12	1,236,842.19	5,764,572.91
UNRESTRICTED INVESTMENTS				
10-00-0-0061 IMET	1,536,923.11	1,530.17	-	1,538,453.28
TOTAL UNRESTRICTED INVESTMENTS	1,536,923.11	1,530.17	-	1,538,453.28
TOTAL UNRESTRICTED CASH AND INVESTMENTS	7,667,777.09	872,091.29	1,236,842.19	7,303,026.19
ASSIGNED AND RESTRICTED CASH				
10-00-0-0017 RECREATION PROGRAMS CASH	133,927.48	7,369.57	10,364.64	130,932.41
10-00-0-0018 RESTRICTED POLICE FUNDS	163,142.14	1,319.22	4,407.29	160,054.07
TOTAL ASSIGNED AND RESTRICTED CASH	297,069.62	8,688.79	14,771.93	290,986.48
CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND				
UNRESTRICTED CASH				
87-00-0-0011 MONEY MARKET	611,375.61	65,393.62	313,447.19	363,322.04
TOTAL UNRESTRICTED CASH	611,375.61	65,393.62	313,447.19	363,322.04
UNRESTRICTED INVESTMENTS				
87-00-0-0061 IMET	908,660.26	904.67	-	909,564.93
TOTAL UNRESTRICTED INVESTMENTS	908,660.26	904.67	-	909,564.93
TOTAL UNRESTRICTED CASH AND INVESTMENTS	1,520,035.87	66,298.29	313,447.19	1,272,886.97
RESTRICTED CASH				
87-00-0-0013 AMERICAN RESCUE PLAN	-	-	-	-
TOTAL RESTRICTED CASH	-	-	-	-

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
JULY 31, 2026

RESTRICTED CASH AND INVESTMENTS-SPECIAL REVENUE FUNDS

MOTOR FUEL TAX

CASH				
21-00-0-0011	MONEY MARKET	1,475,233.30	42,286.89	1,510,610.19
TOTAL CASH		<u>1,475,233.30</u>	<u>42,286.89</u>	<u>1,510,610.19</u>

INSURANCE FUND

CASH				
23-00-0-0011	MONEY MARKET	319,723.62	216,340.75	366,232.54
TOTAL CASH		<u>319,723.62</u>	<u>216,340.75</u>	<u>366,232.54</u>

RETIREMENT FUND

CASH				
24-00-0-0011	MONEY MARKET	21,452.52	19,666.06	41,118.58
TOTAL CASH		<u>21,452.52</u>	<u>19,666.06</u>	<u>41,118.58</u>

REFUSE

CASH				
49-00-0-0011	MONEY MARKET	362,041.55	97,813.48	365,204.30
49-00-0-0015	PETTY CASH	50.00	-	50.00
TOTAL CASH		<u>362,091.55</u>	<u>97,813.48</u>	<u>365,254.30</u>

WESTSIDE BUSINESS DISTRICT

CASH				
61-00-0-0011	MONEY MARKET	5,494.58	75.10	3,711.59
TOTAL CASH		<u>5,494.58</u>	<u>75.10</u>	<u>3,711.59</u>

RIVERBEND BUSINESS DISTRICT #3

CASH				
62-00-0-0011	MONEY MARKET	189,324.21	4,028.80	193,353.01
TOTAL CASH		<u>189,324.21</u>	<u>4,028.80</u>	<u>193,353.01</u>

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
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<u>TIF # 3</u>				
CASH				
81-00-0-0011	MONEY MARKET	389,679.44	64,611.93	70,512.50
TOTAL CASH		<u>389,679.44</u>	<u>64,611.93</u>	<u>70,512.50</u>
				383,778.87
				<u>383,778.87</u>
<u>RIVERBEND BUSINESS DISTRICT #4</u>				
CASH				
85-00-0-0011	MONEY MARKET	166,697.32	2,944.34	-
TOTAL CASH		<u>166,697.32</u>	<u>2,944.34</u>	-
				169,641.66
				<u>169,641.66</u>
<u>RIVERBEND BUSINESS DISTRICT #1</u>				
CASH				
86-00-0-0011	MONEY MARKET	2,718,368.10	57,468.05	-
TOTAL CASH		<u>2,718,368.10</u>	<u>57,468.05</u>	-
				2,775,836.15
				<u>2,775,836.15</u>
<u>NON-HOME RULE SALES TAX</u>				
CASH				
89-00-0-0011	MONEY MARKET	5,818,503.26	209,530.14	604,152.79
TOTAL CASH		<u>5,818,503.26</u>	<u>209,530.14</u>	<u>604,152.79</u>
				5,423,880.61
				<u>5,423,880.61</u>
<u>RECREATION CENTER FUND</u>				
UNRESTRICTED CASH				
90-00-0-0011	MONEY MARKET	264,247.45	53,335.09	69,848.98
90-00-0-0015	PETTY CASH	150.00	-	-
TOTAL UNRESTRICTED CASH		<u>264,397.45</u>	<u>53,335.09</u>	<u>69,848.98</u>
				247,733.56
				<u>150.00</u>
				<u>247,883.56</u>
<u>CASH HELD IN ENTERPRISE FUNDS</u>				
<u>WATER FUND</u>				
CASH				
30-00-0-0011	MONEY MARKET	31,414.77	208,251.41	208,061.24
TOTAL CASH		<u>31,414.77</u>	<u>208,251.41</u>	<u>208,061.24</u>
				31,604.94
				<u>31,604.94</u>
<u>INVESTMENTS - PFAS SETTLEMENT FUND</u>				
30-00-0-0062	CAPITAL GAINS	1,213,651.08	302,187.22	-
TOTAL INVESTMENTS		<u>1,213,651.08</u>	<u>302,187.22</u>	-
				1,515,838.30
				<u>1,515,838.30</u>
<u>TOTAL CASH AND INVESTMENTS</u>				
		1,245,065.85	510,438.63	208,061.24
				1,547,443.24

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
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<u>SEWER FUND</u>					
CASH					
40-00-0-0011	MONEY MARKET	397,236.66	134,166.23	362,868.30	168,534.59
TOTAL CASH		<u>397,236.66</u>	<u>134,166.23</u>	<u>362,868.30</u>	<u>168,534.59</u>
INVESTMENTS					
40-00-0-0061	IMET	335,437.84	333.96	-	335,771.80
40-00-0-0062	CAPITAL GAINS	158,039.82	577.46	-	158,617.28
TOTAL INVESTMENTS		<u>493,477.66</u>	<u>911.42</u>	<u>-</u>	<u>494,389.08</u>
TOTAL CASH AND INVESTMENTS		890,714.32	135,077.65	362,868.30	662,923.67
<u>SEWER CAPITAL TRUST</u>					
CASH					
40-95-0-0011	C/TRUST MONEY MARKET	10,077.96	-	-	10,077.96
TOTAL CASH		<u>10,077.96</u>	<u>-</u>	<u>-</u>	<u>10,077.96</u>
INVESTMENTS					
40-95-0-0062	C/TRUST CAPITAL GAINS	1,504,974.09	5,503.51	-	1,510,477.60
TOTAL INVESTMENTS		<u>1,504,974.09</u>	<u>5,503.51</u>	<u>-</u>	<u>1,510,477.60</u>
TOTAL CASH AND INVESTMENTS		1,515,052.05	5,503.51	-	1,520,555.56
<u>EPA SEWER CAPITAL TRUST</u>					
CASH					
40-98-0-0011	EPA C/T MONEY MARKET	120,039.38	-	-	120,039.38
TOTAL CASH		<u>120,039.38</u>	<u>-</u>	<u>-</u>	<u>120,039.38</u>
INVESTMENTS					
40-98-0-0062	EPA C/T CAPITAL GAINS	1,796,165.66	6,569.19	-	1,802,734.85
TOTAL INVESTMENTS		<u>1,796,165.66</u>	<u>6,569.19</u>	<u>-</u>	<u>1,802,734.85</u>
TOTAL CASH AND INVESTMENTS		1,916,205.04	6,569.19	-	1,922,774.23
<u>GOLF COURSE FUND</u>					
CASH					
50-00-0-0011	MONEY MARKET	178,737.06	130,476.04	193,659.70	115,553.40
50-00-0-0015	PETTY CASH	750.00	-	-	750.00
TOTAL CASH		<u>179,487.06</u>	<u>130,476.04</u>	<u>193,659.70</u>	<u>116,303.40</u>

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
JULY 31, 2026

SUMMARY:

UNRESTRICTED: GENERAL AND CAPITAL IMPROVEMENTS AND DEVELOPMENT F	8,575,913.16
ASSIGNED: RECREATION PROGRAMS	130,932.41
RESTRICTED: POLICE FUNDS-GRANTS AND SEIZURES FUNDS	160,054.07
SPECIAL REVENUES	11,481,301.06
PFAS SETTLEMENT FUND	1,515,838.30
ENTERPRISE FUNDS:	4,254,161.80

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
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CASH HELD BY OTHERS

<u>POLICE PENSION FUND</u>				
<u>CASH AND INVESTMENTS</u>				
91-00-0-0060	BUSEY BUSEY CHECKING			474,209.45
91-00-0-0063	BUSEY BANK INVESTMENT			2,262.69
91-00-0-0064	IPOIF			15,352,621.63
	TOTAL CASH AND INVESTMENTS			15,829,093.77
<u>FIRE PENSION FUND</u>				
<u>CASH</u>				
92-00-0-0011	MONEY MARKET			183,057.72
	TOTAL CASH			183,057.72
<u>INVESTMENTS</u>				
92-00-0-0060	COMMERCIAL INVESTMENTS			9,378,411.17
	TOTAL INVESTMENTS			9,378,411.17
TOTAL CASH AND INVESTMENTS				
				9,561,468.89
<u>LIBRARY OPERATING</u>				
<u>CASH</u>				
25-00-0-0011	MONEY MARKET			130,187.45
25-00-0-0014	FIRST MID AMERICA CREDIT UNION			13.76
25-00-0-0015	PETTY CASH			245.00
25-00-0-0028	SPECIAL RESERVES			255,609.20
	TOTAL CASH			386,055.41

CITY OF WOOD RIVER
CASH AND INVESTMENT REPORT
PERIOD ENDING:
JULY 31, 2026

	Beginning Balance	Total Debits	Total Credits	Ending Balance
TOTAL GENERAL FUND	7,964,846.71	880,780.08	1,251,614.12	7,594,012.67
TOTAL CAPITAL IMPROVEMENT AND DEVELOPMENT FUND	1,520,035.87	66,298.29	313,447.19	1,272,886.97
TOTAL MFT FUND	1,475,233.30	42,286.89	6,910.00	1,510,610.19
TOTAL INSURANCE FUND	319,723.62	216,340.75	169,831.83	366,232.54
TOTAL RETIREMENT FUND	21,452.52	19,666.06	0.00	41,118.58
TOTAL REFUSE FUND	362,091.55	97,813.48	94,650.73	365,254.30
TOTAL WESTSIDE BUSINESS DISTRICT FUND	5,494.58	75.10	1,858.09	3,711.59
TOTAL RIVERBEND BUSINESS DISTRICT #3 FUND	189,324.21	4,028.80	0.00	193,353.01
TOTAL TIF #3 FUND	389,679.44	64,611.93	70,512.50	383,778.87
TOTAL RIVERBEND BUSINESS DISTRICT #4 FUND	166,697.32	2,944.34	0.00	169,641.66
TOTAL RIVERBEND BUSINESS DISTRICT #1 FUND	2,718,368.10	57,468.05	0.00	2,775,836.15
TOTAL NON-HOME RULE SALES TAX FUND	5,818,503.26	209,530.14	604,152.79	5,423,880.61
TOTAL RECREATION CENTER FUND	264,397.45	53,335.09	69,848.98	247,883.56
TOTAL WATER FUND	31,414.77	208,251.41	208,061.24	1,547,443.24
TOTAL SEWER FUND	4,321,971.41	147,150.35	362,868.30	4,106,253.46
TOTAL GOLF FUND	179,487.06	130,476.04	193,659.70	116,303.40
TOTAL POLICE PENSION FUND	15,856,119.64	380,129.89	407,155.76	15,829,093.77
TOTAL FIRE PENSION FUND	9,507,915.91	119,288.88	65,735.90	9,561,468.89
TOTAL LIBRARY FUND	364,239.93	83,007.78	61,192.30	386,055.41

MINUTES
PLAN COMMISSION
July 16, 2026

The Wood River Plan Commission meeting was called to order by Chairman Daniels at 7:00 p.m. on Thursday, July 16, 2026, in the Council Chambers at City Hall with the Pledge of Allegiance.

Members Present: Cox, Flack, Maul, Shaner, Stone, Daniels (6)
Members Absent: Erlson, Kelly, John Smith, Ryan Smith (4)

Cox moved to approve the minutes of the regular meeting held on June 18, 2026, seconded by Stone, and unanimously approved.

Chairman Daniels explained the procedures for a public hearing and that all testimonies must be given under oath. The City Council will formally consider this request at an upcoming meeting.

PC 26-11 The City of Wood River, 111 North Wood River Ave, Wood River, IL 62095, is requesting a General Amendment to rezone parcel ID#'s 19-2-08-27-05-104-047; 19-2-08-27-05-104-046; 19-2-08-27-05-104-045; 19-2-08-27-05-104-035; 19-2-08-27-05-104-034 (currently zoned BD Downtown Business) to CR Conservation/ Recreation. (Reference Ordinance 96-14 Section 13-7)

Case PC 26-11 was read into the record and Chairman Daniels asked if anyone was present to give testimony.

Building and Zoning Office Manager Emily Hansard, 111 N Wood River Ave., Wood River, IL 62095, was present and sworn in.

Building and Zoning Office Manager Emily Hansard stated the five parcels in question are located in downtown and are currently zoned Downtown Business District. Two of the parcels have already been redeveloped and are the site of the new dog park. The remaining three parcels will be the future location of the Wood River City Center. This request is to rezone the five parcels from Downtown Business District to Conservation/ Recreation.

Cox asked whether, if the parcel is rezoned to Conservation/ Recreation now and a future business wants to operate on one of the parcels, would it need to be rezoned back to Downtown Business District.

Building and Zoning Office Manager Emily Hansard stated the lots are being redeveloped. Two lots are occupied by the existing dog park, and the other three lots will be redeveloped as the future home of the Wood River City Center.

Cox stated the dog park is not properly zoned.

Stone stated the location of the dog park was zoned Downtown Business District and the City simply needs to rezone it to Conservation/ Recreation.

Chairman Daniels asked if there was anyone present to give testimony in favor or against this case.

There being no further testimony, the public hearing was recessed and upon conclusion of the discussion amongst the Commission the following motion was made:

Cox moved to forward a favorable recommendation to the City Council to approve case PC 26-11 as requested, seconded by Stone and approved by the following vote:

AYES: Cox, Flack, Maul, Shaner, Stone, Daniels (6)

NAYS: None (0)

Findings of Fact in Favor: The property in question is suitable for the proposed zoning based on the following: the dog park already exists.

Old Business: None

New Business: Conversation ensued regarding Bootleggin' BBQ.

The Plan Commission meeting adjourned at 7:11 p.m.

Respectfully,
Emily Hansard
Commission Secretary

ORDINANCE NO.

ORDINANCE AMENDING ZONING CLASSIFICATION FROM BD DOWNTOWN BUSINESS DISTRICT TO CR CONSERVATION/RECREATIONAL DISTRICTS FOR VARIOUS PARCELS IN WOOD RIVER, IL, INCLUDING PARCEL NOS.: 19-2-08-27-05-104-047, 19-2-08-27-05-104-046, 19-2-08-27-05-104-045, 19-2-08-27-05-104-035, 19-2-08-27-05-104-034

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 owns various parcels within Wood River, Illinois, including Parcel Nos.: 19-2-08-27-05-104-047, 19-2-08-27-05-104-046, 19-2-08-27-05-104-045, 19-2-08-27-05-104-035, 19-2-08-27-05-104-034 (hereinafter "Property"), requests the Property be rezoned from "BD" Downtown Business District to "CR" Conservation/Recreational District (*See Application attached hereto as Exhibit A*); and

WHEREAS, rezoning the Property to "CR" Conservation/Recreational District will assist with the potential development of the Property; and

WHEREAS, Wood River Plan Commission (Plan Commission) met on July 16, 2026 to review the application for the rezoning of the Property; and

WHEREAS, the Plan Commission has recommended to the City Council that it approve the Property being rezoned from "BD" Downtown Business District to "CR" Conservation/Recreational District (*See PC Report attached hereto as Exhibit B*); and

WHEREAS, the City Council believes it to be in the best interests of public health, safety, general welfare, and economic welfare to rezone the Property from "BD" Downtown Business District to "CR" Conservation/Recreational District; 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 whatever documents necessary to approve the rezoning of the Property from "BD" Downtown Business District to "CR" Conservation/Recreational District (*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, Illinois.

Section 2. City Council approves the Property being rezoned from “BD” Downtown Business District to “CR” Conservation/Recreational District (*See Exhibit A*).

Section 3. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed 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 17th day of August 2026, 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

ORDINANCE NO.

ORDINANCE AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT WITH JAME PROPERTIES, LLC FOR THE SALE OF 13 WHITELAW AVE. WOOD RIVER, ILLINOIS PARCEL NO. 19-2-08-28-08-203-031.

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

WHEREAS, City has authority, pursuant to 65 ILCS 5/11-76-1, to convey real estate for the best interest of the city; and

WHEREAS, City has authority, pursuant to Sec. 11-76-2 by ordinance adopted by an affirmative vote of the elected corporate authorities then holding office:

- (i) To sell real property in the best interest of the city or village.

and

WHEREAS, City intends to sell real estate to JAME Properties, LLC for \$1.00 for property located within the City of Wood River, Madison County, Illinois with the following Permanent Parcel I.D. Nos.:

19-2-08-28-08-203-031

(see **Exhibit A**); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to sell the real estate and pursuant to the terms of the real estate sales contract attached hereto as **Exhibit A**; and

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to authorize the City Manager and/or Mayor to execute any document necessary to sell the real estate and pursuant to the terms of the real estate sales contract attached hereto as **Exhibit A**.

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

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

Section 2. City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to sell the real estate pursuant to the terms of the real estate sales contract attached hereto as **Exhibit A**.

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

Passed by the City Council and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 17th day of August 2026, 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

COMMERCIAL REAL ESTATE SALES CONTRACT

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

THIS REAL ESTATE SALES CONTRACT ("Agreement") is made and entered into effective as of the date City obtains the approvals necessary to give force and effect to this Agreement. City represents that this Agreement must be passed by Ordinance and by the vote of 3/4th of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Seller") and JAME PROPERTIES, LLC ("Purchaser").

- I. Sale of Property.** Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Number: 19-2-08-28-08-203-031**, and more particularly described in the attached **Exhibit A** (the "Property").
- II. Purchase Price and Payment.** The purchase price ("Purchase Price") for the Property is **one dollar and no cents (\$1.00)**, which shall be paid as follows:
 - a. Payment at Closing.** At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.
- III. Prorations and Adjustments.** The following prorations and adjustments shall be made to the Purchase Price at Closing:
 - a. Taxes.** All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.
 - b. Release of Encumbrances.** Seller shall convey to Purchaser, good, marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by Purchaser that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Purchaser that would be shown by a current and accurate survey and/or inspection of the Property,

(v) any matter created by or arising from an act, omission or acquiescence of Purchaser, its employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which Purchaser expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the "Permitted Encumbrances." Other than the Permitted Encumbrances, on or before Closing, Seller shall cause, at Seller's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.

- c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

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

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

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

- V. Investigation of the Property.** From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser and its agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection

of the Property including, without limitation, preparation of boundary line, spot and topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as Purchaser may reasonably require (collectively, "Investigations").

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

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

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

easements and other encroachments, if any, the location of the improvements on the Property, and any other considerations deemed necessary by Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.

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

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

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

VII. Closing

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

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

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

If to Purchaser: JAME Properties, LLC
Attn: Allison Hill
244 Woodland Dr.
Edwardsville, IL 62025

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

IX. Additional Covenants.

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

X. AS IS.

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

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

XI. Litigation.

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

XII. Defaults and Remedies

- a. **Default by Seller.** In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, at its option and as its sole and exclusive remedy, may: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.
- b. **Default by Purchaser.** In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, at its option may either: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement; or (iii) demand payment for the full amount of this Agreement, plus reasonable attorney costs and expenses incurred in the creation of this Agreement. Additionally, Purchaser shall be responsible for a liquidated damages provision. The liquidated damages provision applies as it shall be difficult for Purchaser or Seller to ascertain a specific amount necessary to restore the land back to its original state. Therefore, Purchaser agrees to a liquidated damages provision for an amount up to \$10,000.00 for the purpose of restoring the land back to its original state.

Purchaser acknowledges and agrees that he/she has 2 years to substantially complete the proposed project. In the event Purchaser does not substantially complete the proposed project within 2 years, he/she shall agree to transfer and convey the property back to the possession of the Seller at the sole cost of the Purchaser. Purchaser shall be responsible for any and all attorney costs and fees associated with Seller's enforcement of this Agreement.

XIII. Miscellaneous

- a. **Binding Effect.** This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Purchaser without the written approval of Seller.
- b. **Exhibits/Time Periods.** Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.
- c. **Agreement Separable.** If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never

been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.

- d. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.
- e. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.
- f. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Purchaser, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Seller or Purchaser unless in writing and signed by both Seller and Purchaser. No subsequent amendment or change to an addendum shall be binding, unless signed by both parties.
- g. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties or party's brokers, it being recognized that both Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- h. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Purchaser or Seller have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, Purchaser or Seller shall give written notice to the other party regarding such belief. The parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the

termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

XIV. Acceptance of Contract. Purchaser and Seller intend to execute this Agreement prior to Purchaser obtaining the approvals necessary to give force and effect to this Agreement. Purchaser represents that this Agreement must be passed by Ordinance and by 3/4th vote of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Purchaser has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Purchaser, this Agreement shall have no force or effect.

[Signature Page Follows]

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

PURCHASER:

JAME PROPERTIES, LLC

Attn: Allison Hill
244 Woodland Dr.
Edwardsville, IL 62025

By: _____

Date: _____

SELLER:

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

Thomas J. Stalcup
Mayor

By: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A strip of land of the uniform width of Forty-five and one-half feet (45 ½) off of the North side of Lots Thirty-seven (37) and Thirty-eight (38) in Block Five (5) in Chessen's Subdivision of a part of the Riverview Addition and a part of Block One (1) Caldwell & Chessen's First Addition, Wood River, Illinois, as shown on Plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 9 Page 78. ALSO, Lot Number Thirty-Nine (39) in Block Number Five (5) in Riverview Addition as per Plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 Page 58, EXCEPTING THEREFROM a strip of land Seventy-nine and Five Tenths (79.5') of the South end thereof heretofore conveyed to Kathleen Groves, in the City of Wood River, County of Madison, and State of Illinois.

Except any interest in the coal, oil, gas, and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.

Situated in Madison County, Illinois

Permanent Index Number: 19-2-08-28-08-203-031

ORDINANCE NO. ____

**ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT
AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA
WITH JACK MATTHEWS DEVELOPMENT AND OTHER ACTIONS RELATED
THERE TO**

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 Jack Matthews Development ("Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 53 W. Ferguson Street, 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 Costs: \$1,245,800.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$406,943.00, or 33% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$406,943.00, or 33% of the Redevelopment Project Cost, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in six (6) installments pursuant to the conditions below:

Year 1 - \$200,000.00 paid upon passage of inspection.
Year 2 - \$40,000.00
Year 3 - \$40,000.00
Year 4 - \$40,000.00
Year 5 - \$40,000
Year 6 - \$46,943.00

Total: \$406,943.00

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**)

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

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

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

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

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

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

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

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the _____ of _____, 2026, 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 JACK MATTHEWS DEVELOPMENT AND CITY OF WOOD RIVER, FOR
53 W. FERGUSON STREET, WOOD RIVER, ILLINOIS**

This Development Agreement ("Agreement") is entered into by and between the City of Wood River, an Illinois Municipal Corporation ("City") and Jack Matthews Development ("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: 53 W. Ferguson Street, 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 purchase and develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

Architectural & Engineering Fees - \$20,000.00
Purchase of Existing Facility - \$35,000.00
Demolition Costs - \$39,750.00
Site Improvements - \$44,200.00
Rehab, Remodel of Existing Building - \$1,106,850.00

Total Project Costs: \$1,245,800

(See **Exhibit A**); and

WHEREAS, Developer estimates the total costs to purchase and develop the Property will be \$1,245,800.00, and requests \$406,943.00 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; 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 Costs: \$1,245,800.00
- b. City agrees to reimburse the Developer up to the maximum sum of \$406,943.00, or 33% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.
- c. The \$406,943.00, or 33% of the Redevelopment Project Cost, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in six (6) installments pursuant to the conditions below:

Year 1 - \$200,000.00 paid upon passage of inspection.
Year 2 - \$40,000.00
Year 3 - \$40,000.00
Year 4 - \$40,000.00
Year 5 - \$40,000
Year 6 - \$46,943.00

Total: \$406,943.00

- 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:

Jack Matthews Development
Attn: Matthew J. Pfund
56 E. Ferguson
Wood River, Illinois 62025

To the City:

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

CITY OF WOOD RIVER, ILLINOIS:

Mayor

JACK MATTHEWS DEVELOPMENT

Representative

Print:

**City of Wood River
TIF Assistance Application**

Address of Proposed Project 53 W Ferguson Ave

Applicant Information

Applicant Name Jack Matthews Development Phone (618) 692-9502
Applicant Address 56 E Ferguson Ave Email matt@jackmatthewsdevelopment.com
City, State, Zip Wood River, IL 62025
Contact Person/Title Matthew J. Pfund, President

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	\$20,000
Legal & Other Professional Fees	\$0
Cost of Marketing Sites	\$0
Purchase Land	\$0
Purchase of Existing Facility	\$35,000
Demolition Cost	\$39,750
Site Improvements	\$44,200
Rehab, Remodel of Existing Building	\$1,106,850
Construction of New Building(s)	\$0
Other (Please Specify)	\$0

Total Project Cost \$ \$1,245,800
Assistance Requested \$ \$406,943
Current Fair Market Value \$ \$35,000
Expected Fair Market Value After
Completion of Proposed Project \$ \$838,857

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 Big Wood, LLC Phone _____
Owner's Address 56 E Ferguson Ave Email _____

**City of Wood River
TIF Assistance Application**

- 1 Describe the scope and purpose of this project.

We are proposing an adaptive reuse of the former Stallion bar property into a
commercial office suite consisting of four private offices with one entry in the rear of
building with parking lot.

- 2 Identify the proposed tenant (if applicable).

180 Medical relocation from 6th Street and three prospective tenants.

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

This building's location across from the MCT station brings a lot of visitors each day.
It was important that we find a use that saves this building, yet eliminates front entry
along Ferguson to a more private location. In addition the rear garage will be removed,
site elevation lowered, and new main floor elevation raised to correct egress issues.

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

This project will provide four business offices to downtown Wood River which will be
located near the newly proposed Madison county offices and MCT transit station.

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

This project would not be possible but for the assistance to fill the economic gap
between cost of restoration and as-completed value.

8016 BUILDERS COURT
EDWARDSVILLE, IL 62025
618-692-9502

**PFUND
CONSTRUCTION**

THE SIRE
53 W. FERGUSON AVE.
WOOD RIVER, IL 62095

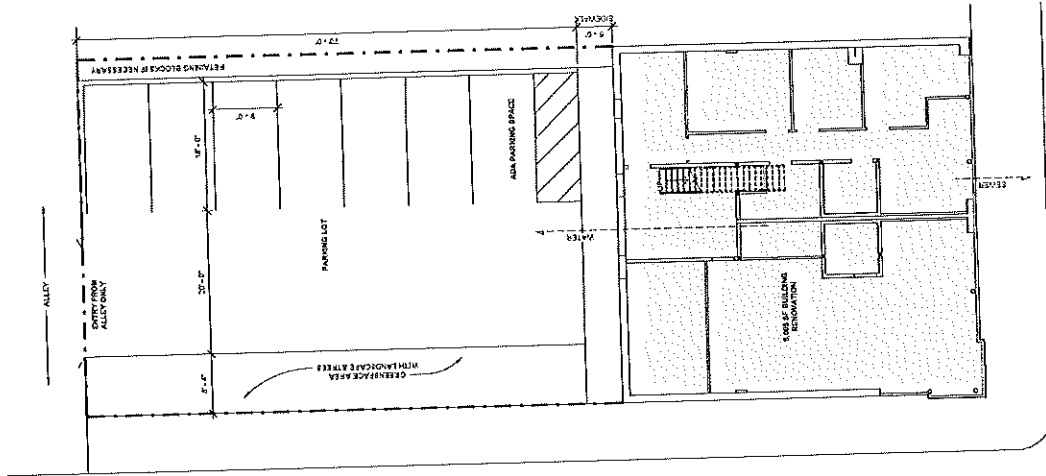
13 AUGUST 2020

SHEET NO.

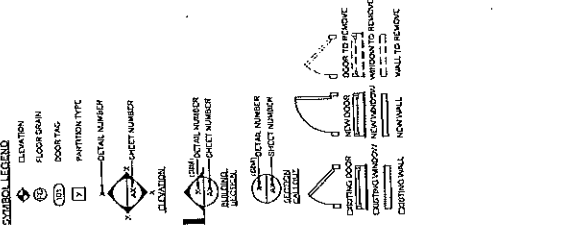
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COVER SHEET

SHEET INDEX	
NO.	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES
03	FOUNDATION PLAN
04	FLOOR PLAN
05	SECTION
06	DETAILS



1" = 10'



MECHANICAL NOTES:

- EQUIPMENT AND ROUGH MECHANICAL WORK SHALL BE DESIGNED AND BUILT BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE CITY OF EDWARDSVILLE, ILL. MECHANICAL CODE.
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ELECTRICAL NOTES:

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PLUMBING NOTES:

- PLUMBING WORK SHALL BE DESIGNED AND BUILT BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE CITY OF EDWARDSVILLE, ILL. PLUMBING CODE.
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INSULATION NOTES:

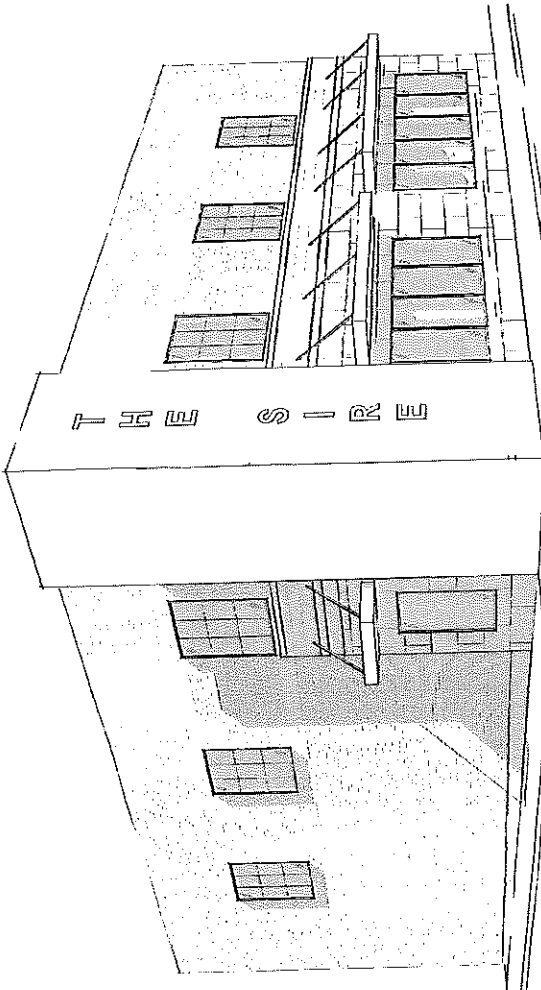
- INSULATION SHALL BE DESIGNED AND BUILT BY THE INSULATION CONTRACTOR IN ACCORDANCE WITH THE CITY OF EDWARDSVILLE, ILL. INSULATION CODE.
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PROJECT INFORMATION:

PROJECT NAME: THE SIRE
PROJECT ADDRESS: 53 W. FERGUSON AVE., WOOD RIVER, IL 62095
OWNER: PFUND CONSTRUCTION
DESIGNER: EDWARDSVILLE, ILL. MECHANICAL CODE
DESIGNER: EDWARDSVILLE, ILL. ELECTRICAL CODE
DESIGNER: EDWARDSVILLE, ILL. PLUMBING CODE
DESIGNER: EDWARDSVILLE, ILL. INSULATION CODE

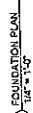
GENERAL CONDITIONS:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS, CORRECT ALL NETWORK IN A LEAKY APPROVED MANNER.
- THE CONTRACTOR SHALL OBTAIN AND VERIFY ALL ORDINANCES, CODES, AND REGULATIONS AND PERMITS REQUIRED FOR THE PROJECT.
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2 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"



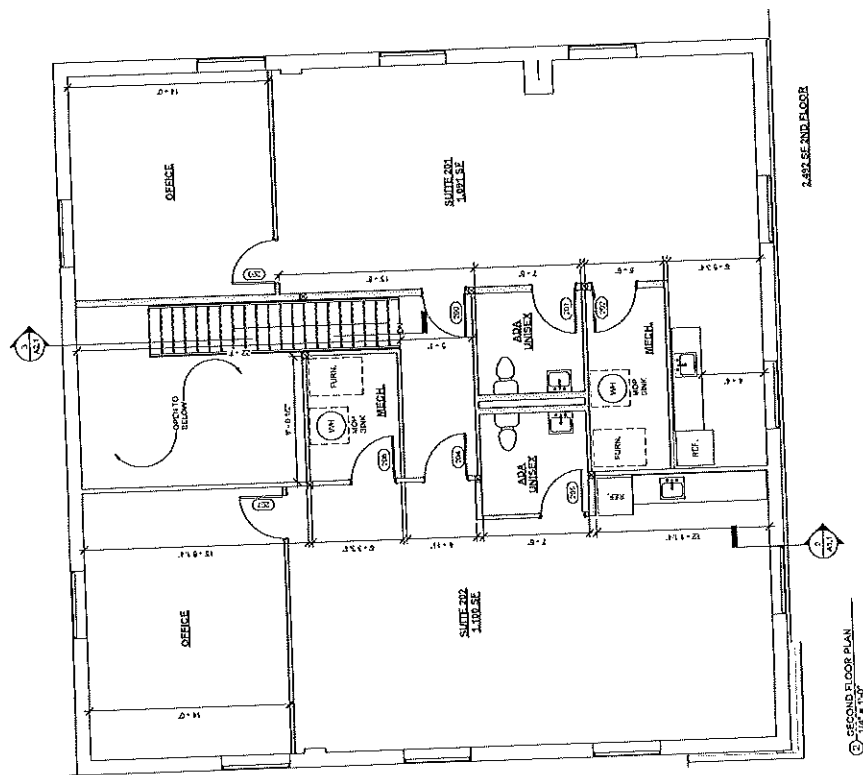
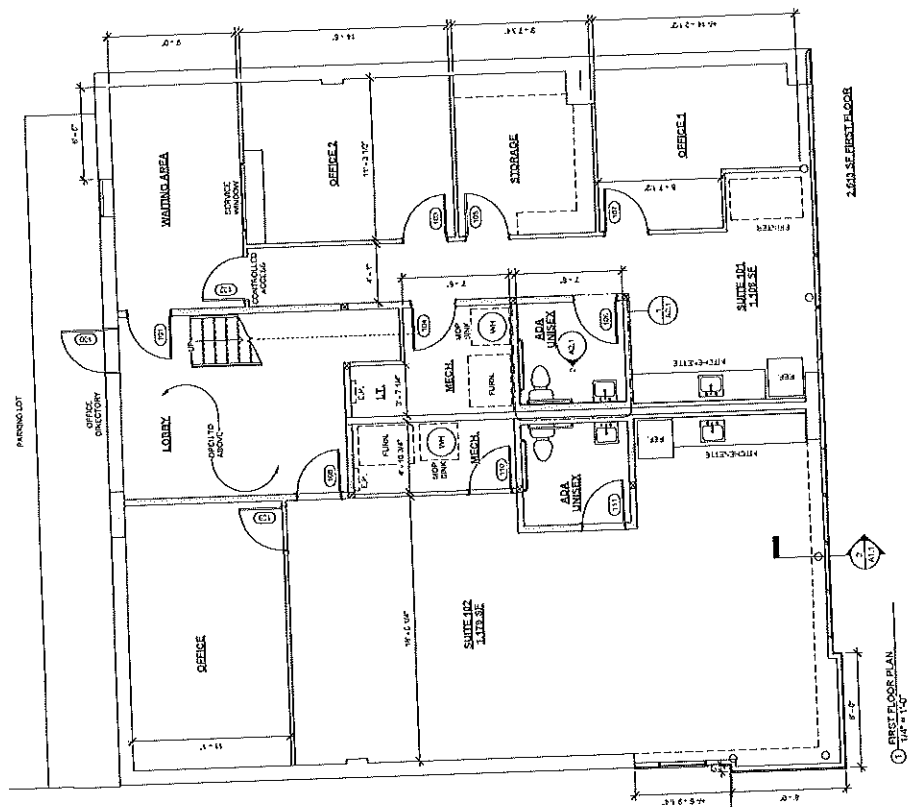
SHEET NO.
A1.2
FLOOR PLANS

13 AUGUST 2002

THE SIRE
53 W. FERGUSON AVE.
WOOD RIVER, IL 62095

PFUND
CONSTRUCTION

8018 BUILDERS COURT
EDWARDSVILLE, IL 62025
618-692-9502



8016 BUILDERS COURT
EDWARDSVILLE, IL 62026
618-692-9502

**PFUND
CONSTRUCTION**

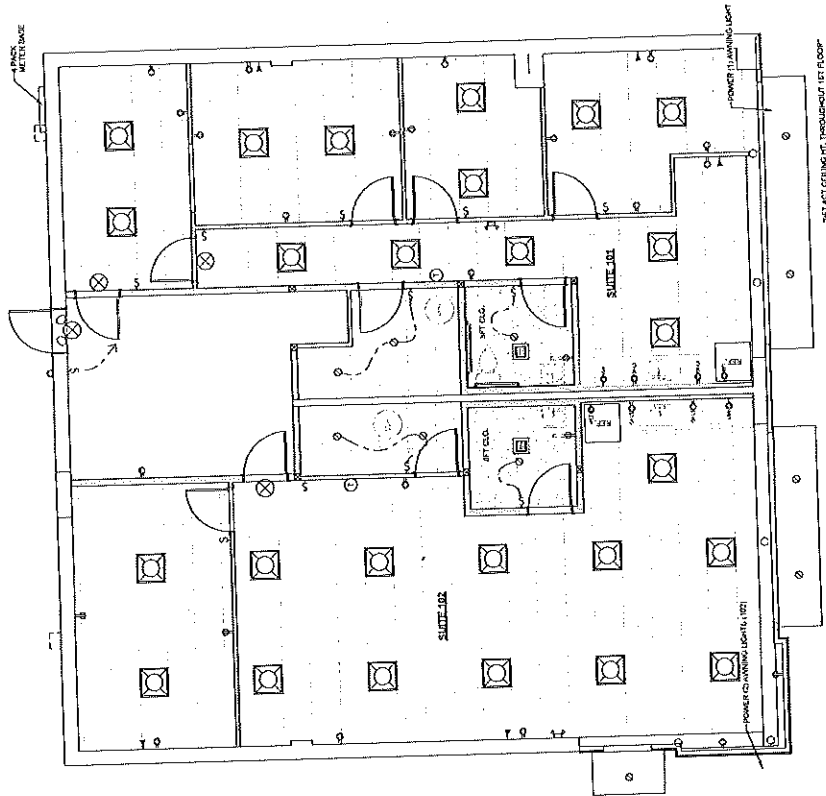
THE SIRE
53 W. FERGUSON AVE.
WOOD RIVER, IL 62095

13 AUGUST 2020

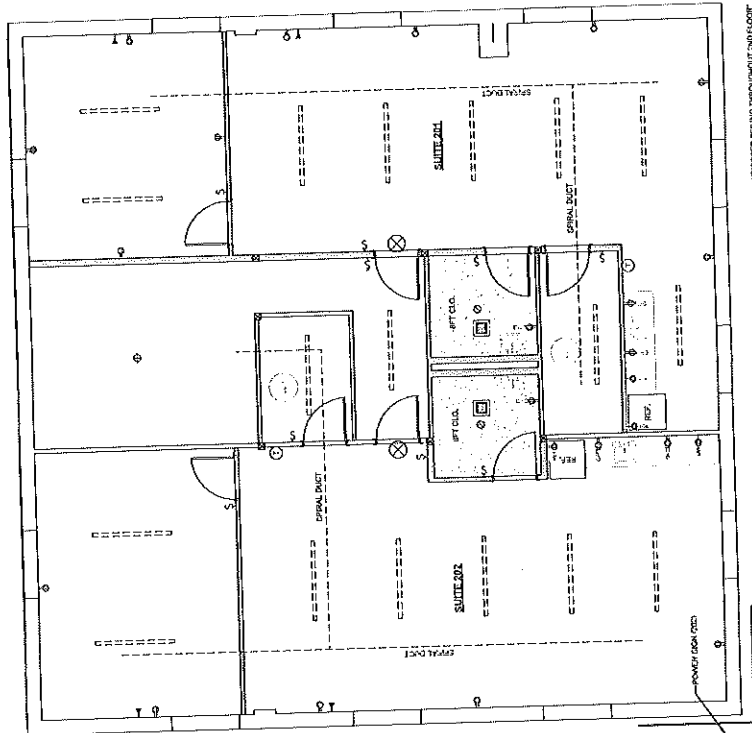
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ELECTRIC PLAN



① FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



② SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

LIGHTING AND ELECTRICAL SYMBOL LEGEND

- | | | | |
|---|--|---|---|
| ① | RECESSED DOWN LIGHT | ① | THERMISTAT LOCATION (REF. A.F.F. UNCL.) |
| ② | GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLET | ② | RECESSED DOWN LIGHT FEATURE |
| ③ | GROUND FAULT CIRCUIT INTERRUPTER (GFCI) SWITCH | ③ | PENDANT CHANDELIER |
| ④ | REFRIGERATION RECEPTACLE (REF. A.F.F. UNCL.) | ④ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑤ | MICROWAVE RECEPTACLE (REF. A.F.F. UNCL.) | ⑤ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑥ | DATA - EMPTY RACKWAY AND/OR CEILING | ⑥ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑦ | DATA - FULL RACKWAY AND/OR CEILING | ⑦ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑧ | THREE-WAY SWITCH (REF. A.F.F. UNCL.) | ⑧ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑨ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑨ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑩ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑩ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑪ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑪ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑫ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑫ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑬ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑬ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑭ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑭ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑮ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑮ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑯ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑯ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑰ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑰ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑱ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑱ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑲ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑲ | WALL-MOUNTED DOWN LIGHT FEATURE |
| ⑳ | CONSULT FAN, VENT TO OUTDOOR PER CODE | ⑲ | WALL-MOUNTED DOWN LIGHT FEATURE |

8016 BUILDERS COURT
EDWARDSVILLE, IL 62025
618-692-9502

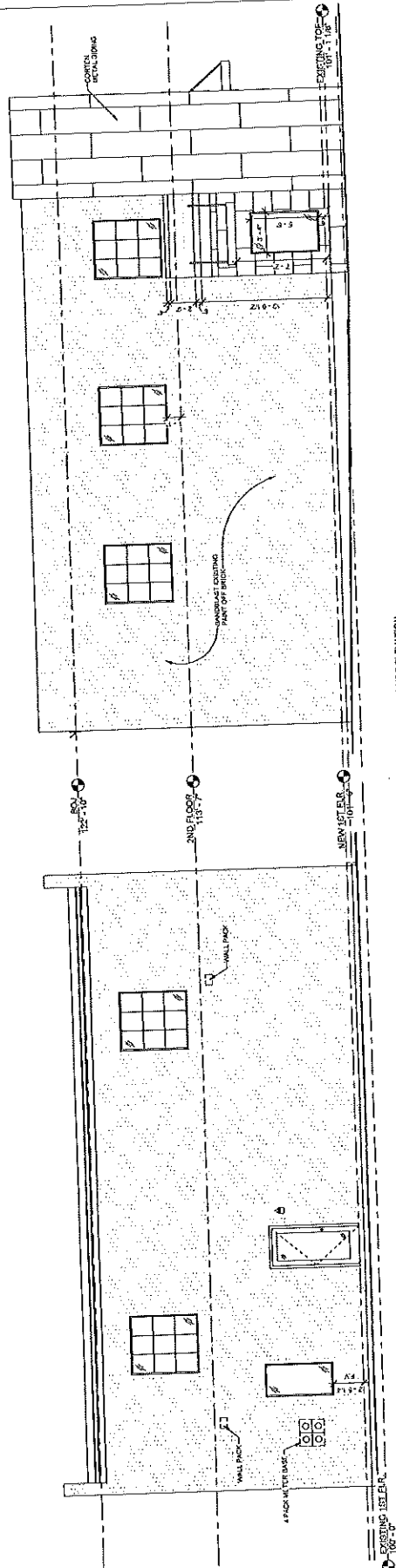
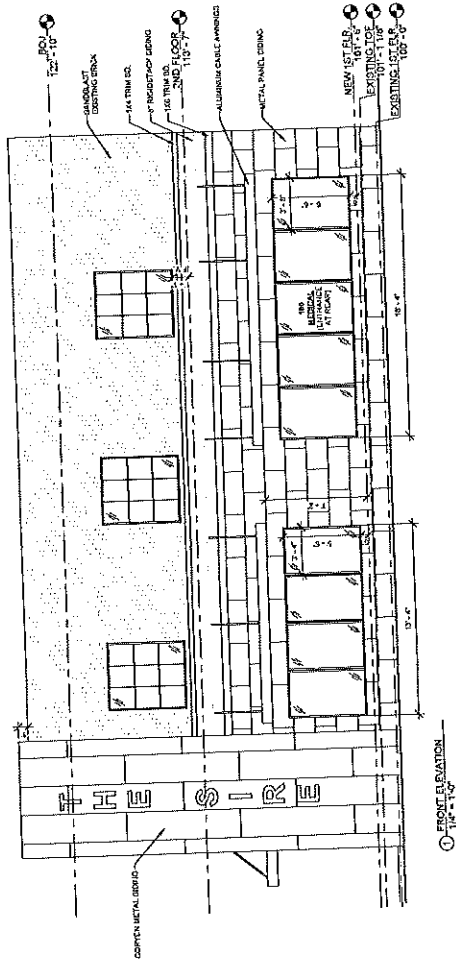
**PFUND
CONSTRUCTION**

THE SIRE
53 W. FERGUSON AVE.
WOOD RIVER, IL 62095

13 AUGUST 2025

SHEET NO.

A2.0
ELEVATIONS



REAR ELEVATION
1/4" = 1'-0"

ORDINANCE NO.**AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WOOD RIVER LEVEE DISTRICT REGARDING USE OF GIFT OF LAND**

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 and Wood River Levee District ("WRLD") have prepared an Intergovernmental Agreement, a true and accurate copy of which is attached hereto as **Exhibit A** and adopted and incorporated by reference as if set forth fully herein; and

WHEREAS, both the City and WRLD are units of local government or school districts within the meaning of Article VII of the Constitution of the State of Illinois and are authorized to enter into intergovernmental agreements pursuant to Article VII, §10 of said Constitution and the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*; and

WHEREAS, the City and WRLD wish to execute such an agreement to permit the gift of land from WRLD to City in consideration of permitting WRLD to connect to the solar field; and

WHEREAS, the City and WRLD desire to enter into an agreement to permit the gift of land from WRLD to City in consideration of permitting WRLD to connect to the solar field; and

WHEREAS, a copy of the proposed Intergovernmental Agreement is attached hereto as **Exhibit A**.

WHEREAS, City has determined it to be in the best interest of public health, safety, general welfare and economic welfare to enter into the Intergovernmental Agreement with the WRLD.

WHEREAS, City has determined the Mayor and/or City Manager should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Intergovernmental Agreement with the School; and

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. The Intergovernmental Agreement attached to this Ordinance as **Exhibit A**, including all attachments thereto, is hereby adopted and incorporated by reference as if set forth fully herein this Ordinance.

Section 3. The Intergovernmental Agreement attached hereto as **Exhibit A** is hereby approved and accepted by the City of Wood River as of the date below written, and the Mayor and/or the City Manager is hereby authorized to execute all necessary documents, including specifically but not limited to the Intergovernmental Agreement attached hereto as **Exhibit A**, in order to effectuate this Agreement.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Section 5. Any and all ordinances, sections or subsections of ordinances in conflict are hereby repealed.

Passed by the City Council and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 17th day of August 2026, 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

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into this ____ day of _____, 2026, by and between **City of Wood River, Illinois** (hereinafter referred to as "City" or "Wood River"), and **Wood River Levee District**, (hereinafter referred to as "WRLD") all bodies, corporate and politic.

RECITALS

A. The parties are authorized and empowered by Article VII, Section 10 of the Constitution of the State of Illinois (1970) and 5 ILCS 220/1, *et seq.*, to enter into intergovernmental agreements for any purpose not prohibited by law.

B. City has indicated its desire to obtain ownership of the certain real estate of WRLD, (*See* Legal Description and Plat attached hereto as **Exhibit A**) for purposes of constructing a solar field, which property WRLD currently possesses.

C. Transfer of Property. WRLD agrees to transfer and convey to City title, estate, and interest in and to a portion of that certain real property known as:

That portion of Lot 3 in Ferguson Plaza Subdivision, according to the plat thereof recorded in Plat Book 51, Page 94 of Madison County records, located in the Northwest 1/4 of Section 28, Township 5 North, Range 9 West of the Third Principal Meridian, City of Wood River, Madison County, Illinois, being more particularly described as follows:

Commencing at a concrete monument found at the Northwest corner of Lot 1 in said Ferguson Plaza; Thence S 85°58'59" W, 32.00 feet along the Westerly extension of the North line of said Lot 1 to a set 5/8" iron pin with cap stamped "TWM FIRM #184-001220" (hereinafter referred to as "set iron pin") on the West line of a 32-foot-wide strip of land conveyed to the City of Wood River by Deed book 3405, Page 1017 for the Point of Beginning; Thence continuing S 85°58'59" W, 452.94 feet, over and upon said Lot 3 to a set iron pin on the East line of an 18.5-acre tract of land conveyed to the City of Wood River by said Deed Book 3405, Page 1017; Thence N 04°32'28" E, 220.45 feet along said East line to a set iron pin on the

South line of said 32-foot-wide strip; Thence Easterly and Southerly along the Southerly and Westerly lines of said 32-foot-wide strip the following (3) courses;

- 1.) N 85°58'59" E, 395.14 feet to a set iron pin at a point of curvature;
- 2.) Southeasterly 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet and a chord of S 49°01'01" E, 35.36 feet to a set iron pin at a point of tangency;
- 3.) S 04°01'01" E, 193.00 feet to the Place of beginning, containing 95,031 square feet, or 2.182 acres of land, more or less.

Also subject to all rights-of-way, easements, covenants and restrictions of record, if any. (the "Property").

D. Consideration. WRLD agrees to give by way of gift the Property. City shall initially provide adequate solar panels and hookup to power for WRLD buildings on site including, but not limited to, the pole barn and office building. All maintenance, upkeep, and billing for anything solar shall be the responsibility of WRLD after the initial installation phase.

E. On the approval of this Agreement and any other necessary approvals by City and WRLD, WRLD agrees to convey said Property to City, in AS IS and WHERE IS condition, by a good and sufficient Quitclaim Deed, subject only to covenants, conditions, restrictions, and easements apparent or of record.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE RECITALS AND FOLLOWING AGREEMENTS, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The preceding recitations in the upper part of this Intergovernmental Agreement are restated, realleged, and adopted as part of this Intergovernmental Agreement.
2. This Agreement shall be binding on the parties and their respective successors. It may be assigned only by written agreement of the parties.
3. Each party shall, at the request and expense of the other, have its representative execute and deliver any further documents and do all acts and things as that party may be reasonably required to do to carry out the true intent and meaning of this Agreement.
4. This Agreement is governed by and shall be interpreted and enforced in accordance

with the laws of the State of Illinois.

5. No waiver of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and signed on behalf of the party making the waiver, and then shall be effective only in the specific instance and for the purpose given. This Agreement shall not in any other way be modified except in writing signed on behalf of both parties.

7. This Agreement shall be approved by appropriate action by the Wood River City Council and WRLD Board.

8. Miscellaneous:

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

- f. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.
- g. Entire Agreement. This Agreement constitutes the entire agreement between City and WRLD, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth.
- h. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the Parties, it being recognized that City and WRLD have contributed substantially and materially to the preparation and/or negotiation of this Agreement.
- i. Compliance with Laws, Regulations, and Accreditation. WRLD and City believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should WRLD or City have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the completion of this Agreement, WRLD or City shall give written notice to the other Party regarding such belief. The Parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the Parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the Parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both CITY and WRLD shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, this Agreement is executed on the date set forth above.

City of Wood River, Illinois

By: _____
Tom Stalcup
Mayor
City of Wood River, Illinois
111 N. Wood River Avenue,
Wood River, IL 62095

Wood River Levee District

By: _____
Representative

Name:

Exhibit A

Commencing at a concrete monument found at the Northwest corner of Lot 1 in said Ferguson Plaza; Thence S 85°58'59" W, 32.00 feet along the Westerly extension of the North line of said Lot 1 to a set 5/8" iron pin with cap stamped "TWM FIRM #184-001220" (hereinafter referred to as "set iron pin") on the West line of a 32-foot-wide strip of land conveyed to the City of Wood River by Deed book 3405, Page 1017 for the Point of Beginning; Thence continuing S 85°58'59" W, 452.94 feet, over and upon said Lot 3 to a set iron pin on the East line of an 18.5-acre tract of land conveyed to the City of Wood River by said Deed Book 3405, Page 1017; Thence N 04°32'28" E, 220.45 feet along said East line to a set iron pin on the South line of said 32-foot-wide strip; Thence Easterly and Southerly along the Southerly and Westerly lines of said 32-foot-wide strip the following (3) courses;

- 1.) N 85°58'59" E, 395.14 feet to a set iron pin at a point of curvature;
- 2.) Southeasterly 39.27 feet along the arc of a curve to the right, having a radius of 25.00 feet and a chord of S 49°01'01" E, 35.36 feet to a set iron pin at a point of tangency;
- 3.) S 04°01'01" E, 193.00 feet to the Place of beginning, containing 95,031 square feet, or 2.182 acres of land, more or less.

Also subject to all rights-of-way, easements, covenants and restrictions of record, if any.



Sheppard, Morgan & Schwaab, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
215 Market Street, Alton, IL 62002 618-462-9155 E-mail: mail@smgsurvey.com

BOUNDARY SURVEY

PART OF LOT 3 OF FERGUSON PLAZA,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS.
PROJECT NO. R488801 MAY, 2026



DWN BY: GF DWG # WR-74511
CK BY: PF REF BK 6090 PG 61
WOOD RIVER-LEVEE DIST LAND SWMP.dwg
DESIGN FIRM # 184-000992

ABBREVIATIONS:

MEASURED - (M)
POINT OF COMMENCEMENT - P.O.C.
POINT OF BEGINNING - P.O.B.
DOCUMENT - DOC
PLAT BOOK - P.B.
RADIUS - R
ARC LENGTH - L
CHORD BEARING - CH
CHORD LENGTH - CL
MID-OF-FORMERLY - M.O.F.
PARCELS - P.M.
SQUARE FEET - SQ. FT.

VESTED IN:
WOOD RIVER DRAINAGE & LEVEE
DISTRICT (NO DOCUMENTATION)
PART OF P.N. 19-2-08-28-06-101-003
95,031.50, FT.
2.182 ACRE +/-

N/T:
CITY OF WOOD RIVER
BOOK 3405, PAGE 1017
18.5 ACRES +/-
P.N. 19-2-08-28-00-000-002

N/T:
CITY OF WOOD RIVER
BOOK 1825, PAGE 1017
P.N. 19-2-08-28-06-101-003.001

CLIENT:
CITY OF WOOD RIVER
111 N. WOOD RIVER AVE.
WOOD RIVER, IL 62095

IL 143 (A.K.A. W. MADISON AVENUE)

LEGEND:
CONCRETE MONUMENT FOUND - CH
REBAR FOUND - CH
IRON PIPE FOUND - CH
CONCRETE MONUMENT FOUND - CH
CHAIN FOR PIPE FOUND - CH
REBAR SET - CH
BOUNDARY LINE - CH
RIGHT OF WAY LINE - CH
SET LINE - CH

SURVEYOR'S DESCRIPTION

That portion of Lot 3 in Ferguson Plaza Subdivision, according to the plat thereof recorded in Plat Book 51, Page 94 of Madison County records, located in the Northwest 1/4 of Section 28, Township 5 North, Range 9 West of the Third Principal Meridian, City of Wood River, Madison County, Illinois, being more particularly described as follows:

Commencing at a concrete monument found at the Northwest corner of Lot 1 in said Ferguson Plaza;
Thence S 85°58'59" W, 32.00 feet along the Westerly extension of the North line of said Lot 1 to a set 5/8" iron pin with cap stamped "TWM FIRM #184-001220" (hereinafter referred to as "set iron pin") on the West line of a 32-foot-wide strip of land conveyed to the City of Wood River by Deed Book 3405, Page 1017 for the Point of Beginning;
Thence continuing S 85°58'59" W, 452.94 feet, over and upon said Lot 3 to a set iron pin on the East line of an 18.5-acre tract of land conveyed to the City of Wood River by said Deed Book 3405, Page 1017;
Thence N 04°12'28" E, 220.45 feet along said East line to a set iron pin on the South line of said 32-foot-wide strip;
Thence Easterly and Southerly along the Southerly and Westerly lines of said 32-foot-wide strip the following (3) courses:
1) W 85°58'59" E, 395.14 feet to a set iron pin at a point of curvature;
2) Southeasterly 39.27 feet along the arc of a curve to the right, having a radius of 15.00 feet and a chord of 54°01'01" E, 35.38 feet to a set iron pin at a point of tangency;
3) S 04°10'01" E, 193.00 feet to the Place of Beginning, containing 95,031 square feet, or 2.182 acres of land, more or less.
Also subject to all rights-of-way, easements, covenants and restrictions of record, if any.

NOTES

1. It is not warranted that this plat contain complete information regarding easements, reservations, rights of way, building lines, and other encumbrances. For complete information, a title opinion or commitment for title insurance should be obtained.

SURVEYOR'S CERTIFICATION

This is to certify that Sheppard, Morgan & Schwaab, Inc., at the request of and for the exclusive use of the City of Wood River has prepared a Boundary Survey from record sources and actual field survey performed on May 12, 2026. The results of said survey are shown hereon to the best of my knowledge and belief.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Paul W. Flinovich
Paul W. Flinovich, P.L.S. No. 035-003691
License expiration: 11/30/2026
Date: May 27, 2026



ORDINANCE NO.

**ORDINANCE AMENDING PHASE 3 OF PERFORMANCE CONTRACT #PC022-011
WITH GRP WEGMAN COMPANY – ADDENDUM #1**

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

WHEREAS, City has authority to bargain with the GRP Wegman Company (“GRP”) for changes to the Performance Contract between City and GRP; and

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

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

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

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

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

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

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

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the 17th day of August 2026, 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

ADDENDUM 1

This Addendum 1 to the Phase #3 of Performance Contract #PC22-0011 submitted by GRP WEGMAN Company (GRP | WEGMAN) on July 29, 2026 and accepted by the **City of Wood River** on August 5, 2026 will only modify the Phase #3 Contract as noted in Addendum 1. All other terms and conditions will remain the same.

Additional Clarifications:

22. The annual degradation of the solar system is:
 - a. First year degradation: 1.0%
 - b. Years 2-30 degradation: 0.4% per year
23. Payment terms are Net 30 with no late fees.
24. Forbearance terms with City's lender are defined below.
 - a. If City can show good cause in a request for forbearance, one of the following options will be offered:
 - i. Suspension of total payments for up to three months
 - ii. A suspension of interest payments for up to six months
 - iii. A reduction in interest rates for up to twelve months
25. If the City sells the property before the system is paid for the new owner will need to sign a contract with the approved vendor to transfer the rights of the system. There will be no fees associated with this and the new owner will be required to allow the installer to repair the system when needed to ensure the delivery of REC's.

IN WITNESS WHEREOF, the parties hereto have signed their names to Addendum 1 by their duly authorized officers on the dates noted below.

GRP WEGMAN Company

By: _____

(Signature)

Matt Keller
Vice President

Date: _____

City of Wood River

By: _____

(Signature)

Thomas J. Stalcup
Mayor

Date: _____

(11)

ORDINANCE NO.

**ORDINANCE AMENDING PHASE 4 OF PERFORMANCE CONTRACT #PC022-011
WITH GRP WEGMAN COMPANY - ADDENDUM #1**

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

WHEREAS, City has authority to bargain with the GRP Wegman Company ("GRP") for changes to the Performance Contract between City and GRP; and

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

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

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

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

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

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

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

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the 17th day of August 2026, 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

ADDENDUM 1

This Addendum 1 to the Phase #4 of Performance Contract #PC22-0011 submitted by GRP WEGMAN Company (GRP | WEGMAN) on July 29, 2026 and accepted by the **City of Wood River** on August 5, 2026 will only modify the Phase #4 Contract as noted in Addendum 1. All other terms and conditions will remain the same.

Additional Clarifications:

22. The annual degradation of the solar system is:
 - a. First year degradation: 1.0%
 - b. Years 2-30 degradation: 0.4% per year
23. Payment terms are Net 30 with no late fees.
24. Forbearance terms with City's lender are defined below.
 - a. If City can show good cause in a request for forbearance, one of the following options will be offered:
 - i. Suspension of total payments for up to three months
 - ii. A suspension of interest payments for up to six months
 - iii. A reduction in interest rates for up to twelve months
25. If the City sells the property before the system is paid for the new owner will need to sign a contract with the approved vendor to transfer the rights of the system. There will be no fees associated with this and the new owner will be required to allow the installer to repair the system when needed to ensure the delivery of RECs.

IN WITNESS WHEREOF, the parties hereto have signed their names to Addendum 1 by their duly authorized officers on the dates noted below.

GRP WEGMAN Company

By: _____

(Signature)

Matt Keller
Vice President

Date: _____

City of Wood River

By: _____

(Signature)

Thomas J. Stalcup
Mayor

Date: _____

RESOLUTION NO.

A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY FOR THE PROPOSED TIF 4 REDEVELOPMENT PROJECT AREA, AUTHORIZING CERTAIN PRELIMINARY REDEVELOPMENT PROJECT EXPENDITURES, AND DECLARING AN INTENT TO REIMBURSE CERTAIN REDEVELOPMENT PROJECT COSTS

WHEREAS, the City of Wood River (the "City") is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, *et seq.* (the "Act"), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the "TIF 4 Redevelopment Project Area"), which may be designated as a redevelopment project area, to qualify the area as a blighted area as defined in the Act and applied to vacant land, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on Exhibit A attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan, such as the purchase of land and professional services associated with the proposed project; and

WHEREAS, it is the intent of the City to recover these expenditures from the first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage CLB Property Holdings, Inc., OG Holdings, LLC, and Stadick East, LLC to continue to pursue plans for the redevelopment Project Area, including property assembly and make such expenditures as are reasonably necessary with

confidence that said expenditures may be allowable redevelopment project costs under the Plans or subsequent plan amendments, once adopted, and subject to redevelopment agreements between the City and the aforementioned entities; and,

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, at this time none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

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

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.
2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

Steve Palen, City Manager
Wood River, IL
(618) 251-3100
spalen@cityofwoodriver.com

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 17th day of August 2026, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:
NOES:

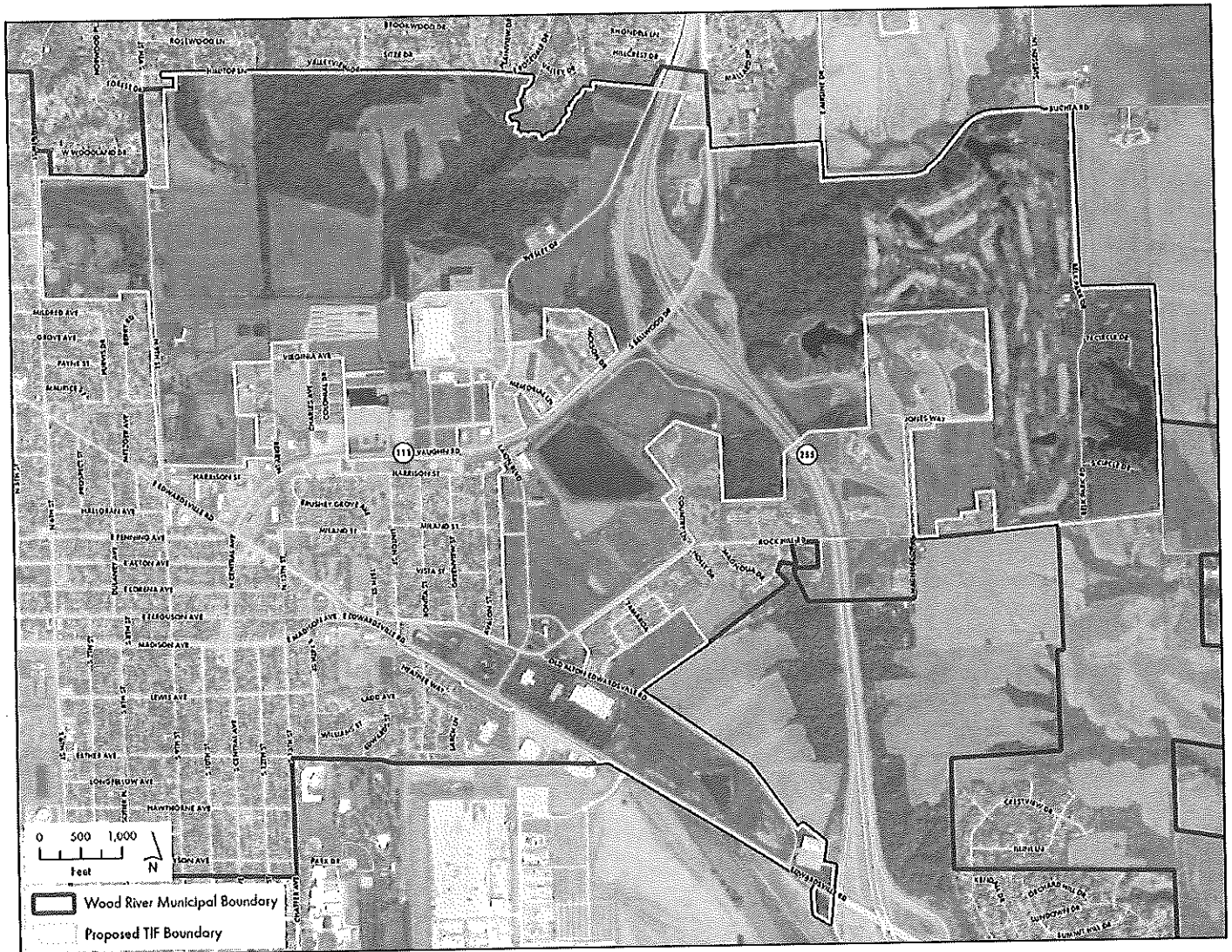
APPROVED:

Tom Stalcup
Mayor
City of Wood River
Madison County, Illinois

ATTEST:

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

Attachment: Exhibit A – Proposed TIF 4 Boundary



RESOLUTION NO.

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF WOOD RIVER AND PGAV PLANNERS, LLC FOR TIF ADVISEMENT SERVICES

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 PGAV Planners, LLC ("PGAV") for advisement services regarding eligibility study to determine if all or a portion of the Project Area is eligible under the applicable provisions of the TIF Act ("Project"). and

WHEREAS, PGAV has submitted a Professional Services Agreement for the Project, including an overall contract price of \$34,500 exclusive of reimbursable expenses.

(see "PGAV Proposal," attached hereto as **Exhibit A**); and

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

WHEREAS, City finds that the City Manager and/or Mayor should be authorized and directed, on behalf of City, to execute and date the PGAV 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 PGAV 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 PGAV 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 17th day of August 2026, 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

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF WOOD RIVER, ILLINOIS AND PGAV PLANNERS, LLC
(Proposed TIF 4 Redevelopment Project Area)**

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Wood River, Illinois (hereinafter referred to as the "City") and PGAV Planners, LLC, (hereinafter referred to as "PGAV").

WITNESSETH:

Whereas, the City is interested in the development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the "TIF Act") to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance (TIF) redevelopment project area in an area shown in **Exhibit A**, attached herein (the "Project Area"); and

Whereas, in order to establish a new TIF redevelopment project area, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the Project Area is eligible under the applicable provisions of the Act; and

Whereas, in the event all or a portion of the Project Area is eligible for designating as a TIF redevelopment project area, the City may direct PGAV to prepare a redevelopment plan for this area, pursuant to the scope of services described herein; and

Whereas, PGAV is duly experienced in conducting eligibility studies and preparing TIF redevelopment plans.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

A. Interested Parties Registry

PGAV will assist the City in complying with the requirements of the Act regarding the "interested parties registry." This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties registry regarding the proposed TIF district.
2. An updated TIF interested parties registration form.

B. Eligibility Analysis

1. The Project Area being considered for use of tax increment financing is shown on **Exhibit A**, which is attached hereto and hereby made a part of this Agreement.
2. PGAV will advise the City on actions that will be necessary for the parcels within the study area to qualify as a "conservation" and/or "blighted" area, as defined in the TIF Act. PGAV will also examine any evidentiary documentation, to be provided by the City, concerning building code violations, inadequate utilities and any other information that may affect the public health safety and welfare. The findings will be documented with map annotations and narrative.
4. PGAV will also analyze and document the trends in property values based on Madison County real property assessment records.
5. PGAV will recommend a final boundary for the TIF Area. Upon concurrence by the City's point of contact, PGAV will prepare findings on eligibility and incorporate said findings in the Redevelopment Plan as described in **Task C** below, if the City decides to move forward with the Redevelopment Plan.

C. Redevelopment Plan

If the Project Area qualifies under the TIF Act and at the request of the City, PGAV will prepare a Redevelopment Plan for the Project Area. This Plan will include as provided for in the TIF statute:

1. Redevelopment Plan/Statutory Requirements:
 - a. Redevelopment plan objectives.
 - b. Generalized land uses to apply for the Project Area.
 - c. Description of private projects and necessary public actions.
 - d. Implementation strategy.
 - e. Estimate redevelopment project costs.
 - f. Estimate of equalized assessed value of the Project Area after redevelopment.
 - g. The eligibility findings for the Project Area as documented in **Task C** of this scope of services.
 - h. Include documentation that "but for TIF" the Plan will not be implemented.
 - i. Include evidence that the subject Project Area has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.
 - j. Taxing district impacts.

2. Exhibits:

PGAV will prepare the following maps and/or exhibits, as deemed necessary by PGAV, to document the Redevelopment Plan.

- a. Redevelopment Project Area Map for the Project Area.
- b. General Land Use Plan.
- d. Estimated Redevelopment Project Costs.
- e. Parcel key map indexed to a list of County Permanent Identification Numbers (PINs), property owners, and most recent equalized assessed valuation (EAV).

D. Review & Approval Process

1. The City will approve the annexation of the Project Area prior to adopting the TIF Redevelopment Project Area and Plan ordinances.
2. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan review and approval process for the proposed Redevelopment Project Area. Included in this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the Act.
3. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan. This shall include all the notices, resolutions, ordinances, etc. that are required by the TIF Act to establish a TIF district.
4. PGAV will present the proposed Redevelopment Plan at the Joint Review Board meeting and the required public hearing. This scope provides for not more than one (1) meeting each for these purposes for a grand total of two trips for meeting attendance.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact for the City, who will interact with PGAV staff and be responsible for tasks to be completed by the City.
- B. Provide, or cause to be provided, a digital base map of the Study Area with appropriate ArcGIS shapefiles. Said digital map files, at a minimum, shall include parcels, street names, water features, PIN numbers, and high-resolution aerial photography if available.
- C. Prepare the legal boundary description of the proposed Redevelopment Project Area.
- D. If necessary, accomplish any necessary amendments to the City's Comprehensive Plan so that the proposed uses contained in the TIF Redevelopment Plan are consistent with the Comprehensive Plan for the City as a whole.
- E. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, property owners within the Redevelopment Project Area and residential addressees within 750 feet of the proposed Project Area boundary. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV under **Section I** of this Agreement.
- F. Provide any other information that may be relevant to determining eligibility.

III. TIMING OF PERFORMANCE

Upon signing of this Agreement, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City. PGAV will take all reasonable and necessary steps to ensure the draft Plan is delivered so that the City can adopt the Plan in Q1 2027.

IV. FEE & METHOD OF COMPENSATION

- A. Compensation for the completed services associated with Tasks A through D of the Scope of Services shall be Thirty-Four Thousand Five Hundred Dollars (\$34,500), exclusive of reimbursable expenses as stated below. The method of compensation shall be on a lump sum, or fixed fee, basis billed monthly according to the labor spent on the Tasks outlined in the Scope of Services.
- B. Reimbursable expenses will consist of reasonable travel expenses, local mileage, express delivery charges, photographic expenses, or the cost of printing or other reproduction of documents. Such expenses will be billed at their direct cost to PGAV not exceed \$500 without written approval by a representative of the City.
- C. Payments to PGAV for services and reimbursable expenses are due within 30 days after receipt of our statement. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement, but may be conducted in accordance with the hourly rate table found above:

- A. Revisions to the Eligibility Study or TIF Redevelopment Plan if the boundaries of the Project Area change after completion of said Eligibility Study;
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies, and any other special studies that may be useful to the City in making decisions on specific development proposals within the Project Area;
- C. Preparation of a Housing Impact Study. It is assumed that the final project will not result in the displacement of 10 or more inhabited residential units.
- D. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office;
- E. Preparation of tax increment revenue history or projections to be used in support of issuance of TIF bonds or other obligations or reporting on any outstanding bond issues.
- F. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF assistance.
- G. Attendance at more than one meeting each for the JRB meeting and the public hearing before the City Council.

These services shall be considered additional work beyond the scope of this Agreement. These services may be provided at additional cost subject to a written scope of services for any such task(s) along with the fee to be paid. Any such work must be approved by the City and provided for in the form of a written addendum or email notification.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in **Section I** of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requires specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement, the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via email or U.S. Postal Service. The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses which have been incurred by PGAV to that date.

VIII. MISCELLANEOUS PROVISIONS

The Scope of Services, provided in **Section I** of this Agreement, is based upon the provisions of the most recent version of the TIF Act. Should anything occur that would cause the TIF Redevelopment Plan to be prepared and processed under the terms of any subsequent amendments, the applicable portions of this Agreement shall be amended as appropriate.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2026.

ATTEST:

CITY OF WOOD RIVER, ILLINOIS

Danielle Sneed, City Clerk

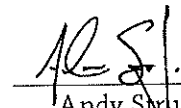
Tom Stalcup, Mayor

ATTEST:

PGAV PLANNERS, LLC

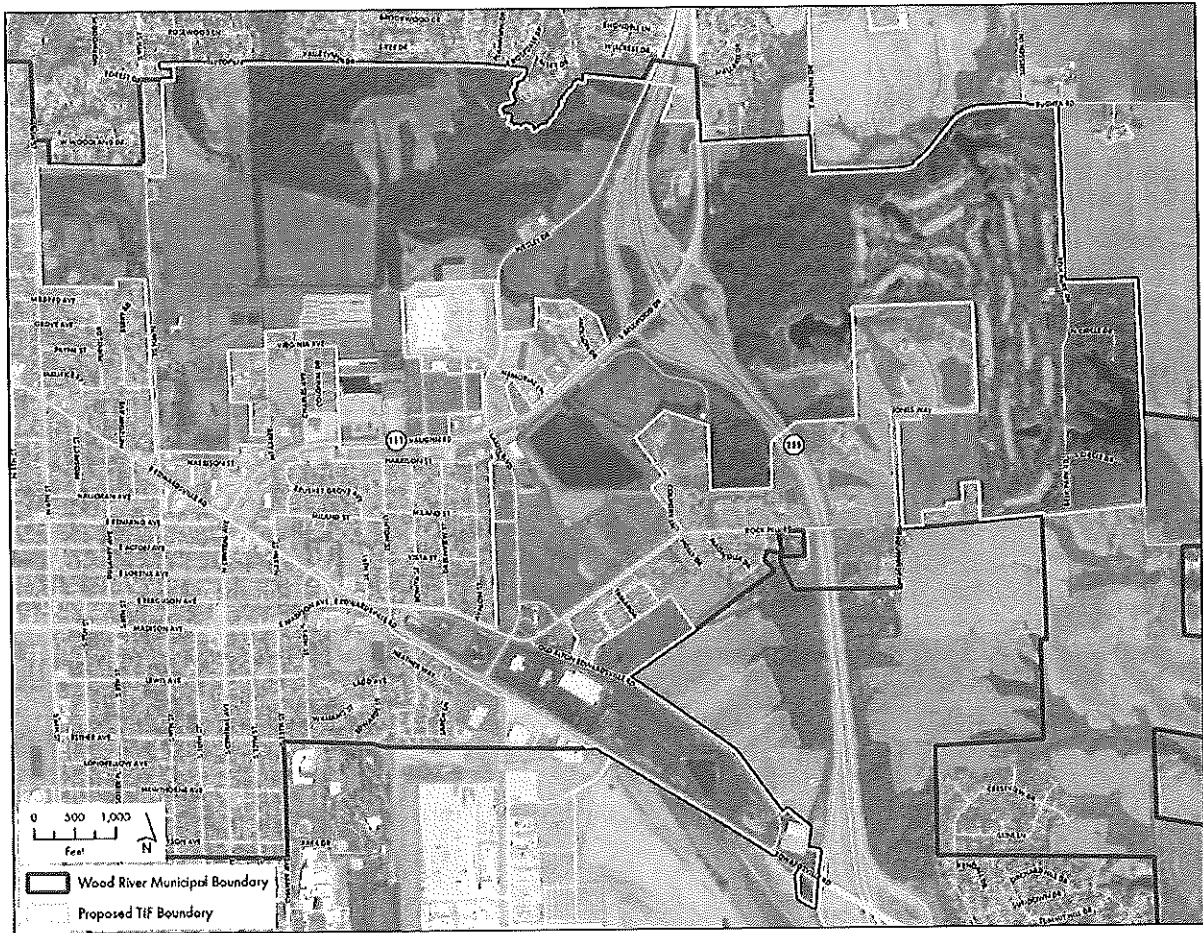


Adam Stroud, Associate Director



Andy Struckhoff, President

Exhibit A – Proposed TIF Project Area



RESOLUTION NO.

RESOLUTION WAIVING COMPETITIVE BIDDING REQUIREMENT AND APPROVING AND AUTHORIZING THE EXECUTION OF A PURCHASE ORDER TO UTILITRA TO PURCHASE A SMALL SOLAR SECURITY TRAILER WITH 2 CAMERAS ON EACH THROUGH THE STATE OF ILLINOIS JOINT PURCHASING PROGRAM AS A SOLE SOURCE PURCHASE FOR AN AMOUNT NOT TO EXCEED \$36,920.60

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 Council has been advised of the need for a solar security trailer (hereinafter referred to as "Trailer") for the of public safety; and

WHEREAS, pursuant to 30 ILCS 525/4.2:

Sec. 4.2. Any governmental unit may, without violating any bidding requirement otherwise applicable to it, procure supplies and services under any contract let by the State pursuant to lawful procurement procedures.

(See State of Illinois Governmental Joint Purchasing Act; 30 ILCS 525 *et seq.*); and

WHEREAS, pursuant to the City of Wood River purchasing policy:

State of Illinois

City employees are authorized to obtain goods and services using the State of Illinois Joint Purchasing program. When available through the State program, it is not necessary for City employees to obtain quotes or to competitively bid the goods or services which are sought. Employees shall be responsible, however, for ensuring that the goods or services are of a quality sufficient to meet the City's needs and that pricing is competitive.

When making purchases using the State's assigned vendor, employees shall submit a purchase order to the vendor directly and shall include the State of Illinois contract number and the City's assigned Joint Purchasing member I.D. number on the purchase order. This information should be included on the purchase order.

(See City of Wood River Purchasing Policy); and

WHEREAS, the Chief of Police has recommended utilizing the State of Illinois Joint Purchasing Program to purchase of the Trailer; and

WHEREAS, the Chief of Police has informed City Council that the Trailer is on a GSA Contract; and

WHEREAS, the Chief of Police has informed City Council that the Trailer can be purchased from Utilitra through the State of Illinois Joint Purchasing program through Utilitra as a registered vendor for \$36,920.60 ("Quote") (See Utilitra Quote attached hereto as **Exhibit A**); and

WHEREAS, City Council deems it to be in the best interests of City to waive the competitive-bidding requirement and to purchase the Trailer through the State of Illinois Joint Purchasing program pursuant to the Quote (**Exhibit A**) as a sole source purchase; and

WHEREAS, the City Council also finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City of Wood River, to execute whatever documents are necessary to waive the competitive-bidding requirement and to purchase the Trailer through the State of Illinois Joint Purchasing program pursuant to the Quote (**Exhibit A**) as a sole source purchase.

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

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

Section 2. The purchase of a solar security trailer through the State of Illinois Joint Purchasing program pursuant to the Quote (**Exhibit A**) as a sole source purchase is approved.

Section 3. The City Manager and/or Mayor is authorized and directed, on behalf of the City of Wood River, to execute and date whatever documents may be necessary to purchase a solar security trailer through the State of Illinois Joint Purchasing program pursuant to the Quote (**Exhibit A**) as a sole source purchase.

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 17th day of August 2026, 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

UTILITRA

Proposal

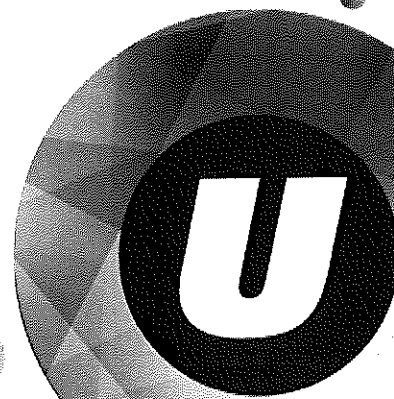
Solar Security Trailer Proposal

Quote # 008593
Version 1

Prepared for:

City of Wood River

Brad Wells
bwells@woodriverpolice.com





Friday, August 07, 2026

City of Wood River
Brad Wells
550 Madison Avenue
Wood River, IL 62095
bwells@woodriverpolice.com

Dear Brad,

Chief Wells,

This proposal is for our solar security trailers with 2 cameras on each. The trailer will come with emergency LED lighting for high visibility as well as a cellular modem to transmit the video for remote monitoring.

Please let me know if you have any questions or concerns regarding this proposal.

GSA Contract #47QSWA23D0008

Thank You,

A handwritten signature in black ink, appearing to read 'Jeff Kochan', is written over a horizontal line.

Jeff Kochan
Vice President - Technology Division
Utilitra

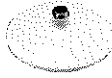


Surveillance Trailer

Description	Price	Qty	Ext. Price
GSA SIN MAS/334220	\$36,920.60	1	\$36,920.60
Surveillance Camera Trailer Trailer - Tubular steel welded construction, four stabilizer corner jacks for added wind stability, front access fork lift pickets, crane lifting eyes, round full wheel fenders that are bolted to the trailer frame, axle assembly 1700 lb., double-eye leaf springs, 15" wheels/tires, red and white conspicuity tape Drawbar - Tilting, 2" ball hitch, swivel wheel tongue jack, flat-four trailer lights plug Tower - 20-foot telescoping tower rotating 355 degrees, hand-operated winch for raising and lowering tower Camera Mount - Multi-head camera box: 2x pendant arms (1&1/2" NPT), 2x Cat5E, 1x 16/2 power, in Nycoil tubing Solar - High-efficiency photovoltaic solar modules, electric actuator-tilt solar panel array, solar panel capacity 800W, Smart MPPT blue-tooth solar controller, batter "time-remaining" feature, communication module Control Box - Aluminum control box with 3-point locking door, solar/battery power management meter, master battery disconnect switch, solar panel tilt switch Batteries - battery box with bolted lid, eight 12V Lithium Ion batteries, battery charger Standard color: Powder coated flat black frame and mast, white battery box Includes - , LED emergency lights		1	
Sierra Wireless Airlink MP70 LTE-Advanced Sierra Wireless XR60 5G Router		1	
TRENDnet 10-Port Industrial Gigabit 400W PoE++ DIN-Rail Switch, , 8 x Gigabit PoE++ Ports, 2 x Gigabit Shared Ports (RJ-45 / SFP), 20Gbps, 400W, Lifetime Protection - 10-Port Industrial Gigabit 400W PoE++ DIN-Rail Switch 		1	



Surveillance Trailer

Description	Price	Qty	Ext. Price
AG53 Enterprise Series Mobile 3 Lead Antenna		1	
AG53 Enterprise Series Mobile 3 Lead Antenna			
Wisenet 20 Megapixel Network Camera - Color - Dome - White - TAA Compliant - 98.43 ft Infrared Night Vision - H.265, H.264, MJPEG, H.265H, H.265M, H.265B, H.264B, H.264M, H.264H - 2560 x 1920 - 4.13 mm- 9.40 mm Varifocal Lens - 2.3x Optical - 30 fps - CM		1	
Hanwha Techwin Mounting Adapter for Network Camera - White - Aluminum		1	
Hanwha 2 Megapixel Outdoor Full HD Network Camera - Color - Dome - Black, White - 656.17 ft Infrared Night Vision - H.264, H.265, MJPEG, H.264M, H.264B, H.264H, H.265M, H.265B, H.265H - 1920 x 1080 - 4.25 mm- 170 mm Varifocal Lens - 40x Optical - 60 fps		1	
Hanwha Techwin Camera Mount for Network Camera - White - Aluminum		1	
Hanwha (SBPC15H) Tape Media		1	
Samsung 128 GB Micro SDXC Memory Card		4	
Samsung PRO Endurance 128GB MicroSDXC Memory Card with Adapter for Dash Cam, Body Cam, and Security Camera – Class 10, U3, V30 (?MB-MJ128KA/AM)		1	
Samsung PRO Endurance 256GB MicroSDXC Memory Card		1	
Samsung PRO Endurance 256GB MicroSDXC Memory Card with Adapter for Dash Cam, Body Cam, and Security Camera, Class 10, U3, V30 (?MB-MJ256KA/AM)		1	
AXIS C1310-E Speaker System - 7 W RMS - White		1	
AXIS C1310-E Speaker System - 7 W RMS - White - Pole-mountable - 280 Hz to 12.50 kHz		1	
Installation materials and cables.		1	
Installation materials and cables.		1	
Project Labor			
Setup, configuration, and installation of Bill of Materials on Solar Trailer.			
GSA Contract #47QSWA23D0008			
1 Enterprise camera connection, mandatory Genetec™ Advantage Genetec Omicast Enterprise Camera Lic 1		2	



Surveillance Trailer

Description	Price	Qty	Ext. Price
Genetec™ Advantage for 1 Omnicast Enterprise Camera – 1 y		2	
Genetec™ Advantage for 1 Omnicast Enterprise Camera – 1 year			
Subtotal:			\$36,920.60



Solar Security Trailer Proposal



Prepared by:

Utilitra

Jeff Kochan

(618) 797-6303

jeffk@utilitra.com

Prepared for:

City of Wood River

550 Madison Avenue

Wood River, IL 62095

Brad Wells

(618) 251-3113

bwells@woodriverpolice.com

Quote Information:

Quote #: 008593

Version: 1

Delivery Date: 08/07/2026

Expiration Date: 06/26/2026

Quote Summary

Description	Amount
Surveillance Trailer	\$36,920.60
Total:	\$36,920.60

Customer hereby agrees to pay Contractor 30% of the total contact price at the time of execution. Remainder of balance is due at the time of delivery of product(s). The Customer agrees to pay Contractor (Utilitra) as set forth in the payment schedule stated above. Customer shall be responsible for applicable taxes, shipping, handling, and other fees. Pricing provided by Contractor is only guaranteed until the expiration of proposal. Contractor reserves the right to cancel orders or quotes based on rising costs or discontinuation of products. Please note that any returned products are subject to restocking fees. Late payments are subject to finance charges of 1.5% per month. Customer agrees that payment will be made in form acceptable to Contractor of: Cash, Check, or Credit Card. Credit Card charges are subject to a 3% fee.

Utilitra

City of Wood River

Signature:

Signature:

Name:

Jeff Kochan

Name:

Brad Wells

Title:

Vice President - Technology Division

Date:

Date:

08/07/2026

Mini Solar Integrator Trailer

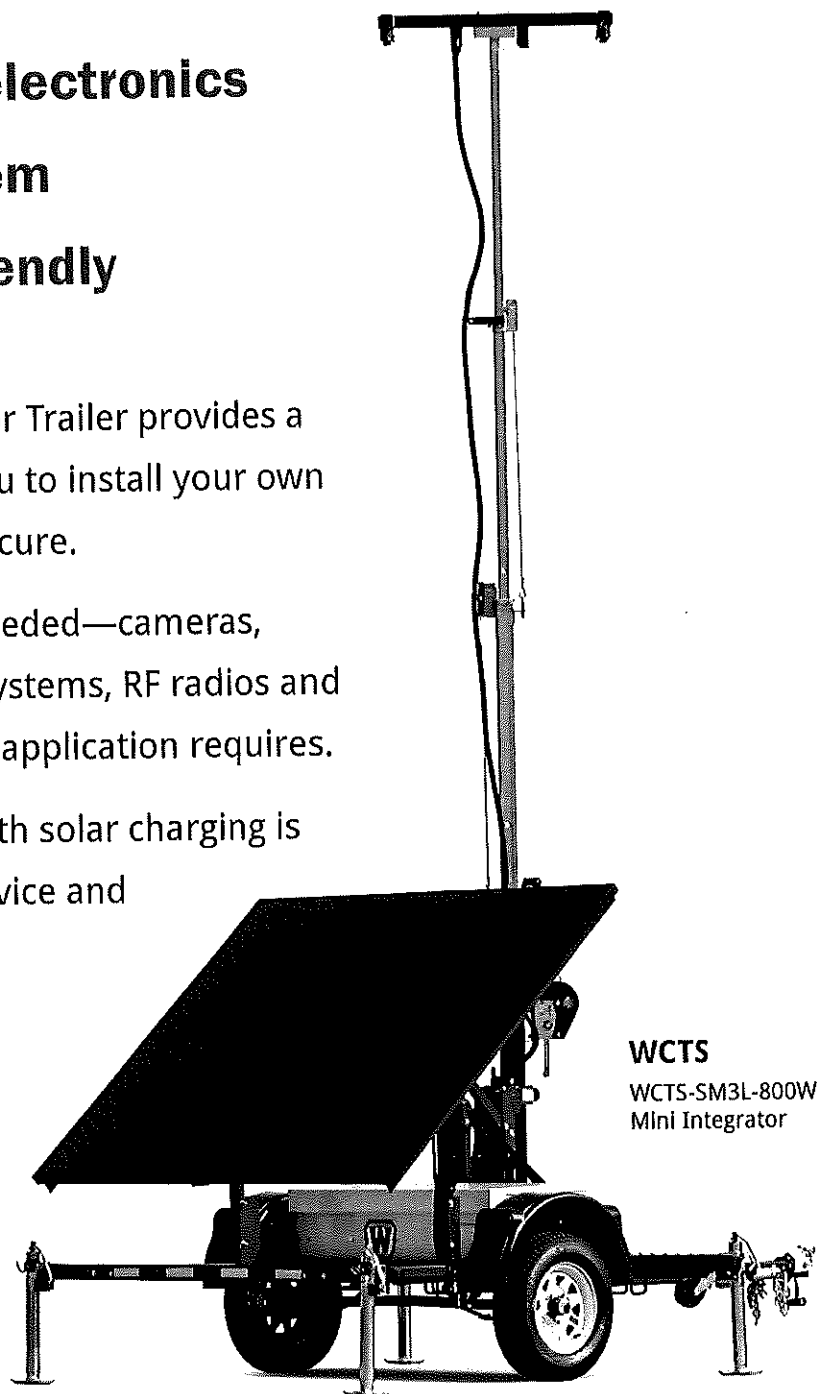
Compact Portable Mast Trailer Designed for Security Integrators

- Ready to add your electronics
- Built-in power system
- Environmentally friendly

The Wanco® Mini Solar Integrator Trailer provides a robust, compact platform for you to install your own gear for keeping your job site secure.

Easily combine equipment as needed—cameras, lights, communications, audio systems, RF radios and others—anything your portable application requires.

This battery-powered system with solar charging is designed to provide reliable service and maximum run times.

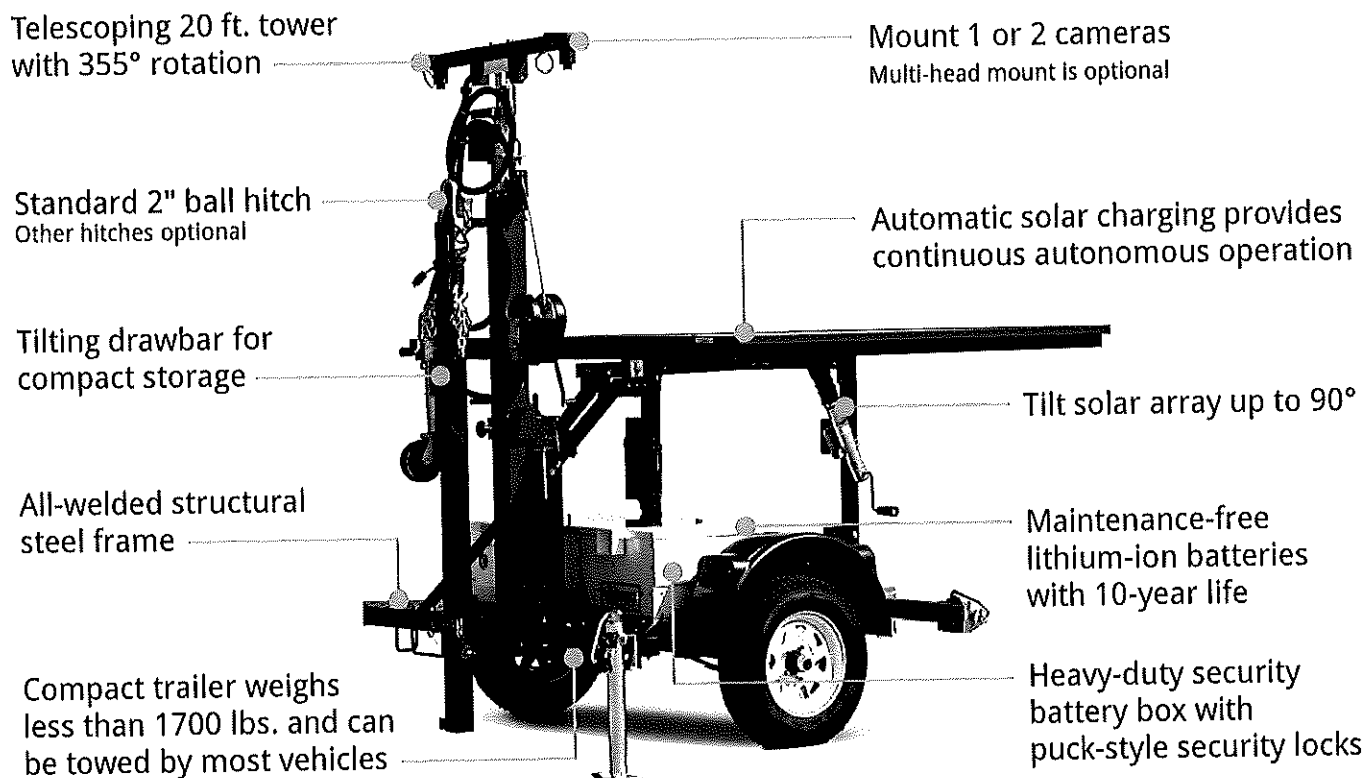


WCTS
WCTS-SM3L-800W
Mini Integrator

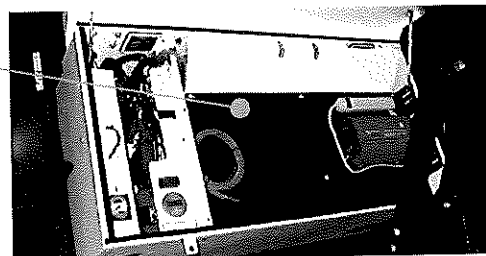


800-972-0755
www.wanco.com

W For more details or to place an order, call 800-972-0755 or visit wanco.com.



Large equipment mounting tray inside battery box 15" W × 30" L × 3.5" D



Battery box interior (optional inverter shown)

Features

- | | |
|----------------|---|
| Tower | 20-foot tower with manual winch
Two pendant mounts with 1-1/2" NPT fittings standard
Multi-head mounts optional
Alternate NPT fittings optional |
| Cabling | Three Cat 5e cables and one 16/2 power cable standard
Alternate cables optional |
| Power | Smart MPPT solar charge controller standard, Bluetooth® app for remote battery-health monitoring
800W solar, lithium-ion battery bank with 6.67 kWh usable capacity
24VDC system power, AC-charger included |

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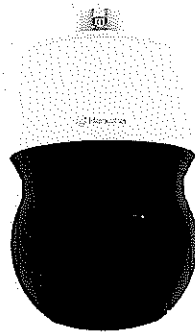


WANCO INC.
5870 Tennyson Street
Arvada, Colorado 80003 USA
800-972-0755 / 303-427-5700
info@wanco.com

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wanco.com
for more



Network

PTZ

XNP-C6403RW

2MP 40x AI PTZ Camera with built-in wiper



Key Features

- Max. 2MP resolution
- 4.25~170mm(40x) zoom (digital 32x, total 1280x zoom)
- Day & Night (ICR), extreme WDR, DLS (Built-in gyro sensor)
- Intelligent Analytics, Object auto tracking (Person/Vehicle), Target lock tracking
- H.264, H.265, MJPEG codec, WiseStream II
- IP66, IK10, NEMA4X, NEMA-TS 2 (2.2.8, 2.2.9)
- PTZ PLUS Design applied (Compact, Lighter, Simple cabling)
- Built-in wiper

XNP-C6403RW

2MP 40x AI PTZ Camera with built-in wiper



Specifications

Video	
Imaging Device	1/2.8" CMOS
Resolution	1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	H.265/H.264: Max. 60fps/50fps(60Hz/50Hz) MJPEG: Max. 30fps/25fps(60Hz/50Hz)
Min. Illumination	Color: 0.05Lux(F1.6, 1/30sec) BW: 0Lux(IR LED On)
Lens	
Focal Length (Zoom Ratio)	4.25~170mm(40x) zoom (digital 32x, total 1280x zoom)
Max. Aperture Ratio	F1.6(Wide)~F4.95(Tele)
Angular Field of View	H: 65.66°(Wide)~1.88°(Tele) / V: 39.4°(Wide)~1.09°(Tele)
Min. Object Distance	3m(9.84ft)
Focus Control	Oneshot AF, Focus save
Lens Type	DC auto iris
Pan / Tilt / Rotate	
Pan Range	360° Endless
Pan Speed	Max. 500°/sec, Manual: 0.024°/sec~250°/sec
Tilt Range	110°(-20°~90°)
Tilt Speed	Max. 350°/sec, Manual: 0.024°/sec~250°/sec
Sequence	Preset(300ea), Swing, Group(6ea), Trace, Tour, Auto Run, Schedule
Preset Accuracy	Up to ±0.1°, Pan/Tilt correction
Operational	
Camera Title	Displayed up to 85 characters
Direction Indicator	Support
Day & Night	Auto(ICR)/Color/BW/Schedule
Backlight Compensation	BLC, HLC, WDR, SSDR
Wide Dynamic Range	Extreme WDR(150dB)
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support(built-in gyro sensor)
Defog	Support
Motion Detection	8ea, 8point polygonal zones
Privacy Masking	32ea, Quadrangle Support - Color: Grey/Green/Red/Blue/Black/White - Mosaic

Design and specifications are subject to change without notice. The latest product information / specification can be found at HanwhaVision.com
Hanwha Vision is formerly known as Hanwha Techwin.

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XNP-C6403RW

Gain Control	Manual / Max
White Balance	ATW / Narrow ATW / AWC / Manual / Indoor / Outdoor / Mercury / Sodium
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Video Rotation	Flip, Mirror
Analytics	Classified object type : Person/Face/Vehicle/License plate Attributes : Vehicle(Type:car/bus/truck/motorcycle/bicycle) Support DetectionShot Analytics events based on AI engine - Object detection, Virtual line(Crossing/Direction), Virtual area(Loitering/Intrusion/Enter/Exit) Analytics events - Defocus detection, Motion detection, Tampering, Fog detection, Shock detection, Virtual area(Appear/Disappear) * Audio detection, Sound classification(with NW I/O Box)
Alarm Triggers	Analytics, Network disconnect * Alarm Input(with NW I/O Box)
Alarm Events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC or NAS recording at event triggers PTZ Preset Handover * Alarm output(with NW I/O Box)
IR Viewable Length	200m(656.17ft), Wise IR
Water Removal	Support(Wiper)
Auto Tracking	Object auto tracking(Person/Vehicle), Target lock tracking
Network	
Ethernet	Metal shielded RJ-45(10/100BASE-T)
Video Compression	H.265/H.264: Main/Baseline/High, MJPEG
Smart Codec	Manual(5ea area), WiseStream II
Video Quality Adjustment	H.264/H.265: Target bitrate level control MJPEG: Target bitrate level control
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast(20 users) / Multicast (128 user) Multiple streaming(Up to 10 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, IGMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP, SRTP, NTCIP, MQTT
Application Programming Interface	ONVIF Profile S/G/T SUNAPI(HTTP API) Wisenet open platform
Security	
OS / Firmware Protect	Secure boot, Signed firmware, Firmware encryption
User authentication	Digest Authentication, Prevent brute-force attack
Network authentication	802.1X Authentication(EAP-TLS, EAP-LEAP, EAP-PEAP MSCHAPv2)
Secure Communication	HTTPS, SRTP, WSS(Web socket secure)
Access Control	IP address filtering
Data Protect	Authentication information encryption, ZIP compression encryption
Audit	User Access/System/Event log
Device ID	Device Certificate(Hanwha Techwin Root CA, pre-installed)
Secure Storage	TPM 2.0 with FIPS 140-2 level2
Security Certificate	Secure by default

Design and specifications are subject to change without notice. The latest product information / specification can be found at HanwhaVision.com
Hanwha Vision is formerly known as Hanwha Techwin.

General

Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 2slot 1TB
Memory	4GB RAM, 512MB Flash

Environmental & Electrical

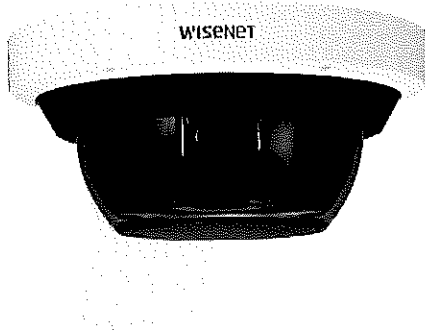
Operating Temperature / Humidity	-40°C~+55°C(-40°F ~ +131°F) / +74°C(+165°F) (MAX) based on NEMA-TS 2(2.2.7) * Start up should be done at above -30°C 0~95% RH(Non-condensing)
Storage Temperature / Humidity	-50°C ~ +60°C(-58°F ~ +140°F) / 0~90% RH
Certification	IP66, IK10, NEMA4X, NEMA-TS 2(2.2.8, 2.2.9)
Input Voltage	HPoE(IEEE802.3bt, Class6, Type3, Injector included)
Power Consumption	Typical 26W, Max 46W

Mechanical

Color / Material	White, Black / Aluminum+Polycarbonate
RAL Code	White: RAL9003 / Black: RAL9005
Product Dimensions / Weight	ø184.9x318.8mm(7.28x12.55") / 5.6kg (12.34lb)

DORI (EN62676-4 standard)

Detect (25PPM/ 8PPF)	Wide: 59.5m(195.3ft) / Tele: 2340.4m(7678.4ft)
Observe (63PPM/ 19PPF)	Wide: 23.8m(78.1ft) / Tele: 936.2m(3071.4ft)
Recognize (125PPM/ 38PPF)	Wide: 11.9m(39.1ft) / Tele: 468.1m(1535.7ft)
Identify (250PPM/ 76PPF)	Wide: 6.0m(19.5ft) / Tele: 234.0m(767.8ft)



Network

Multi-sensor

PNM-9085RQZ1

5MP x 4CH IR PTRZ Multi-directional Camera



Key Features

- Motorized PTRZ support
- Maximum 30fps@5MP(H.265, H.264)
- 4.13~9.4mm(2.3x) motorized varifocal lens
- IR viewable length : 30m(98.43ft)
- H.265, H.264, MJPEG codec, Multi streaming
- Video analytics, WiseStream II
- IP66, IK10, NEMA4X

PNM-9085RQZ1

5MP x 4CH IR PTRZ Multi-directional Camera



Specifications

Video

Imaging Device	1/1.8" 5MP CMOS x 4CH
Resolution	2560x1920, 2560x1440, 1920x1080, 1600x1200, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240
Max. Framerate	Max. 30fps/25fps (60Hz/50Hz) at all resolutions Max. 30fps/25fps (60Hz/50Hz)
Min. Illumination	Color: 0.11lux(F1.92, 30 IRE) BW: 0Lux(IR LED on)

Lens

Focal Length (Zoom Ratio)	4.13~9.4mm(2.3x)motorized varifocal
Max. Aperture Ratio	F1.92(Wide)~F2.67(Tele)
Angular Field of View	H: 87.58°(Wide)~37.34°(Tele) / V: 64.58°(Wide)~28.04°(Tele) / D: 112.46°(Wide)~46.85°(Tele)
Min. Object Distance	1.2m(3.94ft)
Focus Control	Simple focus
Lens Type	DC auto iris

Pan / Tilt / Rotate

Pan / Tilt / Rotate Range	Remote adjustment (Max. 200cycles) 0~360 / 35~60 / 0~90
---------------------------	--

Operational

Camera Title	Displayed up to 85 characters
Day & Night	Auto(ICR)
Backlight Compensation	BLC, HLC, WDR, SSDR
Wide Dynamic Range	120dB
Digital Noise Reduction	SSNR V
Digital Image Stabilization	Support
Defog	Support
Motion Detection	8ea, 8point polygonal zones
Privacy Masking	32ea, 4point polygonal zones - Color: Grey, Green, Red, Blue, Black, White - Mosaic
Gain Control	Low / Middle / High
White Balance	ATW / AWC / Manual / Indoor / Outdoor
LDC	Support
Electronic Shutter Speed	Minimum / Maximum / Anti flicker (2~1/12,000sec)
Video Rotation	Flip, Mirror
Analytics	Defocus detection, Directional detection, Fog detection, Face detection, Motion detection, Appear/Disappear, Enter/Exit, Loitering, Tampering, Virtual line, Audio detection
Alarm I/O	Input 1ea / Output 1ea
Alarm Triggers	Analytics, Network disconnect, Alarm input
Alarm Events	File upload via FTP and e-mail Notification via e-mail SD/SDHC/SDXC at event triggers Alarm output Handover

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com

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Audio In	Selectable(mic in/line in) Supply voltage: 2.5VDC(4mA), Input Impedance: 2K Ohm
Audio Out	Line out, Max.output level: 1Vrms
IR Viewable Length	30m(98.43ft)

Network

Ethernet	Metal shielded RJ-45(10/100/1000BASE-T)
Video Compression	H.265/H.264: Main/Baseline/High, MJPEG
Audio Compression	G.711 u-law /G.726 G.726(ADPCM) 8KHz, G.711 8KHz G.726: 16Kbps, 24Kbps, 32Kbps, 40Kbps AAC-LC: 48Kbps at 16KHz
Smart Codec	Manual(Sea area), WiseStream II
Bitrate Control	H.264/H.265: CBR or VBR MJPEG: VBR
Streaming	Unicast(20 users) / Multicast Multiple streaming(Up to 10 profiles)
Protocol	IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP
Security	HTTPS(SSL) Login Authentication Digest Login Authentication IP Address Filtering User access log 802.1X Authentication(EAP-TLS, EAP-LEAP)
Application Programming Interface	ONVIF Profile S/T SUNAPI(HTTP API) Wisenet open platform

General

Webpage Language	English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek
Edge Storage	Micro SD/SDHC/SDXC 4slot 256GB(each CH)
Memory	5GB RAM, 1280MB Flash

Environmental & Electrical

Operating Temperature / Humidity	-40°C~+55°C(-40°F~+131°F) / Less than 90% RH
Storage Temperature / Humidity	-50°C~+60°C(-58°F~+140°F) / Less than 90% RH
Certification	IP66, IK10, NEMA4X
Input Voltage	HPoE(IEEE802.3bt, Class6, Type3, Injector included), 12VDC
Power Consumption	PoE: Max. 45 W, Typical 33.7 W 12VDC: Max. 42 W, Typical 32 W

Mechanical

Color / Material	White / Aluminum
RAL Code	RAL9003
Product Dimensions / Weight	Ø315x145.9 mm(12.40"x5.74") / 5.2 kg(11.5lb)
Compatible Conduit hole / Gangbox	3/4"
Hanging Mount (Dome)	SBP-317HWW

DORI (EN62676-4 standard)

Detect (25PPM/ 8PPF)	Wide: 53.4m(175.2ft) / Tele: 151.5m(497.1ft)
Observe (63PPM/ 19PPF)	Wide: 21.4m(70.1ft) / Tele: 60.6m(198.9ft)
Recognize (125PPM/ 38PPF)	Wide: 10.7m(35.0ft) / Tele: 30.3m(99.4ft)
Identify (250PPM/ 76PPF)	Wide: 5.3m(17.5ft) / Tele: 15.2m(49.7ft)

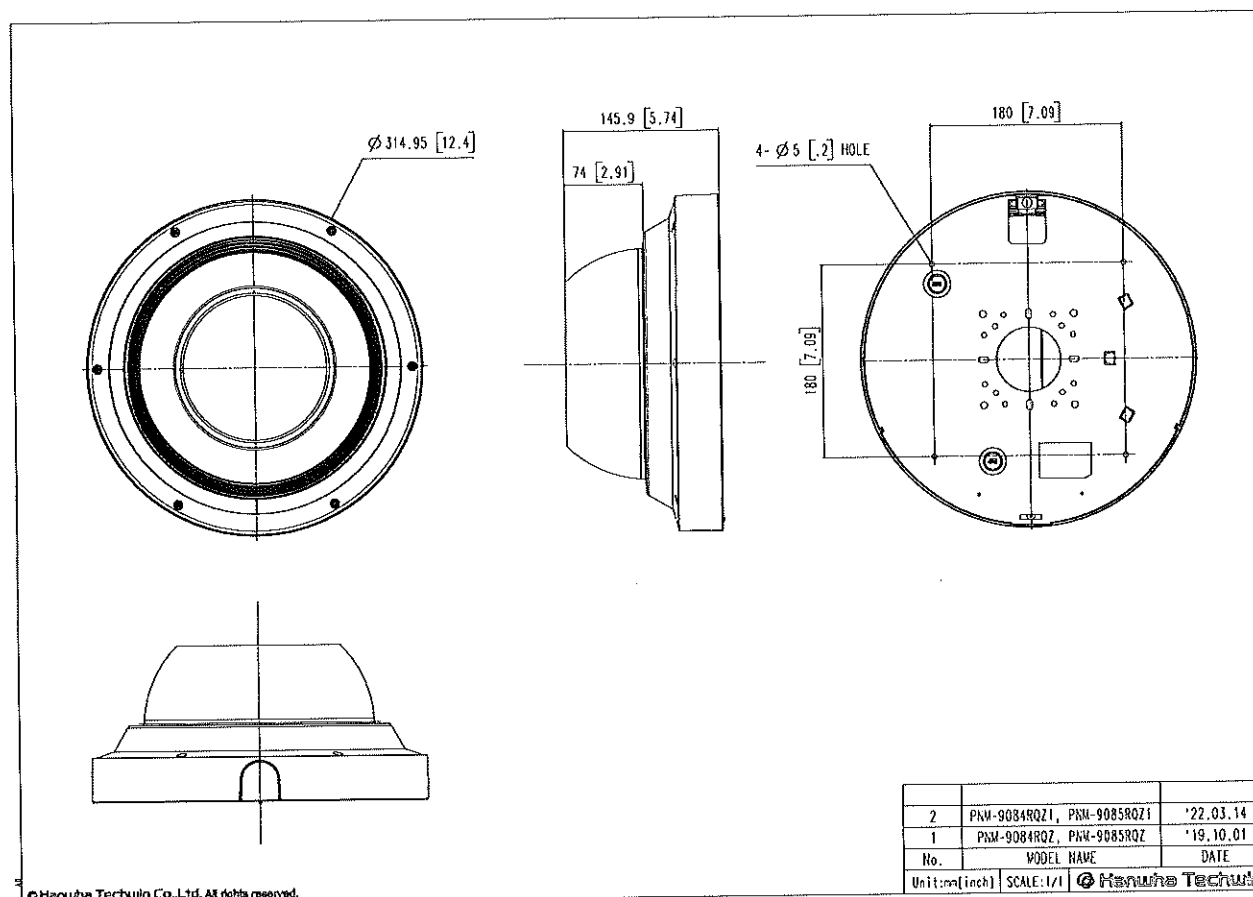
PNM-9085RQZ1

5MP x 4CH IR PTRZ Multi-directional Camera



CAD

Unit: mm [inch]



RESOLUTION NO.**RESOLUTION WAIVING COMPETITIVE BIDDING REQUIREMENT AND APPROVING AND AUTHORIZING AN AGREEMENT WITH PFUND CONSTRUCTION FOR CONSTRUCTION REPAIRS AT THE STRUCTURE(S) LOCATED AT 5-9 EAST FERGUSON, WOOD RIVER, ILLINOIS, AND AT THE WAREHOUSE STRUCTURE LOCATED BEHIND 5-17 EAST FERGUSON, 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, by Resolution No. 2132 passed on August 4, 2025, the City Council determined that the property located on Parcel No. 19-2-08-28-08-203-035.002, is a public nuisance as a result of the dangerous and unsafe condition of the structure(s) located thereon, and authorized the City Attorney to commence court proceedings to abate said nuisance; and

WHEREAS, at the time Resolution No. 2132 was passed, Parcel No. 19-2-08-28-203-035.002 included the structure(s) commonly known as 5, 7, 9, 11, 13, 15 and 17 East Ferguson, Wood River, Illinois, and the warehouse structure located directly behind 5, 7, 9, 11, 13, 15 and 17 East Ferguson (hereinafter "the Property"); and

WHEREAS, during the course of said litigation, it became necessary for City to retain certain expert witnesses whose opinions could be offered in support of the City's position therein, including Marc Bacchetti ("Bacchetti"), a licensed structural engineer, and Matthew Pfund ("Pfund"), President of Pfund Construction, Inc.; and

WHEREAS, during the course of litigation, the Court ordered City to perform multiple inspections at the Property utilizing its retained experts, Bacchetti and Pfund, in its attempt to define the specific scope of repairs which it was allowing City to undertake at the Property in order to make the Property safe; and

WHEREAS, by written decision entered August 7, 2026, the Court determined that certain repairs were necessary to bring the Property into a safe condition and granted City permission to undertake said specified repairs at and within (a) the structure located at 5, 7 and 9 East Ferguson, and (b) the warehouse structure sitting directly behind 5, 7, 9, 11, 13, 15 and 17 East Ferguson (hereinafter "the Project"); and

WHEREAS, as a result of observations made and conclusions drawn during these prior inspections at the Property that were necessary for the litigation, Bacchetti and Pfund each have unique knowledge and familiarity of the Property not available to other engineers and contractors who have not had such prior involvement at the Property; and

WHEREAS, due to the nature of the aforementioned litigation, the City Council has determined that it is in the best interest of City that the Project be commenced without delay so that the Project may be completed as soon as reasonably possibly; and

WHEREAS, the City Council has determined that Pfund's unique knowledge and familiarity of the Property will allow Pfund Construction to complete the Project more efficiently and effectively and at a lower cost to City than what any other contractor could reasonably be expected to do; and

WHEREAS, the City Council has determined that Pfund Construction has the necessary skill and available manpower to complete the Project within City's desired timeframe; and

WHEREAS, Pfund Construction has provided a proposal to City to complete the Project for an amount not to exceed \$150,000 (See "Pfund Proposal," attached as **Exhibit A**) ; and

WHEREAS, Section 5/11-31-1(a) of Chapter 65 of the Illinois Municipal Code gives City authority to attach a lien to the Property for the cost of the Project, which City Attorney has previously advised the Court of City's intent to pursue upon completion of the Project; and

WHEREAS, the City Council deems it to be in the best interests of City to waive the competitive-bidding requirement and to agree to the Pfund Proposal (see **Exhibit A**); and

WHEREAS, the City Council also finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City of Wood River, to execute whatever documents are necessary to waive the competitive-bidding requirement and agree to the Pfund Proposal (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. City shall waive normal and ordinary bidding procedures, and the Pfund Proposal (**Exhibit A**) is approved.

Section 3. The City Manager and/or Mayor is authorized and directed, on behalf of the City of Wood River, to execute and date whatever documents may be necessary enter the Pfund Proposal (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 17th day of August 2026, 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

August 13, 2026

Mr. Steve Palen, City Manager
City of Wood River
111 North Wood River Ave
Wood River, IL 62095

Re: 5/7/9 E Ferguson Ave

Dear Mr. Palen,

The following is a proposal to perform the following scope of work at the building referenced above including warehouse space on a time and material basis not to exceed \$150,000.

1. Clean and Make Safe

- All contents and soft demo debris removed by workers properly trained and protected.
- Haul-off and legal disposal.
- Change building locks and barricade work areas.
- Temporary shoring and bracing installed as directed by a licensed Structural Engineer.
- Remove any remaining ceilings and/or wall coverings concealing areas of suspected damage.

2. Remedy Environmental Hazards

- Full hazardous material survey and testing by a licensed inspector.
- Permits, notifications, and ACM abatement by a licensed abatement contractor.

At the completion of this work it is expected that permanent structural and building envelope repairs will be prescribed after formal inspections can take place. That work is outside this proposal.

We ask that the City be present to identify and direct items to be disposed of and/or removed. We will not be liable for missing or damaged personal items of the building owner.

We also request that the City be responsible to isolate and protect our workforce from the building owner at all times.

Sincerely,



Matthew J. Pfund
President

RESOLUTION NO:

**RESOLUTION APPROVING SPONSORSHIP AGREEMENT WITH BUSEY BANK
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 Busey Bank ("Busey") to sponsor the walking track at the Wood River Recreation Center; and

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

WHEREAS, the Busey Proposal may generate up to \$5,000.00 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 Busey 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 Busey 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 Busey 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 August 17, 2026.

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 17th day of August 2026, 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 _____, 2026 ("Effective Date"), by and between ("SPONSOR") and the 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 is presently developing 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 1.5' banner ad beneath one of the scoreboards at 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 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

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

2. 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:

Year 1 (2026 – 2027) = \$1,000.00

Year 2 (2027 – 2028) = \$1,000.00

Year 3 (2028 – 2029) = \$1,000.00

Year 4 (2029 – 2030) = \$1,000.00

Year 5 (2030 – 2031) = \$1,000.00

3. Payments will be due on an annual basis and are due and payable at the beginning of each contract year, excepting when the total Agreement amount is paid via a single payment.

4. Payment terms are as follows:

I. 1st payment due on or before September 15, 2026

II. 2nd payment not due until the 1-year anniversary of signage installation date

III. Year 3 and beyond payments are due on or before September 15th of the applicable year

5. OWNER shall provide SPONSOR with an invoice for each annual installment no later than thirty 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.

6. 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.

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 non-exclusive, 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 insure 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. If 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.

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.

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 nor 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.

CONTACT, BILLING, AND REMITTANCE INFORMATION

I. All notices, correspondence, payments, invoices, and other communications related to this Agreement shall be directed to the appropriate party using the contact information listed below:

I. City of Wood River Contact Information

Contact: Parks and Recreation Department
655 N. Wood River Avenue
Wood River, IL 62095
Phone: (618) 251-3130
Email: office.wrparks@gmail.com

Contact: Finance Department
111 N. Wood River Avenue
Wood River, IL 62095
Phone: (618) 251-3131
Email: ap@cityofwoodriver.com

II. Remit To Information

City of Wood River
Attn: Finance Department
111 N. Wood River Avenue
Wood River, IL 62095

Please include the agreement name or invoice number with all payments.

III. SPONSOR Billing Contact Information

SPONSOR shall provide the following billing contact information for purposes of receiving invoices, payment reminders, and other billing-related correspondence under this Agreement:

SPONSOR Name: _____
Billing Contact Name: _____
Billing Address: _____
City, State, ZIP: _____
Phone Number: _____
Email Address for Invoices: _____
Preferred Invoice Delivery Method: _____
☐ Email ☐ Mail ☐ Both

SPONSOR is responsible for notifying OWNER of any changes to the billing contact information listed above. Invoices and billing-related notices sent to the contact information provided by SPONSOR shall be considered properly delivered.

SIGNING PARTIES

SPONSOR

Busey Bank

Signature

Title

Date

OWNER

City of Wood River

Signature

Title

Date

RESOLUTION NO.

RESOLUTION AUTHORIZING THE CITY TO APPLY FOR THE OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT (OSLAD) GRANT

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 City Council of the City of Wood River desires to build a Splash Pad at Central Park; and

WHEREAS, the Open Space Lands Acquisition and Development (OSLAD) Grant could fund 50% of the total construction project not to exceed \$600,000.00; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to apply for the Open Space Lands Acquisition and Development (OSLAD) Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOOD RIVER that the City has the sufficient funds necessary to complete the pending OSLAD project within the timeframe specified for project execution.

BE IT FURTHER RESOLVED that the City Council of the City of Wood River authorizes the filing of the above listed application with the Illinois Department of Natural Resources in adherence to all applicable rules and regulations of the program; and

BE IT FURTHER RESOLVED that the City Council of the City of Wood River hereby directs and designates the Parks & Recreation Director to act as the authorized representative in connection with the filing of the aforementioned application and all concurrent meetings and hearings associated with the project approval process.

PASSED and APPROVED this 17th day of August 2026.

MAYOR OF THE CITY OF WOOD RIVER, IL

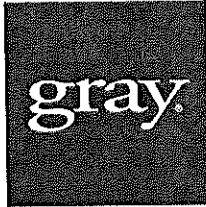
ATTEST:

CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:



GRAY DESIGN GROUP
349 Marshall Avenue, Suite 100, Saint Louis, MO 63119

P 314 646 0400
info@GRAYDESIGNGROUP.COM

RECOMMENDATION TO AWARD

Date: August 12, 2026
Project Name: Wood River City Center
Project Address: 101 East Ferguson Avenue, Wood River, Illinois 62095
Architect's Project No: 125287.00
To: Steve Palen, City Manager
Prepared By: Brian Paul
 According to Contract Documents Dated: July 22, 2026

Steve,

Below is a summary of the findings and Award Recommendation for the Wood River City Center project.

Background:

The City Center project was advertised to bidders on July 22, 2026. Bids were opened on August 12, 2026. Four firms submitted bids for the project with the following results:

<u>Contractor</u>	<u>Base Bid</u>
Pfund Construction	\$1,189,990.00
Stutz Excavation	\$1,380,000.00
Morrissey Construction	\$1,470,000.00
Integra Constuction Co.	\$1,594,975.00

Bid Evaluation

Following evaluation of the Bid Tabulation data provided by the City of Wood River, Gray Design Group recommends awarding the project to Pfund Construction. Pfund Construction is the lowest responsible bidder and their Base Bid is aligned with Gray Design Group's most recent cost opinion. Gray Design's probable cost, excluding design fees, amounted to \$1,214,013.

If you should have any questions, please do not hesitate to contact us.

Respectfully submitted:
Gray Design Group

Brian Paul
Architect

GRAYDESIGNGROUP.COM

ARCHITECTURE | INTERIORS | PLANNING | EXPERIENTIAL GRAPHIC DESIGN

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



Office: (618) 261 - 3100
Fax: (618) 261 - 3102

APPLICATION TO SOLICIT CONTRIBUTIONS
ON PUBLIC STREETS

Date: 2/23/26

Name of Person completing application: Joni Timmins

Title: Student Council Sponsor

Agency/group seeking permit: EAWR Student Council

Address of agency/group: 777 N Wood River Ave., Wood River, IL, 62095

Phone number: 618 402-2295

Date for which permit is sought: ~~2/29/26~~ 10/24/26

Proposed hours of solicitation: 8am-4pm

Does the soliciting agency agree to be solely liable for any injuries to any person or property during solicitation, which is causally related to an act of ordinary negligence of the soliciting agent?

yes

Have you obtained liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) for personal injury per occurrence and Three Hundred Thousand (\$300,000.00) covering soliciting agency and listing the City of Wood River as additional insured? yes

A certified copy of said insurance policy must be filed with the City Clerk at least five (5) days prior to the solicitation activity.

SOLICITATION REQUIREMENTS:

- Solicitation shall only take place between April 1 and November 1. Solicitations are permitted on Saturdays only and may begin at 8:00 am and must end by 4:00 pm, unless otherwise approved by the City Council.
- The solicitation agency shall carry liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) for personal injury per occurrence and Three Hundred Thousand (\$300,000.00) for property damage during the period of requested solicitation, listing the City of Wood River as additional insured. A certified copy of said insurance policy must be filed with the City Clerk at least five (5) days prior to the solicitation activity.
- Solicitations are only permitted at the intersection of Wood River Avenue and Penning Avenue.
- A limit of two (2) solicitations shall be permitted in any calendar month within the City, for a total not to exceed twelve (12) in any calendar year.
- No soliciting agency/group shall solicit more than once a calendar year.
- All soliciting agencies must use cones, safety vests, and appropriate signage identifying the agency/cause. The City requires a \$100 deposit for use of City cones and vests.
- Any group under the age of 18 must have adult supervision.
- Solicitation requests shall be turned into the City Clerk's office between February 1 and February 28, 2026, on the appropriate application (attached).
- Violation of the above policy by any person, group, corporation or charity may lead to revocation or suspension of the right to solicit funds in the future.

I, the undersigned, hereby verify that I have read the solicitation requirements and agree to abide by the requirements set forth.


Signature of Applicant

Return completed application to:

Office of the City Clerk
City of Wood River
111 N. Wood River
Wood River, IL 62095

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



Office: (618) 251 - 3100
Fax: (618) 251 - 3102

APPLICATION TO SOLICIT CONTRIBUTIONS ON PUBLIC STREETS

Date: 8/11/26

Name of Person completing application: Jeni Timmins

Title: EAWR After Prom Committee Member

Agency/group seeking permit: EAWR After Prom

Address of agency/group: _____

777 N Wood River Ave. Wood River, IL 62095

Phone number: 618-402-2295

Date for which permit is sought: 8/22/26

Proposed hours of solicitation: 8am-4pm

Does the soliciting agency agree to be solely liable for any injuries to any person or property during solicitation, which is casually related to an act of ordinary negligence of the soliciting agent?

yes

Have you obtained liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) for personal injury per occurrence and Three Hundred Thousand (\$300,000.00) covering soliciting agency and listing the City of Wood River as additional

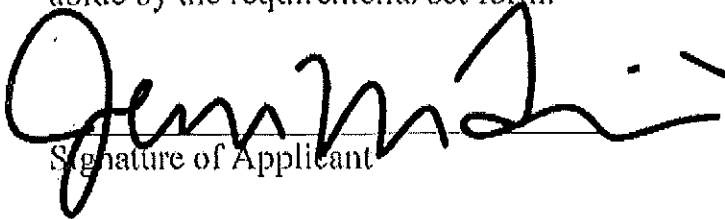
insured? yes

A certified copy of said insurance policy must be filed with the City Clerk at least five (5) days prior to the solicitation activity.

SOLICITATION REQUIREMENTS:

- Solicitation shall only take place between April 1 and November 1. Solicitations are permitted on **Saturdays only** and may begin at 8:00 am and must end by 4:00 pm, unless otherwise approved by the City Council.
- The solicitation agency shall carry liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) for personal injury per occurrence and Three Hundred Thousand (\$300,000.00) for property damage during the period of requested solicitation, listing the City of Wood River as **additional insured**. A certified copy of said insurance policy **must** be filed with the City Clerk at least five (5) days prior to the solicitation activity.
- Solicitations are only permitted at the intersection of **Wood River Avenue and Penning Avenue**.
- A limit of two (2) solicitations shall be permitted in any calendar month within the City; for a total not to exceed twelve (12) in any calendar year.
- No soliciting agency/group shall solicit more than once a calendar year.
- All soliciting agencies must use cones, safety vests, and appropriate signage identifying the agency/cause. The City requires a \$100 deposit for use of City cones and vests.
- Any group under the age of 18 must have adult supervision.
- Solicitation requests shall be turned into the City Clerk's office between February 1 and February 28, 2026, on the appropriate application (attached).
- Violation of the above policy by any person, group, corporation or charity may lead to revocation or suspension of the right to solicit funds in the future.

I, the undersigned, hereby verify that I have read the solicitation requirements and agree to abide by the requirements set forth.



Signature of Applicant

Return completed application to:

Office of the City Clerk
City of Wood River
111 N. Wood River
Wood River, IL 62095