

WATERLOO CITY COUNCIL

Regular Meeting Agenda

Location: Waterloo City Hall - Council Chambers
100 W. Fourth St., Waterloo, IL
Date: Monday, April 07, 2025
Time: 7:30 p.m.

1. Call to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Correction or Withdrawal of Agenda Items by Sponsor.
5. Approval of Minutes as Written or Amended.
 - A. Approval of 03-17-25 Public Hearing Minutes.
 - B. Approval of 03-17-25 City Council Meeting Minutes.
6. Petitions by Citizens on Non-Agenda Items.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Treasurer.
 - B. Report of Collector / Budget Officer.
 - C. Report of Subdivision & Zoning Administrator.
 - D. Report of Deputy Director of Public Works.
 - E. Report of Director of Public Works.
 - F. Report of Chief of Police.
 - G. Report of City Attorney.
 - H. Report and Communication by Mayor.
 1. Certificate of Recognition to Mayor for the Day, Elise Birkner.
 2. Certificate of Commendation Presented to Smiles R Forever in Recognition of their 25th Anniversary.
 3. Certificate of Commendation to Jaxson Mathenia for his Second Place Finish at the IHSA Class 2A Wrestling Meet.
8. Report of Standing Committees.
9. Report of Special Committees.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1902 Authorizing Conveyance of an Easement Upon Municipally Owned Real Property.
11. Unfinished Business.
12. Miscellaneous Business.
 - A. Consideration and Action on Warrant No. 648.
 - B. Consideration and Action on Re-Appointment of Donna Robert to the Waterloo Cemetery Board for a 3-Year Term to Expire on April 01, 2028.
 - C. Consideration and Action on Approval of Illini Road Oil LLC, Columbia Quarry, and Concrete Supply of Illinois as Low Bidders for the Fiscal Year 2026 MFT Maintenance as per Bids Opened on March 26, 2025 at 2:00 p.m.
 - D. Consideration and Action on a Special Event Permit Application from the Waterloo Optimist Club and the Ferm Homebrew Club for the Annual Beer-B-Que to be held on May 02, 2025 at 4:00 p.m. to May 03, 2025 at 7:00 p.m., including the closure of Main Street (Third St. to Mill St. and possibly farther north to Happy Hour Bar), Third Street (Main St. east to first alley), and Mill Street (Main St. east to first alley).
 - E. Consideration and Action on a Non-Profit Grant Program Application from the Whiteside Station Chapter NSDAR in the Amount of \$2,000.00 for their Project, "Monroe County Revolutionary War Patriots".
 - F. Consideration and Action on a Waterloo Beautification Application from Brian Dill for property located at 725 N. Market Street.
 - G. Consideration and Action on Approval of the Plaza Tire Site Plan.
 - H. Consideration and Action on Executive Session for the Discussion of Pending Litigation as per 5 ILCS 120/2(c)(11).
13. Discussion of Matters by Council Members Arising After Agenda Deadline.
14. Motion to Adjourn.

DATES TO REMEMBER

Apr. 08, 2025 – Sister Cities Meeting, Waterloo City Hall: Front Conference Room, 7:00 p.m.
Apr. 09, 2025 – Park District Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.
Apr. 14, 2025 – Planning Commission Meeting, Waterloo City Hall: Council Chambers, 7:00 p.m.
Apr. 18, 2025 – City Offices Closed for Observance of Good Friday.
Apr. 21, 2025 – City Council Meeting, Waterloo City Hall: Council Chambers, 7:30 p.m.
Apr. 22, 2025 – American Legion Meeting, Waterloo City Hall: 2nd Floor Meeting Room, 7:00 p.m.

**MINUTES OF THE
PUBLIC HEARING
MARCH 17, 2025**

Subject: Proposed Annexation Agreement between the City of Waterloo, IL and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC.

1. The meeting was called to order by Mayor Darter at 7:20 p.m.
2. The following Aldermen were present: Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row and Most.
3. Call to Notice (Advertisement is on file at City Hall)
4. Presentation of proposed Annexation Agreement between the City of Waterloo, IL and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC.
5. Discussion, Questions and Answers.
Mr. Tony Grasso, a real estate developer and resident of Missouri, stated that the city should take federal zoning into account when handling annexations.
6. Motion to Adjourn was made by Alderman Hopkins and seconded by Alderman Matt Buettner.
Motion passed with a unanimous voice vote.
Mayor Darter adjourned the meeting at 7:25 p.m.

Mechelle Childers
City Clerk

**MINUTES OF THE
CITY COUNCIL MEETING
MARCH 17, 2025**

1. The meeting was called to order by Mayor Darter at 7:30 p.m.
2. The following Aldermen were present: Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Most.
3. Pledge of Allegiance led by Mayor Stan Darter.
4. Correction or Withdrawal of Agenda Items by Sponsor.

Mayor Darter requested that the amount in Agenda Item 12G be changed from \$5,000.00 to \$7,500.00, as recommended and approved at the Beautification Committee Meeting on March 17, 2025.

Motion to change the amount in Agenda Item 12G from \$5,000.00 to \$7,500.00, as recommended and approved at the Beautification Committee Meeting on March 17, 2025, was made by Alderman Charron and seconded by Alderman Kyle Buettner.

Motion passed unanimously with Aldermen Charron, Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, and Trantham voting ‘aye’.
5. Approval of Minutes as Written or Amended.

Approval of the March 03, 2025 City Council Meeting Minutes.

Motion made by Alderman Kyle Buettner and seconded by Alderman Charron to approve the March 03, 2025 City Council Meeting Minutes as presented.

Motion passed unanimously with Aldermen Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, and Charron voting ‘aye’.
6. Petitions by Citizens on Non-Agenda Items. None.
7. Reports and Communications from the Mayor and other City Officers.
 - A. Report of Treasurer.

The Treasurer Report is in the packet.

Motion to accept the Treasurer Report was made by Alderman Row and seconded by Alderman Most.

Motion passed unanimously with Aldermen Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting ‘aye’.
 - B. Report of Collector / Budget Officer.

The Collection Report is in the packet.

Motion to accept the Collection Report was made by Alderman Kyle Buettner and seconded by Alderman Matt Buettner.

Motion passed unanimously with Aldermen Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, and Charron voting ‘aye’.
 - C. Report of Building Inspector / Code Administrator. The report is in the packet.
 - D. Report of Subdivision and Zoning Administrator. The report is in the packet.
 - E. Report of Deputy Director of Public Works. No report.
 - F. Report of Director of Public Works.

A huge thanks to the Public Works Department. The recent storms and power outages posed challenges, but the Public Works team rose to the occasion, demonstrating remarkable dedication and professionalism. We began generating power within an hour of the outage and ran the power plant for an impressive 22 hours. The combined efforts of the Public Works team, with the support and coordination of the City of Waterloo Police Department, Waterloo Fire District, Monroe County Electric Co-Op, Monroe County Sheriff’s Department, Monroe County Emergency Management, Certop, Inc., VIPower, Village of Valmeyer, and the Illinois Municipal Electric Agency, ensured that we were able to respond efficiently and effectively to these unprecedented conditions. Each team member demonstrated a level of commitment that went above and beyond the call of duty, working long hours to ensure the safety and well-being of our community.
 - G. Report of Chief of Police. No report.
 - H. Report of City Attorney. No report.
 - I. Report and Communication by Mayor.
 1. Waterloo Beautification Grant Check Presentation to Waterloo Auto Body in the Amount of \$13,447.50.

8. Report of Standing Committees. None.
9. Report of Special Committees. None.
10. Presentation of Communications, Petitions, Resolutions, Orders and Ordinances by Aldermen.
 - A. Consideration and Action on Ordinance No. 1900 Approving an Annexation Agreement between the City of Waterloo, IL, and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC in Regard to a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, for Development of the Deer Ridge Subdivision.

Motion made by Alderman Row and seconded by Alderman Most to accept Ordinance No. 1900 Approving an Annexation Agreement between the City of Waterloo, IL, and Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC in Regard to a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL, for Development of the Deer Ridge Subdivision.

Motion passed unanimously with Aldermen Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting ‘aye’.
 - B. Consideration and Action on Ordinance No. 1901 Approving an Annexation of Property owned by Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC, for a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL.

Motion made by Alderman Row and seconded by Alderman Most to accept Ordinance No. 1901 Approving an Annexation of Property owned by Matthew R. Patterson, Pamela J. Patterson, and MHKP Properties, LLC, for a Tract of Land Comprising Approximately 38.56 Acres, more or less, Contiguous to the Corporate Boundaries of the City of Waterloo, IL.

Motion passed unanimously with Aldermen Row, Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, and Kyle Buettner voting ‘aye’.
 - C. Consideration and Action on Resolution No. 25-07 Approving Addendum #1 to an Agreement between the County of Monroe, Illinois and the City of Waterloo, Illinois for the Rogers Street North Project.

Motion made by Alderman Charron and seconded by Alderman Kyle Buettner to accept Resolution No. 25-07 Approving Addendum #1 to an Agreement between the County of Monroe, Illinois and the City of Waterloo, Illinois for the Rogers Street North Project.

Motion passed unanimously with Aldermen Charron, Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, and Trantham voting ‘aye’.
11. Unfinished Business. None.
12. Miscellaneous Business.
 - A. Consideration and Action on Approval of the City of Waterloo’s Annual \$7,500.00 Contribution to Western Egyptian.

Motion made by Alderman Hopkins and seconded by Alderman Matt Buettner on Approval of the City of Waterloo’s Annual \$7,500.00 Contribution to Western Egyptian.

Motion passed unanimously with Aldermen Hopkins, Trantham, Charron, Kyle Buettner, Row, Most, Vogt, and Matt Buettner voting ‘aye’.
 - B. Consideration and Action on Fair Solar Credit Rate of \$.0385 for the Period of March 01, 2025 through February 28, 2026.

Motion made by Alderman Trantham and seconded by Alderman Hopkins on Approval of the Fair Solar Credit Rate of \$.0385 for the Period of March 01, 2025 through February 28, 2026.

Comments: The Fair Solar Credit is calculated by the Illinois Municipal Utilities Association (IMUA) and is given to customers who produce more energy than they consume.

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

- C. Consideration and Action on Approval of Huebner Contracting, Inc. as Low Bidder in the Amount of \$620,536.93 and to approve the contract and to authorize the Mayor of Waterloo, Illinois to execute the contract for the Third Street Improvement Project as Bid on March 12, 2025 at 10:00 a.m.
Motion made by Alderman Vogt and seconded by Alderman Kyle Buettner on Approval of Huebner Contracting, Inc. as Low Bidder in the Amount of \$620,536.93 and to approve the contract and to authorize the Mayor of Waterloo, Illinois to execute the contract for the Third Street Improvement Project as Bid on March 12, 2025 at 10:00 a.m.
Motion passed unanimously with Aldermen Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Most voting ‘aye’.
- D. Consideration and Action on a Solicitation Request from the Metzger-Crook VFW #6504 Auxiliary for their Annual Buddy Poppy Day to be held on Saturday, April 12, 2025 from 9:00 a.m. till 12 noon at the Intersection of Rogers Street and Hamacher Street.
Motion made by Alderman Vogt and seconded by Alderman Most to approve a Solicitation Request from the Metzger-Crook VFW #6504 Auxiliary for their Annual Buddy Poppy Day to be held on Saturday, April 12, 2025 from 9:00 a.m. until 12 noon at the Intersection of Rogers Street and Hamacher Street.
Motion passed unanimously with Aldermen Vogt, Matt Buettner, Hopkins, Trantham Charron, Kyle Buettner, Row, and Most voting ‘aye’.
- E. Consideration and Action on a Special Event Permit Request from BZ Memorial Events for the Dawn of Thrive Event to be held on Saturday, June 21, 2025 from 7:30 a.m. to 11:30 p.m., Including the Street Closures of Main Street (between First Street and Alley south of Third Street), Third Street (between Market Street and Alley west of Main Street), Mill Street (between Market Street and Main Street), and possible Partial Closure of Main / Third Intersection on the evening of Friday, June 20, 2025 for Stage Set-Up.
Motion made by Alderman Vogt and seconded by Alderman Hopkins to approve a Special Event Permit Request from BZ Memorial Events for the Dawn of Thrive Event to be held on Saturday, June 21, 2025 from 7:30 a.m. to 11:30 p.m., Including the Street Closures of Main Street (between First Street and Alley south of Third Street), Third Street (between Market Street and Alley west of Main Street), Mill Street (between Market Street and Main Street), and possible Partial Closure of Main / Third Intersection on the evening of Friday, June 20, 2025 for Stage Set-Up.
Comments: This new fundraising event will benefit suicide awareness and our local Human Support Services. The event will feature a car show in the morning followed by a vendor fair and live music in the evening.
Motion passed unanimously with Aldermen Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, Row, and Most voting ‘aye’.
- F. Consideration and Action on Approval of Waterloo Beautification Application from Craig Brauer, TWM Monroe County Land Trust, in the Amount of \$2,241.12 for property located at 113 South Main Street (Stifel Investment Services).
Motion made by Alderman Charron and seconded by Alderman Kyle Buettner on Approval of the Waterloo Beautification Application from Craig Brauer, TWM Monroe County Land Trust, in the Amount of \$2,241.12 for property located at 113 South Main Street (Stifel Investment Services).
Motion passed unanimously with Aldermen Charron, Kyle Buettner, Row, Most, Vogt, Matt Buettner, Hopkins, and Trantham voting ‘aye’.
- G. Consideration and Action on Approval of a Non-Profit Grant Program Application from the Waterloo Lions Club in the Amount of \$7,500.00 for their Project, “Lions Park Accessibility Project”.
Motion made by Alderman Most and seconded by Alderman Charron on Approval of a Non-Profit Grant Program Application from the Waterloo Lions Club in the

Amount of \$7,500.00 for their Project, “Lions Park Accessibility Project”.
Motion passed unanimously with Aldermen Most, Vogt, Matt Buettner, Hopkins, Trantham, Charron, Kyle Buettner, and Row voting ‘aye’.

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

Alderman Vogt commended the past and current mayors and city council members for their support and expansion of the power plant and extended good luck to all candidates in the upcoming election.

Alderman Trantham mentioned that at the last Park District meeting a Waterloo Park Foundation Committee has been established. This committee consists of citizens dedicated to raising awareness and organizing fundraising activities for the parks. The committee will host a Family Fun Day at Zimmer Park on April 26, 2025, from 10 AM to 2 PM.

Alderman Kyle Buettner stated that he thought the Rogers Street extension would benefit the community, especially by eliminating the 90-degree turns leading to Country Club and Remington Ridge, and he was glad to see it moving forward.

Commendations were given by all the aldermen and the Mayor to the power plant employees and the Public Works team. The fact that we were able to generate power within an hour of the outage was particularly noted.

14. Motion to Adjourn made by Alderman Kyle Buettner and seconded by Alderman Most. Motion passed with a unanimous voice vote.
Mayor Darter adjourned the meeting at 7:56 p.m.

Minutes submitted by Mechelle Childers – City Clerk

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 7, 2025
(Date)
2. Description of matter to be placed on agenda:
Certificate of Recognition to Mayor for the Day, Elise Birkner.

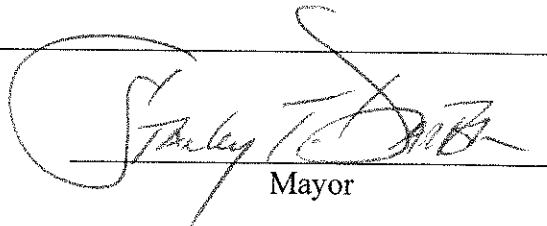
3. Relief or action to be requested:
Presentation of certificate.

4. Submittal date: April 2, 2025

Submitted by:
Sarah Deutch, Community Relations Coordinator

DISPOSITION

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



Mayor

AGENDA REQUEST

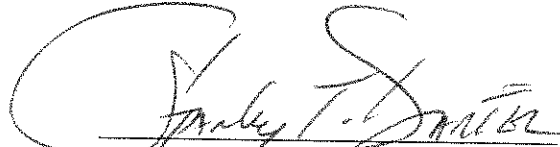
(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 7, 2025
(Date)
2. Description of matter to be placed on agenda:
Certificate of Commendation Presented to Smiles R Forever in Recognition of their 25th Anniversary.
3. Relief or action to be requested:
Presentation of Commendation.
4. Submittal date: March 21, 2025

Submitted by:
Sarah Deutch, Community Relations Coordinator

DISPOSITION

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



Mayor

AGENDA REQUEST

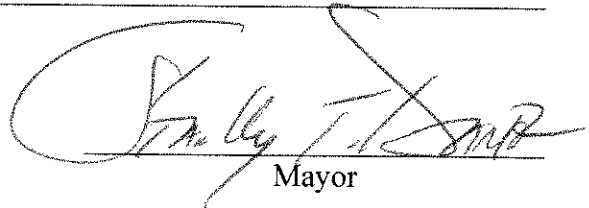
(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 7, 2025
(Date)
2. Description of matter to be placed on agenda:
Certificate of Commendation to Jaxson Mathenia for his Second Place Finish at the IHSA Class 2A Wrestling Meet.
3. Relief or action to be requested:
Presentation of Commendation.
4. Submittal date: March 21, 2025

Submitted by:
Sarah Deutch, Community Relations Coordinator

DISPOSITION

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



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Ordinance No. 1902 Authorizing Conveyance of an Easement Upon Municipally Owned Real Property.

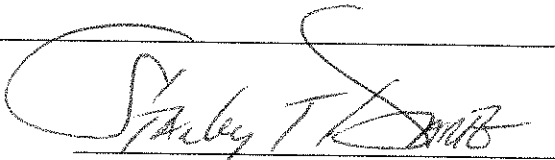
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-02-25

Submitted by:
Mayor Stanley T. Darter

DISPOSITION

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



Mayor

ORDINANCE NO. 1902

**ORDINANCE AUTHORIZING CONVEYANCE OF AN EASEMENT
UPON MUNICIPALLY OWNED REAL PROPERTY**

WHEREAS, the CITY OF WATERLOO owns the following described real property:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH ALONG THE WEST SIDE OF AN ALLEY 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF AN ALLEY 34.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINES OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 34.0 FEET TO THE PLACE OF BEGINNING, BEING THE EAST PART OF LOTS 10 AND 15 IN BLOCK 10, AS THE SAME APPEARS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

ALSO: BEGINNING 66.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 15 OF SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST 37.0 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 10; THENCE NORTH ALONG THE WEST LINE OF LOTS 15 AND 11, 155.0 FEET TO FOURTH STREET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET, 37.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOTS 11 AND 15 IN BLOCK 10 AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 16.

ALSO: BEGINNING 34.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 10 AND 15 IN SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY 32.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 32.0 FEET TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOT 10 AND THE EAST PART OF LOT 11 AND THE MIDDLE OF PART OF LOT 15 IN BLOCK 10, AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

PARCEL 2:

TAX LOTS 75-A AND 76-A OF BLOCK 10 OF THE ORIGINAL TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF WATERLOO BY DEED RECORDED JANUARY 14, 1986 IN DEED BOOK 149 ON PAGE 556, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF TAX LOTS 75-A AND 76-A IN BLOCK 10 OF THE OLD TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS), AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE WESTERLY 75.0 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE SOUTHERLY 105.0 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 10 TO A POINT; THENCE EASTERLY 75.0 FEET ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 10; THENCE SOUTHERLY 50.0 FEET ALONG THE SAID EASTERLY LINE OF BLOCK 10 TO THE NORTHERLY LINE OF AN ALLEY; THENCE WESTERLY 105.0 FEET ALONG THE NORTHERLY LINE OF SAID ALLEY TO A POST AT THE SOUTHEASTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO THE CITY OF WATERLOO, ILLINOIS, AS SHOWN BY DEED OF RECORD DATED SEPTEMBER 22, 1890 AS RECORDED IN DEED RECORD 27 AT PAGE 114; THENCE NORTHERLY 155.0 FEET ALONG THE EASTERLY LINE OF SAID CITY OF WATERLOO, ILLINOIS TRACT TO THE NORTHEAST CORNER THEREOF ON THE NORTHERLY LINE OF SAID BLOCK 10; THENCE EASTERLY 30.0 FEET ALONG SAID NORTHERLY LINE OF BLOCK 10 TO THE PLACE OF BEGINNING.

PARCEL 3:

24.0 FEET OFF THE NORTH SIDE OF LOT 1, RUNNING PARALLEL WITH THE NORTH LINE OF SAID LOT 1 IN WILLIAM W. MOORE'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, AND IS A PART OF THE SAME LOT ACQUIRED BY THE SAID GEORGE LIEB OF JOHN LEMEN AND WIFE BY DEED DATED MARCH 23, 1859 AND RECORDED IN BOOK X, PAGE 130.

ALL SITUATED IN THE COUNTY OF MONROE, IN THE STATE OF ILLINOIS.

PERMANENT PARCEL NO. 07-25-283-015-000

which real property is generally located at 100 West Fourth Street, Waterloo, Illinois and currently has situated upon it the City's retired water tower, and is leased to Verizon Wireless LLC d/b/a Verizon Wireless for wireless communication purposes (Real Property); and

WHEREAS, the City Council of the City of Waterloo has determined that it is in the best interests of the City of Waterloo to convert the existing leasehold interest upon the Real Estate to time-limited easement and to permit the grantee of the easement to assume and administer the lease to current and future lessees, the Municipality; and

WHEREAS, pursuant to Section 11-76-2 of the Illinois Municipal Code notice has been given of the proposal to sell an easement over and across the Real Property, said notice having been published on March 19, 2025, in the Waterloo Republic-Times a newspaper published in the City of Waterloo; and

WHEREAS, the City Council finds and determines that the best interests of the City of Waterloo and its residents will be served by the acceptance of the proposal submitted by **AIO OPERATING 2, LLC**, a Delaware limited liability company, and the sale of an easement over, across, and through the Real Property to **AIO OPERATING 2, LLC**, for the amount of **\$348,000.00**.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waterloo, Monroe County and State of Illinois, as follows:

Section One: The foregoing recitals are incorporated herein as findings of the City Council.

Section Two: The proposal in the amount of **\$348,000.00** is hereby accepted by the City Council of the City of Waterloo for the sale of the easement over, across, and through the Real Property.

Section Three: The Mayor is hereby authorized and directed to sign and the City Clerk is hereby authorized and directed to attest a contract for the sale and purchase of the Real Property, which contract shall be in the form attached hereto as Exhibit A.

Section Four: Upon satisfaction of the terms of the aforesaid contract and upon the payment or securing of the aforesaid price in the manner provided in said contract, the Mayor is hereby authorized and directed to execute an Easement and Assignment Agreement in substantially the form set forth in "Exhibit B" attached to the form of contract that is Exhibit A to this Ordinance, and the City Clerk is hereby authorized to acknowledge and attest such Easement and Assignment Agreement and to affix thereto the seal of the City of Waterloo.

Section Five: The Mayor and the Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to the conveyance herein authorized.

Section Six: This Ordinance shall be in full force and effect from and after its passage, by a vote of at least three fourths of the corporate authorities now holding office, and approval in the manner provided by law.

PASSED THIS 7th DAY OF APRIL, 2025.

YEAS: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED THIS 7th DAY OF APRIL, 2025.

MAYOR, STANLEY T. DARTER

ATTEST:

CLERK, MECHELLE L. CHILDERS

PURCHASE AND SALE AGREEMENT OF NEW EASEMENT AND LEASE ASSIGNMENT

This Purchase and Sale Agreement of New Easement and Lease Assignment (this "Agreement") is entered into this [REDACTED], 2025 (the "Effective Date"), by and between THE CITY OF WATERLOO, ILLINOIS, a municipal corporation for the State of Illinois ("Grantor"), whose address is 100 W Fourth Street, Waterloo, IL 62298, and AIO OPERATING 2, LLC, a Delaware limited liability company ("Grantee"), whose address is 7950 Legacy Drive, Suite 500, Plano, Texas 75024. All references hereafter to "Grantor" and "Grantee" shall include their respective heirs (if applicable), successors and assigns (Grantor and Grantee are sometimes referred to herein together as the "Parties" and each individually as a "Party"). The Parties hereto agree as follows:

1. **Grant of Easements: Assignment of Existing Agreements.**

(a) **Grant of Easements.** Grantor owns certain real property located at 100 W Fourth Street, Waterloo, IL 62298 and as more particularly described on Exhibit A attached hereto (the "Property"). At the Closing (defined below), Grantor shall, pursuant to the Easement and Assignment Agreement in the form attached hereto as Exhibit B (the "Easement and Assignment Agreement"), grant and convey to Grantee certain easements and other rights as set forth therein (the "Easements").

(b) **Assignment of Existing Agreements.** At the Closing, pursuant to the Easement and Assignment Agreement, and subject to the terms thereof, Grantor shall sell, assign, transfer, convey and deliver to Grantee all of Grantor's right, title and interest in and to the Existing Agreements, as defined in the Easement and Assignment Agreement, including without limitation, the right to control, manage, and receive all revenue, rents, security deposits and other credit support, and other monies due Grantor specified therein, and the benefit of all indemnification obligations thereunder in favor of Grantor, and Grantee shall assume all of Grantor's obligations under the Existing Agreements arising from and after the date of Closing. The tenants under the Existing Agreements are referred to in this Agreement as the "Tenants."

2. **Purchase Price: Prorations.** The aggregate purchase price for the grant of the Easements and assignment of the Existing Agreements shall be an amount equal to \$348,000.00 (the "Purchase Price"). Grantee shall pay the Purchase Price, net of all prorations or other adjustments pursuant to this Agreement and the Settlement Statement (as defined below), to Grantor at the Closing simultaneously with the delivery of the Easement and Assignment Agreement, by wire transfer of immediately available funds (USD) to the account(s) designated in writing by Grantor to Grantee (via escrow). Grantor shall credit Grantee at Closing an amount equal to all security deposits payable by the Tenants under the Existing Agreements. To the extent either Party receives monies belonging to the other Party, such receiving Party shall promptly thereafter pay over such monies to the proper Party.

At Closing, base rent under the Existing Agreements for the pay period in which Closing occurs shall be prorated between Grantor and Grantee.

3. **Closing.** The closing of the transactions contemplated by this Agreement (the "Closing") shall take place simultaneously with the execution of this Agreement on the date of this Agreement (the "Closing Date"). The consummation of the transactions contemplated by this Agreement shall be deemed to occur at 12:01 a.m. on the Closing Date.

4. **Closing Deliverables.** At the Closing, (i) Grantor and Grantee shall execute and deliver to each other the Easement and Assignment Agreement; (ii) Grantor shall deliver to Grantee copies of all consents, approvals, affidavits, waivers and authorizations required or necessary for Grantor to enter into the transactions contemplated by this Agreement; (iii) Grantor shall (where applicable) obtain and deliver to Grantee a subordination, non-disturbance and attornment agreement from each lender encumbering the

Property in form and substance satisfactory to Grantee; (iv) Grantor and Grantee shall execute and deliver a settlement statement (the “**Settlement Statement**”) with all closing figures, including payment of the purchase price, any fees payable by either Party in connection with the transactions contemplated hereby, and prorated rent, utility, and other applicable payments in connection with the Existing Agreements; (v) Grantee shall pay to Grantor the Purchase Price as set forth in Section 2; and (vi) each of Grantor and Grantee shall execute and deliver any other required documents or instruments required to consummate the transactions contemplated hereunder or as required with respect to Grantee’s title insurance.

5. **Representations and Covenants of Grantor.**

(a) **Authority and Ownership.** Grantor represents and warrants to Grantee, as of the date hereof, that: (i) this Agreement and all the other documents executed by Grantor constitute the legal, valid and binding obligation of Grantor, enforceable against Grantor in accordance with their terms; (ii) Grantor is a validly existing entity (if applicable) and the signatory of this document is duly authorized to sign on its behalf; (iii) the execution, delivery and performance by Grantor of this Agreement does not and will not violate any agreement to which Grantor is a party, including mortgages and deeds of trust, or violate or conflict with any law, rule, regulation, judgment, order or decree to which Grantor is subject; (iv) Grantor is the record owner of one hundred percent (100%) of the indefeasible and marketable fee simple title to the Property with the right, power, and authority to enter into this Agreement and the Easement and Assignment Agreement and to grant the Easements and assign the Existing Agreements to Grantee, and Grantor has not previously deeded, granted, assigned, mortgaged, pledged, hypothecated, alienated or otherwise transferred any of its right, title and interest in and to the Easements (or any portion thereof) or in and to the Existing Agreements; (v) except for the Existing Agreements, Grantor has not executed or otherwise entered into any leases, tenancies, licenses, or concession agreements, occupancy agreements, or other agreements with respect to rights that would adversely affect Grantee’s or the Tenants’ possession, or occupancy of any portion of the Easements or use of the Property pursuant to this Agreement or the Easement and Assignment Agreement; and (vi) Grantor and its owners, managers, general partners, directors and officers are in compliance with all applicable laws and regulations relating to money laundering, foreign asset control, and terrorism, and person or entity that is identified as a Specially-Designated National or Blocked Person on the then-most current list published by OFAC.

(b) **Property and Existing Agreements.** Grantor represents and warrants to Grantee, as of the date hereof, that: (i) Grantor has not breached or defaulted on any of Grantor’s obligations under the Existing Agreements, and the Tenants have not breached or defaulted on any of their obligations under the Existing Agreements; (ii) at no time prior to the date hereof has Grantor delivered or received notice of a breach or default by either Grantor or any Tenant under the Existing Agreements or notice of any fact, condition or circumstance which would constitute a breach or default by either Grantor or any Tenant under the Existing Agreements; (iii) no Tenant, nor its agents or contractors, has notified Grantor of any intention or desire to terminate any Existing Agreement or surrender or abandon any Existing Agreement, and further, no Tenant under any of the Existing Agreements has requested a reduction in the rental amount or other payments payable pursuant to the Existing Agreements; (iv) the Existing Agreements are presently in full force and effect and unmodified, and Grantee has been provided with full and complete copies thereof; (v) any improvements to be made by the Tenants have been completed and any and all other special conditions to be performed by the Tenants pursuant to the Existing Agreements have been performed and satisfied; (vi) the Tenants’ obligations to pay rent have commenced in full and the Tenants are currently paying the scheduled rent set forth in the Existing Agreements; (vii) except as set forth in the Existing Agreements, no rents have been paid more than thirty (30) days in advance of their due dates; (viii) no Tenant has any claim of setoff under an Existing Agreement or otherwise against rents or other charges due or to become due thereunder; (ix) there are no required consents or approval, rights of first offer or refusal, or preferential purchase rights under the Existing Agreements or otherwise that would apply to the transactions contemplated herein other than those that have been waived in accordance with the terms of the Existing

Agreements or the applicable documents or agreements in which such rights are provided; (x) there are no violations of any applicable laws, regulations, or codes with respect to the Property, and neither Grantor nor the Property is in breach or default with respect to any matter of record affecting the Property; (xi) to Grantor's knowledge, there is no circumstance at the Property that would adversely affect the use thereof for the purposes set forth in this Agreement, the Easement and Assignment Agreement, or the Existing Agreements; and (xii) there is no pending or, to Grantor's knowledge, threatened action, judgment, order decree, or proceeding (including any bankruptcy, insolvency, eminent domain, zoning, or other land use regulation actions) that, if determined against Grantor or the Property, would adversely affect Grantor's ability to grant the Easements or enter into this Agreement or the Easement and Assignment Agreement or to perform its obligations hereunder or thereunder, or limit Grantee's ability to use the Easements as contemplated herein or therein, or that would affect the use of the premises leased or licensed under the Existing Agreements or the validity or continuance of the Existing Agreements.

(c) **Covenants of Grantor.** Grantor covenants with Grantee that: (a) Grantor will forward any rent payments received from any Tenant applicable to any period subsequent to the Closing Date to Grantee within five (5) business days of receipt thereof (except as otherwise expressly allocated herein or on the Settlement Statement); and (b) Grantor and its affiliates shall not sell, transfer, grant, convey, lease, and/or license by deed, easement, lease, license or other legal instrument, an interest in and to or the right to use or occupy any portion of the Property to any person or entity directly engaged in the business of owning, acquiring, operating, managing, investing in or leasing telecommunications infrastructure without the prior written consent of Grantee.

6. **Representations and Covenants of Grantee.** Grantee represents and warrants to Grantor, as of the date hereof, that: (i) this Agreement and all the other documents executed by Grantee constitute the legal, valid and binding obligation of Grantee, enforceable against Grantee in accordance with their terms; (ii) Grantee is a validly existing entity and the signatory of this document is duly authorized to sign on its behalf; and (iii) the execution, delivery and performance by Grantee of this Agreement does not and will not violate or conflict with any provision of Grantee's organizational documents. Grantee will forward any rent payments received from the Tenants applicable to any period prior to the Closing Date to Grantor within five (5) business days of receipt thereof (except as otherwise expressly allocated herein or on the Settlement Statement).

7. **Indemnification.** Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, demands, liabilities, costs, expenses, penalties, damages and losses, including, without limitation, reasonable attorneys' fees, resulting from (i) any misrepresentation or breach of warranty, representation or covenant made by such party in this Agreement or in any document, certificate or exhibit given or delivered to the other pursuant to or in connection with this Agreement and (ii) the negligent acts or omissions or willful misconduct in the operations or activities on the Property or the Easements by the indemnifying Party or the employees, agents, or contractors of the indemnifying Party.

8. **Further Assignment.** Grantee may pledge, assign, mortgage, grant a security interest, or otherwise encumber its interest in and to this Agreement, the Easement and Assignment Agreement, the Easements, and/or the Existing Agreements. This Agreement, the Easement and Assignment Agreement, the Easements, and/or the Existing Agreements may be assigned to secured parties, successors-in-interest, acquiring entities or individuals, and any other party to whom Grantee may be required to provide collateral or demonstrate creditworthiness. To the extent Grantee assigns this Agreement or the Easement and Assignment Agreement to a successor in interest, Grantee shall promptly provide notice to Grantor upon said transfer.

9. **Notices.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be deemed to have been given (a) when delivered by hand (with

written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by e-mail (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Grantor and to Grantee at the addresses provided for above (or at such other address for a Party as shall be specified in a notice given in accordance with this Section).

10. **Miscellaneous.**

(a) **Closing Costs.** Grantee shall pay all fees of the escrow agent (if any), including any document preparation or escrow fees. Each Party shall be responsible for the entirety of any fees with respect to any brokers, finders or other agents claiming by, through or under such Party and shall indemnify and hold harmless the other Party from any such fees or claims therefor. Each Party shall also be responsible for any and all costs incurred by such Party in connection with the preparation, review and negotiation of this Agreement and any other documents required in connection herewith. Grantee shall be responsible for any costs expended to procure a title report, survey, environmental report, title insurance policy and for the recording fees associated with recording the Easement and Assignment Agreement. Grantor shall be responsible for all recording fees associated with releasing or subordinating any liens on the Property and, except as otherwise expressly set forth herein, any sales, use, transfer, stamp or similar taxes that are incurred or imposed with respect to the transactions described in this Agreement. Grantee shall be entitled to deduct and withhold from the Purchase Price such amounts as may be required to be deducted or withheld therefrom under the Internal Revenue Code, under any tax law or pursuant to any other applicable law. To the extent that amounts are so deducted or withheld, such amounts shall be treated as delivered to Grantor hereunder. Grantor shall indemnify, defend and hold Grantee harmless from and against any claims, suits, demands, actions, losses, costs, penalties, expenses, or fees related to any rent tax, bulk sales tax, transaction privilege tax, or similar tax that is applicable to the period prior to Closing or to the Closing of the transactions contemplated hereunder.

(b) **Recording.** Grantor and Grantee shall, at Closing, acknowledge, execute and record the Easement and Assignment Agreement.

(c) **Survival.** All representations, warranties, covenants, agreements, and indemnities contained herein shall survive the Closing and the execution and delivery of the Easement and Assignment Agreement.

(d) **Amendments, Etc.** This Agreement may only be amended, modified or supplemented by an agreement in writing signed by each Party. No act or failure to act shall be deemed to constitute an amendment or modification or termination hereof. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, e-mail or other means of electronic transmission or an electronically signed copy of this Agreement shall in each case be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

(e) **Default.** It shall be an “**Event of Default**” if either Grantor or Grantee fails to observe or perform any of the terms, conditions or its respective obligations set forth in this Agreement. Upon receiving written notice of such a default or breach of this Agreement, the defaulting Party shall have thirty (30) days to cure such default, but only if such default is of such a nature as is capable of being cured. If the required cure of the noticed default cannot reasonably be completed by the defaulting Party within such 30-day period, such Party’s failure to perform shall not constitute an Event of Default so long as such Party undertakes to cure the failure promptly and diligently and continuously pursues the cure thereof to

completion. The foregoing notwithstanding, all damages for which Grantor may be compensated shall be limited to the actual damages of Grantor and shall, in the aggregate, in no event exceed the Purchase Price.

(f) Specific Performance. The Parties understand and agree that the Easement and the undertaking hereunder are unique and for that reason, among others, Grantee would be irreparably damaged in the event that any provision of this Agreement is not performed in accordance with the terms hereof. Accordingly, in the event of any breach or default in or of this Agreement, Grantee shall have, in addition and without prejudice to any right or remedy available at law or in equity, the right to demand and have specific performance of this Agreement.

(g) Governing Law; Waiver, Arbitration, Severability. This Agreement shall be governed by and construed in accordance with the internal laws of the State or the Commonwealth in which the Property is located without giving effect to any choice or conflict of law provision or rule (whether of the State or Commonwealth in which the Property is located or any other jurisdiction). EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT (I) NO REPRESENTATIVE OF THE OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT THE OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (II) IT HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (III) IT MAKES THIS WAIVER KNOWINGLY AND VOLUNTARILY, AND (IV) IT HAS DECIDED TO ENTER INTO THIS AGREEMENT IN CONSIDERATION OF, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATION OF THIS SECTION. Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach thereof, shall be finally settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. If any term or provision of this Agreement is invalid, illegal or unenforceable in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

(h) Attorneys' Fees. If any action is brought by either Party against the other in connection with or arising out of this Agreement, the prevailing Party shall be entitled to recover from the other Party its reasonable fees and costs, whether through arbitration or a court of competent jurisdiction. All damages or other sums payable by one Party to another hereunder shall bear interest from the date incurred or payable until paid at a rate equal to the lesser of (a) ten percent (10%) per annum or (b) the highest rate permitted by applicable law.

(i) Entire Agreement. This Agreement and the documents to be delivered hereunder constitute the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersede all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter. In the event of any inconsistency between the statements in the body of this Agreement and the documents to be delivered hereunder, the Exhibits and Schedules (other than an exception expressly set forth as such in the Schedules), the statements in the body of this Agreement will control. For the avoidance of doubt, the Exhibits attached hereto and referred to herein are hereby incorporated herein and made a part of this Agreement for all purposes as if fully set forth herein.

(j) Further Assurances. Following the Closing, Grantor agrees to execute such further instruments and to take such further actions as may be requisite for the full and complete enjoyment of the

rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment of any mortgage, taxes or liens on the above described land or lands hereinafter discovered that are not specifically described herein, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

(k) Disclaimer of Reliance. Each Party acknowledges that, except as expressly set out in this Agreement, such Party has no expectation of, and hereby expressly waives and disclaims, disclosure by the other Party of any additional facts or circumstances that may have caused, supported or otherwise influenced such other Party to enter into this Agreement or to consummate the transactions contemplated hereunder, including, without limitation, the fact that the other Party may possess or have otherwise acquired or developed non-public or proprietary information that may affect the value of the Easements or the Existing Agreements presently or in the future. Each Party hereby expressly waives, releases and forever discharges the other Party from any and all claims, demands, proceedings, causes of action, orders, obligations, contracts, agreements and liabilities whatsoever, whether known or unknown, both at law and in equity, arising out of or in connection with any of the foregoing. Grantor and Grantee each acknowledge that: (i) they have been represented by independent counsel in connection with this Agreement; (ii) they have executed this Agreement with the advice of such counsel; and (iii) this Agreement is the result of negotiations between the parties hereto and the advice and assistance of their respective counsel.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date first written above by their respective officers thereunto duly authorized.

GRANTOR:

THE CITY OF WATERLOO, ILLINOIS,
a municipal corporation for the State of Illinois

By: _____
Name: _____
Title: _____

GRANTEE:

AIO OPERATING 2, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH ALONG THE WEST SIDE OF AN ALLEY 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF AN ALLEY 34.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINES OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 34.0 FEET TO THE PLACE OF BEGINNING, BEING THE EAST PART OF LOTS 10 AND 15 IN BLOCK 10, AS THE SAME APPEARS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

ALSO: BEGINNING 66.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 15 OF SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST 37.0 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 10; THENCE NORTH ALONG THE WEST LINE OF LOTS 15 AND 11, 155.0 FEET TO FOURTH STREET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET, 37.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOTS 11 AND 15 IN BLOCK 10 AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 16.

ALSO: BEGINNING 34.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 10 AND 15 IN SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY 32.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 32.0 FEET TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOT 10 AND THE EAST PART OF LOT 11 AND THE MIDDLE OF PART OF LOT 15 IN BLOCK 10, AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

PARCEL 2:

TAX LOTS 75-A AND 76-A OF BLOCK 10 OF THE ORIGINAL TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF WATERLOO BY DEED RECORDED JANUARY 14, 1986 IN DEED BOOK 149 ON PAGE

556, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF TAX LOTS 75-A AND 76-A IN BLOCK 10 OF THE OLD TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS), AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE WESTERLY 75.0 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE SOUTHERLY 105.0 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 10 TO A POINT; THENCE EASTERLY 75.0 FEET ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 10; THENCE SOUTHERLY 50.0 FEET ALONG THE SAID EASTERLY LINE OF BLOCK 10 TO THE NORTHERLY LINE OF AN ALLEY; THENCE WESTERLY 105.0 FEET ALONG THE NORTHERLY LINE OF SAID ALLEY TO A POST AT THE SOUTHEASTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO THE CITY OF WATERLOO, ILLINOIS, AS SHOWN BY DEED OF RECORD DATED SEPTEMBER 22, 1890 AS RECORDED IN DEED RECORD 27 AT PAGE 114; THENCE NORTHERLY 155.0 FEET ALONG THE EASTERLY LINE OF SAID CITY OF WATERLOO, ILLINOIS TRACT TO THE NORTHEAST CORNER THEREOF ON THE NORTHERLY LINE OF SAID BLOCK 10; THENCE EASTERLY 30.0 FEET ALONG SAID NORTHERLY LINE OF BLOCK 10 TO THE PLACE OF BEGINNING.

PARCEL 3:

24.0 FEET OFF THE NORTH SIDE OF LOT 1, RUNNING PARALLEL WITH THE NORTH LINE OF SAID LOT 1 IN WILLIAM W. MOORE'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, AND IS A PART OF THE SAME LOT ACQUIRED BY THE SAID GEORGE LIEB OF JOHN LEMEN AND WIFE BY DEED DATED MARCH 23, 1859 AND RECORDED IN BOOK X, PAGE 130.

ALL SITUATED IN THE COUNTY OF MONROE, IN THE STATE OF ILLINOIS.

PERMANENT PARCEL NO. 07-25-283-015-000

EXHIBIT B

FORM OF EASEMENT AND ASSIGNMENT AGREEMENT

****NOT FOR EXECUTION****

PREPARED BY)
AND WHEN RECORDED MAIL)
TO:)
)
AIO OPERATING 2, LLC)
7950 Legacy Dr., Suite 500)
Plano, TX 75024)
)
)
)
)
)
)

Space above this line for Recorder's Use

EASEMENT AND ASSIGNMENT AGREEMENT

STATE OF: ILLINOIS
COUNTY OF: _____

Document Date: _____, 2025

GRANTEE: AIO OPERATING 2, LLC
Address: 7950 Legacy Dr., Suite 500
Plano, TX 75024

GRANTOR: THE CITY OF WATERLOO, ILLINOIS
Address: 100 W Fourth Street
Waterloo, IL 62298

Legal Description: Attached as Exhibit A

EASEMENT AND ASSIGNMENT AGREEMENT

This Easement and Assignment Agreement (this “**Agreement**”) dated [REDACTED], 2025 (the “**Effective Date**”), is by and between **THE CITY OF WATERLOO, ILLINOIS**, a municipal corporation for the State of Illinois (“**Grantor**”), whose address is 100 W Fourth Street, Waterloo, IL 62298 and **AIO OPERATING 2, LLC**, a Delaware limited liability company (“**Grantee**”), whose address is 7950 Legacy Dr., Suite 500, Plano, TX 75024. All references hereafter to “Grantor” and “Grantee” shall include their respective heirs (if applicable), successors and assigns (Grantor and Grantee are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**”).

RECITALS

WHEREAS, Grantor owns certain real property located at 100 W Fourth Street, Waterloo, IL 62298 and as more particularly described on Exhibit A attached hereto (the “**Property**”);

WHEREAS, pursuant to the terms of that certain Purchase and Sale Agreement of New Easement and Lease Assignment dated as of the Effective Date (as it may be amended, supplemented, or modified from time to time, the “**Purchase Agreement**”), Grantor intends to grant to Grantee an exclusive Primary Easement (as defined herein) in, to, under and over certain portions of the Property, as described in Exhibit B attached hereto (the “**Primary Easement Area**”), and a non-exclusive Access Easement (as defined herein) in, to, under and over certain portions of the Property, as described in Exhibit C attached hereto (the “**Access Easement Area**”); and

WHEREAS, also pursuant to the terms of the Purchase Agreement, Grantor intends to sell, assign, set over, convey and transfer all of Grantor’s right, title and interest in and to the agreement or agreements set forth on Exhibit D attached hereto (collectively, whether one or more, the “**Existing Agreements**”).

NOW THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree to the following:

1. **Recitals**. Grantor and Grantee acknowledge and agree that the above recitals are true and correct as of the date hereof and are hereby incorporated herein as though set forth in full.

2. **Grant of Easements**. Grantor hereby grants, bargains, sells, transfers and conveys to Grantee and its successors and assigns the following:

(a) an exclusive easement (the “**Primary Easement**”) in, to, under and over (including air rights) the Primary Easement Area for the purposes of: (A) telecommunications-related activities set forth in the Existing Agreements, as well as for the transmission and reception of any and all wireless communications signals related to the telecommunications business, and the construction, maintenance, repair, replacement, improvement, operation and removal of towers, antennas, buildings, fences, gates, generators and related facilities and improvements used in the telecommunications business (collectively, the “**Facilities**” or singularly, a “**Facility**”), and (B) leasing space to (I) the tenants or licensees under the Existing Agreements (the “**Existing Tenants**”) and (II) any future tenants or licensees with respect to the Primary Easement Area (the “**Future Tenants**”) (the Existing Tenants and any Future Tenants are collectively referred to herein as the “**Tenants**”); and

(b) a non-exclusive easement for ingress, egress, maintenance and utility service for and to the Primary Easement Area, which easement is more particularly described in Exhibit C attached hereto (the “**Access Easement**”), in, to, under and over the Access Easement Area.

The Primary Easement and the Access Easement are collectively referred to herein as the “**Easements**.” For the avoidance of doubt, the Primary Easement Area shall include the surface and interior of any improvements owned by Grantor as of the date hereof and located therein or thereon; provided, however, the ownership of such improvements shall not pass to Grantee but shall be retained by Grantor. Notwithstanding anything herein to the contrary, the Facilities shall remain the property of Grantee and/or the Tenants, as applicable, and Grantor shall possess no right, title, or interest therein. The Parties recognize that some of the Existing Tenant Facilities are located on top of an elevated water tower and the corresponding water tank (collectively, the “**Water Tower**”), located on the Easement and used for distributing water to Grantor’s customers. Grantee hereby understands that Grantee will not have any authority to remove any of Grantor’s improvements or to otherwise interfere with the operation of the Water Tower and except as otherwise provided for herein, Grantor shall be responsible to repair and maintain the Water Tower and to keep the same in good condition throughout the Term (defined below).

Additionally, Grantor acknowledges and agrees that Grantee may survey the Primary Easement Area, at Grantee’s expense, and shall provide Grantor with a copy of such survey for Grantor’s review and approval, which approval shall not be unreasonably withheld, delayed or conditioned. Upon receipt of Grantor’s approval, Grantee may amend, append, revise or replace Exhibit B to include the approved survey of the Primary Easement Area in Exhibit B. Also, to the extent any Tenant under an Existing Agreement has the right to require the landlord thereunder to expand its leased premises or grant additional easements or rights to Tenant, Grantee shall have the right to expand the Easements hereunder as needed to include such expanded leased premises or additional easements or rights (and the parties hereto shall, upon request from Grantee, enter into an amendment to this Agreement evidencing the same, which Grantee shall be entitled to record).

(c) Notwithstanding any other provision of this Agreement, but subject to the terms of the Existing Agreements in all respects, Grantee covenants and agrees that at no point will its use, or the use of any Tenant, obstruct Grantor’s logo on the water tower structure within the Easements.

3. Assignment of Existing Agreements; Future Agreements.

(a) Grantor hereby sells, assigns, transfers, conveys and delivers to Grantee all of Grantor’s right, title and interest in and to the Existing Agreements (including without limitation, the right to control, manage, and receive all revenue, rents, security deposits and other credit support, and other monies due Grantor specified therein, and the benefit of all indemnification obligations thereunder in favor of Grantor), and Grantee shall assume all of Grantor’s obligations under the Existing Agreements arising from and after the date of Closing, subject to the terms of Section 3(b) below.

(b) Notwithstanding anything herein to the contrary, Grantor shall retain and continue to faithfully perform and discharge any and all of the obligations of lessor or licensor under the Existing Agreements relating to the ownership, operation and use of the Property, including, without limitation, obligations related to maintenance, taxes, insurance, interference, and access (the “**Retained Obligations**”), and Grantee shall have the right to enforce the same against Grantor as direct covenants hereunder. To the extent any Existing Agreement expressly requires Grantee to assume any or all of the Retained Obligations as a successor lessor or licensor, Grantor and Grantee shall be jointly and severally liable for the faithful performance and discharge of the Retained Obligations, and Grantor shall reimburse Grantee for any losses, expenses, or liabilities incurred in connection therewith. Grantor shall retain the right to enter the Primary Easement Area as reasonably necessary to comply with its Retained Obligations. Additionally, if any

Tenant pays to Grantor any separate fees specifically for the purpose of utility service or taxes, such fees shall continue to be paid by such Tenant to Grantor, although Grantee may collect and distribute the same. The Parties hereby understand and agree that Grantor is a tax exempt entity and the Property is not assessed property taxes. If the creation of the Primary Easement Area results in property taxes being assessed against the Primary Easement Area, Grantee shall be responsible for, and shall pay, or have the Tenant pay, any and all property taxes assessed against Primary Easement Area, subject to the terms and obligations under the Existing Agreement in all respects.

(c) Subject to the limitations contained herein, it is the intent of the Parties to continue the use of the Easements by Tenants throughout and after the Term hereof. Grantor hereby irrevocably constitutes and appoints Grantee as its true and lawful attorney-in-fact, with full power of substitution and re-substitution to negotiate and consummate leases, licenses, and/or other agreements of use with Tenants (or extensions or renewals) having a duration beyond the Term of this Agreement. Grantor ratifies and acknowledges the right of Grantee to enter into such agreements, upon the expiration of the Term, Grantee's interest in such lease or extension shall be assigned to and assumed by Grantor for the remainder of the term thereof, and the Property and Grantor will be bound by such agreements throughout the Term and after the expiration or termination of this Agreement for any reason. Grantor acknowledges that all such agreements entered into by Grantee shall survive the termination of this Agreement for any reason.

4. **Term.** Commencing on Effective Date (the "**Commencement Date**"), the term of this Agreement and the Easements shall be **FORTY (40) years** (the "**Term**"); provided, the Term shall automatically be extended to account for any post-termination decommissioning or removal periods set forth in the Existing Agreements as of the Effective Date. Notwithstanding the foregoing, in the event Grantee and all of the Tenants voluntarily cease to use the Easements for a period of more than five (5) years (the parties acknowledging that casualty, condemnation or Act of God is not voluntary), the Easements shall be deemed surrendered. Grantee may surrender the Easements for any reason or at any time by giving thirty (30) days' notice to Grantor. Upon the expiration of the Term (if applicable) or any earlier surrender, this Agreement shall be terminated, and Grantee and Grantor shall execute and record such documents reasonably required to terminate the Easements (including an assignment of Grantee's interest in any lease then in effect with respect to the Property, and an assumption thereof by Grantor for the remainder of the term thereof, which Grantor hereby approves). Provided that Grantor does not breach the terms of this Agreement, Grantor shall not be required to reimburse Grantee any portion of the Purchase Price (as defined in the Purchase Agreement) upon the early termination of the Existing Agreement. Grantor shall be responsible for any transfer tax payable in connection with the expiration or any earlier termination of the Easements. This Agreement may not be terminated by Grantor.

5. **Covenants of Grantor.** Grantor covenants and agrees that (A) Grantor shall not allow or permit a breach or default to occur under the Existing Agreements, and Grantor shall comply with all applicable laws, regulations and codes which may affect the Property; (B) Grantor shall not settle or compromise any insurance claim or condemnation award relating to the Easements without Grantee's prior written approval, which shall not be unreasonably withheld (acknowledging that Grantor's interest in the Easements may be the basis for part of such claim or award or a separate claim or award), and in the event of any condemnation of the Property, in whole or in part, Grantee shall be entitled to file any claims with or against the condemning authority for, and to receive, the value of the portion of the Property so taken upon which the Easements are located, business dislocation expenses, and any other award or compensation to which Grantee may be legally entitled or that Grantee is required to pay to Tenants (and Grantor hereby assigns to Grantee any such claims and agrees that any claims made by Grantor will not reduce the claims made by Grantee); (C) Grantor shall not use nor permit its affiliates, licensees, invitees or agents to use any portion of the Property, either directly, indirectly or by action or inaction, in a manner which in any way could result in default of the Existing Agreements (or future agreements substantially similar thereto) or otherwise interfere with the operations of Grantee; (D) if Grantor receives a notice of default or breach of its

obligations to any lender with a superior interest in the Property and/or any rights relating to the Property to those of Grantee, Grantor shall cure the default within the earlier of (i) 30 days, or (ii) the cure period under the terms of any applicable loan document between Grantor and such lender or in favor of such lender; (E) Grantor shall not, without the prior written consent of Grantee, amend or modify the Existing Agreements in any respect or exercise any rights granted by Grantor to Grantee under this Agreement, including, without limitation, any and all rights and remedies of Grantor under the Existing Agreements; (F) Grantor shall not enter into any agreement with any other party waiving, releasing or encumbering the Existing Agreements or the right to collect rents thereunder; (G) Grantor and its affiliates shall not sell, transfer, grant, convey, lease, and/or license by deed, easement, lease, license or other legal instrument, an interest in and to or the right to use or occupy any portion of the Property to any person or entity directly engaged in the business of owning, acquiring, operating, managing, investing in or leasing telecommunication services or infrastructure, in each case without the prior written consent of Grantee; (H) Grantor shall use commercially reasonable efforts to ensure that any utilities serving the Primary Easement Area and the Access Easement Area continue to be supplied to the Primary Easement Area and the Access Easement Area in sufficient capacities; (I) Grantor shall pay all taxes and assessments against the Property before delinquency, including, without limitation, all present and future real property taxes, transfer taxes, penalties, interest, roll-back or additional taxes, sales and use taxes, and all other fees and assessments, regardless of the taxing method, except to the extent the obligation to pay such taxes or assessments is the responsibility of the Tenants (Grantor acknowledging that a portion of the consideration paid for this Agreement was in exchange for the continuing obligation to pay such taxes and assessments); (J) Grantor shall reasonably cooperate with the installation of future Facilities within the Primary Easement Area and the Access Easement Area; (K) to the extent access to the Primary Easement Area is restricted in any way (e.g., by locked door, gate or other barrier), Grantor shall provide Grantee and the Tenants reasonable means of entry at all times (e.g., by key, code, or keycard); (L) Grantor shall insure (with commercially reasonable insurance, which shall at least be equal to what is currently required under the Existing Agreements) and maintain the Primary Easement Area, the Access Easement Area, and the structural portions of the Property (including any improvements or structures within or on the Primary Easement Area), including any vegetation thereon, in good working condition so as not to interfere with or diminish the rights granted to Grantee hereunder (except to the extent such maintenance is the responsibility of the Tenants); (M) Grantor shall not enter into any agreement or instrument that would encumber the Property or bind Grantee or the Property or take any action that would, in either case, interfere with Grantee's or the Tenant's exercise of their respective rights under this Agreement or use of the Property pursuant hereto; and (N) Grantor shall promptly (i) inform Grantee in writing of any breaches, defaults, disagreements, disputes, threatened litigation, or pending litigation between Grantor and any other person relating to the Property that could have an adverse effect on the Easements or Grantee's or the Tenants' use thereof, (ii) provide Grantee copies of any notices, correspondence or other written or digital communication received by Grantor in connection with any such breach, default, disagreement, dispute, threatened litigation, or pending litigation, and (iii) reasonably cooperate with Grantee to defend against any such breach, default, disagreement, dispute, threatened litigation, or pending litigation. Grantor shall indemnify and hold harmless Grantee against any and all damage, cost, expense (including reasonable attorneys' fees and disbursements), loss or liability resulting from any breach by Grantor of its covenants set forth in this Section.

6. **Successors and Assigns; Covenants Running with the Land.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and the respective successors and assigns of the Parties to this Agreement. The Parties agree (A) that the Easements and the other terms and provisions of this Agreement "touch and concern the land" with respect to the Property, (B) that the grant of the Easements satisfies privity as may be required by applicable law, (C) that irreparable damage would occur if any provision of this Agreement were not performed in accordance with the terms hereof and that the Parties shall be entitled to specific performance of the terms hereof, in addition to any other remedy to which they are entitled at law or in equity, and (D) that the Easements and the other terms and provisions of this Agreement shall constitute "covenants running with the land" and "equitable servitudes" with respect to the

Property. Without limiting the foregoing, the Parties acknowledge and agree that title to the Property is encumbered by and is expressly subject to all rights, titles, interests, liabilities and obligations under this Agreement (including without limitation, with respect to the Easements). Grantee has the unrestricted right to assign, transfer, or convey (whether in whole or in part), and to mortgage or grant a security interest in, all of Grantee's interest in and to this Agreement, the Easements, the Existing Agreements, and any future agreements. Upon any such assignment, provided that any assignee or transferee of Grantee assumes in writing all of the obligations of Grantee under this Agreement accruing from and after the effective date of such assignment, Grantee shall be released from and relieved of all obligations under this Agreement accruing from and after the effective date of such assignment. Additionally, without notice to or consent from Grantor, Grantee may, without limiting the foregoing, assign this Agreement, the Easements, the Existing Agreements, and any future agreements to assignees, mortgagees, or holders of security interests, including their successors and assigns (each, a "Secured Party" or, collectively, the "Secured Parties"). Grantor agrees to notify Grantee and the Secured Parties (provided Grantee or such Secured Parties have given Grantor notice and contact information of Secured Parties) simultaneously of any default by Grantee hereunder and give Secured Parties the same right to cure any default. If a termination, disaffirmation, or rejection of this Agreement shall occur, pursuant to any laws (including any bankruptcy or insolvency laws), Grantor will notify the Secured Parties promptly and Grantor shall enter into a new easement agreement with any such Secured Party upon the same terms of this Agreement, without requiring the payment of any additional fees. If any Secured Party shall succeed to Grantee's interest under this Agreement, such Secured Party shall have no obligation to cure and no liability for any defaults of Grantee accruing prior to the date that such Secured Party succeeds to such interest. Grantor will enter into modifications of this Agreement reasonably requested by any Secured Party. Grantor hereby irrevocably and forever waives, releases, and relinquishes any contractual, constitutional, or statutory liens or any other such liens Grantor has or may have on (i) the Facilities or any other fixture or appurtenance or other property of any Tenant under the Existing Agreements or any future agreement, or of Grantee, situated or located on the Property, and/or (ii) the estates and interests of the Tenants under the Existing Agreements or any future agreement and/or of Grantor under this Agreement, and while the foregoing waiver shall expressly be deemed to be self-operative without the need of any further action on the part of any party, Grantor shall execute such further written evidence of such waiver as requested by any such person, from time to time.

7. **Non-Disturbance.** Grantor will not improve or alter the Property or grant, convey, transfer or otherwise enter into any other easement, ground lease, lease, license, or similar agreement or contract with respect to any portion of the Property if the same would interfere with, disturb, limit, or impair Grantee's or any Tenant's permitted use of the Easements, it being acknowledged by Grantor that the Easements are used by the Tenants for the purposes set forth herein. Grantor and Grantee recognize and acknowledge that use of the Easements set forth in this Agreement by Grantee or any Tenant would be materially frustrated if the communications signals were blocked or otherwise interfered with, or if access and/or utilities to and from the Primary Easement Area were inhibited, even if temporarily. Grantor, for itself, its successors and assigns, hereby agrees to use its best efforts to prevent the occurrence of any of the foregoing and shall promptly undertake any remedial action necessary to comply with the terms and provisions of this Section. Grantee shall each have the express right, among others, to seek an injunction to prevent any of the activities prohibited by this Section. The foregoing notwithstanding, in the event any Existing Agreement or future agreement contains a provision permitting the landlord to relocate a Tenant's Facilities and equipment, Grantor may exercise that right in accordance with the terms and conditions of such Existing Agreement or future agreement; provided, however, (i) that the Tenant's permitted use under such Existing Agreement or future agreement is not materially interfered with as a result of the relocation or that the Tenant is allowed to place a temporary communications facility (e.g., "cell on wheels, COW") on the Property in order that its operations from the Property may continue uninterrupted, and (ii) the parties hereto shall, at Grantee's request, enter into an amendment to this Agreement to temporarily or permanently relocate or modify the

Primary Easement Area, as necessary, such that such Tenant's Facilities and such Tenant's use of the Property are within the scope of the Primary Easement Area.

8. **Grantor Environmental Representation.** Grantor represents that it has not released to the environment, nor otherwise has any knowledge of, the presence of any substance, chemical or waste on the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation (collectively "**Hazardous Substance**") at, on, under, or otherwise burdening the Property in a manner that requires corrective action under applicable environmental laws. Grantor shall not introduce or use (or permit the use of) any Hazardous Substance on the Property in violation of any applicable federal, state or local environmental laws. Grantor shall be responsible for (and shall promptly conduct any investigation and remediation as required by any applicable environmental laws) all spills or other releases of any Hazardous Substance not caused solely by Grantee that have occurred or which may occur with respect to the Property.

9. **Grantee Environmental Representations.** Grantee shall not introduce or use any Hazardous Substance on the Property or the Easements in violation of any applicable federal, state or local environmental laws. Notwithstanding the foregoing, and without limiting the foregoing, Grantee shall not be responsible for any Hazardous Substances arising or present on or before the Effective Date. Liability of Grantee for any claims with respect to any Hazardous Substances at the Property or the Easements shall be limited to contamination solely caused by a release of a Hazardous Substance by Grantee after the Effective Date, and in violation of any applicable federal, state or local environmental laws and that requires corrective action thereunder.

10. **Mutual Indemnification.** Each Party agrees to defend, indemnify, and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to damages, costs, expenses, assessments, penalties, fines, investigatory, cleanup, remedial, removal or restoration work required by any governmental authority, losses, judgments and reasonable attorneys' fees that the indemnified Party may suffer or incur due to the existence or discovery of any Hazardous Substance on the Property caused by the other Party. This indemnification shall also apply to the migration of any Hazardous Substance to other properties, and the release of any Hazardous Substance into the environment that relate to or arise from the indemnitor's activities on the Property. Grantor agrees to defend, indemnify, protect and hold Grantee harmless from claims resulting from actions on the Property not caused by Grantee or the Tenants prior to, and during the Term of, this Agreement. This indemnification shall survive the termination or expiration of this Agreement.

11. **General Indemnification.** Grantor and Grantee shall each indemnify and hold harmless the other against any and all claims, damages, costs and expenses (including attorney fees) caused by or arising out of (i) the breach of any representation, warranty, or covenant of such indemnifying party set forth herein, or (ii) the negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying Party or the employees, agents, or contractors of the indemnifying Party. This indemnification shall survive the termination or expiration of this Agreement.

12. **Notices.** All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given one (1) business day after posting with a nationally recognized overnight courier service, or the earlier of receipt or five (5) business days after posting by registered or certified mail, return receipt requested, to the addresses of Grantor and Grantee set forth above in this Agreement. Either Party may change its notice address by providing a new recipient name and address by notice as set forth in this paragraph.

13. **Default.** It shall be an “**Event of Default**” if either Grantor or Grantee fails to observe or perform any of the terms, conditions or its respective obligations set forth in this Agreement. Upon receiving written notice of such a default or breach of this Agreement, the defaulting Party shall have thirty (30) days to cure such default, but only if such default is of such a nature as is capable of being cured. If the required cure of the noticed default cannot reasonably be completed by the defaulting Party within such 30-day period, such Party’s failure to perform shall not constitute an Event of Default so long as such Party undertakes to cure the failure promptly and diligently and continuously pursues the cure thereof to completion. Notwithstanding the foregoing, with respect to any Retained Obligations, if the applicable Existing Agreement provides for a shorter cure period, such shorter cure period shall apply. In the event that the defaulting Party fails to cure such default within the cure period, the non-defaulting Party shall be entitled to exercise any rights permitted by applicable law. The foregoing notwithstanding, all damages for which Grantor may be compensated shall be limited to the actual damages of Grantor and shall, in the aggregate, in no event exceed the amount of consideration paid by Grantee for this Agreement. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY. EACH PARTY CERTIFIES AND ACKNOWLEDGES THAT (I) NO REPRESENTATIVE OF THE OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT THE OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (II) IT HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (III) IT MAKES THIS WAIVER KNOWINGLY AND VOLUNTARILY, AND (IV) IT HAS DECIDED TO ENTER INTO THIS AGREEMENT IN CONSIDERATION OF, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATION OF THIS SECTION. Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach thereof, shall be finally settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

14. **Specific Performance; Self-Help.** The Parties understand and agree that the Easements and the obligations of Grantor under this Agreement are unique and for that reason, among others, Grantee would be irreparably damaged in the event that any provision of this Agreement is not performed in accordance with the terms hereof. Accordingly, in the event of any breach or default in or of this Agreement, Grantee shall have, in addition and without prejudice to any right or remedy available at law or in equity, the right to demand and have specific performance of this Agreement. Additionally, if any failure by Grantor hereunder would be reasonably likely to result in injury to persons or property, a default under any lease with a Tenant (beyond notice and cure periods), or a lien on the Property or the Easements, Grantee shall have the right to cure such failure on Grantor’s behalf, in which case Grantor shall reimburse Grantee’s actual costs incurred in connection therewith, along with interest accruing at 10% per annum from and after the date incurred, within ten (10) days after written demand therefor.

15. **Further Assurances.** The Parties agree to execute such further instruments and to take such further actions as may be reasonably necessary for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment of any mortgage, taxes or liens on the above described land or lands hereinafter discovered that are not specifically described herein, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof. Grantor represents this is an arms-length transaction entered into by Grantor as a result of their own free act and will and Grantee and/or anyone acting on their behalf made no representation of value or exerted any duress or coercion.

16. **Estoppel Certificate.** At any time, each Party, upon request of the other Party (or in the case of Grantor, upon request of a Secured Party or a potential purchaser or assignee of Grantee), shall deliver to the other Party (and/or to such Secured Party and/or such potential purchaser or assignee as the case may be) a written statement of such Party, executed by an authorized representative of such responding Party, certifying: (i) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, stating the modifications and that the modified Agreement is in full force and effect); (ii) whether or not, to the best knowledge of the responding Party, the requesting party is in default in performance of any of its obligations under this Agreement, and, if so, specifying each such default; (iii) that there are no amounts due to the responding party from the requesting party; and (iv) any other information reasonably requested concerning this Agreement (in each case, the “**Estoppel Certificate**”). In the event the responding Party fails either to deliver an executed Estoppel Certificate to the requesting Party, or to dispute the Estoppel Certificate by delivery to the requesting Party of a notice specifying the nature and circumstances of any matter in the Estoppel Certificate that is disputed by the responding Party, in either case, within ten (10) days of receipt of the Estoppel Certificate, then all matters specified in the Estoppel Certificate shall be deemed true and correct, and the Estoppel Certificate shall thereafter be binding on the responding Party, and all of the intended recipients thereof may thereafter rely on the Estoppel Certificate as a conclusive statement of fact by the responding Party as to the matters set forth therein.

17. **Miscellaneous.** (A) The Purchase Agreement contains additional terms, covenants, and conditions that are binding upon the parties hereto and their successors and assigns. The execution and delivery of this Agreement by Grantor, and the execution and acceptance of this Agreement by Grantee, shall not operate to release or impair any surviving rights or obligations of either Party with respect to the other under the Purchase Agreement. This Agreement, the Purchase Agreement, and all Exhibits attached hereto and thereto constitute the entire agreement and understanding of Grantor and Grantee with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and any other written or verbal agreements; (B) any amendments to this Agreement must be in writing and executed by both parties; (C) this Agreement is governed by the laws of the State or Commonwealth in which the Property is located; (D) if any term of this Agreement is found to be void or invalid, such provision shall be fully severable and such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect, and this Agreement shall be reformed and construed as if such invalid provision had never been contained herein, provided that if possible, such provision shall be reformed to the maximum extent permitted under applicable law to render same valid, operative and enforceable to reflect the intent of the Parties as expressed herein; (E) this Agreement will be recorded in the real property records of the County in which the Property is located, provided, however, upon the request of Grantee, Grantor shall execute a short form memorandum of this Agreement as well as such plats or surveys as deemed reasonably necessary by Grantee for recordation in the public records of the County in which the Property is located; (F) the paragraph headings of this Agreement have been inserted for convenience of reference only, and shall in no way modify or restrict the terms of this Agreement (G) Grantor acknowledges that Grantee has not provided any legal or tax advice to Grantor in connection with the execution of this instrument; (H) this Agreement may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument; and (I) the parties hereto do not intend any interest, right, or option created by this Agreement to be a perpetuity or to be subject to invalidation under the perpetuities rule, however, notwithstanding the foregoing, if the rule is to be applied to any such interest, right, or option, then the same shall vest on the soonest occurrence of (i) the date that is twenty-one years (less ten days) after the date of death of the last to die of all of the present members of the United States House of Representatives, as of the date hereof, and all of their presently existing lineal descendants, or (ii) the date of the expiration of the Term (if applicable).

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(SIGNATURES APPEAR ON FOLLOWING PAGES)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH ALONG THE WEST SIDE OF AN ALLEY 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF AN ALLEY 34.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINES OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 34.0 FEET TO THE PLACE OF BEGINNING, BEING THE EAST PART OF LOTS 10 AND 15 IN BLOCK 10, AS THE SAME APPEARS IN SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

ALSO: BEGINNING 66.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 15 OF SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST 37.0 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 10; THENCE NORTH ALONG THE WEST LINE OF LOTS 15 AND 11, 155.0 FEET TO FOURTH STREET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET, 37.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOTS 11 AND 15 IN BLOCK 10 AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" OF TOWN LOTS ON PAGE 16.

ALSO: BEGINNING 34.0 FEET WEST OF THE NORTHEAST CORNER OF LOT 10 IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOTS 10 AND 15 IN SAID BLOCK 10, 155.0 FEET TO AN ALLEY; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY 32.0 FEET TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINE OF LOTS 15 AND 10, 155.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF FOURTH STREET 32.0 FEET TO THE PLACE OF BEGINNING, AND BEING THE WEST PART OF LOT 10 AND THE EAST PART OF LOT 11 AND THE MIDDLE OF PART OF LOT 15 IN BLOCK 10, AS THE SAME APPEARS OF RECORD IN THE SURVEYOR'S OFFICIAL PLAT RECORD "A" ON PAGE 16.

PARCEL 2:

TAX LOTS 75-A AND 76-A OF BLOCK 10 OF THE ORIGINAL TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF THE SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS).

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF WATERLOO BY DEED RECORDED JANUARY 14, 1986 IN DEED BOOK 149 ON PAGE

556, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF TAX LOTS 75-A AND 76-A IN BLOCK 10 OF THE OLD TOWN, NOW CITY, OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS), AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE WESTERLY 75.0 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE SOUTHERLY 105.0 FEET ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 10 TO A POINT; THENCE EASTERLY 75.0 FEET ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 10 TO A POINT ON THE EASTERLY LINE OF SAID BLOCK 10; THENCE SOUTHERLY 50.0 FEET ALONG THE SAID EASTERLY LINE OF BLOCK 10 TO THE NORTHERLY LINE OF AN ALLEY; THENCE WESTERLY 105.0 FEET ALONG THE NORTHERLY LINE OF SAID ALLEY TO A POST AT THE SOUTHEASTERLY CORNER OF THAT TRACT HERETOFORE CONVEYED TO THE CITY OF WATERLOO, ILLINOIS, AS SHOWN BY DEED OF RECORD DATED SEPTEMBER 22, 1890 AS RECORDED IN DEED RECORD 27 AT PAGE 114; THENCE NORTHERLY 155.0 FEET ALONG THE EASTERLY LINE OF SAID CITY OF WATERLOO, ILLINOIS TRACT TO THE NORTHEAST CORNER THEREOF ON THE NORTHERLY LINE OF SAID BLOCK 10; THENCE EASTERLY 30.0 FEET ALONG SAID NORTHERLY LINE OF BLOCK 10 TO THE PLACE OF BEGINNING.

PARCEL 3:

24.0 FEET OFF THE NORTH SIDE OF LOT 1, RUNNING PARALLEL WITH THE NORTH LINE OF SAID LOT 1 IN WILLIAM W. MOORE'S ADDITION TO THE TOWN, NOW CITY, OF WATERLOO, AND IS A PART OF THE SAME LOT ACQUIRED BY THE SAID GEORGE LIEB OF JOHN LEMEN AND WIFE BY DEED DATED MARCH 23, 1859 AND RECORDED IN BOOK X, PAGE 130.

ALL SITUATED IN THE COUNTY OF MONROE, IN THE STATE OF ILLINOIS.

PERMANENT PARCEL NO. 07-25-283-015-000

EXHIBIT B

PRIMARY EASEMENT AREA DESCRIPTION

That portion of the Property, as described on Exhibit A, on which any Existing Tenant's Facilities exist on the date of this Agreement pursuant to the Existing Agreements, together with: (i) the portion of the Property leased by Grantor under the Existing Agreements, (ii) the entire area of the water tower located on the Property described on Exhibit A; and (ii) the following areas, including the surface and interior of any improvements located thereon:

TOWER EASEMENT:

THAT PART OF LOTS 10, 11, 15, 75A, 75B, 76A, 76B, AND VACATED ALLEY, ALL IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY RECORDS, AND LOT 1B IN JAMES MOORE ADDITION, ALL IN MONROE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE SOUTH 80°08'07" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 10, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH STREET, 133.51 FEET; THENCE SOUTH 10°54'01" EAST, 86.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80°08'59" EAST, 17.20 FEET; THENCE SOUTH 9°51'01" EAST, 8.01 FEET; THENCE NORTH 80°08'59" EAST, 31.58 FEET; THENCE SOUTH 9°51'01" EAST, 60.69 FEET TO THE NORTHERLY LINE OF A 20 FOOT WIDE VACATED ALLEY; THENCE SOUTH 80°08'07" WEST ALONG SAID NORTHERLY LINE, 82.38 FEET; THENCE NORTH 9°51'01" WEST, 39.71 FEET; THENCE NORTH 29°03'25" EAST, 20.41 FEET; THENCE NORTH 47°51'33" EAST, 24.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,001 SQUARE FEET (0.115 ACRES), MORE OR LESS.

ALL AS SHOWN ON THE SURVEY ATTACHED ON THE NEXT PAGE, TO WIT:

EXHIBIT C
ACCESS EASEMENT

Utilities and Telecommunications. Grantee is herein granted a non-exclusive easement in, to, under, over, and across the Property, as described in Exhibit A hereto, for utility access to the Primary Easement Area, including, if applicable, through all shaft ways, chase ways, soffits, risers, columns, crawl spaces, rafters, or any other appropriate space, in each case to the extent reasonably necessary to install, operate and maintain current and future Facilities, including the right to install, operate and maintain wiring and cabling and separate utility meters and submeters.

Additionally, Grantee is herein granted a non-exclusive easement and right to use (i) any existing utilities, cabling or wiring at the Property and to install additional utilities, cabling and wiring at the Property, in each case to the extent such rights are granted under the Existing Agreements, and (ii) any existing or future utility easements benefitting the Property.

Access. Grantee is herein granted a non-exclusive easement for ingress and egress to and from the Primary Easement Area over and across the Property (and, as reasonably necessary, through any building), including providing access to a publicly dedicated roadway, along with the right to use such access easement as necessary for the development, repair, maintenance and removal of Facilities as permitted pursuant to the terms hereof and for any other activities and use on the Property permitted under this Agreement.

Additionally, Grantee is herein granted a non-exclusive easement and right (i) for ingress and egress over and across the Property to the extent such rights are granted under the Existing Agreements and (ii) to use any existing or future access easements benefitting the Property.

Further, the Access Easement shall include the right for temporary parking from time to time and for temporary staging of vehicles, equipment, supplies and individuals for the construction, modification, operation, maintenance, repairing, replacing or removal of the Facilities.

Together with: An access and utility easement (for the purposes set forth above) in, to, under, over and across the following areas, to wit:

ACCESS & UTILITY EASEMENT "A":

THAT PART OF LOTS 10, 11, 15, 75A, 75B, 76A, 76B, AND VACATED ALLEY, ALL IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY RECORDS, AND LOT 1B IN JAMES MOORE ADDITION, ALL IN MONROE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE SOUTH 80°08'07" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 10, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH STREET, 133.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10°54'01" EAST, 86.30 FEET; THENCE SOUTH 47°51'33" WEST, 23.39 FEET; THENCE NORTH 10°54'01" WEST, 98.79 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH STREET; THENCE

NORTH 80°08'07" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,851 SQUARE FEET (0.042 ACRES), MORE OR LESS.

AND:

ACCESS & UTILITY EASEMENT "B":

THAT PART OF LOTS 10, 11, 15, 75A, 75B, 76A, 76B, AND VACATED ALLEY, ALL IN BLOCK 10 OF THE TOWN (NOW CITY) OF WATERLOO, AS SHOWN ON PAGE 16 OF SURVEYOR'S OFFICIAL PLAT RECORD "A" (TOWN LOTS) OF MONROE COUNTY RECORDS, AND LOT 1B IN JAMES MOORE ADDITION, ALL IN MONROE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 10; THENCE SOUTH 80°08'07" WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 10, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH STREET; THENCE SOUTH 10°54'01" EAST, 86.30 FEET; THENCE NORTH 80°08'59" EAST, 17.20 FEET; THENCE SOUTH 9°51'01" EAST, 8.01 FEET; THENCE NORTH 80°08'59" EAST, 31.58 FEET; THENCE SOUTH 9°51'01" EAST, 60.69 FEET TO THE POINT OF BEGINNING ON THE NORTHERLY LINE OF A 20 FOOT WIDE VACATED ALLEY; THENCE CONTINUING SOUTH 9°51'01" EAST, 20.00 FEET; THENCE SOUTH 80°08'34" WEST, 19.06 FEET TO THE EASTERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 10°46'23" WEST ALONG SAID EASTERLY LINE, 20.00 FEET TO THE AFORESAID NORTHERLY LINE OF A 20 FOOT WIDE VACATED ALLEY; THENCE NORTH 80°08'07" EAST ALONG SAID NORTHERLY LINE, 19.38 FEET TO THE POINT OF BEGINNING CONTAINING 384 SQUARE FEET (0.009 ACRES), MORE OR LESS.

All of the above being shown on the survey attached to Exhibit B.

EXHIBIT D

EXISTING AGREEMENTS

- That certain unrecorded LEASE dated November 23, 1998, by and between THE CITY OF WATERLOO, ILLINOIS, a municipal corporation for the State of Illinois, as Landlord, and CYBERTEL CELLULAR TELEPHONE COMPANY, a Missouri partnership, predecessor in interest to VERIZON WIRELESS (VAW) LLC d/b/a Verizon Wireless, as Tenant, as amended by that certain FIRST AMENDMENT TO LEASE, dated September 19, 2008, and that certain SECOND AMENDMENT TO AND RESTATEMENT OF LEASE, dated January 7, 2019, for lease of certain space located at the Property, as further described therein.

STLC Waterloo GLF # 127105

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on Warrant No. 648.

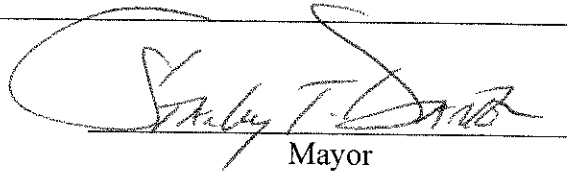
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-02-25

Submitted by:
Sarah Craig, Collector / Budget Officer

DISPOSITION

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



Mayor

WARRANT #648

VENDOR #	NAME	DEPT.	AMOUNT
01 GENERAL FUND			
LEGISLATIVE			
EL075	ELAN FINANCIAL SERVICES	01-12	3,402.22
KA020	K & D PRINTING	01-12	848.00
SC340	SCHNUCKS	01-12	11.10
VE360	VERVOCITY INTERACTIVE	01-12	159.00
WA300	CAPITAL ONE	01-12	66.51
**TOTAL LEGISLATIVE			4,486.83
FINANCE			
AA035	AAIM EA TRAINING AND CONSULTING	L01-13	53.20
AM500	AMERICOM IMAGING SYSTEMS, INC.	01-13	97.80
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-13	7,744.71
CH322	CHARD SNYDER	01-13	77.74
CL340	CLINICAL COLLECTION MANAGEMENT	01-13	90.00
CO025	COAST TO COAST EQUIP & SUPPLIES	01-13	131.37
DA040	D AND D DISTRIBUTING SERVICES, IN	01-13	62.82
DE130	DEARBORN LIFE INSURANCE COMPANY	01-13	57.46
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-13	779.64
DI560	DISCOVER DOWNSTATE ILLINOIS	01-13	850.00
EL075	ELAN FINANCIAL SERVICES	01-13	14.34
FI575	FIRST NATIONAL BANK OF WATERLOO	01-13	49.60
HA390	HARRISONVILLE TELEPHONE	01-13	1,344.99
IN560	INVOICE CLOUD, INC.	01-13	70.79
KA020	K & D PRINTING	01-13	72.80
LA088	LANDIS+GYR TECHNOLOGY, INC.	01-13	599.00
LO250	LOCIS	01-13	137.13
RE440	REJIS COMMISSION	01-13	602.97
RO400	ROTOLITE OF ST LOUIS INC	01-13	35.00
SA180	SAFEGUARD BUSINESS SYSTEMS INC	01-13	32.41
SO408	SONGS4SOLDIERS	01-13	4,000.00
ST120	STAPLES BUSINESS ADVANTAGE	01-13	125.62
WA300	CAPITAL ONE	01-13	27.84
**TOTAL FINANCE			17,057.23
BUILDING			
CI250	CITY OF WATERLOO	01-14	4,516.46
MA900	MAY PEST CONTROL, LLC	01-14	295.00
MI243	MIDWEST ELEVATOR CO., INC.	01-14	568.98
SH190	AARON OAKLEY SHIVE	01-14	800.00
ST120	STAPLES BUSINESS ADVANTAGE	01-14	304.83
**TOTAL BUILDING			6,485.27
LEGAL			
ST025	ST CLAIR, GILBRETH & STEPPIG LLC	01-15	12,802.00
**TOTAL LEGAL			12,802.00
ZONING/BUILDING INSPECTOR			
AU120	AUTOMOTIVE TECHNOLOGY, INC.	01-16	46.58
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-16	6,237.84
CH322	CHARD SNYDER	01-16	25.35
CO025	COAST TO COAST EQUIP & SUPPLIES	01-16	493.03
DE130	DEARBORN LIFE INSURANCE COMPANY	01-16	32.82
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-16	335.45
LA500	LAWSON PRODUCTS, INC.	01-16	51.19
RM600	R & M OIL COMPANY	01-16	206.25
WA850	WATERLOO LUMBER COMPANY	01-16	2.98
**TOTAL ZONING/BUILDING INSPECTOR			7,431.49
RECORDS			
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-18	1,227.16
CH322	CHARD SNYDER	01-18	8.45
DE130	DEARBORN LIFE INSURANCE COMPANY	01-18	9.76
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-18	91.68
**TOTAL RECORDS			1,337.05

VENDOR #	NAME	DEPT.	AMOUNT
01 GENERAL FUND			
RECORDS			
POLICE			
AL125	AL'S AUTOMOTIVE SUPPLY INC.	01-21	264.07
AU084	AUTO TIRE AND PARTS	01-21	66.42
AU120	AUTOMOTIVE TECHNOLOGY, INC.	01-21	46.57
AX400	AXON ENTERPRISE, INC.	01-21	10,791.72
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-21	34,005.79
CH322	CHARD SNYDER	01-21	175.95
DA040	D AND D DISTRIBUTING SERVICES, IN	01-21	83.76
DE130	DEARBORN LIFE INSURANCE COMPANY	01-21	220.32
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-21	1,924.77
ED115	ED MORSE FORD	01-21	227.80
EL075	ELAN FINANCIAL SERVICES	01-21	2,371.10
HA390	HARRISONVILLE TELEPHONE	01-21	315.68
JO200	JOHN DEERE FINANCIAL	01-21	54.99
LA500	LAWSON PRODUCTS, INC.	01-21	51.13
LE425	LEON UNIFORM CO.	01-21	153.50
LO250	LOCIS	01-21	137.13
MO425	MONROE COUNTY ELECTRIC COOPERATIV	01-21C	50.06
MO460	MONROE COUNTY GENERAL FUND	01-21	23,555.33
MO755	MOTOROLA SOLUTIONS, INC.	01-21	1,492.00
PO470	POMP'S TIRE SERVICE, INC.	01-21	271.78
RE440	REJIS COMMISSION	01-21	975.17
RM600	R & M OIL COMPANY	01-21	206.25
SE260	SECURE ONE SELF	01-21	17,513.00
ST120	STAPLES BUSINESS ADVANTAGE	01-21	126.04
SU600	SURE SHINE AUTO WASH	01-21	323.40
VE250	VERIZON	01-21	280.20
WA300	CAPITAL ONE	01-21	18.87
WA695	WATERLOO AUTO BODY	01-21	2,205.00
WA850	WATERLOO LUMBER COMPANY	01-21	75.23
**TOTAL POLICE			97,983.03
SOCIAL SERVICES			
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-34	2,348.57
CH322	CHARD SNYDER	01-34	8.45
CI350	CITY OF WATERLOO - ELECTRIC FUND	01-34	5,000.00
DE130	DEARBORN LIFE INSURANCE COMPANY	01-34	10.94
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-34	147.38
EL075	ELAN FINANCIAL SERVICES	01-34	768.41
HU235	HUMAN SUPPORT SERVICE	01-34	91.04
MO425	MONROE COUNTY ELECTRIC COOPERATIV	01-34C	827.17
RE450	RELIABLE SANITATION	01-34	85,783.40
**TOTAL SOCIAL SERVICES			94,985.36
STREETS & ALLEYS			
AL125	AL'S AUTOMOTIVE SUPPLY INC.	01-41	17.30
AU084	AUTO TIRE AND PARTS	01-41	456.78
AU120	AUTOMOTIVE TECHNOLOGY, INC.	01-41	46.57
BL400	BLUE CROSS BLUE SHIELD OF ILLINOI	01-41	8,500.03
CC001	CCP INDUSTRIES	01-41	174.69
CH322	CHARD SNYDER	01-41	42.25
CI250	CITY OF WATERLOO	01-41	2,498.47
CL200	CLEAN UNIFORM SERVICES	01-41	48.38
CL340	CLINICAL COLLECTION MANAGEMENT	01-41	415.00
DA040	D AND D DISTRIBUTING SERVICES, IN	01-41	65.61
DE130	DEARBORN LIFE INSURANCE COMPANY	01-41	62.10
DE490	DELTA DENTAL OF ILLINOIS - RISK	01-41	443.03
ED115	ED MORSE FORD	01-41	142.78
FA150	FABICK TRACTOR	01-41	3,721.43
GA825	GATEWAY F.S., INC.	01-41	205.00
HA390	HARRISONVILLE TELEPHONE	01-41	43.95
HE320	HENRY, MEISENHEIMER & GENDE, INC.	01-41	19,249.70
HU200	HUEBNER CONCRETE CONTRACTING, INC	01-41	4,034.00
IN458	INTERSTATE BILLING SERVICE, INC.	01-41	1,471.90
JO200	JOHN DEERE FINANCIAL	01-41	2,991.09

VENDOR #	NAME	DEPT.	AMOUNT
01 GENERAL FUND			
STREETS & ALLEYS			
LA500	LAWSON PRODUCTS, INC.	01-41	1,840.14
LO250	LOCIS	01-41	137.15
MO755	MOTOROLA SOLUTIONS, INC.	01-41	13.00
MP500	MPS INDUSTRIES	01-41	469.25
OR200	O'REILLY AUTOMOTIVE, INC.	01-41	588.99
PO470	POMP'S TIRE SERVICE, INC.	01-41	495.22
RM600	R & M OIL COMPANY	01-41	206.25
SN200	SNAP-ON	01-41	129.80
TY200	TYNDALE COMPANY, INC.	01-41	323.20
VI290	VIKING-CIVES MIDWEST, INC.	01-41	72,000.00
WA432	WARNING LITES OF SOUTHERN ILLINOIS	01-41C	1,160.00
WA695	WATERLOO AUTO BODY	01-41	1,755.00
WA850	WATERLOO LUMBER COMPANY	01-41	385.99
**TOTAL STREETS & ALLEYS			124,134.05
01 GENERAL FUND		GRAND TOTAL	366,702.31

VENDOR #	NAME	DEPT.	AMOUNT
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51 WATER FUND

WATER ADMINISTRATION

AM500	AMERICOM IMAGING SYSTEMS, INC.	51-11	97.80
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	51-11	3,528.16
CH322	CHARD SNYDER	51-11	18.59
CO025	COAST TO COAST EQUIP & SUPPLIES	51-11	131.36
DE130	DEARBORN LIFE INSURANCE COMPANY	51-11	17.27
DE490	DELTA DENTAL OF ILLINOIS - RISK	51-11	241.73
EL075	ELAN FINANCIAL SERVICES	51-11	14.34
IN560	INVOICE CLOUD, INC.	51-11	70.79
KA020	K & D PRINTING	51-11	72.80
LA088	LANDIS+GYR TECHNOLOGY, INC.	51-11	599.00
LO250	LOCIS	51-11	137.15
RE440	REJIS COMMISSION	51-11	602.96
RO400	ROTOLITE OF ST LOUIS INC	51-11	35.00
SA180	SAFEGUARD BUSINESS SYSTEMS INC	51-11	32.41
ST120	STAPLES BUSINESS ADVANTAGE	51-11	125.61
WA300	CAPITAL ONE	51-11	27.88

**TOTAL WATER ADMINISTRATION 5,752.85

WATER TREATMENT PLANT

AM012	AMEREN ILLINOIS	51-47	7,429.69
CE630	CERTOP, INC.	51-47	10,215.00
EL075	ELAN FINANCIAL SERVICES	51-47	184.00
GR200	W.W. GRAINGER, INC.	51-47	154.28
HA390	HARRISONVILLE TELEPHONE	51-47	70.00
HA740	HAWKINS, INC	51-47	7,299.66
JO200	JOHN DEERE FINANCIAL	51-47	64.90
MO425	MONROE COUNTY ELECTRIC COOPERATIVE	51-47C	8,235.69
US150	USA BLUE BOOK	51-47	1,668.87
VA325	VALMEYER WATER WORKS	51-47	18.00
VI460	VIPOWER SERVICES	51-47	2,340.00
WA850	WATERLOO LUMBER COMPANY	51-47	407.01

**TOTAL WATER TREATMENT PLANT 38,087.10

WATER DISTRIBUTION

AL125	AL'S AUTOMOTIVE SUPPLY INC.	51-48	4.09
AM390	AMERICAN WATER	51-48	475.00
AU084	AUTO TIRE AND PARTS	51-48	5.82
AU120	AUTOMOTIVE TECHNOLOGY, INC.	51-48	46.57
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	51-48	727.16
CH322	CHARD SNYDER	51-48	16.90
CI250	CITY OF WATERLOO	51-48	4,353.25
CO250	COLUMBIA QUARRY	51-48	796.02
CO600	CORE & MAIN	51-48	176.45
DA040	D AND D DISTRIBUTING SERVICES, INC	51-48	48.16
DE130	DEARBORN LIFE INSURANCE COMPANY	51-48	1.18
DE490	DELTA DENTAL OF ILLINOIS - RISK	51-48	87.08
HA125	HAIER PLUMBING & HEATING, INC.	51-48	1,280,258.22
HA390	HARRISONVILLE TELEPHONE	51-48	122.27
HE320	HENRY, MEISENHEIMER & GENDE, INC.	51-48	74,151.69
IR300	IRON CRAFTERS INC	51-48	771.80
KO720	KORTE & LUITJOHAN CONTRACTORS	51-48	690,400.37
LA500	LAWSON PRODUCTS, INC.	51-48	51.13
MC900	MCQUAY SERVICES	51-48	10,928.25
MO755	MOTOROLA SOLUTIONS, INC.	51-48	13.00
NO455	NORTHERN SAFETY CO., INC.	51-48	48.96
RM600	R & M OIL COMPANY	51-48	206.25
SC450	SCHULTE SUPPLY	51-48	428.88
SN200	SNAP-ON	51-48	129.80
TE240	TEKLAB, INC	51-48	453.20
UP805	UPS STORE	51-48	133.78
US150	USA BLUE BOOK	51-48	186.22

**TOTAL WATER DISTRIBUTION 2,065,019.14

51 WATER FUND

GRAND TOTAL 2,108,859.09

VENDOR #	NAME	DEPT.	AMOUNT
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52 SEWER FUND

SEWER ADMINISTRATION

AM500	AMERICOM IMAGING SYSTEMS, INC.	52-11	97.80
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	52-11	3,528.14
CH322	CHARD SNYDER	52-11	18.59
CO025	COAST TO COAST EQUIP & SUPPLIES	52-11	131.36
DE130	DEARBORN LIFE INSURANCE COMPANY	52-11	17.29
DE490	DELTA DENTAL OF ILLINOIS - RISK	52-11	241.73
EL075	ELAN FINANCIAL SERVICES	52-11	14.34
HE320	HENRY, MEISENHEIMER & GENDE, INC.	52-11	3,538.00
IN560	INVOICE CLOUD, INC.	52-11	70.79
KA020	K & D PRINTING	52-11	72.80
LA088	LANDIS+GYR TECHNOLOGY, INC.	52-11	599.00
RE440	REJIS COMMISSION	52-11	602.96
RO400	ROTOLITE OF ST LOUIS INC	52-11	35.00
SA180	SAFEGUARD BUSINESS SYSTEMS INC	52-11	32.41
ST120	STAPLES BUSINESS ADVANTAGE	52-11	125.63
TE425	TESTING ANALYSIS CONTROL	52-11	864.00
VI460	VIPOWER SERVICES	52-11	2,430.00
WA300	CAPITAL ONE	52-11	27.90

**TOTAL SEWER ADMINISTRATION 12,447.74

SEWER TREATMENT PLANT

AU084	AUTO TIRE AND PARTS	52-43	5.82
AU120	AUTOMOTIVE TECHNOLOGY, INC.	52-43	46.57
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	52-43	7,045.71
CE120	CEDARCHEM, LLC	52-43	3,863.16
CH322	CHARD SNYDER	52-43	25.35
CI250	CITY OF WATERLOO	52-43	16,430.24
CO282	COMMERCIAL ELECTRIC MOTOR SERVICE	52-43	800.36
CO600	CORE & MAIN	52-43	6,440.89
DA040	D AND D DISTRIBUTING SERVICES, IN	52-43	30.73
DE130	DEARBORN LIFE INSURANCE COMPANY	52-43	31.64
DE490	DELTA DENTAL OF ILLINOIS - RISK	52-43	419.27
HA390	HARRISONVILLE TELEPHONE	52-43	72.50
LA500	LAWSON PRODUCTS, INC.	52-43	51.13
LO250	LOCIS	52-43	137.15
MO755	MOTOROLA SOLUTIONS, INC.	52-43	13.00
OR200	O'REILLY AUTOMOTIVE, INC.	52-43	194.69
RM600	R & M OIL COMPANY	52-43	206.25
WA850	WATERLOO LUMBER COMPANY	52-43	15.95

**TOTAL SEWER TREATMENT PLANT 35,830.41

SEWER SANITATION SYSTEM

CI250	CITY OF WATERLOO	52-44	6,987.69
DU700	DUTCH HOLLOW JANITORIAL SUPPLIES,	52-44	127.32
EQ700	EQUIPMENT PRO INC.	52-44	42,493.76
JO200	JOHN DEERE FINANCIAL	52-44	507.26
MO425	MONROE COUNTY ELECTRIC COOPERATIV	52-44C	63.77
NO460	NORTHERN TOOL & EQUIPMENT CO.	52-44	705.00
SN200	SNAP-ON	52-44	129.80
VA400	VAN DEVANTER ENGINEERING COMPANY	52-44	7,056.88

**TOTAL SEWER SANITATION SYSTEM 58,071.48

52 SEWER FUND GRAND TOTAL 106,349.63

VENDOR #	NAME	DEPT.	AMOUNT
53 ELECTRIC FUND			
ELECTRIC ADMINISTRATION			
AM500	AMERICOM IMAGING SYSTEMS, INC.	53-11	97.80
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-11	3,528.17
CH322	CHARD SNYDER	53-11	18.59
CO025	COAST TO COAST EQUIP & SUPPLIES	53-11	131.36
DE130	DEARBORN LIFE INSURANCE COMPANY	53-11	17.27
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-11	241.78
EL075	ELAN FINANCIAL SERVICES	53-11	2,585.22
IN560	INVOICE CLOUD, INC.	53-11	70.79
KA020	K & D PRINTING	53-11	72.80
LA088	LANDIS+GYR TECHNOLOGY, INC.	53-11	599.00
LO250	LOCIS	53-11	137.15
RE440	REJIS COMMISSION	53-11	602.96
RO400	ROTOLITE OF ST LOUIS INC	53-11	35.00
SA180	SAFEGUARD BUSINESS SYSTEMS INC	53-11	32.41
ST120	STAPLES BUSINESS ADVANTAGE	53-11	125.62
WA300	CAPITAL ONE	53-11	27.88
**TOTAL ELECTRIC ADMINISTRATION			8,323.80
ELECTRIC PRODUCTION			
AA040	AAF INTERNATIONAL	53-47	1,464.42
AL125	AL'S AUTOMOTIVE SUPPLY INC.	53-47	15.58
BA150	BHMG ENGINEERS, INC.	53-47	54,818.91
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-47	5,424.30
BU550	BUTLER SUPPLY COMPANY	53-47	867.08
CH322	CHARD SNYDER	53-47	25.35
CI250	CITY OF WATERLOO	53-47	7,612.84
CL200	CLEAN UNIFORM SERVICES	53-47	455.40
DE130	DEARBORN LIFE INSURANCE COMPANY	53-47	31.64
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-47	292.56
FL250	FLETCHER-REINHARDT COMPANY	53-47	746.56
HA390	HARRISONVILLE TELEPHONE	53-47	88.89
IR300	IRON CRAFTERS INC	53-47	43.00
JO200	JOHN DEERE FINANCIAL	53-47	115.00
MO755	MOTOROLA SOLUTIONS, INC.	53-47	13.00
NO455	NORTHERN SAFETY CO., INC.	53-47	573.65
VI460	VIPOWER SERVICES	53-47	26,827.50
WA850	WATERLOO LUMBER COMPANY	53-47	874.98
**TOTAL ELECTRIC PRODUCTION			100,290.66
ELECTRIC DISTRIBUTION			
AU084	AUTO TIRE AND PARTS	53-48	5.82
AU120	AUTOMOTIVE TECHNOLOGY, INC.	53-48	46.57
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	53-48	13,110.79
BR240	BROWNSTOWN ELECTRIC SUPPLY	53-48	11,973.40
BU550	BUTLER SUPPLY COMPANY	53-48	118.76
CC001	CCP INDUSTRIES	53-48	268.19
CH322	CHARD SNYDER	53-48	59.15
CI250	CITY OF WATERLOO	53-48	2,511.71
DA040	D AND D DISTRIBUTING SERVICES, IN	53-48	48.16
DE130	DEARBORN LIFE INSURANCE COMPANY	53-48	83.98
DE490	DELTA DENTAL OF ILLINOIS - RISK	53-48	761.92
EL075	ELAN FINANCIAL SERVICES	53-48	850.58
EL357	ELECTRICO, INC.	53-48	201.25
FL250	FLETCHER-REINHARDT COMPANY	53-48	1,180.00
GR200	W.W. GRAINGER, INC.	53-48	154.98
HA390	HARRISONVILLE TELEPHONE	53-48	43.87
JO200	JOHN DEERE FINANCIAL	53-48	146.92
LA500	LAWSON PRODUCTS, INC.	53-48	51.13
MO425	MONROE COUNTY ELECTRIC COOPERATIV	53-48C	857.80
MO755	MOTOROLA SOLUTIONS, INC.	53-48	13.00
MY300	SD MYERS LLC	53-48	5,374.00
OR200	O'REILLY AUTOMOTIVE, INC.	53-48	223.88
PO470	POMP'S TIRE SERVICE, INC.	53-48	801.86
RE330	REXEL UNITED (EASTERN)	53-48	3,876.17
RM600	R & M OIL COMPANY	53-48	206.25

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VENDOR #	NAME	DEPT.	AMOUNT
53 ELECTRIC FUND			
ELECTRIC DISTRIBUTION			
SN200	SNAP-ON	53-48	129.80
SU332	SUNBELT SOLOMON SERVICES, LLC	53-48	19,300.00
TA055	TALLMAN EQUIPMENT COMPANY INC.	53-48	550.44
TE350	TERMINAL SUPPLY COMPANY	53-48	70.42
UP805	UPS STORE	53-48	59.18
VE300	VERMEER MIDWEST	53-48	251.15
WA850	WATERLOO LUMBER COMPANY	53-48	52.38
**TOTAL ELECTRIC DISTRIBUTION			63,383.51
53 ELECTRIC FUND		GRAND TOTAL	171,997.97

VENDOR #	NAME	DEPT.	AMOUNT
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54 GAS FUND

GAS ADMINISTRATION

AM500	AMERICOM IMAGING SYSTEMS, INC.	54-11	97.80
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	54-11	3,528.17
CH322	CHARD SNYDER	54-11	18.59
CO025	COAST TO COAST EQUIP & SUPPLIES	54-11	131.35
DE130	DEARBORN LIFE INSURANCE COMPANY	54-11	17.25
DE490	DELTA DENTAL OF ILLINOIS - RISK	54-11	241.79
EL075	ELAN FINANCIAL SERVICES	54-11	14.33
IN560	INVOICE CLOUD, INC.	54-11	70.79
KA020	K & D PRINTING	54-11	72.80
LA088	LANDIS+GYR TECHNOLOGY, INC.	54-11	599.00
LO250	LOCIS	54-11	137.14
RE440	REJIS COMMISSION	54-11	602.98
RO400	ROTOLITE OF ST LOUIS INC	54-11	35.00
SA180	SAFEGUARD BUSINESS SYSTEMS INC	54-11	32.40
ST120	STAPLES BUSINESS ADVANTAGE	54-11	125.60
UT300	UTILITY SAFETY & DESIGN	54-11	1,604.00
WA300	CAPITAL ONE	54-11	292.86

**TOTAL GAS ADMINISTRATION 7,621.85

GAS DISTRIBUTION

AL125	AL'S AUTOMOTIVE SUPPLY INC.	54-48	73.31
AU084	AUTO TIRE AND PARTS	54-48	5.87
AU120	AUTOMOTIVE TECHNOLOGY, INC.	54-48	46.57
BL390	BLUE CARDINAL CHEMICAL	54-48	192.29
BL400	BLUE CROSS BLUE SHIELD OF ILLINOIS	54-48	8,505.70
CH322	CHARD SNYDER	54-48	50.70
CI250	CITY OF WATERLOO	54-48	2,187.40
DA040	D AND D DISTRIBUTING SERVICES, IN	54-48	65.60
DE130	DEARBORN LIFE INSURANCE COMPANY	54-48	43.76
DE490	DELTA DENTAL OF ILLINOIS - RISK	54-48	542.42
EL360	ELECTRO DOOR SYSTEMS, INC.	54-48	631.00
FA150	FABICK TRACTOR	54-48	445.80
HA390	HARRISONVILLE TELEPHONE	54-48	173.29
LA500	LAWSON PRODUCTS, INC.	54-48	51.13
MO755	MOTOROLA SOLUTIONS, INC.	54-48	13.00
NO455	NORTHERN SAFETY CO., INC.	54-48	154.48
RM600	R & M OIL COMPANY	54-48	206.25
SC450	SCHULTE SUPPLY	54-48	413.71
SN200	SNAP-ON	54-48	129.80
WA300	CAPITAL ONE	54-48	83.00

**TOTAL GAS DISTRIBUTION 14,015.08

54 GAS FUND GRAND TOTAL 21,636.93

GRAND TOTAL FOR ALL FUNDS: 2,775,545.93

TOTAL FOR REGULAR CHECKS: 2,775,545.93

WARRANT #648 - INTERIM CHECKS

A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

VENDOR #	NAME	DEPT.	AMOUNT	
01 GENERAL FUND				
MO650	MORRISON-TALBOTT LIBRARY	01-00	13,435.47	
PO350	POLICE PENSION FUND	01-00	14,420.36	
WA450	WATERLOO MUNICIPAL BAND	01-00	702.62	
	**TOTAL		28,558.45	
LEGISLATIVE				
AT070	AT&T MOBILITY	01-12	69.09	
MI100	MISCELLANEOUS	01-12	285.00	
WA705	WATERLOO CHAMBER OF COMMERCE	01-12	160.00	Mi Delicias Mexican Catering March Utility Meeting
	**TOTAL LEGISLATIVE		514.09	
FINANCE				
AT070	AT&T MOBILITY	01-13	117.65	
EG800	EGYPTIAN BUSINESS FURNITURE	01-13	28.59	
FI100	FIDELITY SECURITY LIFE INSURANCE	01-13	161.84	
FP200	FP FINANCE PROGRAM	01-13	27.80	
GL600	G.L.O.W.	01-13	40.00	
MI100	MISCELLANEOUS	01-13	2,680.00	Timberwolf Enterprises, LLC
MI365	MILLER, JOHN	01-13	874.40	Hotel/Motel Tax Refund
	**TOTAL FINANCE		3,930.28	
BUILDING				
MI100	MISCELLANEOUS	01-14	395.00	Hirsch Plumbing, Inc.
RA120	RAMONA CLEANING SERVICE INC.	01-14	1,933.04	Plumbing - 105 Lemen St
	**TOTAL BUILDING		2,328.04	
ZONING/BUILDING INSPECTOR				
AT070	AT&T MOBILITY	01-16	136.90	
FI100	FIDELITY SECURITY LIFE INSURANCE	01-16	75.74	
RO300	ROHWEDDER ROBERTA	01-16	20.00	
WE900	WEX BANK	01-16	46.50	
YE200	YEARIAN, BRAD	01-16	20.00	
	**TOTAL ZONING/BUILDING INSPECTOR		299.14	
RECORDS				
FI100	FIDELITY SECURITY LIFE INSURANCE	01-18	18.26	
MO480	MONROE COUNTY RECORDER OF DEEDS	01-18	63.00	
	**TOTAL RECORDS		81.26	
POLICE				
AT070	AT&T MOBILITY	01-21	1,638.24	
DA015	DAHLEM, ANDREW	01-21	46.55	
DA060	DAWS, TRINITY C.	01-21	24.76	
FI100	FIDELITY SECURITY LIFE INSURANCE	01-21	452.74	
WE900	WEX BANK	01-21	3,731.61	
	**TOTAL POLICE		5,893.90	
EMERGENCY MANAGEMENT AGENCY				
AT070	AT&T MOBILITY	01-23	84.48	
	**TOTAL EMERGENCY MANAGEMENT AGENCY		84.48	
SOCIAL SERVICES				
AT070	AT&T MOBILITY	01-34	47.33	
FI100	FIDELITY SECURITY LIFE INSURANCE	01-34	28.26	
MI100	MISCELLANEOUS	01-34	7,500.00	Waterloo Lion's Club
WA695	WATERLOO AUTO BODY	01-34	13,447.50	Non-Profit Grant Program-Accessibility Project
WE575	WESTERN EGYPTIAN EOC	01-34	7,500.00	
	**TOTAL SOCIAL SERVICES		28,523.09	

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A/P MANUAL CHECK POSTING LIST
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)
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VENDOR #	NAME	DEPT.	AMOUNT
	STREETS & ALLEYS		
AT070	AT&T MOBILITY	01-41	128.70
FI100	FIDELITY SECURITY LIFE INSURANCE	01-41	141.48
WE900	WEX BANK	01-41	1,334.71
	**TOTAL STREETS & ALLEYS		1,604.89
01 GENERAL FUND	GRAND TOTAL		71,817.62

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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15 MOTOR FUEL TAX

CO250	COLUMBIA QUARRY	15-00	3,368.98
MO700	MORTON SALT, INC.	15-00	15,845.18
RO275	ROGERS REDI MIX	15-00	5,703.38

	**TOTAL		24,917.54
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15 MOTOR FUEL TAX	GRAND TOTAL	24,917.54
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A/P MANUAL CHECK POSTING LIST
 POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
36	UTILITY DEPOSIT FUND		
ZZ100	CITY OF WATERLOO	36-00	7,850.00
	**TOTAL		7,850.00
	36 UTILITY DEPOSIT FUND	GRAND TOTAL	7,850.00

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A/P MANUAL CHECK POSTING LIST
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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51 WATER FUND

WATER ADMINISTRATION

EG800	EGYPTIAN BUSINESS FURNITURE	51-11	28.60
FI100	FIDELITY SECURITY LIFE INSURANCE	51-11	39.35
FP200	FP FINANCE PROGRAM	51-11	27.80

**TOTAL WATER ADMINISTRATION			95.75
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WATER TREATMENT PLANT

CE630	CERTOP, INC.	51-47	10,320.00
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**TOTAL WATER TREATMENT PLANT			10,320.00
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WATER DISTRIBUTION

AT070	AT&T MOBILITY	51-48	91.71
FI100	FIDELITY SECURITY LIFE INSURANCE	51-48	37.88
WE900	WEX BANK	51-48	72.88

**TOTAL WATER DISTRIBUTION			202.47
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51 WATER FUND	GRAND TOTAL	10,618.22
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A/P MANUAL CHECK POSTING LIST
 POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
52 SEWER FUND			
SEWER ADMINISTRATION			
EG800	EGYPTIAN BUSINESS FURNITURE	52-11	28.60
FI100	FIDELITY SECURITY LIFE INSURANCE	52-11	39.35
FP200	FP FINANCE PROGRAM	52-11	27.80
	**TOTAL SEWER ADMINISTRATION		95.75
SEWER TREATMENT PLANT			
AT070	AT&T MOBILITY	52-43	123.31
FI100	FIDELITY SECURITY LIFE INSURANCE	52-43	84.78
	**TOTAL SEWER TREATMENT PLANT		208.09
SEWER SANITATION SYSTEM			
WE900	WEX BANK	52-44	317.35
	**TOTAL SEWER SANITATION SYSTEM		317.35
52 SEWER FUND	GRAND TOTAL		621.19

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A/P MANUAL CHECK POSTING LIST
POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
53 ELECTRIC FUND			
DI410	DIEWALD UTILITY SERVICES	53-00	6,250.00
ZZ110	CUSTOMER REFUND	53-00	6.20
	**TOTAL		6,256.20
ELECTRIC ADMINISTRATION			
EG800	EGYPTIAN BUSINESS FURNITURE	53-11	28.60
FI100	FIDELITY SECURITY LIFE INSURANCE	53-11	39.36
FP200	FP FINANCE PROGRAM	53-11	27.80
	**TOTAL ELECTRIC ADMINISTRATION		95.76
ELECTRIC PRODUCTION			
AT070	AT&T MOBILITY	53-47	84.48
FI100	FIDELITY SECURITY LIFE INSURANCE	53-47	66.14
	**TOTAL ELECTRIC PRODUCTION		150.62
ELECTRIC DISTRIBUTION			
AT070	AT&T MOBILITY	53-48	176.05
FI100	FIDELITY SECURITY LIFE INSURANCE	53-48	159.76
IL590	ILLINOIS MUNICIPAL ELECTRIC AGENC	53-48	507,744.54
MO425	MONROE COUNTY ELECTRIC COOPERATIV	53-48C	478.16
WE900	WEX BANK	53-48	1,229.47
	**TOTAL ELECTRIC DISTRIBUTION		509,787.98
53 ELECTRIC FUND	GRAND TOTAL		516,290.56

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A/P MANUAL CHECK POSTING LIST

POSTINGS FROM ALL CHECK REGISTRATION RUNS(NR) SINCE LAST CHECK VOUCHER RUN(NCR)

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VENDOR #	NAME	DEPT.	AMOUNT
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54 GAS FUND

GAS ADMINISTRATION

EG800	EGYPTIAN BUSINESS FURNITURE	54-11	28.60
FI100	FIDELITY SECURITY LIFE INSURANCE	54-11	39.37
FP200	FP FINANCE PROGRAM	54-11	27.80
GL156	GLESSNER, ANDREW	54-11	30.00

**TOTAL GAS ADMINISTRATION 125.77

GAS DISTRIBUTION

AT070	AT&T MOBILITY	54-48	212.90
FI100	FIDELITY SECURITY LIFE INSURANCE	54-48	123.24
UT250	UTILITY GAS MANAGEMENT	54-48	290,938.06
WE900	WEX BANK	54-48	1,856.73

**TOTAL GAS DISTRIBUTION 293,130.93

54 GAS FUND GRAND TOTAL 293,256.70

GRAND TOTAL FOR ALL FUNDS--MANUAL CHECKS: 925,371.83

GRAND TOTAL FOR ALL FUNDS--REGULAR AND MANUAL 3,700,917.76

GROSS PAYROLL
March-25

<u>FINANCE</u>	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>
BARRETT	\$5,366.40	\$0.00	\$5,366.40
CRAIG	\$8,769.22	\$0.00	\$8,769.22
DEUTCH	\$6,270.00	\$0.00	\$6,270.00
FELDMEIER	\$5,366.40	\$0.00	\$5,366.40
GUNN	\$5,366.40	\$0.00	\$5,366.40
HOAGLAND	\$4,961.53	\$0.00	\$4,961.53
HOFFMANN	\$5,790.40	\$0.00	\$5,790.40
KLOPMAYER	\$5,366.40	\$0.00	\$5,366.40
KREBEL	\$8,000.00	\$0.00	\$8,000.00
KUJAWA	\$5,513.60	\$0.00	\$5,513.60
LANDECK	\$13,076.92	\$0.00	\$13,076.92
PACE	\$5,513.61	\$0.00	\$5,513.61
ROHWEDDER	\$5,846.15	\$0.00	\$5,846.15
SCHWARZE	\$5,366.40	\$0.00	\$5,366.40
YEARIAN	\$5,341.44	\$0.00	\$5,341.44
BUELTEMANN	\$0.00	\$0.00	\$0.00
		\$95,914.87	\$95,914.87
<u>ELECTRIC</u>		\$0.00	\$95,914.87
GUEBERT	\$8,590.38	\$1,987.14	\$10,577.52
HOFFMANN	\$8,664.50	\$839.03	\$9,503.53
LAWRENCE	\$8,590.38	\$0.00	\$8,590.38
MERTZ	\$8,590.38	\$999.74	\$9,590.12
PHILLIPS	\$7,899.21	\$1,073.80	\$8,973.01
RONGEY, ALEX	\$6,081.60	\$1,434.88	\$7,516.48
SCHMITZ	\$8,793.68	\$764.09	\$9,557.77
WERNER	\$8,156.00	\$2,161.13	\$10,317.13
DILL	\$7,103.36	\$1,150.26	\$8,253.62
LUECKING	\$7,458.88	\$1,165.45	\$8,624.33
RONGEY	\$7,882.68	\$1,229.02	\$9,111.70
MOSELEY	\$0.00	\$0.00	\$0.00
REINHOLZ	\$0.00	\$0.00	\$0.00
		\$12,804.54	\$100,615.59
<u>GAS:</u>		\$87,811.05	\$100,615.59
BISHOP	\$8,323.78	\$0.00	\$8,323.78
GLESSNER	\$6,972.80	\$261.48	\$7,234.28
GOFF	\$0.00	\$0.00	\$0.00
HENRY, T	\$7,293.44	\$559.44	\$7,852.88
MOORE, C	\$8,001.44	\$68.64	\$8,070.08
RAMSEY	\$7,800.82	\$1,285.61	\$9,086.43
	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00
		\$2,175.17	\$40,567.45
<u>POLICE:</u>		\$38,392.28	\$40,567.45
BENDA	\$6,503.28	\$929.05	\$7,432.33
BRAUN	\$6,527.28	\$232.26	\$6,759.54
BRAYE	\$6,503.28	\$0.00	\$6,503.28
DAHLEM	\$7,007.28	\$250.26	\$7,257.54
DAWS	\$8,277.27	\$0.00	\$8,277.27
HADDICK	\$7,007.28	\$0.00	\$7,007.28
HARRIS	\$6,232.80	\$389.55	\$6,622.35
HARTIN	\$6,503.28	\$0.00	\$6,503.28
HEINE	\$6,232.80	\$0.00	\$6,232.80
INGRAM	\$6,575.28	\$58.07	\$6,633.35
LUKE	\$9,270.54	\$0.00	\$9,270.54
MIDKIFF	\$7,007.28	\$625.65	\$7,632.93
MORAVEC	\$6,503.28	\$1,393.56	\$7,896.84
NORD	\$6,232.80	\$0.00	\$6,232.80
PRUETT	\$6,541.99	\$464.52	\$7,006.51
SALAMA	\$6,555.28	\$0.00	\$6,555.28
SCHRECKENBERG, KEVIN	\$6,503.28	\$0.00	\$6,503.28
SIEBENBERGER	\$6,509.28	\$0.00	\$6,509.28
SMITH, RICHARD	\$6,503.28	\$754.85	\$7,258.13
VOELKER	\$5,366.40	\$0.00	\$5,366.40
WIEGAND	\$7,007.28	\$0.00	\$7,007.28
BIVINS	\$0.00	\$0.00	\$0.00
BUGIE	\$0.00	\$0.00	\$0.00
FLOARKE	\$656.25	\$0.00	\$656.25
GREEN	\$555.00	\$0.00	\$555.00
HUDDLESTON, B	\$750.00	\$0.00	\$750.00
HUDDLESTON, M	\$615.00	\$0.00	\$615.00

JOHNS	\$600.00	\$0.00	\$600.00
JULLEIS	\$0.00	\$0.00	\$0.00
MEISTER, S	\$0.00	\$0.00	\$0.00
MARTIN, STEVE	\$509.00	\$0.00	\$509.00

\$145,055.77 \$5,097.77 \$150,153.54

SEWER:

DAVIS	\$7,459.20	\$466.20	\$7,925.40
DEGENER	\$7,361.15	\$478.69	\$7,839.84
STRAUB, J	\$8,465.60	\$240.24	\$8,705.84

\$23,285.95 \$1,185.13 \$24,471.08

STREET:

DOERR	\$6,659.40	\$0.00	\$6,659.40
DUGAN	\$6,457.60	\$151.35	\$6,608.95
HERMANN	\$6,740.12	\$0.00	\$6,740.12
MAURER	\$7,755.54	\$582.73	\$8,338.27
WASHAUSEN	\$6,530.28	\$0.00	\$6,530.28
WHELAN	\$6,933.88	\$0.00	\$6,933.88
VAN VEGHEL	\$0.00	\$0.00	\$0.00
WETZLER	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00

\$41,076.82 \$734.08 \$41,810.90

WATER:

SCHLEMMER	\$7,670.08	\$566.54	\$8,236.62
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\$7,670.08 \$566.54 \$8,236.62

ELECTED OFFICIALS

BUETTNER, K	\$1,603.31
BUETTNER, M	\$1,433.31
CHARRON, C	\$1,568.31
CHILDERS	\$1,614.54
DARTER	\$2,376.03
HOPKINS	\$1,503.31
MOST	\$1,139.99
PAPENBERG	\$782.75
ROW	\$1,583.31
TRANTHAM	\$1,468.31
VOGT	\$1,573.31

E. S.D.A.

HOFFMANN	\$150.00
SCOTT	\$330.00
Total:	\$480.00

PLANNING COMMISSION

RAU	
GAITSCH	
HICKS	
LUTZ	
PITTMANN	
VOELKER	
YOUNGS	
Total:	\$0.00

Total: **\$16,646.48**

ZONING BOARD

BOOTHMAN	
GIBBS	
HARTMAN	
LOERCH	
POETTKER	
POWELL	
SPIELMAN	
CHILDERS-SECRETARY	
Total:	\$0.00

March 14, 2025		\$218,687.84	1.00
March 13, 2025	A BISHOP PAYOUT	\$5,055.28	2.00
March 19, 2025	A BISHOP PAYOUT	\$1,525.30	3.00
March 21, 2025	PTMARTS INS	\$509.00	4.00
March 28, 2025		\$253,119.11	5.00
		\$0.00	6.00
		\$0.00	7.00
		\$0.00	8.00
		\$0.00	9.00

Grand Total: **\$478,896.53**

Mar-25

	Cash in Bank - Payroll Register	Cash in Bank - Deduction Register	Total
01-General	\$246,650.93	\$22,799.34	\$269,450.27
51-Water	\$21,793.33	\$2,807.65	\$24,600.98
52-Sewer	\$39,059.80	\$4,966.96	\$44,026.76
53-Electric	\$115,988.75	\$14,809.80	\$130,798.55
54-Gas	\$55,403.72	\$7,075.69	\$62,479.41
	<hr/>	<hr/>	
	\$478,896.53	\$52,459.44	
Total Payroll Cost:			<u><u>\$531,355.97</u></u>

SYS DATE:04/03/25

CITY OF WATERLOO
INVOICE HISTORY REPORT
Monday March 31,2025

SYS TIME:11:21
[NHR4]
PAGE 1

G/L NUMBER	DATE	G/L DESC. CHECK #	VENDOR NAME	INVOICE #	REFERENCE	TRANS AMT
01-12-5310		Professional Services				
	03/31/25	58101	VERVOCITY INTERACTIVE	QB INV-51439	WEBSITE HOSTING	159.00
					** TOTAL **	----- \$159.00
01-13-5310		Professional Services				
	03/31/25	58018	CLINICAL COLLECTION MANAGEMENT	205898	HOAGLAND TESTING	90.00
					** TOTAL **	----- \$90.00
01-14-5310		Professional Services				
	03/31/25	58058	MAY PEST CONTROL, LLC	78957	QUARTERLY BUG SPR	295.00
	03/31/25	58080	AARON OAKLEY SHIVE	03-2025	MOW/AERATED/SEED	800.00
					** TOTAL **	----- \$1,095.00
01-15-5330		Legal				
	03/31/25	58083	ST CLAIR, GILBRETH & STEPPIG LLC	11103	FEB ATTORNEY FEES	12,802.00
					** TOTAL **	----- \$12,802.00
51-47-5310		Professional Services				
	03/31/25	20392	CERTOP, INC.	03-25-20392	JANUARY SVCS	10,320.00
	03/31/25	58013	CERTOP, INC.	03012025.01	FEB SERVICES	10,215.00
	03/31/25	58103	VIPOWER SERVICES	2022	WATER GENERAL SER	2,340.00
					** TOTAL **	----- \$22,875.00
51-48-5310		Professional Services				
	03/31/25	58043	HENRY, MEISENHEIMER & GENDE, INC.	WLO000-133	SUBDIVISION REVIE	7,412.00
					** TOTAL **	----- \$7,412.00
52-11-5310		Professional Services				
	03/31/25	58043	HENRY, MEISENHEIMER & GENDE, INC.	WLO000-133	SUBDIVISION REVIE	3,538.00
	03/31/25	58092	TESTING ANALYSIS CONTROL	12761	FEB SERVICES	864.00
	03/31/25	58103	VIPOWER SERVICES	2023	SEWER SERVICES	2,430.00
					** TOTAL **	----- \$6,832.00
53-47-5310		Professional Services				
	03/31/25	58006	BHMG ENGINEERS, INC.	E03568-127	EPA/ANNUAL REPORT	1,551.91

SYS DATE:04/03/25

DATE: 03/31/25

CITY OF WATERLOO
INVOICE HISTORY REPORT
Monday March 31,2025

SYS TIME:11:21
[NHR4]
PAGE 2

G/L NUMBER	DATE	G/L DESC. CHECK #	VENDOR NAME	INVOICE #	REFERENCE	TRANS AMT
					** TOTAL **	----- \$1,551.91
53-48-5310		Professional Services				
	03/31/25	58031	ELECTRICO, INC.	945-9196	TRAF SIG-IL3/IL A	201.25
					** TOTAL **	----- \$201.25
54-11-5310		Professional Services				
	03/31/25	20400	GLESSNER, ANDREW	03-25-20400	CDL REIMBURSEMENT	30.00
	03/31/25	58096	UTILITY SAFETY & DESIGN	INV20251269	RETAINER	225.00
					** TOTAL **	----- \$255.00
					** GRAND TOTAL **	----- \$53,273.16

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Re-Appointment of Donna Robert to the Waterloo Cemetery Board for a 3-Year Term to Expire on April 01, 2028.

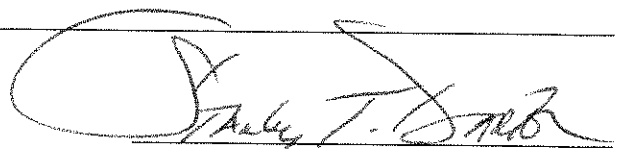
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-03-25

Submitted by:
Mayor Stanley T. Darter

DISPOSITION

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



Mayor

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Approval of Illini Road Oil LLC, Columbia Quarry,
and Concrete Supply of Illinois as Low Bidders for the Fiscal Year 2026 MFT
Maintenance as per Bids Opened on March 26, 2025 at 2:00 p.m.

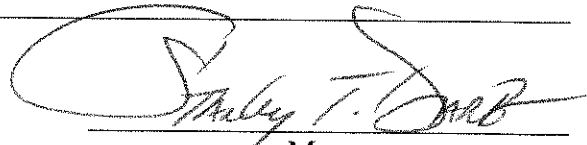
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-04-25

Submitted by:
JR Landeck, Director of Public Works

DISPOSITION

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



Mayor



JOB NAME: FY26 MFT Maintenance
 SECTION: 26-00000-00-GM
 OWNER: City of Waterloo
 BID OPENING: March 26, 2025 @ 2:00 PM
 HMG JOB NO: 6646

BID TABULATION - City of Waterloo FY26 MFT Maintenance

ENGINEER'S
ESTIMATE

Illiana Construction Co.
1414 West Anthony Dr.
Urbana, IL 61802

DMS Contracting
10243 Fuesser Road
Mascoutah, IL 62258

Iini Road Oil, LLC
PO Box 258
Moro, IL 62067

Columbia Quarry
One Racehorse Drive
East St. Louis, IL 62205

Roger's Ready Mix
55 East Mill Street
Ruma, IL 62278

Concrete Supply of IL
One Racehorse Drive
East St. Louis, IL 62205

Group #	Item	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Bituminous Materials, HFE-150 Furnished & Applied	Gal	12,000	\$ 3.25	\$ 39,000.00	\$ 2.91	\$ 34,920.00	\$ 2.79	\$ 33,480.00	\$ 2.60	\$ 31,200.00						
2	Seal Coat Aggregate Crushed Limestone, CA-16 or CM-16 Furnished and Loaded	Ton	800	\$ 14.25	\$ 11,400.00							\$ 14.70	\$ 11,760.00				
	Aggregate, CA-6 Furnished and Loaded	Ton	750	\$ 9.25	\$ 6,937.50							\$ 10.25	\$ 7,687.50				
	Aggregate, CA-7 Furnished and Loaded	Ton	1,000	\$ 15.25	\$ 15,250.00							\$ 15.70	\$ 15,700.00				
	TOTAL FOR GROUP 2:				\$ 33,587.50								\$ 35,147.50				
3	Class S1 Concrete Furnished and Delivered	Cu Yd	1,500	\$ 140.00	\$ 210,000.00									\$ 142.00	\$ 213,000.00	\$ 140.00	\$ 210,000.00
	Class PP2 Concrete Furnished and Delivered	Cu Yd	300	\$ 150.00	\$ 45,000.00									\$ 154.00	\$ 46,200.00	\$ 150.00	\$ 45,000.00
	TOTAL FOR GROUP 3:				\$ 255,000.00									\$ 259,200.00			\$ 255,000.00

CORRECTED BIDS SHOWN IN ITALICS

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

April 07, 2025

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on a Special Event Permit Application from the Waterloo Optimist Club and the Ferm Homebrew Club for the Annual Beer-B-Que to be held on May 02, 2025 at 4:00 p.m. to May 03, 2025 at 7:00 p.m., including the closure of Main Street (Third St. to Mill St. and possibly farther north to Happy Hour Bar), Third Street (Main St. east to first alley), and Mill Street (Main St. east to first alley).

3. Relief or action to be requested:

Approval.

4. Submittal date: 03-16-25

Submitted by:

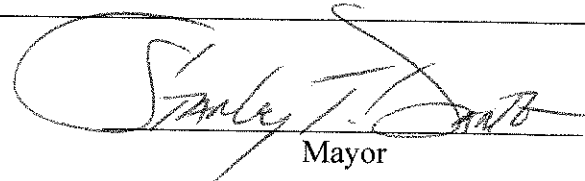
Quinn Rodenberg, Waterloo Optimist Club

DISPOSITION

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

 Matter to be placed on agenda for meeting to be held on

 Matter referred to


Mayor



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

Date: 3/16/2025

City Clerk's Office
(618) 939-8739

SPECIAL EVENT PERMIT APPLICATION

Instructions to Applicant:

- The following information must be completed and submitted to the City Clerk's Office at the Waterloo City Hall.
- Application Fee: None
- Special Event Permit Applications must be submitted sixty (60) days prior to the date of requested event to allow for proper time to process with all city departments.
- All damages to property and equipment shall be billed to the applicant and shall be paid by said applicant upon receipt.
- A Pre-Event Meeting may be required prior to approval by City Council.

- 1. Event Name/Type: Waterloo Optimist & Fern Homebrew Club Beer-B-Que
Location of Event: Downtown Waterloo
2. Set-Up Date/Time: 5/2/25 4:00pm Clean-Up Date/Time: 5/3/25 7:00pm
3. Event Start Date/Time: 5/2/25 4:00pm Event End Date/Time: 5/3/25 7:00pm
4. Organization Name: Waterloo Optimist Club
Mailing Address: Po Box 373 Waterloo, IL 62298
Phone Number:
Email Address:
Not For Profit Status: [checked] Yes [] No ID#:
5. Person in Charge of Event: Quinn Rodenberg
Mailing Address:
Cell Phone Number:
Email Address:
6. Secondary Contact Person: Chris Rahn
Mailing Address:
Cell Phone Number:
Email Address:



THE FOLLOWING INFORMATION MUST BE PROVIDED BEFORE APPLICATION WILL BE PROCESSED.

A. Narrative of Event:

Beer and BBQ/Cooking competition. Set up friday night and event is through Saturday afternoon. Chris Rahn has the liquor license info if that is needed.

B. Number of People Expected: 500-700

C. Sketch Plan of Site or Route of Walk/Run (Downtown or Rogers St.) including marked locations of trash cans/dumpsters, sanitary facilities, barricades and street closures. Attached

D. Will there be inflatable jumpers/bounce houses or amusement rides?
 Yes No If yes, Proof of Liability Insurance must include inflatables

E. Liquor License information for beer sales:
Hours of sale: _____ License No.: _____

F. Special Needs (i.e. Police, Street Dept., Electric – outlets, sound system):
We will need electrical outlets at ever pole around the courtyard and the opposite sides of the street, sound system as well.

Proof of Liability Insurance must be provided 14 days after approval or 14 days prior to the event whichever is sooner. If the event is held on City property, the City of Waterloo **MUST be named as an additional insured with Comprehensive General Liability limits of not less than \$1,000,000 combined single limit, each occurrence / \$2,000,000 aggregate.**
Received Date: _____

Special Event Organizer(s) must also provide for the sanitary collection of all refuse, litter, and garbage generated by patrons attending the event, and removal of all such waste materials from the location of the event and surrounding areas, including Courthouse trash cans if applicable, on the day of the event.

Signage: As part of the approval of this Special Event Permit, temporary signs for said Special Event shall be permitted as provided for in the City Sign Ordinance.

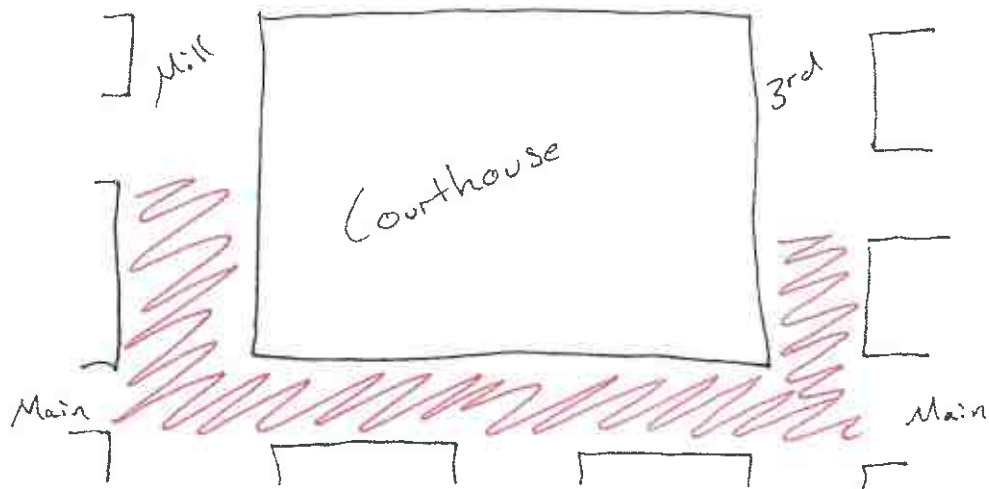
I agree to abide by the rules and certify that I, on behalf of the applicant or organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any cost and fees that may be incurred by or on behalf of the event to the City of Waterloo. I also understand that acceptance of application should in no way be construed as a final approval/confirmation of this request.

Signature: Quinn Rodenberg Date: 3/16/2025

FOR OFFICE USE ONLY

Approved by City Council: Yes No Date: _____

- Zoning Department Mayor's Office Police Department
- DPW / Street Department Electric Department



If we end up having more competitors than expected, we would like to go out more on Main Street towards Happy Hour, because the ground is more flat than Mill.

Dumpsters will be behind Stubborn Germans back parking lot. Porta-Johns will be on 3rd towards the bandstand bathrooms or on Mill, we have not decided yet.

We will require all of the electrical outlets available on both sides of the streets of 3rd, Main and Mill.

We will have wash stations all throughout the area, trash cans at several locations and wash stations all throughout the area.

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 7, 2025
(Date)
2. Description of matter to be placed on agenda:
Consideration and Action on NonProfit Grant Program Application from Whiteside Station Chapter NSDAR in the Amount of \$2,000.00 for their Project, "Monroe County Revolutionary War Patriots".

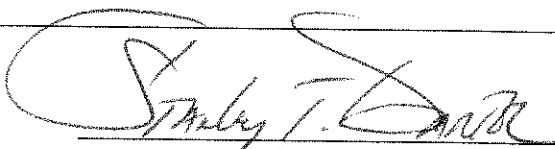
3. Relief or action to be requested:
Approval.

4. Submittal date: 3/21/2025

Submitted by:
Sarah Deutch, Community Relations Coordinator
Tina Charron, Beautification Committee Chairperson

DISPOSITION

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



Mayor



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

Stanley T. Darter, Mayor
 Mechelle Childers, Clerk
 Brad A. Papenberg, Treasurer

**COMMUNITY NONPROFIT GRANT PROGRAM
 APPLICATION**

An officer or director of the nonprofit organization must complete the attached Community NonProfit Grant Application.

NonProfit Organization: Whiteside Station Chapter NSDAR

NonProfit Classification: 501(c)(3)

NonProfit Organization Description: The Daughters of the American Revolution is a non-profit organization for women who can prove direct lineage to a Revolutionary War Patriot. The organization focuses on promoting education, patriotism, and historic preservation.

Applicant Name: Barb Buchanan

Applicant Address: _____

City: _____ State: _____ Zip: _____

Applicant Email: _____

Applicant Phone: _____

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

Required Information: (Please attach)

1. Project Description. Please write a detailed summary of the project and how it will benefit the community. Include photos if applicable.
2. Line-item budget for the project that includes anticipated income/expenses. Please indicate how grant funds will be used.
3. A list of members of the Board of Directors for the NonProfit Organization, and written authorization to submit this application by the Board.
4. A copy of letter from Internal Revenue Service (IRS) nonprofit status.



COMMUNITY NONPROFIT GRANT PROGRAM APPLICATION

Project Title: Monroe County Revolutionary War Patriots

Total project cost: \$ 2,000.⁰⁰ Funds requested: \$ 2,000.⁰⁰

Start date: 4-1-2025 Completion date: 1-1-2026

I affirm that the information provided in this application is true and accurate and that I am the authorized representative of the Nonprofit Organization. I affirm that the project detailed will be completed as the grant guidelines specify and hold harmless the City of Waterloo from any liability or damage resulting from the project.

Barbara J. Buchanan Applicant Signature 3-13-2025 Date

NonProfit Name as to be written on Check: Whiteside Station Chapter NSDAR

CITY OF WATERLOO USE ONLY

APPROVED - COMMUNITY RELATIONS

Authorized signature _____ Date _____

APPROVED - BEAUTIFICATION COMMITTEE

Authorized signature _____ Date _____

FINAL REPORT RECEIVED

Authorized signature _____ Date _____

**Whiteside Station Chapter NSDAR
Community Non-Profit Grant Application
Project Description**

On June 14, 2024, the Whiteside Station Chapter NSDAR dedicated the America 250! Patriots marker at the Veteran's Memorial in Lakeview Park. It had been our intention to have the names of the Monroe County Revolutionary War Patriots engraved on the back of the granite stone. Unfortunately, the National Society DAR informed the chapter that the America 250! plaque was a stand-alone marker and that the names could not be added.

At that time, we talked about purchasing pavers with the names of the Monroe County Patriots engraved on the bricks. With the 250th Anniversary of the American Revolutionary War approaching, we would like to revisit this project.

The Whiteside Station Chapter is applying for a grant of \$2,000 to purchase the 40 granite pavers engraved with the names of the Monroe County Revolutionary War Patriots. The pavers would be placed along the sidewalk area leading to the Veteran's Memorial at Lakeview Park.

The Whiteside Station Chapter is passionate about recognizing and honoring our local Revolutionary War Patriots. These pavers will provide a local connection to this significant part of our history and will instill a sense of pride in our local history. Further, the pavers will provide a tangible reminder of Monroe County Revolutionary War Patriots to ensure their honor and sacrifice is not forgotten.

Line-item budget
40 pavers @ \$50/each = \$2,000

Chapter Officers

Regent
1st Vice-Regent
2nd Vice-Regent
Chaplain
Recording Secretary
Corresponding Secretary
Treasurer
Registrar
Historian
Librarian

Sarah Karban
Marla Zielinski
Linda Crafton
Laura Tastad
Claudia Zimmermann
Florence Mulligan
Sarah Davis
Peggy Meinberg
Traci Glaenzer
Kathy Wilson

Sarah Karban

Chapter Committees

SERVICE COMMITTEE

American Heritage*

Marla Zielinski
Emille Land

American History

Marla Zielinski
Sue Watters

American Indians*

Claudia Asselmeier
Lori Hesterberg

Commemorative Events

Kay Theobald

Community Classroom

Sue Watters
Barb Day
Barb Buchanan
Marla Zielinski
Sarah Davis

Conservation*

Kay Courtney

Constitution Week*

Kathy Wilson
Traci Glaenzer

DAR Good Citizen

Sarah Davis

DAR Magazine

Claudia Asselmeier

DAR Scholarship

Florence Mulligan

DAR Schools*

LuAnn Mattem
Margie Hansen

DAR Service to Veterans

Traci Glaenzer
Margie Hansen
Laura Tastad
Sue Watters

*One-Minute Report for Chapter Meetings



March 13, 2024

Mayor Stan Darter and City of Waterloo

The Whiteside Station Chapter NSDAR (IL-5-141) is passionate about recognizing and honoring our local Revolutionary War Patriots as we celebrate the 250th Anniversary of the Revolutionary War.

On June 14, 2024, the Whiteside Station Chapter NSDAR dedicated the America 250! Patriots marker at the Veteran's Memorial in Lakeview Park. It had been our intention to have the names of the Monroe County Revolutionary War Patriots engraved on the back of the granite stone. Unfortunately, the National Society DAR informed the chapter that the America 250! plaque was a stand-alone marker and that the names could not be added.

At our March 12, 2025, chapter meeting, the members voted unanimously to apply for the Community Non-Profit Grant. We are requesting a grant of \$2,000 to purchase 40 pavers engraved with the names of the Monroe County Revolutionary War Patriots.

The Whiteside Station Chapter feels these pavers will provide a tangible reminder of our Monroe County Revolutionary War Patriots to ensure their honor and sacrifice is not forgotten. These pavers will provide a local connection to this significant part of our history and will instill a sense of pride in our local history. The Whiteside Station Chapter NSDAR unanimously supports this project as we celebrate the 250th Anniversary of the American Revolution.

Sincerely,

Barb Buchanan

Barbara Buchanan
Whiteside Station Chapter
America 250! Chairman

NATIONAL SOCIETY OF THE DAUGHTERS OF THE AMERICAN REVOLUTION

EIN: 37-1204044 | Waterloo, Illinois, United States

Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice.
Most small organizations that receive less than \$50,000 fall into this category.

^ Tax Year 2023 Form 990-N (e-Postcard)

Tax Period:

2023 (01/01/2023-12/31/2023) ✓

EIN:

37-1204044

Organization Name (Doing Business as):

NATIONAL SOCIETY OF THE DAUGHTERS OF THE AMERICAN
REVOLUTION

Mailing Address:

PO Box 27
Maeystown, IL 62256
United States

Principal Officer's Name and Address:

Sarah Davis
PO Box 27
Maeystown, IL 62256
United States

Gross receipts not greater than:

\$50,000

Organization has terminated:

No

Website URL:

^ Tax Year 2022 Form 990-N (e-Postcard)



National Society Daughters of the American Revolution

OFFICE OF THE ORGANIZING SECRETARY GENERAL

1776 D Street NW, Washington, DC 20006-5303

Phone (202) 879-3224 ★ Fax (202) 628-2098 ★ E-mail: organizing@dar.org

March 8, 2024

Sarah Lynne Sweet Davis

Dear Sarah,

This letter is in reference to your chapter's request for a tax determination letter for the Whiteside Station Chapter located in Waterloo, IL.

The National Society Daughters of the American Revolution (NSDAR) is exempt from federal income tax under section 501 (c) (3) of the Internal Revenue Code. NSDAR holds a group exemption letter, number 1050, from the Internal Revenue Service that extends tax-exempt status to its authorized chapters. (Letter attached.) Under IRS regulations detailed in Publication 4573, the group letter holder is responsible for maintaining the list of its tax-exempt subordinates that are in compliance with IRS regulations.

Our records show that the Whiteside Station Chapter of Waterloo, IL, is an authorized chapter of the National Society Daughters of the American Revolution. The Employee Identification Number (EIN) for the Whiteside Station Chapter is **37-1204044**. The chapter is included in the National Society's most recent group filing dated September 30, 2023. The Whiteside Station Chapter's three most recent form 990N filings are for its fiscal years ending on December 31 of 2020, 2021, and 2022.

The mission of the National Society Daughters of the American Revolution is to promote historic preservation, education, and patriotism.

If our office can be of further assistance, please let us know.

Sincerely,

Nancy S. Wright
Organizing Secretary General

Enclosure

National Society Daughters of the American Revolution

Internal Revenue Service

Department of the Treasury

District
Director

Baltimore District

31 Hopkins Plaza, Baltimore, Md. 21201

Person to Contact:
EP/EO Tax Examiner

MAY - 3 1994

Telephone Number:
(410) 962-6058

Refer Reply to:
EP/EO:CSU - Room 817

Date: MAY 03 1994

▷ National Society of the Daughters of the
American Revolution
1776 D. Street, NW
Washington, D.C. 20006 ✓

Dear Sir/Madam:

This is in response to your inquiry dated March 27, 1994 requesting a copy of the letter which granted tax-exempt status to the above named organization.

Our records show that the organization was recognized as tax-exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code and issued a Group Exemption Letter effective July 1949. Your Group Exemption Number is 1050.

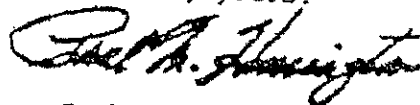
Donors may deduct contributions to you under section 170 of the code.

You are required to submit annually, at least 90 days before the close of your annual accounting period, a statement describing any changes during this period as to the purposes, character, or method of operation of your subordinates.

A copy of our letter certifying the status of the organization is not available, however, this letter may be used to verify your tax-exempt status.

Because this letter could help resolve any questions about your exempt status, it should be kept in your permanent records.

Sincerely yours,



Paul M. Harrington
District Director

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on a Waterloo Beautification Application from Brian Dill
for property located at 725 N. Market Street.

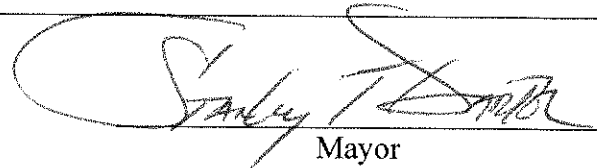
3. Relief or action to be requested:
Approval.

4. Submittal date: 03-31-25

Submitted by:
Nathan Krebel, Deputy Director of Public Works

DISPOSITION

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


Mayor



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

Stanley T. Darter, Mayor

WATERLOO BEAUTIFICATION PROGRAM APPLICATION INSTRUCTIONS AND REVIEW PROCESS

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

Please include the following in your description:

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

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

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

Applicant Name: DKK Properties LLC [Redacted]
Name Telephone #

Applicant Address: [Redacted]
No. Street
[Redacted] [Redacted]
City State Zip Code

Name of Business: _____

Business Description: _____

Business Address: _____ Business Phone #
No. Street

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

Total project cost: \$ 52821.85

Funds requested: \$ 15,000⁰⁰
(\$15,000.00 maximum reimbursement - see matching reimbursement rules)

Start date: 4-14-25

Completion date: 6-1-25

Project description: (attach additional pages if necessary)

Refurbish Outside of 725 N. Market.
Windows, Doors, Gutters, Facia, Soffit, Tuckpointing +
Painting

I affirm that the information provided in this application is true and accurate and that I am the authorized owner and agent of the subject property. I affirm that the improvements detailed will be made and maintained at my expense and hold harmless the City of Waterloo from any liability or damage resulting from the improvements. I understand that this is a reimbursement program, and **I have received and read the attached document - Waterloo Beautification Program, under which matching funds may be provided.**

[Signature]
Applicant Signature

3-31-25
Date

Recipient's Name to be on Reimbursement Check: _____

FOR OFFICE USE ONLY

APPROVED - BUILDING INSPECTOR

Authorized signature

Date

APPROVED - BEAUTIFICATION COMMITTEE

Authorized signature

Date

Mueller Contracting

\$52,821.85

Review and approve

Powered by QuickBooks

Dear BRIAN DILL,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to working with you.

Have a great day!
Mueller Contracting

Address

BRIAN DILL
DKK PROPERTIES LLC

ESTIMATE FOR 725 N MARKET ST WATERLOO IL
EXTERIOR REMODEL OF ITEMS FACING MARKET STREET AND KOLMER STREET

Services

\$12,184.35

COST 14 NEW WINDOWS 6584.35
LABOR TO INSTALL WINDOWS 5600.00

\$12,184.35

Services

\$5,219.50

COST 3 EXTERIOR DOORS 2219.50
LABOR TO INSTALL DOORS 3000.00

If you receive an email that seems fraudulent, please check with the business owner before paying.

\$5,219.50

Services \$2,868.00

COST AND LABOR OF GUTTER AND DOWNSPOUTS

Services \$2,550.00

COST AND LABOR FOR SOFFIT AND FACIA REPAIR

Services \$26,500.00

TUCKPOINTING, REPLACING, AND SEALING OF BRICK

Services \$3,500.00

PAINTING OF OUTSIDE TRIM, PORCH, SOFFIT AND FACIA

Total \$52,821.85

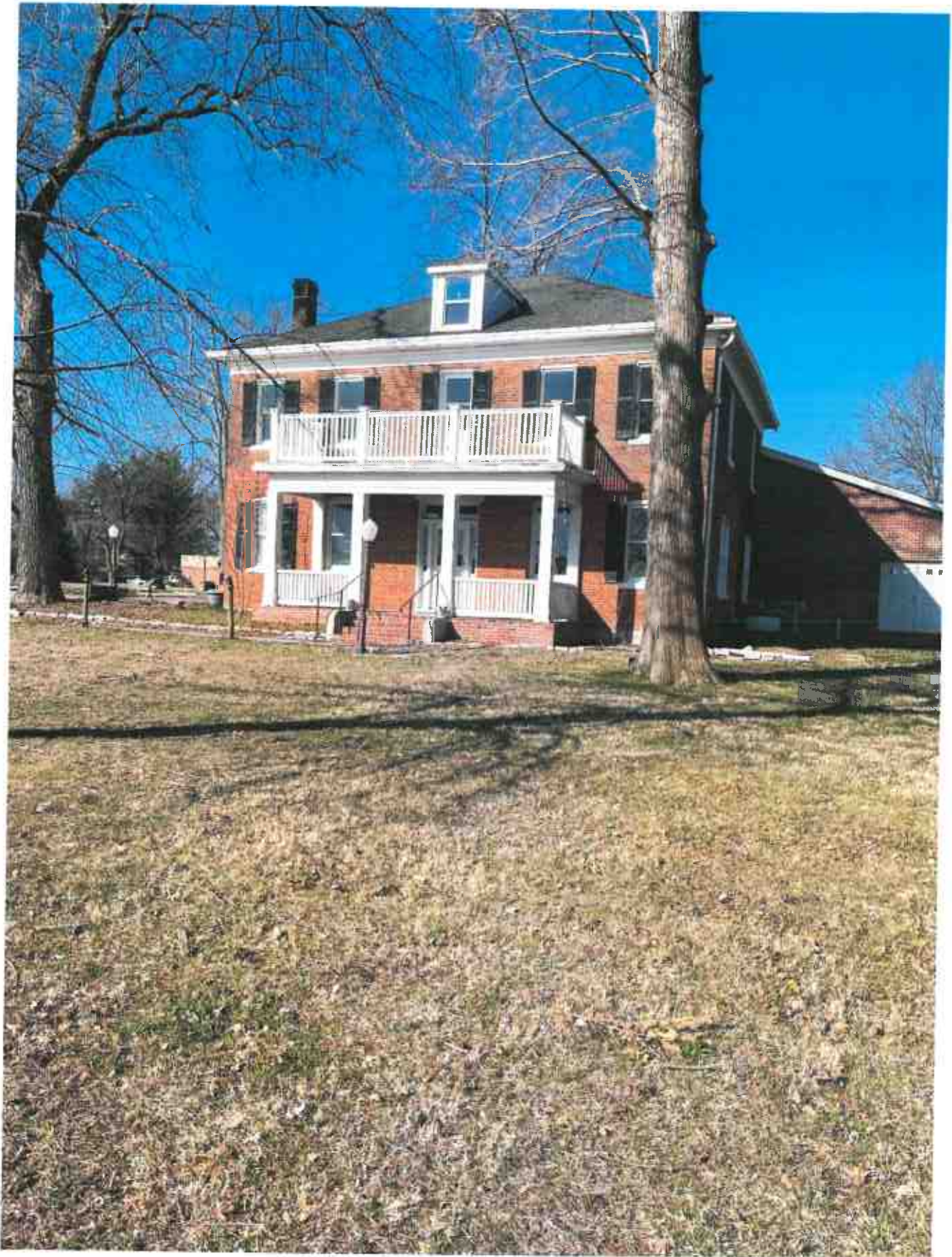
[Review and approve](#)

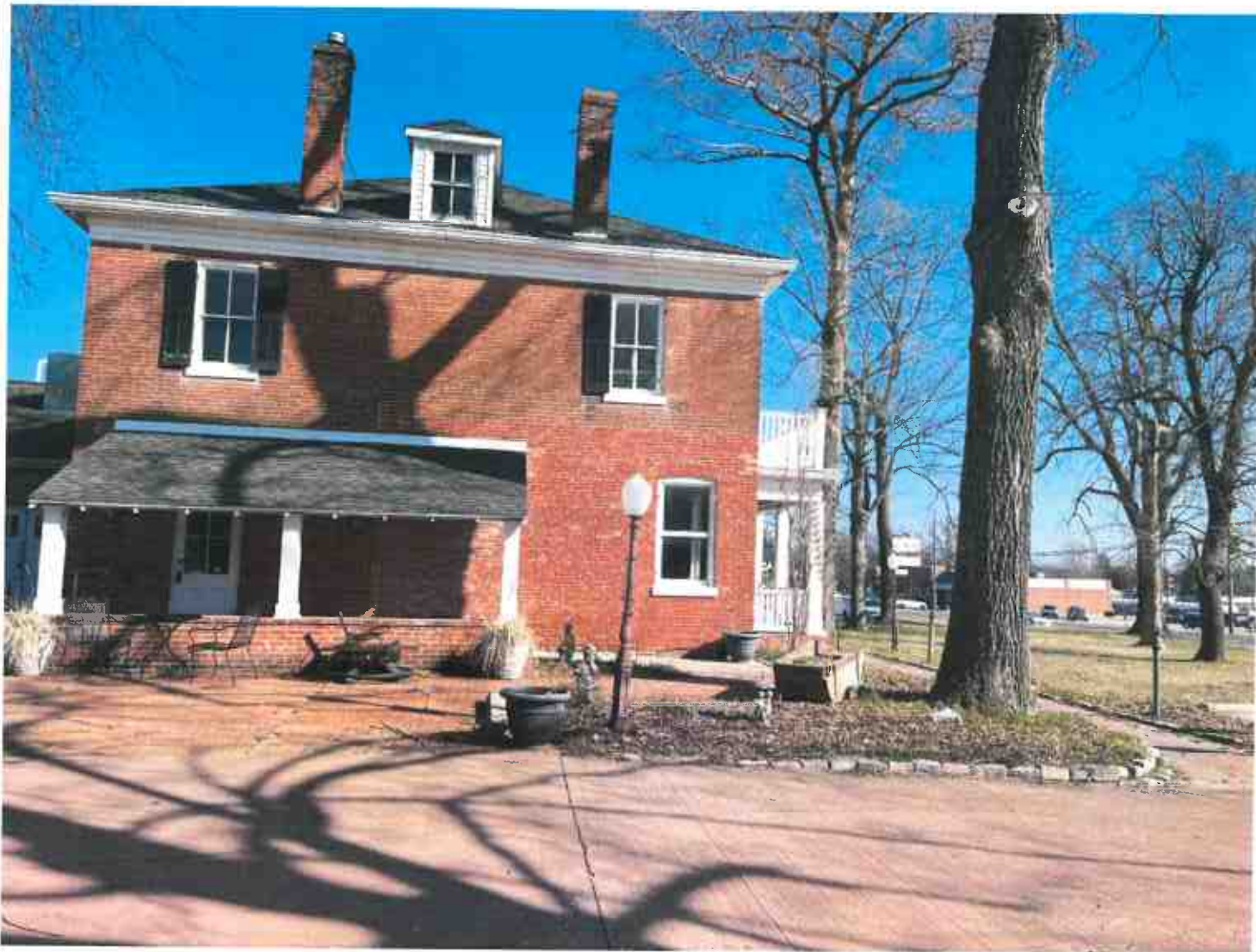
Mueller Contracting
2924 Maus Rd Fulls, IL 62244-1506 USA
brett.mueller2@icloud.com



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Ella Kay Bridal – 725 North Market Street – Before Pictures Submitted 3-31-2025







AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:

April 07, 2025

(Date)

2. Description of matter to be placed on agenda:

Consideration and Action on Approval of the Plaza Tire Site Plan.

3. Relief or action to be requested:

Approval.

4. Submittal date: 04-04-25

Submitted by:

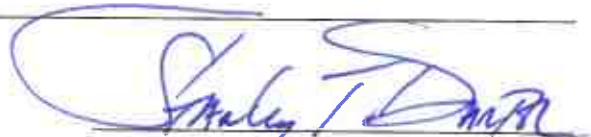
Nathan Krebel, Deputy Director of Public Works

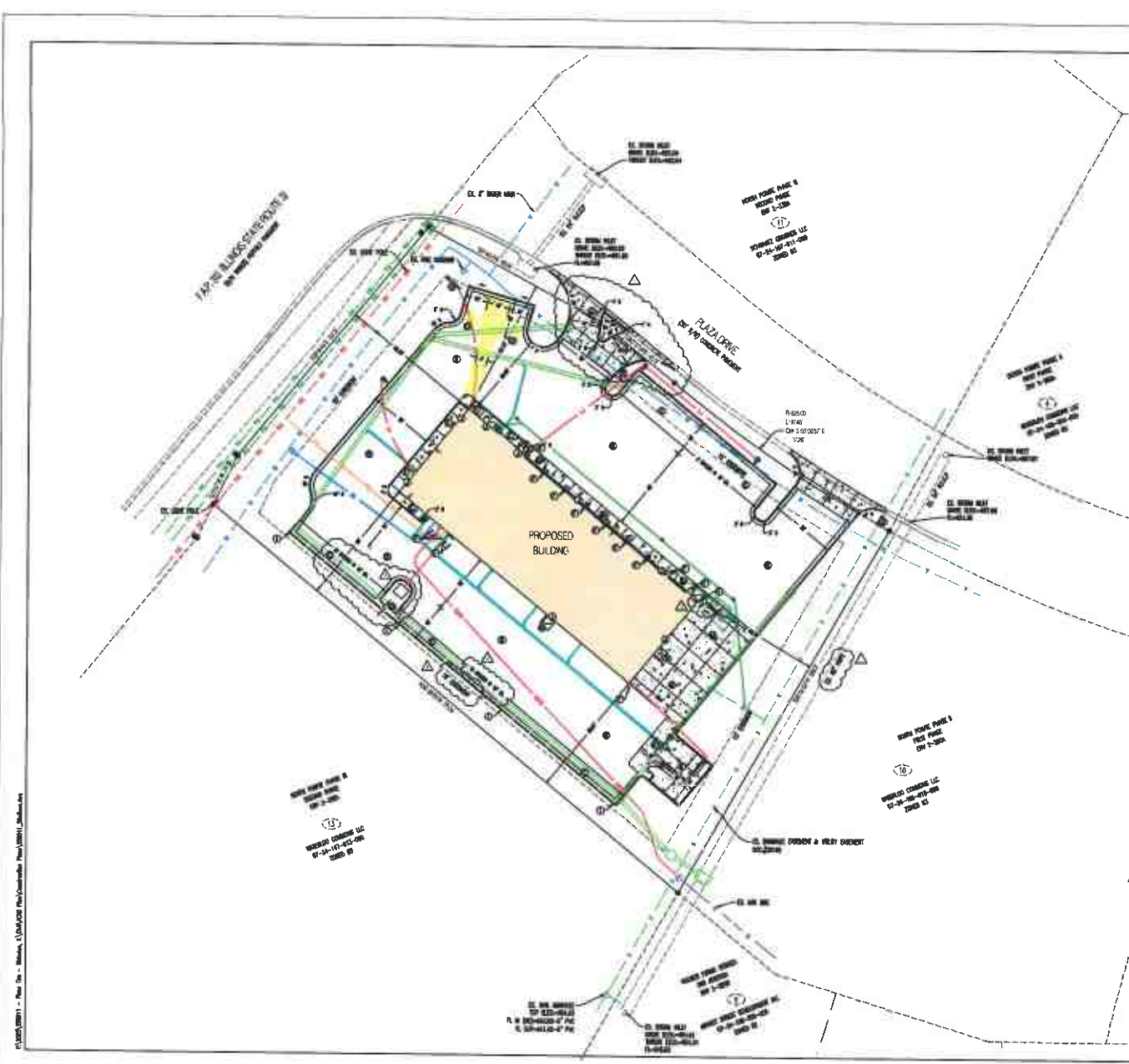
DISPOSITION

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

 Matter to be placed on agenda for meeting to be held on

 Matter referred to


Mayor



CALCULATIONS		
LAND AREA		
TOTAL LAND AREA:	1.65 AC	
PERGOLA/AVENUE:		
SPACES REQUIRED (AVENUE/PERGOLA SPACES):	(1) SPACES	
1 1/2" SPACES PER FOOTING (7' SPACES MAX SPAC):	1 SPACE	
1 SPACE PER FOOTING SPACE:	1 SPACE	
TOTAL SPACES REQUIRED:	2 SPACES	
STAIRWAY SPACES PROVIDED:		
AS A ACCESSIBLE SPACES PROVIDED:	2 SPACES	
TOTAL SPACES PROVIDED:	2 SPACES	
LIFT CAPACITIES:		
NET LAND AREA:	41.88 SQ. FT.	100%
WORKING COVERAGE:	1.288 SQ. FT.	1.4%
TOTAL PROP. SURFACING SURFACE AREA:	31.592 SQ. FT.	80.7%
MIN. PROP. OVER SPACE:	14.070 SQ. FT.	33.8%

- LEGEND OF LABELS**
- 1) MINOR CONCRETE, BRICKWORK, 4" FPC CONCRETE OR 4" AGGREGATE CONC. REFER TO DETAIL OR CE 6.A.
 - 2) CONCRETE ASPHALT CONCRETE, CURB LINES TO BE 4" ASPHALT CONCRETE OR 4" AGGREGATE CONC. FINISH SPICE SHALL BE 4" ASPHALT CONCRETE OR 4" AGGREGATE CONC. REFER TO DETAILS OR CE 6.A.
 - 3) ASPHALT OR OPTION 3): CONCRETE 4" FPC CONCRETE OR 4" AGGREGATE CONC. REFER TO DETAILS OR CE 6.A.
 - 4) 4" MINOR WALL SUBJECT AS SHOWN. FINISH ALL WALLS EXCEPT FINISH SPICES. REFER TO PLAN FOR FINISH AND NOTES OF DETAIL.
 - 5) 4" STUCCO AND BRICKWORK SPICES, COLOR YELLOW. PAINT BRICK AREA AS SHOWN. COLOR TO BE YELLOW. SLIPS OF THE PRESENT AT ALL BRICKWORK SPICES SHALL NOT EXCEED 1/8" IN ANY DIRECTION. BRICK BRICKWORK FOR AS SHOWN. REFER TO DETAILS OR CE 6.A.
 - 6) CONCRETE 4" MINOR FPC BRICKWORK WITH PLAIN BRICKWORK. BRICKWORK BRICKWORK WITH 1/8" BRICKMAN CURB SLIPS AT 1/8" REFER TO FINISHING DETAIL BRICKWORK OR CE 6.A.
 - 7) MINOR 4" BRICKWORK. REFER TO DETAIL OR CE 6.A.
 - 8) BRICKWORK ENDOGULAR. REFER TO ARCH. PLANS AND STRUCTURAL PLANS.
 - 9) PROPOSED PAVEMENT FINISH. REFER TO ARCH. PLANS AND STRUCTURAL PLANS.
 - 10) MINOR BRICKWORK CONC. FINISH WITH CURB. REFER TO DETAIL OR CE 6.A.
 - 11) MINOR 3/4" EXPANSION JOINT W/ SEALANT BETWEEN BUILDING & PAVEMENT.
 - 12) CONCRETE FPC CONCRETE CURBWORK FOR AND APPROACH. REFER TO DETAIL OR CE 6.A.
 - 13) PROPOSED LEAF PILE. REFER TO H.E.P. PLANS.
 - 14) CONCRETE 4" FPC CONCRETE OR 4" CONC WITH FINISH CURB. REFER TO DETAIL OR CE 6.A.
 - 15) MINOR BR. 6"X6" IF BRICK FPC OR 4" BRICK CONC BRICK. CONCRETE NOT TO EXCEED 1/8" IN ANY DIRECTION. REFER TO FINISHING PLAN FOR CONCRETE.
 - 16) CONCRETE BRICK WORKING AND NOT WITH FINISH BRICKWORK. CONCRETE SHALL CONFORM WITH LOCAL BRICK LOCAL VARS. CONCRETE BRICK WORKING SHALL CONFORM WITH COVER BRICK AND PEST TYPE.
 - 17) CONCRETE OR BRICKWORK 1" SECONDARY PUMP AT BACK OF CURB. REFER TO DETAIL OR CE 6.A.
 - 18) CONCRETE 4" BRICK FINISH.
 - 19) MINOR "LIGHT OAK GRAY" BRICK BRICK OR 2/8".
 - 20) CONCRETE 4" FPC OR 4" BRICKWORK BRICK BRICK BETWEEN CURBS.

GENERAL NOTES

1) THE PRESENT JONES DRAWING IS A GENERAL REPRESENTATION OF A POSSIBLE CONSTRUCTION CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH OWNER'S APPROVAL BY OWNER PRIOR TO FINISHING OF PRESENT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/12/20	ISSUED FOR PERMITS



CLIENT:
 HANCOCK DEVELOPMENT COMPANY LLC
 1000 W. MONROE STREET, SUITE 200
 WATERLOO, ILLINOIS 62291

PLAZA TIRE

WATERLOO, MONROE COUNTY, ILLINOIS

DRAWING INCLUDES:

STEP PLAN

DESIGNED: JDC
 DRAWN: JEE
 PROJECT NO.: 25001
 SHEET: CE 5.0

12/12/2020 10:51 AM - Plot On - Monroecounty, IL\Projects\25001_Plan\25001_C5.dwg

F&J 392 ILLINOIS STATE ROUTE 3
NEW JEFFERSON

NEW FRONT PORCH &
SEVEN TREES
ON 1-30A
CONCRETE WORKING LLC
05-24-17-147-00-000
2018 IS

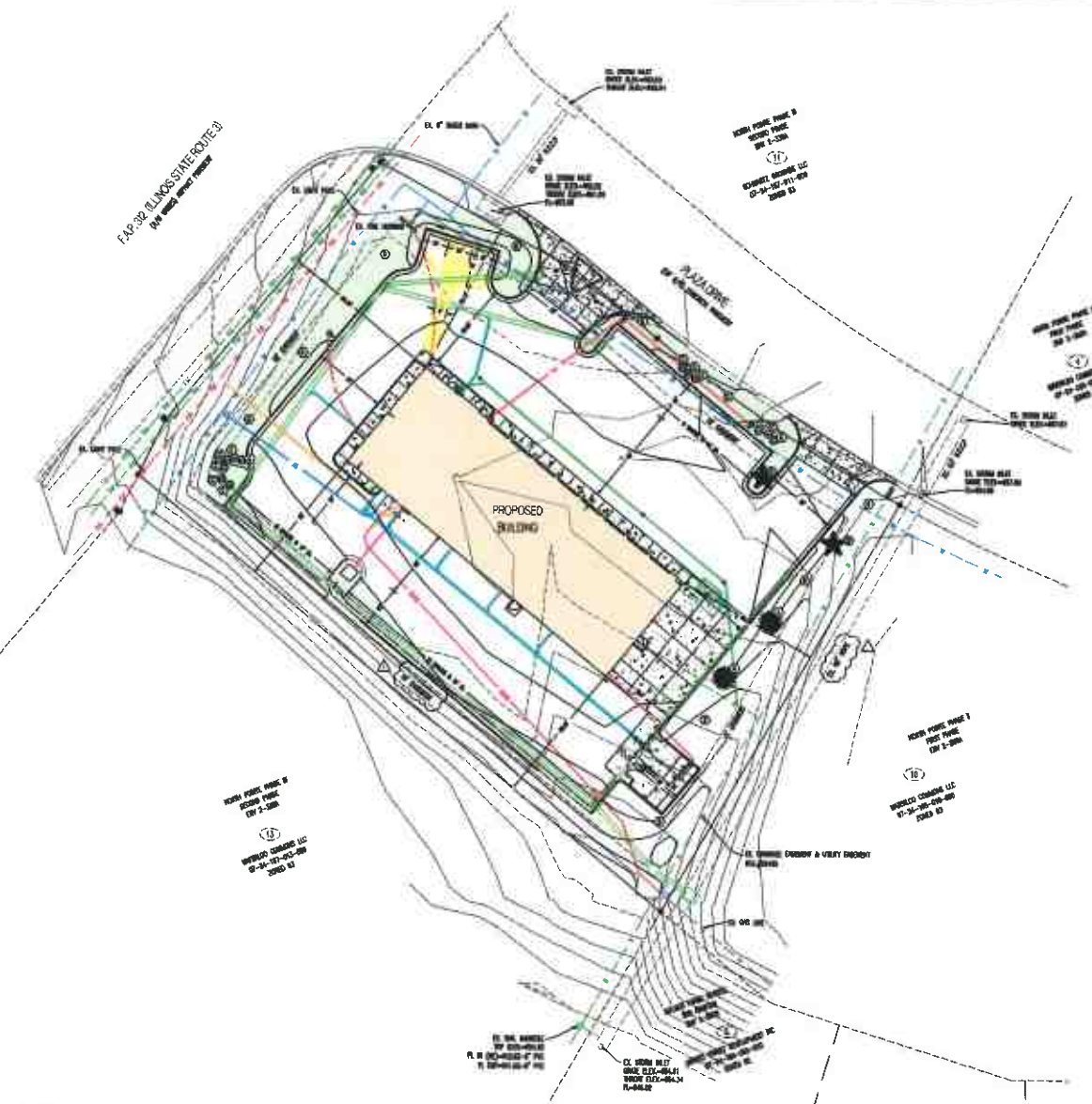
NEW FRONT PORCH &
SEVEN TREES
ON 1-30A
CONCRETE WORKING LLC
05-24-17-147-00-000
2018 IS

NEW FRONT PORCH &
SEVEN TREES
ON 1-30A
CONCRETE WORKING LLC
05-24-17-147-00-000
2018 IS

NEW FRONT PORCH &
SEVEN TREES
ON 1-30A
CONCRETE WORKING LLC
05-24-17-147-00-000
2018 IS

TO THE NORTH
BY CONCRETE
ON 1-30A

TO THE NORTH
BY CONCRETE
ON 1-30A



STREET FRONTAGE PLANTING TABLE:

PLANTING	QUANTITY	COMMON NAME	SCIENTIFIC NAME	PLANT TYPE	SIZE
①	2	SMALL WYCK	ACTIS SACCHINUM	LARGE TO MEDIUM TREE	1.5' CLEAR
②	2	REDWOOD	CECROB CAROLINENSIS	SMALL TREE	1.5' CLEAR
③	12	AMERICAN BIRCH	BETULA NEROPHILA	SHRUB	1 BUSH

ALTERNATE #1 - AREAS TO BE SIGNED, REMAINS SECURED UPON TO HAVE 4' TOP SOIL, USED AND MAINTAINED.

① THE ONE 4' SHOWN BY PROPOSED COVERS. PLACE OTHERS AT 4' TOP SOIL, 2000 AND BELIEVE ALL EXISTING AREAS.

SEEDING NOTE:
STRENGTH MIXTURE SHALL BE APPLIED FOR EACH SQ YD OF THE AERIAL RESEEDING TREATMENT.
RANGE PLANTS SHALL BE PLANTED IN THE TREATMENT ZONE.

PLANTING NOTES:
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING
REGULATIONS AND ORDINANCES OF THE CITY OF WATERLOO.
LANDSCAPING SHALL COMPLY WITH WATERLOO CODE OF ORDINANCES.
LANDSCAPING CONTRACTOR SHALL CONSIDER EXISTING UTILITIES AND VERIFY ALL UNDISCOVERED UTILITIES
BEFORE THE START OF THEIR WORK AND BEFORE ANY DEMONSTRATION WORK.
LANDSCAPING SHALL BE KEPT ON SITE UNTIL CONSTRUCTION IS COMPLETE. ALL PLANTING MATERIALS
EXCEPT PLANTING AND TREE SHALL BE MAINTAINED AND PROTECTED UNTIL PLANTING IS COMPLETE.
LANDSCAPING CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF THREE MONTHS.
ALL PLANTING AND PLANT MATERIALS SHALL BE COVERED WITH THE APPROPRIATE PROTECTION.
MATERIAL REQUIREMENTS ARE AS FOLLOWS: ALL PLANTING MATERIALS SHALL HAVE A MESH
SCREENING FABRIC APPLIED TO THE TRUNK AND BRANCHES AND PROTECTED WITH PROTECTED PROTECTED BARK PROTECTANT.
ALL PLANTING MATERIALS SHALL BE APPLIED WITH A MESH SCREENING FABRIC.
ALL USED BARRIER FABRIC SHALL BE AN APPROVED ULTRAVIOLET LIGHT PROTECTANT. APPROXIMATE
FIBER WITH A MESH SCREENING FABRIC OF 48 G/SM (1.28 OZ/29.0G).

REVISIONS:

NO.	DATE	REVISION
1	05/24/18	



PREPARED BY:
PROSPECT
LANDSCAPE ARCHITECTS
1000 W. MONROE ST., SUITE 100
JEFFERSON, MISSOURI 64501
www.prospectlandscape.com

CLIENT:
F&J 392 ILLINOIS STATE ROUTE 3
NEW JEFFERSON, MISSOURI 64501

PLAZA TIRE

WATERLOO, MONROE COUNTY, ILLINOIS

DRAWING INCLUDES:
LANDSCAPING PLAN
DESIGNED: JDC
DRAWN: JEB
PROJECT NO: 2500K
SHEET:
0270

PLAZA TIRE - PLAZA TIRE - WATERLOO, MISSOURI, ILLINOIS. DATE: 05/24/18. DRAWN: JEB. PROJECT NO: 2500K. SHEET: 0270.

AGENDA REQUEST

(Submit by 12:00 p.m. on Wednesday before the meeting date requested.)

1. Request is made for placement on the agenda for meeting to be held on:
April 07, 2025
(Date)

2. Description of matter to be placed on agenda:
Consideration and Action on Executive Session for the Discussion of Pending
Litigation as per 5 ILCS 120/2(c)(11).

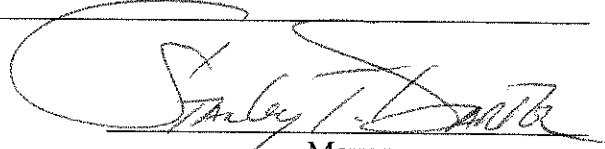
3. Relief or action to be requested:
Approval.

4. Submittal date: 04-03-25

Submitted by:
Mayor Stanley T. Darter

DISPOSITION

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



Mayor