



## City Council Meeting Agenda

Monday January 12, 2026

**7:00pm**

**1. Call To Order, Pledge To The Flag, Roll Call**

**2. Public Participation**

**Please note this meeting will be held in person, at the Livingston Center, 224 E Livingston, and will also have remote participation available.**

**In-Person Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

**Remote Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: [rrt@cityofmonticello.net](mailto:rrt@cityofmonticello.net)

Voicemail: 1-217-762-2583 Ext 22

**Please join my meeting from your computer, tablet or smartphone.**

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/327185917](https://global.gotomeeting.com/join/327185917)

**You can also dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 327-185-917

**3. Consent Agenda - Approval Of Documents And Action Items As Listed:**

**3.1. Claims Report (Claims Dated December 9, 2025 Through January 12, 2026)**

Documents:

[CLAIMS 12.09.2025 THROUGH 1.12.2026.PDF](#)

**3.2. Meeting Minutes – City Council Meeting Minutes December 8, 2025**

Documents:

[CITY COUNCIL MEETING MINUTES 12.08.2025.PDF](#)

**3.3. Budget Report – November 2025**

Documents:

[BUDGET REPORT - NOVEMBER 2025.PDF](#)

**3.4. Permit Report – December 2025**

Documents:

[DECEMBER PERMIT REPORT.PDF](#)

**3.5. Police Report – December 2025**

Documents:

[DEC MONTHLY RPT.PDF](#)

**3.6. Fire Report – December 2025**

Documents:

[FIRE MONTHLY REPORT DEC 2025.PDF](#)

**4. Mayor's Report**

**5. Old Business**

**6. New Business**

**6.1. Mayoral Appointments**

Monticello Fire and Rescue Department, Fire Fighters – Addison  
Oberheim and Gabriel Saez

**6.2. Mayoral Proclamation “February 1, 2026 As Mudpuppy Day”**

**6.3. Ordinance 2026-01: An Ordinance Declaring Surplus Property And Authorizing The Purchase Of Property**

Documents:

[ORDINANCE 2026-01 CC MEMO SURPLUS PROPERTY AND PURCHASE OF PROPERTY.PDF](#)

ORDINANCE 2026-01 DECLARING SURPLUS PROPERTY AND PURCHASE  
OF PROPERTY.PDF

**6.4. Ordinance 2026-02: An Ordinance Amending Title X, Chapter 111 Of The  
Monticello City Code Of Ordinances Concerning Class A Liquor Licenses**

Documents:

[2026-02, MEMO.PDF](#)  
[2026-02 LIQUOR ORDINANCE AMENDMENT.PDF](#)

**6.5. Ordinance 2026-03: An Ordinance Approving A Redevelopment Agreement With  
The City Of Monticello And The Tamed Mane Barber Co. For The Property At 215  
W. Washington Street**

Documents:

[2026-03, MEMO.PDF](#)  
[2026-03 APPROVING AN RDA, 215 W. WASHINGTON ST.PDF](#)  
[2026-03 EXHIBIT A.PDF](#)

**6.6. Ordinance 2026-04: An Ordinance Approving A Redevelopment Agreement With  
The City Of Monticello And Heath Properties LLC For The Property At 1056 S.  
Market Street**

Documents:

[2026-04, MEMO.PDF](#)  
[2026-04 APPROVING AN RDA, 1056 S. MARKET ST..PDF](#)  
[2026-04 EXHIBIT A.PDF](#)

**6.7. Ordinance 2026-05: An Ordinance Approving A Redevelopment Agreement With  
The City Of Monticello And Maa Blessing LLC For The Property At 309 N. Market  
Street**

Documents:

[2026-05, MEMO.PDF](#)  
[2026-05 APPROVING AN RDA, 309 N. MARKET ST..PDF](#)  
[2026-05 EXHIBIT A.PDF](#)

**6.8. Ordinance 2026-06: An Ordinance Approving A Redevelopment Agreement With  
The City Of Monticello And Maa Verai LLC For The Property At 803 Iron Horse  
Place**

Documents:

[2026-06, MEMO.PDF](#)  
[2026-06 APPROVING AN RDA, 803 IRON HORSE PLACE.PDF](#)  
[2026-06 EXHIBIT A.PDF](#)

**6.9. Ordinance 2026-07: An Ordinance Approving A Redevelopment Agreement With  
The City Of Monticello And Caliber Investments For The Property At 1408 N. Market  
St**

Documents:

[2026-07, MEMO.PDF](#)  
[2026-07 APPROVING AN RDA, 1408 N. MARKET ST..PDF](#)  
[2026-07 EXHIBIT A.PDF](#)

**6.10. Ordinance 2026-08: An Ordinance Approving A Redevelopment Agreement With The City Of Monticello And BRELM LLC For The Property At 214 W. Washington St**

Documents:

[2026-08, MEMO.PDF](#)  
[2026-08 APPROVING AN RDA, 214 . WASHINGTON ST.PDF](#)  
[2026-08 EXHIBIT A.PDF](#)

**6.11. Ordinance 2026-09: An Ordinance Approving A Redevelopment Agreement With The City Of Monticello And Filippo's Pizza And Italian Food Corp. For The Property At 200 S. Market Street**

Documents:

[2026-09, MEMO.PDF](#)  
[2026-09 APPROVING AN RDA, 200 S. MARKET ST.PDF](#)  
[2026-09 EXHIBIT A.PDF](#)

**6.12. Ordinance 2026-10: An Ordinance Approving A Redevelopment Agreement With The City Of Monticello GW & JM Family Properties LLC For The Property At 215 S. Charter Street**

Documents:

[2026-10, MEMO.PDF](#)  
[2026-10 APPROVING AN RDA, 215 S. CHARTER ST.PDF](#)  
[2026-10 EXHIBIT A.PDF](#)

**6.13. Ordinance 2026-11: An Ordinance Approving A Redevelopment Agreement With The City Of Monticello Evlo Coffee Company For The Property At 501 W. Bridge Street**

Documents:

[2026-11, MEMO.PDF](#)  
[2026-11 APPROVING AN RDA, 505 W. BRIDGE ST.PDF](#)  
[2026-11 EXHIBIT A.PDF](#)

**7. Alderman's Reports**

**8. Police Chief's Report**

**9. Fire Chief's Report**

**10. City Administrator's Report**

**11. City Council Meeting Adjournment**

Report Criteria:

Invoices with totals above \$0.00 included.  
 Paid and unpaid invoices included.

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
<b>GENERAL FUND</b>				
<b>ADMINISTRATION</b>				
U.S. BANK EQUIPMENT FINANCE	ADMIN COPIER LEASE	403.41	.00	01-51144-00
iWorQ Systems	WORK ORDER TRACKING	2,250.00	2,250.00	01-51145-00
WEX BANK	FUEL ADMIN	102.97	.00	01-51161-00
CARDMEMBER SERVICE	ADMIN SUPPLIES	202.13	202.13	01-51164-00
ODP SOLUTIONS	OFFICE SUPPLIES	94.63	.00	01-51164-00
ODP SOLUTIONS	OFFICE SUPPLIES	12.69	.00	01-51164-00
SAM'S CLUB	ADMIN SUPPLIES	147.49	147.49	01-51164-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL/MUN.BLDG	40.00	40.00	01-51171-01
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	270.00	.00	01-51171-03
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	539.99	.00	01-51171-03
CINTAS	ADMIN MATS	100.20	.00	01-51171-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	490.00	.00	01-51171-04
CIVICPLUS LLC	SOCIAL MEDIA ARCHIVING SUBSCRIPTION	4,397.40	.00	01-51171-05
CIVICPLUS LLC	MASS NOTIFICATION SYSTEM	5,668.56	.00	01-51171-05
CIVICPLUS LLC	WEBSITE REBUILD	7,694.59	.00	01-51171-05
INTEGRATED PEST MANAGEMENT	PEST CONTROL LC	65.00	65.00	01-51171-07
INTEGRATED PEST MANAGEMENT	PEST CONTROL LC	65.00	65.00	01-51171-07
CASELLE LLC	SEMI ANNUAL SUPPORT	2,052.18	2,052.18	01-51171-08
ANCEL GLINK P.C.	LEGAL FEES	3,377.50	3,377.50	01-51172-01
NEWS GAZETTE	LEGAL NOTICE	103.82	.00	01-51172-01
ASCAP	ANNUAL LICENSE FEE	500.00	.00	01-51172-04
BUNDY, ANGELA A.	OFFICE CLEANING ADMIN	350.00	.00	01-51172-04
CARDMEMBER SERVICE	CJM NOTARY	57.00	57.00	01-51172-04
KELLY'S ACCOUNTING SERVICE INC	TREASURER DUTIES	400.00	.00	01-51172-04
MONTICELLO CHAMBER OF COMMERCE	ANNUAL MEMBERSHIP	220.00	.00	01-51172-04
NORFOLK SOUTHERN RAILWAY CO	4A ACCESS	1,000.00	1,000.00	01-51172-04
SESAC	MUSIC LICENSE	641.00	.00	01-51172-04
VERIZON WIRELESS	GIS	39.52	.00	01-51172-04
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	326.99	.00	01-51173-00
FRONTIER	FAX NUMBER	68.35	.00	01-51173-00
FRONTIER	FAX NUMBER	68.41	68.41	01-51173-00
AMEREN IP	ELECTRIC/GAS ADMIN	122.18	122.18	01-51175-00
AMEREN IP	ELECTRIC/GAS	396.58	.00	01-51175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	62.88	62.88	01-51175-00
MONTICELLO CITY UTILITY SERV	WATER ADMIN	170.91	.00	01-51175-00
AMEREN IP	ELECTRIC/GAS LC	123.71	123.71	01-51175-01
AMEREN IP	ELECTRIC/GAS	183.09	.00	01-51175-01
MANSFIELD POWER & GAS LLC	GAS SERVICE	63.90	63.90	01-51175-01
MONTICELLO CITY UTILITY SERV	WATER/L.C.	27.31	.00	01-51175-01
CARDMEMBER SERVICE	HOLIDAY PARTY	1,882.01	1,882.01	01-51176-00
MONTICELLO CHAMBER OF COMMERCE	CHAMBER BUCKS	200.00	200.00	01-51176-00
NIEMANN FOODS INC	COUNCIL MEETING	55.95	55.95	01-51176-00
PIATT COUNTY SERVICES FOR SENIORS	ANNUAL SUPPORT	2,000.00	2,000.00	01-51178-16
PIATTRAN	ANNUAL SUPPORT	1,500.00	1,500.00	01-51178-17
FAITH IN ACTION	ANNUAL SUPPORT	2,000.00	2,000.00	01-51178-20
Total ADMINISTRATION:		40,537.35	17,335.34	
<b>POLICE</b>				
RAY O'HERRON	UNIFORMS - JORDAN	1,350.90	1,350.90	01-51334-00
RAY O'HERRON	UNIFORM - LANSFORD	314.97	314.97	01-51334-00
RAY O'HERRON	UNIFORMS - BUCHANAN	178.25	.00	01-51334-00

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
WEX BANK	FUEL POLICE	1,805.21	.00	01-51361-00
CARDMEMBER SERVICE	POLICE SUPPLIES	102.58	102.58	01-51364-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL POLICE	40.00	40.00	01-51371-01
DOBSON AUTOMOTIVE INC	VEHC MAINT	357.15	.00	01-51371-02
U.S. BANK EQUIPMENT FINANCE	POLICE COPIER LEASE	92.60	.00	01-51371-02
WICKED WRENCH AUTO REPAIR	VEH. MAINT	191.25	191.25	01-51371-02
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	150.00	.00	01-51371-03
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	283.60	.00	01-51371-03
HEART TECHNOLOGIES INC	NEW EE TO VPN	87.50	.00	01-51371-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	110.00	.00	01-51371-04
EVANS, FROELICH, BETH & CHAMLEY	POLICE OV CASES	1,760.00	1,760.00	01-51372-01
SYMBOLARTS LLC	POLICE CHALLENGE COINS	1,369.00	1,369.00	01-51372-05
CAMPION BARROW & ASSOCIATES	POLICE TESTING/JORDAN	483.60	483.60	01-51372-06
CARDMEMBER SERVICE	POLICE SUPPLIES	114.85	114.85	01-51372-06
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	130.00	.00	01-51373-00
FRONTIER	TELEPHONE SERVICE POLICE	43.20	.00	01-51373-00
FRONTIER	TELEPHONE SERVICE POLICE	43.14	43.14	01-51373-00
VERIZON WIRELESS	OFFICER CELL PHONES	353.07	.00	01-51374-00
AMEREN IP	ELECTRIC/GAS POLICE	172.98	172.98	01-51375-00
AMEREN IP	ELECTRIC/GAS	637.56	.00	01-51375-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	117.46	117.46	01-51375-00
MONTICELLO CITY UTILITY SERV	WATER/POIICE	41.51	.00	01-51375-00
VERIZON WIRELESS	PD LAPTOP SERVICE	160.16	.00	01-51375-05
KIRBY MEDICAL CENTER	POLICE EMPLOYMENT PHYSICAL	50.00	50.00	01-51377-00
RAHN EQUIPMENT CO	NEW SQUAD CAR EQUIPMENT	14,410.00	14,410.00	01-51380-01
MPH INDUSTIRES INC	HANDHELD LASER GUN	2,755.00	2,755.00	01-51380-06
MPH INDUSTIRES INC	SPEEDGUN PRO HANDHELD RADAR	3,420.00	3,420.00	01-51380-06
FLOCK GROUP INC	FLOCK SYSTEM	10,000.00	.00	01-51380-10
Total POLICE:		41,125.54	26,695.73	
<b>FIRE</b>				
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	362.58	.00	01-51443-00
CARDMEMBER SERVICE	FIRE SUPPLIES	249.18	249.18	01-51443-00
HEN NOZZLES INC.	TURBO-25-1.5" NH	2,655.00	2,655.00	01-51443-00
NIEMANN FOODS INC	FIRE SUPPLIES	39.96	39.96	01-51443-00
WEX BANK	FUEL FIRE	127.19	.00	01-51461-00
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	30.00	.00	01-51471-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	01-51471-04
CARLA A CROWLEY	OFFICE CLEANING	75.00	.00	01-51472-04
KIRBY MEDICAL CENTER	FIRE EMPLOYMENT TEST	50.00	50.00	01-51472-04
KIRBY MEDICAL CENTER	FIRE EMPLOYMENT TEST	75.00	75.00	01-51472-04
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	25.00	.00	01-51473-00
VERIZON WIRELESS	FIRE TABLET INTERNET	144.04	.00	01-51473-00
CARDMEMBER SERVICE	ICE MAKER	2,522.00	2,522.00	01-51477-00
SAM'S CLUB	FIRE TRAINING	1,832.70	1,832.70	01-51477-00
Total FIRE:		8,243.65	7,423.84	
<b>PUBLIC WORKS</b>				
CINTAS	PW UNIFORMS	191.06	.00	01-51534-00
CROSSROADS CONTRACTOR SUPPLY	MILWWAUKEE M18 DUAL POWER	179.00	.00	01-51543-00
PREMIER COOPERATIVE INC	DIESEL FUEL	1,217.73	1,217.73	01-51561-00
PREMIER COOPERATIVE INC	DIESEL FUEL	816.99	816.99	01-51561-00
PREMIER COOPERATIVE INC	FUEL	1,333.58	1,333.58	01-51561-00
WEX BANK	FUEL PW	1,059.56	.00	01-51561-00
MARTIN EQUIPMENT OF IL	BUCKET	2,000.00	2,000.00	01-51562-00
MONTICELLO TRUE VALUE	FAST MELT	930.51	930.51	01-51562-00

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
R P LUMBER CO INC	ROCK SALT	554.50	554.50	01-51562-00
U OF I FACILITIES & SERVICES M/C 800	ROAD SALT	5,966.73	5,966.73	01-51562-00
MONTICELLO TRUE VALUE	PW SUPPLIES	167.68	.00	01-51564-00
R P LUMBER CO INC	PW MISC SUPPLIES	61.92	.00	01-51564-00
NIEMANN FOODS INC	BEAUTIFICATION	17.85	17.85	01-51564-08
CARDMEMBER SERVICE	SIGN REPLACEMENT	277.44	277.44	01-51564-11
CARDMEMBER SERVICE	PW SUPPLIES	1,344.46	1,344.46	01-51571-01
CINTAS	PW MATS/SUPPLIES	77.80	.00	01-51571-01
ILLINI OVERHEAD DOOR	DOOR REPAIRS	190.00	.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	48.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	48.00	01-51571-01
CARDMEMBER SERVICE	VEHC MAINT	221.98	221.98	01-51571-02
DOBSON AUTOMOTIVE INC	VEHC MAINT	956.91	.00	01-51571-02
MARTIN EQUIPMENT OF IL	WINDOW REPAIR	337.37	337.37	01-51571-02
MARTIN EQUIPMENT OF IL	BO MAG ROLLER REPAIRS	3,147.30	.00	01-51571-02
MONTICELLO TRUE VALUE	VEHC MAINT	51.88	.00	01-51571-02
NAPIERS MOBILE SERVICE LLC	TRUCK INSPECTIONS	340.00	340.00	01-51571-02
TRACTOR SUPPLY	VEHC MAINT	246.92	246.92	01-51571-02
TRACTOR SUPPLY	VEHC MAINT	184.71	.00	01-51571-02
UNZICKER EQUIPMENT INC	FORKLIFT REPAIR	1,057.09	1,057.09	01-51571-02
WALKER TIRE & EXHAUST	TIRES	886.00	.00	01-51571-02
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51571-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	84.00	.00	01-51571-04
MONTICELLO TRUE VALUE	HDMI CABLE	14.99	.00	01-51571-04
KLEIN FARM EQUIPMENT INC	ROCK TRANSPORT	1,404.05	1,404.05	01-51571-06
R P LUMBER CO INC	ROAD SUPPLIES	27.96	27.96	01-51571-06
TUSCOLA STONE COMPANY	STOCKPILE	1,780.81	1,780.81	01-51571-06
HISLOPE BACKHOE SERVICE INC	YE DUMP FEES	1,600.00	1,600.00	01-51571-07
ILLINI CONTRACTORS SUPPLY INC	SIDEWALK SUPPLIES	4,061.78	4,061.78	01-51571-07
KLEIN FARM EQUIPMENT INC	ROCK TRANSPORT	1,404.05	1,404.05	01-51571-07
R P LUMBER CO INC	SIDEWALK SUPPLIES	64.44	64.44	01-51571-07
TRACTOR SUPPLY	ROCK SALT	391.51	391.51	01-51571-07
BUNDY, ANGELA A.	OFFICE CLEANING	700.00	.00	01-51572-04
RAILPROS FIELD SERVICES NS	ANNUAL LAND LEASE 113558	1,590.69	.00	01-51572-04
JL HELMUTH LLC	TREE REMOVAL	3,500.00	3,500.00	01-51572-05
JL HELMUTH LLC	TREE REMOVAL	4,500.00	4,500.00	01-51572-05
JL HELMUTH LLC	TREE REMOVAL	4,200.00	4,200.00	01-51572-05
OTS WELDING & FABRICATION INC	MATERIAL 10" STEEL PIPE, SHEETS, CHANN	5,408.00	5,408.00	01-51572-06
REPUBLIC SERVICES INC	MUNICIPAL WASTE	431.75	431.75	01-51572-07
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	75.00	.00	01-51573-00
AMEREN IP	ELECTRIC/GAS	2,590.50	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER	14.71	14.71	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	71.51	71.51	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	27.31	27.31	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER	12.81	12.81	01-51575-00
AMEREN IP	ELECTRIC/GAS	6,944.35	.00	01-51575-02
AMEREN IP	ELECTRIC/GAS	134.81	.00	01-51575-03
Total PUBLIC WORKS:		64,988.00	45,659.84	
<b>RECREATION</b>				
MONTICELLO TRUE VALUE	REC SUPPLIES	33.99	.00	01-51664-00
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	01-51671-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	01-51671-04
CARDMEMBER SERVICE	NICKS PARK SUPPLIES	1,018.48	1,018.48	01-51671-05
FRONTIER	REC HOTLINE	73.20	.00	01-51673-02
FRONTIER	REC HOTLINE	73.26	73.26	01-51673-02
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	25.00	.00	01-51673-03

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
AMEREN IP	ELECTRIC/GAS	39.92	.00	01-51675-01
AMEREN IP	ELECTRIC/GAS	80.33	.00	01-51675-02
AMEREN IP	ELECTRIC/GAS	200.76	.00	01-51675-03
MONTICELLO CITY UTILITY SERV	WATER/RANGE	41.51	41.51	01-51675-03
AMEREN IP	ELECTRIC/GAS	276.10	.00	01-51675-04
MONTICELLO CITY UTILITY SERV	WATER WILKIE COMPLEX	14.71	14.71	01-51675-04
CARDMEMBER SERVICE	SOFTBALL SUPPLIES	1,013.52	1,013.52	01-51678-05
CARDMEMBER SERVICE	JFL SUPPLIES	282.93	282.93	01-51678-11
SAM'S CLUB	PARADE CANDY	98.18	98.18	01-51678-15
<b>Total RECREATION:</b>		<b>3,367.89</b>	<b>2,542.59</b>	
<b>AQUATIC CENTER/POOL</b>				
DECATUR INDUSTRIAL ELECTRIC	POOL MAINTENANCE	7,577.16	7,577.16	01-51771-01
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	25.00	.00	01-51773-00
AMEREN IP	ELECTRIC/GAS POOL	290.56	290.56	01-51775-00
AMEREN IP	ELECTRIC/GAS POOL	180.45	180.45	01-51775-00
AMEREN IP	ELECTRIC/GAS	90.36	.00	01-51775-00
MONTICELLO CITY UTILITY SERV	WATER/POOL	14.71	14.71	01-51775-00
MONTICELLO CITY UTILITY SERV	WATER/POOL	241.91	241.91	01-51775-00
CONDIS, MINDY	LIFEGUARD CERTIFICATIONS	1,800.00	1,800.00	01-51778-01
<b>Total AQUATIC CENTER/POOL:</b>		<b>10,220.15</b>	<b>10,104.79</b>	
<b>CAPITAL IMPROVEMENTS DEPT</b>				
FIRST MID BANK & TRUST	PW CAMPUS LOAN PYMT	62,150.00	.00	01-51880-75
FARNSWORTH GROUP INC	ROBERT C BURKE CONSTRUCTION DOCUM	4,071.60	4,071.60	01-51880-79
RICK RIDINGS INC	2025 CHEVY SILVERADO	46,723.00	.00	01-51880-82
FARNSWORTH GROUP INC	OBERHEIM PARK	24,232.85	24,232.85	01-51880-83
MID ILLINOIS CONCRETE & EXCAVATION INC	OBERHEIM PARK CONSTRUCTION	155,203.44	155,203.44	01-51880-83
G & C BUILDERS	PAINT/VINYL FLOORING	4,300.00	4,300.00	01-51880-92
ESCA CONSULTANTS INC	WASHINGTON ST STREETSCAPE PE	2,544.00	2,544.00	01-51880-93
<b>Total CAPITAL IMPROVEMENTS DEPT:</b>		<b>299,224.89</b>	<b>190,351.89</b>	
<b>Total GENERAL FUND:</b>		<b>467,707.47</b>	<b>300,114.02</b>	
<b>WATER WORKS</b>				
<b>WATER WORKS</b>				
CINTAS	WW UNIFORMS	74.80	.00	02-52134-00
MONTICELLO TRUE VALUE	WATER SUPPLIES	62.99	.00	02-52143-00
TRACTOR SUPPLY	WW SUPPLIES	114.98	.00	02-52143-00
WEX BANK	FUEL WATER	102.02	.00	02-52161-00
BRENNTAG MID-SOUTH INC	CHLORINE	1,991.50	1,991.50	02-52162-01
WATER SOLUTIONS UNLIMITED	PHOSPHATE	1,597.50	1,597.50	02-52162-04
IMCO UTILITY SUPPLY CO	WATER PARTS	552.40	552.40	02-52164-00
MONTICELLO TRUE VALUE	WATER SUPPLIES	45.97	.00	02-52164-00
MONTICELLO TRUE VALUE	WATER SUPPLIES	39.98	.00	02-52171-01
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	30.00	.00	02-52171-04
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	02-52171-04
MONROE ASSOCIATES INC	GENERATOR PROJECT	10,638.21	10,638.21	02-52171-05
CASELLE LLC	SEMI ANNUAL SUPPORT	2,052.18	2,052.18	02-52171-06
IMCO UTILITY SUPPLY CO	WATER PARTS	2,271.54	2,271.54	02-52171-08
CAMPUS COMMUNICATIONS GROUP	FIBER INTERNET	94.50	.00	02-52172-04
CARDMEMBER SERVICE	SHIPPING	13.67	13.67	02-52172-05
KEY LABORATORY SERVICES INC	WATER TESTING	90.00	90.00	02-52172-05
KEY LABORATORY SERVICES INC	WATER TESTING	90.00	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	25.00	25.00	02-52172-05

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
PACE ANALYTICAL SERVICES LLC	WATER TESTING	25.00	.00	02-52172-05
PACE ANALYTICAL SERVICES LLC	WATER TESTING	220.00	.00	02-52172-05
GFL ENVIRONMENTAL	SQUARE TRASH SERVICE	37.82	.00	02-52172-06
REPUBLIC SERVICES INC	REFUSE & RECYCLING PROGRAM	51,822.31	51,822.31	02-52172-06
REPUBLIC SERVICES INC	REFUSE & RECYCLING PROGRAM	51,822.31	.00	02-52172-06
REPUBLIC SERVICES INC	SQUARE TRASH SERVICE	431.75	.00	02-52172-06
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	25.00	.00	02-52173-00
AMEREN IP	ELECTRIC/GAS WATER	545.26	545.26	02-52175-00
AMEREN IP	ELECTRIC/GAS	4,881.24	.00	02-52175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE	536.72	536.72	02-52175-00
CARDMEMBER SERVICE	WATER TRAINING	17.50	17.50	02-52177-00
IL ENVIRONMENTAL PROTECTION AGENCY	Addam Randall Class D License application	30.00	.00	02-52177-00
BADGER METER INC	CELLULAR SERVICE FOR METERS WW	801.71	.00	02-52180-03
MIDWEST METER INC	KIRBY NEW METER	1,952.50	.00	02-52180-03
Total WATER WORKS:		133,092.36	72,153.79	
Total WATER WORKS:		133,092.36	72,153.79	

**SANITATION**

**SANITATION**

CINTAS	WWTP UNIFORM	31.55	.00	04-54734-00
WEX BANK	FUEL SOM	282.21	.00	04-54761-00
GRAINGER	WWTP SUPPLIES	599.00	599.00	04-54764-00
MONTICELLO TRUE VALUE	WWTP SUPPLIES	610.61	.00	04-54764-00
NIEMANN FOODS INC	WWTP SUPPLIES	39.08	39.08	04-54764-00
R P LUMBER CO INC	WWTP SUPPLIES	497.96	497.96	04-54764-00
CINTAS	WWTP MATS	45.65	.00	04-54771-01
U S A BLUE BOOK	WWTP SUPPLIES	241.66	241.66	04-54771-01
VANDEVANTER ENGINEERING-STL	MIXER REPAIR	10,518.83	10,518.83	04-54771-03
AREA-WIDE TECHNOLOGIES	MONTHLY MAINTENANCE	40.00	.00	04-54771-05
AREA-WIDE TECHNOLOGIES	NETWORK MONTHLY MAINT.	56.00	.00	04-54771-05
CASELLE LLC	SEMI ANNUAL SUPPORT	2,052.18	2,052.18	04-54771-08
CONSOLIDATED COMMUNICATIONS	TELEPHONE SERVICE	25.00	.00	04-54773-00
FRONTIER	TELEPHONE SERVICE LIFT STATIONS	146.40	.00	04-54773-00
FRONTIER	TELEPHONE SERVICE	146.52	146.52	04-54773-00
AMEREN IP	ELECTRIC/GAS	10,002.48	.00	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	12.81	12.81	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	11.21	11.21	04-54775-00
BADGER METER INC	CELLULAR SERVICE FOR METERS WWTP	801.70	.00	04-54780-02
MIDWEST METER INC	KIRBY NEW METER	1,952.50	.00	04-54780-02
HARRIS COMPANIES INC	GENERAC REPAIR	30,774.67	30,774.67	04-54780-18
USDA	BOND INT PAYMENT	115,921.88	115,921.88	04-54780-25
Total SANITATION:		174,809.90	160,815.80	
Total SANITATION:		174,809.90	160,815.80	

**MOTOR FUEL TAX**

**EXPENDITURES**

ESCA CONSULTANTS INC	ALT 4A ACCESS	605.62	605.62	05-55173-12
Total EXPENDITURES:		605.62	605.62	
Total MOTOR FUEL TAX:		605.62	605.62	

**TIF I & TIF II**

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
<b>EXPENDITURES</b>				
HISLOPE BACKHOE SERVICE INC	YE DUMP FEES	1,600.00	1,600.00	07-57280-81
Total EXPENDITURES:		1,600.00	1,600.00	
Total TIF I & TIF II:		1,600.00	1,600.00	
Grand Totals:		777,815.35	535,289.23	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

# **MONTICELLO CITY COUNCIL**

December 08, 2025

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Roll call was taken by the City Clerk.

## **Roll Call:**

Present: REED, WOODHAM, CARY, LIVELY, YOON, BURRIS, BROADRICK, KOON

Absent: None

Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Chief Rob Bross, MPD; John Rupkey, Fire Chief

## **Public Participation:**

Tammy Boyd is the business owner of Main on Charter and was addressing the parking dumpster issues her business is currently facing. She wanted to know if the city had a date that the subway parking lot would be finished? Terry Summers stated we currently do not have a date and further explained the weather is causing the delay because it is not conducive to striping or filling the enclosure. Tammy went on to address the dumpsters out in front and to the side of her business, along with not being informed that they were going to be placed there. It was stated that the dumpster out front of business was her landlords and we do believe that Callie had notified business owners via email about the parking lot dumpsters. She went on to state her business is handicap accessible, however it is difficult for this because of the dumpsters and trucks unloading. After further discussion, she went on to address the issue of people parking longer than two hours up on the square, along with limited areas to park.

## **Consent Agenda:**

Claims Report (Claims dated November 25, 2025 through December 8, 2025)

Meeting Minutes – City Council Meeting Minutes November 24, 2025

Permit Report – November 2025

Police Report – November 2025

Fire Report – November 2025

A motion was made by Alderman Broadrick, seconded by Alderman Burris, to approve the Consent Agenda items. The motion passed 8-0.

## **Mayor's Report:**

The 3<sup>rd</sup> Candles & Carols event is from 5pm – 8pm in downtown Monticello on Thursday, December 18<sup>th</sup>. Shops will be open late-til-8 for almost last-minute Christmas shopping, there will be free carriage rides, a selfie station in Rotary Park, and (hopefully) carolers wandering around downtown. Thank you to State Bank of Bement for sponsoring this event. The Sangamon Valley CEO class business, the Gingerbread Jog, is Saturday, December 20<sup>th</sup> at Allerton Park. Follow their Facebook page for more information and race details. Holiday Glow is going on during the weekends at Allerton Park and Retreat Center. Remember to shop local this holiday

season (and any time) – your community businesses support you – please return the favor and support them!

**Old Business:**

None

**New Business:**

**Cancellation of the December 22, 2025 City Council Meeting – Motion Only**

This motion will cancel the December 22, 2025 City Council Meeting due to anticipated difficulty gathering a quorum during the holiday season.

A motion was made by Alderman Broadrick, seconded by Alderman Burris, to approve the Consent Agenda items. The motion passed 8-0.

**Resolution 2025-81: A Resolution Approving the City Budget for Fiscal Year 2026**

Terry Summers presented the following:

The proposed FY2026 budget was presented to City Council for discussion at the study session meeting held on November 3, 2025. The following items(s) were added to the budget after the November 3 study session. As directed by the majority of the City Council, we have shown a \$0 revenue under the Municipal Grocery Retailers' and Service Occupation Tax. Added left turn signals at Center and Market Street intersection under General Fund Capital Improvements – Utility Infrastructure in the amount of \$25,000. This will add left turn signals for south bound Market and both east and west bound Center Street. We are waiting for possible reimbursement confirmation from the Illinois Department of Transportation. Increased Alternate 4A Access (Non-MFT) from \$60,000 to \$75,000 for additional survey work, right-of-wat plat preparation and associated attorney fees. Based upon recent invoices received and processed since November 3, we have reduced the projected expenditure remaining for Phase 1 construction and engineering of Oberheim Park in 2026 from \$5,000,000 to \$4,000,000. Added \$50,000 to the Robert C. Burke Memorial Park project in case there are any unforeseen roll-over expenditures that were not accounted for in 2025. Added \$5,500 to water revenues and expenditures for commercial refuse collection in the municipal parking lot "D" (Subway Parking Lot). This is a simple pass through of revenues collected by the city through the water billing program and in turn paid directly to the waste hauling company. Added \$65,000 in TIF District 2 expenditures for the infrastructure improvements in the municipal parking lot "D" (Subway Parking Lot). The inclement weather recently witnessed will not allow for some work to be completed in 2025. It is recommended that the City Council review the updated FY2026 City budget and approve Resolution 2025-81 as presented.

A motion was made by Alderman Koon, seconded by Alderman Broadrick, to approve Resolution 2025-81. The motion passed 8-0.

**Aldermen Reports**

Alderwoman Lively stated it was lovely with the parade and everyone coming over for Polar Express it just makes our small little town seem so alive.

Alderman Reed stated thanks to everybody here who helped volunteer or participate in the parade and lunch with Santa.

Alderman Broadrick stated it was fun helping out with the parade it was a wonderful time and everybody seemed happy.

Alderman Koon stated I appreciate everybody on this board. I think if we agreed on everything, it would not reflect the diversity of this town. I feel we've had great discussions over the last year with everybody remaining amical and friends.

### **Police Chief's Report**

Chief Bross stated Wednesday we have a Christmas party with the life skills kids at the high school. He went on to discuss parking enforcement up on the square and explained how they go up every 2 to 2.5 hours to scan cars.

### **Fire Chief's Report**

Chief Rupkey reviewed his monthly report and made note of the 44 calls the department received in November. Last month we did mutual aid training with Mid-Piatt Fire by practicing going in and out of a home filled with smoke. We also did vehicle maintenance this month. We were in the Veteran's Parade, attended the Piatt County Firefighters Association meeting, we did touch a truck at Tractor Supply, and we voted on two new members this month. I would like to thank everyone for their support of the Monticello Fire Department.

### **City Administrator's Report**

Terry Summers stated that he reached out to Bement Public Works Director due to them having a huge water main break and offered the City's help, however they did not need it due to having a contractor coming. The City also had a water main break on Saturday at Lone Beach and Poplar area. The waste hauler discussion tonight, I will tell you that the city has engaged with a different waste hauler and the current waste hauler serving municipal ID was notified of the termination Friday. We have signed an agreement today with a new waste hauler.

There was then further discussion about trash from the dumpsters along with dumpster placement in the alley way being picked up between city staff and business owners.

### **City Council Meeting Adjournment**

A motion was made by Alderman Woodham, and seconded by Alderman Reed, to adjourn the meeting at 7:30pm.

Respectfully Submitted by:

Robin Throneburg  
City Clerk

**CITY OF MONTICELLO  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
01-41001-00 PROPERTY TAX	1,169,630.00	13,532.05	1,190,935.14	21,305.14	101.8
01-41002-01 GENERAL SALES TAX	1,157,625.00	130,527.28	1,302,635.21	145,010.21	112.5
01-41002-03 STATE USE TAX	242,550.00	5,057.79	89,421.71 (	153,128.29)	36.9
01-41003-00 INCOME TAX	900,000.00	65,555.02	1,011,420.60	111,420.60	112.4
01-41004-00 ROAD & BRIDGE TAX	100,000.00	.00	60,099.74 (	39,900.26)	60.1
01-41005-00 FOREIGN FIRE INS. TAX	10,000.00	.00	21,095.22	11,095.22	211.0
01-41006-00 HOTEL/MOTEL TAX	25,000.00	1,018.91	19,726.11 (	5,273.89)	78.9
01-41007-00 REPLACEMENT TAX	1,500,000.00	.00	1,526,304.21	26,304.21	101.8
01-41008-00 GAMING REVENUE	133,100.00	11,733.16	141,909.98	8,809.98	106.6
01-41009-00 MISCELLANEOUS TAXES-AUTO & MH	500.00	.00	200.00 (	300.00)	40.0
01-41010-00 CANNABIS REG TAX	7,260.00	690.77	8,402.09	1,142.09	115.7
<b>TOTAL TAXES</b>	<b>5,245,665.00</b>	<b>228,114.98</b>	<b>5,372,150.01</b>	<b>126,485.01</b>	<b>102.4</b>
01-41040-01 POOL RECEIPTS/FAMILY PASSES	50,000.00	.00	40,630.85 (	9,369.15)	81.3
01-41040-02 POOL RECEIPTS/INDIVIDUAL PASSE	12,000.00	.00	8,657.48 (	3,342.52)	72.2
01-41040-03 POOL RECEIPTS/SWIM LESSONS	13,000.00	.00	12,700.46 (	299.54)	97.7
01-41040-04 POOL RECEIPTS/POOL PARTIES	8,000.00	.00	6,485.52 (	1,514.48)	81.1
01-41040-05 POOL RECEIPTS/DAILY ATTENDANCE	45,000.00	.00	47,431.21	2,431.21	105.4
01-41040-06 POOL RECEIPTS/SWIM TEAM	11,000.00	.00	8,715.00 (	2,285.00)	79.2
01-41040-07 POOL-CONCESSIONS	21,000.00	.00	21,918.14	918.14	104.4
<b>TOTAL POOL RECEIPTS</b>	<b>160,000.00</b>	<b>.00</b>	<b>146,538.66 (</b>	<b>13,461.34)</b>	<b>91.6</b>
01-41050-01 PROGRAM FEES/BASEBALL	6,300.00	.00	6,264.88 (	35.12)	99.4
01-41050-02 PROGRAM FEES/SOFTBALL	6,000.00	.00	3,931.62 (	2,068.38)	65.5
01-41050-03 PROGRAM FEES/T-BALL-PEANUT	13,000.00	.00	13,142.52	142.52	101.1
01-41050-09 PROGRAM FEES/SOCCER	20,500.00	.00	18,678.10 (	1,821.90)	91.1
01-41050-10 PROGRAM FEES-EASTER EGG HUNT	400.00	.00	400.00	.00	100.0
01-41050-12 PROGRAM FEE/JR FOOTBALL	10,000.00	.00	10,368.84	368.84	103.7
<b>TOTAL RECREATION PARTICIPATION</b>	<b>56,200.00</b>	<b>.00</b>	<b>52,785.96 (</b>	<b>3,414.04)</b>	<b>93.9</b>
01-41051-00 PROGRAM-DRIVING RANGE	7,000.00	584.00	10,590.50	3,590.50	151.3
01-41052-02 MOVIE SPONSORSHIPS	2,000.00	.00	.00 (	2,000.00)	.0
01-41065-04 CONCESSIONS--BASEBALL	14,000.00	.00	10,811.30 (	3,188.70)	77.2
<b>TOTAL MISC RECREATION</b>	<b>23,000.00</b>	<b>584.00</b>	<b>21,401.80 (</b>	<b>1,598.20)</b>	<b>93.1</b>

**CITY OF MONTICELLO  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
01-41011-00 CLEAN-UP WEEK RECEIPTS	14,000.00	818.80	14,569.90	569.90	104.1
01-41014-01 MISC SALES, REIMB. & REFUNDS	.00	.00	10,033.92	10,033.92	.0
01-41014-02 PTI TRAINING REIMB	.00	8,177.00	15,611.00	15,611.00	.0
01-41015-00 LIVINGSTON CENTER RECEIPTS	1,500.00	.00	1,155.92 (	344.08)	77.1
01-41022-00 PLANNING ZONING BLDING PERMITS	15,000.00	1,227.27	12,286.27 (	2,713.73)	81.9
01-41023-01 LICENSES-OPERATING LICENSES	2,500.00	125.00	650.00 (	1,850.00)	26.0
01-41023-02 LICENSES/LIQUOR	14,000.00	125.00	2,766.67 (	11,233.33)	19.8
01-41023-04 AGGREGATION FEE	20,000.00	1,344.23	16,024.18 (	3,975.82)	80.1
01-41024-01 TELEPHONE FRANCHISE	5,000.00	.00	4,217.58 (	782.42)	84.4
01-41024-02 CABLE TV STATE WIDE PERMIT	40,000.00	5,483.22	25,994.14 (	14,005.86)	65.0
01-41024-03 AMEREN UTILITY AGREEMENTS	56,675.00	.00	56,675.00	.00	100.0
01-41025-00 FINES & ACCIDENT REPORTS	30,000.00	1,257.67	34,929.24	4,929.24	116.4
01-41026-00 INSURANCE REIMBURSEMENT	.00	.00	33,234.94	33,234.94	.0
01-41027-00 INTEREST	40,000.00	4,872.49	58,604.47	18,604.47	146.5
<b>TOTAL MISC INCOME</b>	<b>238,675.00</b>	<b>23,430.68</b>	<b>286,753.23</b>	<b>48,078.23</b>	<b>120.1</b>
01-41080-05 SMALL EQ GRANT-FIRE	.00	.00	26,000.00	26,000.00	.0
01-41080-09 FIRE DEPT GRANT	60,500.00	.00	.00 (	60,500.00)	.0
<b>TOTAL GRANTS/SPECIAL</b>	<b>60,500.00</b>	<b>.00</b>	<b>26,000.00 (</b>	<b>34,500.00)</b>	<b>43.0</b>
<b>TOTAL FUND REVENUE</b>	<b>5,784,040.00</b>	<b>252,129.66</b>	<b>5,905,629.66</b>	<b>121,589.66</b>	<b>102.1</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>ADMINISTRATION</b>					
<b>PERSONNEL EXPENDITURES</b>					
01-51131-00 SALARIES	585,424.00	42,599.00	614,719.61	29,295.61 (	105.0)
01-51132-00 PAYROLL TAXES	86,026.00	5,675.82	83,499.77 (	2,526.23)	( 97.1)
01-51134-00 NON-INSURANCE BENEFITS	7,300.00	300.00	6,936.98 (	363.02)	( 95.0)
01-51136-00 EMPLOYEE INSURANCE	106,200.00	8,779.96	96,746.24 (	9,453.76)	( 91.1)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>784,950.00</b>	<b>57,354.78</b>	<b>801,902.60</b>	<b>16,952.60 (</b>	<b>( 102.2)</b>
<b>EQUIPMENT &amp; SUPPLIES</b>					
01-51143-00 EQUIPMENT/ADMINISTRATION	7,000.00	.00	210.00 (	6,790.00)	( 3.0)
01-51144-00 EQUIPMENT LEASES	8,000.00	462.76	6,376.64 (	1,623.36)	( 79.7)
01-51145-00 PROGRAM SUPPORT, LICENSES FEE	10,000.00	.00	7,824.35 (	2,175.65)	( 78.2)
01-51161-00 FUEL	2,600.00	.00	1,874.07 (	725.93)	( 72.0)
01-51163-00 PROMOTION/NEWSLETTER	3,500.00	.00	.00 (	3,500.00)	.0
01-51164-00 SUPPLIES/POSTAGE	19,000.00	1,349.97	16,070.61 (	2,929.39)	( 84.6)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>50,100.00</b>	<b>1,812.73</b>	<b>32,355.67 (</b>	<b>17,744.33)</b>	<b>( 64.6)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>					
01-51166-00 INSURANCE	32,000.00	.00	31,888.00 (	112.00)	( 99.7)
<b>MAINTENANCE</b>					
01-51171-01 MAINT-BUILDING & GROUNDS	20,000.00	40.00	3,848.31 (	16,151.69)	( 19.2)
01-51171-02 MAINT-VEH & EQUIP-BI	3,000.00	1,140.55	1,235.77 (	1,764.23)	( 41.2)
01-51171-03 COMPUTERS/REPLACEMENTS	15,000.00	2,400.20	12,531.00 (	2,469.00)	( 83.5)
01-51171-04 COMPUTER NETWORK/SERV MAINT	18,000.00	4,343.28	17,613.65 (	386.35)	( 97.9)
01-51171-05 MAINTENANCE-CITY WEBSITE	17,000.00	.00	16,914.81 (	85.19)	( 99.5)
01-51171-07 MAINT-LIVINGSTON CENTER	42,000.00	65.00	37,858.76 (	4,141.24)	( 90.1)
01-51171-08 CIVIC SYSTEMS- PROGRAM SUPPOR	4,800.00	.00	3,508.00 (	1,292.00)	( 73.1)
<b>TOTAL MAINTENANCE</b>	<b>119,800.00</b>	<b>7,989.03</b>	<b>93,510.30 (</b>	<b>26,289.70)</b>	<b>( 78.1)</b>
<b>SERVICES</b>					
01-51172-01 SERVICES-LEGAL FEES	80,000.00	2,213.75	50,707.23 (	29,292.77)	( 63.4)
01-51172-02 SERVICES-AUDIT	23,000.00	.00	7,000.00 (	16,000.00)	( 30.4)
01-51172-03 SERVICES-ENGINEERING	30,000.00	.00	8,452.63 (	21,547.37)	( 28.2)
01-51172-04 SERVICES-OTHER	30,000.00	1,332.58	43,503.87	13,503.87 (	145.0)
<b>TOTAL SERVICES</b>	<b>163,000.00</b>	<b>3,546.33</b>	<b>109,663.73 (</b>	<b>53,336.27)</b>	<b>( 67.3)</b>
<b>UTILITIES</b>					
01-51173-00 UTILITIES-TELEPHONE	5,000.00	395.73	4,786.62 (	213.38)	( 95.7)
01-51175-00 UTILITIES-GAS/WATER ETC	10,000.00	556.52	7,327.14 (	2,672.86)	( 73.3)
01-51175-01 UTILITIES-LIVINGSTON CENTER	7,000.00	632.09	6,270.33 (	729.67)	( 89.6)
<b>TOTAL UTILITIES</b>	<b>22,000.00</b>	<b>1,584.34</b>	<b>18,384.09 (</b>	<b>3,615.91)</b>	<b>( 83.6)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>TRAVEL &amp; MEETINGS</b>					
01-51176-00 TRAVEL & MEETINGS	8,000.00	( 247.70)	7,924.43	( 75.57)	( 99.0)
TOTAL TRAVEL & MEETINGS	8,000.00	( 247.70)	7,924.43	( 75.57)	( 99.0)
<b>TRAINING</b>					
01-51177-00 TRAINING	18,000.00	1,160.00	9,224.68	( 8,775.32)	( 51.2)
01-51177-02 WELLNESS PROGRAM	3,600.00	300.00	3,450.00	( 150.00)	( 95.8)
TOTAL TRAINING	21,600.00	1,460.00	12,674.68	( 8,925.32)	( 58.7)
<b>PROGRAMS</b>					
01-51178-01 PROGRAM-SAFETY	5,000.00	474.05	2,855.26	( 2,144.74)	( 57.1)
01-51178-10 PROGRAM-SUPPORT TOURISM	40,000.00	30,000.00	30,000.00	( 10,000.00)	( 75.0)
01-51178-11 PROGRAM SUPPORT-CHAMBER OF C	20,000.00	20,000.00	20,000.00	.00	( 100.0)
01-51178-12 PROGRAM SUPPORT-MAIN ST	25,000.00	25,000.00	25,000.00	.00	( 100.0)
01-51178-14 PROGRAM SUPPORT-AMBULANCE	30,000.00	.00	19,209.17	( 10,790.83)	( 64.0)
01-51178-15 PROGRAM SUPPORT-HIST. PRESERV.	5,000.00	.00	2,429.26	( 2,570.74)	( 48.6)
01-51178-16 PROG SUPPORT-P C SERV FOR SRS	2,000.00	.00	.00	( 2,000.00)	.1
01-51178-17 PROG SUPPORT-P C SENIORS TRAN	1,500.00	.00	.00	( 1,500.00)	.1
01-51178-18 PIATT CO TOY & GIFT	1,000.00	.00	1,000.00	.00	( 99.9)
01-51178-20 PROG SUPPORT-FAITH IN ACTION	2,000.00	.00	.00	( 2,000.00)	.1
01-51178-21 PROGRAM SUPPORT-FIREWORKS	6,000.00	.00	6,000.00	.00	( 100.0)
01-51178-22 PROGRAM-CHRISTMAS LIGHTING	5,000.00	2,711.02	2,711.02	( 2,288.98)	( 54.2)
01-51178-25 HABITAT FOR HUMANITY	10,000.00	.00	.00	( 10,000.00)	.0
TOTAL PROGRAMS	152,500.00	78,185.07	109,204.71	( 43,295.29)	( 71.6)
<b>CONTINGENCY</b>					
01-51190-00 CONTINGENCY	20,000.00	.00	3,479.52	( 16,520.48)	( 17.4)
TOTAL CONTINGENCY	20,000.00	.00	3,479.52	( 16,520.48)	( 17.4)
TOTAL ADMINISTRATION	1,373,950.00	151,684.58	1,220,987.73	( 152,962.27)	( 88.9)
<b>POLICE</b>					
<b>PERSONNEL EXPENDITURES</b>					
01-51331-00 SALARIES	690,145.00	42,678.20	668,330.52	( 21,814.48)	( 96.8)
01-51331-01 OVERTIME	15,000.00	1,952.50	18,321.95	3,321.95	( 122.1)
01-51332-00 PAYROLL TAXES	938,857.00	23,445.80	873,068.78	( 65,788.22)	( 93.0)
01-51334-00 UNIFORMS	10,000.00	49.69	12,314.49	2,314.49	( 123.1)
01-51336-00 GROUP INSURANCE	168,000.00	14,646.65	169,962.77	1,962.77	( 101.2)
TOTAL PERSONNEL EXPENDITURES	1,822,002.00	82,772.84	1,741,998.51	( 80,003.49)	( 95.6)

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>EQUIPMENT &amp; SUPPLIES</b>						
01-51361-00 FUEL	22,000.00	1,830.30	16,635.85	(	5,364.15)	( 75.6)
01-51364-00 SUPPLIES GENERAL	7,000.00	992.31	4,487.80	(	2,512.20)	( 64.1)
01-51364-01 POLICE RANGE	5,000.00	3,700.00	3,962.75	(	1,037.25)	( 79.2)
01-51364-02 AMMO/GUNS/TASERS	5,000.00	.00	.00	(	5,000.00)	.0
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>39,000.00</b>	<b>6,522.61</b>	<b>25,086.40</b>	<b>(</b>	<b>13,913.60)</b>	<b>( 64.3)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>						
01-51366-00 INSURANCE	66,000.00	.00	65,500.00	(	500.00)	( 99.2)
01-51366-01 INSURANCE CLAIMS	.00	.00	4,730.08		4,730.08	.0
<b>MAINTENANCE</b>						
01-51371-01 MAINTENANCE-B & G	5,000.00	165.00	1,236.98	(	3,763.02)	( 24.7)
01-51371-02 MAINTENANCE EQUIPMENT	15,000.00	1,404.37	8,444.56	(	6,555.44)	( 56.3)
01-51371-03 COMP SUPPORT/SOFTWARE/INTERN	10,000.00	3,000.00	6,641.49	(	3,358.51)	( 66.4)
01-51371-04 COMP NETWORK SERVER MAINT	4,000.00	283.60	4,622.55		622.55	( 115.5)
01-51371-05 LICENSED VEHICLE MAINT	10,000.00	.00	.00	(	10,000.00)	.0
<b>TOTAL MAINTENANCE</b>	<b>44,000.00</b>	<b>4,852.97</b>	<b>20,945.58</b>	<b>(</b>	<b>23,054.42)</b>	<b>( 47.6)</b>
<b>SERVICES</b>						
01-51372-01 SERVICES/ATTORNEYS FEES/LICENS	14,000.00	291.25	8,858.95	(	5,141.05)	( 63.3)
01-51372-05 PUBLICATIONS/PRINTING	11,000.00	950.65	7,422.31	(	3,577.69)	( 67.5)
01-51372-06 PRO FEES/DUES/MEMB/MTU COSTS	5,000.00	.00	3,549.00	(	1,451.00)	( 71.0)
01-51372-07 ANIMAL CONTROL/ANIMAL HOSP FEE	30,000.00	.00	885.75	(	29,114.25)	( 3.0)
<b>TOTAL SERVICES</b>	<b>60,000.00</b>	<b>1,241.90</b>	<b>20,716.01</b>	<b>(</b>	<b>39,283.99)</b>	<b>( 34.5)</b>
<b>UTILITIES</b>						
01-51373-00 UTILITIES-PHONE	2,000.00	173.22	2,034.53		34.53	( 101.7)
01-51374-00 UTILITIES-CELL PHONE	9,000.00	353.07	4,320.00	(	4,680.00)	( 48.0)
01-51375-00 UTILITIES-GAS,INTERNET,WATER	11,750.00	1,039.24	12,405.23		655.23	( 105.6)
01-51375-05 UTILITIES-LEADS	5,500.00	160.16	2,795.65	(	2,704.35)	( 50.8)
<b>TOTAL UTILITIES</b>	<b>28,250.00</b>	<b>1,725.69</b>	<b>21,555.41</b>	<b>(</b>	<b>6,694.59)</b>	<b>( 76.3)</b>
<b>TRAINING</b>						
01-51377-00 TRAINING	24,000.00	19.00	25,344.86		1,344.86	( 105.6)
<b>TOTAL TRAINING</b>	<b>24,000.00</b>	<b>19.00</b>	<b>25,344.86</b>		<b>1,344.86</b>	<b>( 105.6)</b>
<b>PROGRAMS</b>						
01-51378-01 FIRE & POLICE COMMISSION	2,000.00	808.48	1,143.48	(	856.52)	( 57.1)
<b>TOTAL PROGRAMS</b>	<b>2,000.00</b>	<b>808.48</b>	<b>1,143.48</b>	<b>(</b>	<b>856.52)</b>	<b>( 57.1)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>CAPITAL IMPROVEMENTS</b>						
01-51380-01 SQUAD CAR REPLACEMENT	64,000.00	.00	47,469.00	(	16,531.00)	( 74.2)
01-51380-06 RADAR UNIT	10,000.00	.00	.00	(	10,000.00)	.0
01-51380-09 OFFICE COMPUTER REPLACEMENT	1,500.00	.00	.00	(	1,500.00)	.1
01-51380-10 FLOCK SAFETY EQUIPMENT	10,500.00	.00	10,000.00	(	500.00)	( 95.2)
01-51380-12 BODY CAMERAS	10,000.00	.00	8,640.00	(	1,360.00)	( 86.4)
01-51380-13 SQUAD CAR LAPTOPS	41,000.00	.00	28,213.44	(	12,786.56)	( 68.8)
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>137,000.00</b>	<b>.00</b>	<b>94,322.44</b>	<b>(</b>	<b>42,677.56)</b>	<b>( 68.9)</b>
<b>TOTAL POLICE</b>	<b>2,222,252.00</b>	<b>97,943.49</b>	<b>2,021,342.77</b>	<b>(</b>	<b>200,909.23)</b>	<b>( 91.0)</b>
<b>FIRE</b>						
<b>PERSONNEL EXPENDITURES</b>						
01-51431-00 SALARIES	44,000.00	3,075.00	30,975.00	(	13,025.00)	( 70.4)
01-51432-00 PAYROLL TAXES	4,400.00	256.72	2,586.61	(	1,813.39)	( 58.8)
01-51434-00 UNIFORMS	1,500.00	.00	1,663.00	(	163.00)	( 110.8)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>49,900.00</b>	<b>3,331.72</b>	<b>35,224.61</b>	<b>(</b>	<b>14,675.39)</b>	<b>( 70.6)</b>
<b>EQUIPMENT &amp; SUPPLIES</b>						
01-51443-00 EQUIP/SUPPLIES-INC MEDICAL SUP	5,000.00	.00	956.03	(	4,043.97)	( 19.1)
01-51443-01 RECURRING GEAR/TOOLS	13,000.00	.00	11,482.84	(	1,517.16)	( 88.3)
01-51461-00 FUEL	3,400.00	88.79	1,748.68	(	1,651.32)	( 51.4)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>21,400.00</b>	<b>88.79</b>	<b>14,187.55</b>	<b>(</b>	<b>7,212.45)</b>	<b>( 66.3)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>						
01-51466-00 INSURANCE	5,800.00	.00	5,600.00	(	200.00)	( 96.5)
<b>MAINTENANCE</b>						
01-51471-02 MAINTENANCE-EQUIPMENT	14,000.00	334.44	11,288.11	(	2,711.89)	( 80.6)
01-51471-03 MAINT-COMPUTER & REPLACEMENT	4,200.00	.00	5,111.99	(	911.99)	( 121.7)
01-51471-04 MAINT-COMPUTER NETWORK	1,800.00	56.00	1,012.25	(	787.75)	( 56.2)
<b>TOTAL MAINTENANCE</b>	<b>20,000.00</b>	<b>390.44</b>	<b>17,412.35</b>	<b>(</b>	<b>2,587.65)</b>	<b>( 87.1)</b>
<b>SERVICES</b>						
01-51472-04 SERVICES	2,200.00	581.21	2,066.21	(	133.79)	( 93.9)
<b>TOTAL SERVICES</b>	<b>2,200.00</b>	<b>581.21</b>	<b>2,066.21</b>	<b>(</b>	<b>133.79)</b>	<b>( 93.9)</b>
<b>UTILITIES</b>						
01-51473-00 UTILITIES/TELEPHONE	1,800.00	169.04	1,884.44	(	84.44)	( 104.6)
<b>TOTAL UTILITIES</b>	<b>1,800.00</b>	<b>169.04</b>	<b>1,884.44</b>	<b>(</b>	<b>84.44)</b>	<b>( 104.6)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>TRAINING</b>						
01-51477-00 TRAINING-FD	6,000.00	.00	1,150.00	(	4,850.00)	( 19.2)
TOTAL TRAINING	6,000.00	.00	1,150.00	(	4,850.00)	( 19.2)
<b>PROGRAMS</b>						
01-51478-01 FIRE PREVENTION	2,000.00	421.23	1,774.47	(	225.53)	( 88.7)
TOTAL PROGRAMS	2,000.00	421.23	1,774.47	(	225.53)	( 88.7)
<b>CAPITAL IMPROVEMENTS</b>						
01-51480-04 RESCUE PUMPER TRUCK PYMT	75,606.00	.00	75,618.14		12.14	( 100.0)
01-51480-06 HOSES, ATTACHMENTS, ACCESORIE	20,400.00	.00	47,823.11		27,423.11	( 234.4)
TOTAL CAPITAL IMPROVEMENTS	96,006.00	.00	123,441.25		27,435.25	( 128.6)
TOTAL FIRE	205,106.00	4,982.43	202,740.88	(	2,365.12)	( 98.9)
 <b>PUBLIC WORKS</b>						
<b>PERSONNEL EXPENDITURES</b>						
01-51531-00 SALARIES	618,116.00	42,155.77	617,891.46	(	224.54)	( 100.0)
01-51532-00 PAYROLL TAXES	88,237.00	5,782.46	84,773.81	(	3,463.19)	( 96.1)
01-51534-00 NON-INSURANCE BENEFITS	8,000.00	249.30	4,938.92	(	3,061.08)	( 61.7)
01-51536-00 EMPLOYEE INSURANCE	123,798.00	8,608.17	96,710.89	(	27,087.11)	( 78.1)
TOTAL PERSONNEL EXPENDITURES	838,151.00	56,795.70	804,315.08	(	33,835.92)	( 96.0)
<b>EQUIPMENT &amp; SUPPLIES</b>						
01-51543-00 EQUIPMENT/TOOLS	17,000.00	5,759.03	12,502.80	(	4,497.20)	( 73.5)
01-51544-00 EQUIPMENT RENTAL	2,000.00	2,000.00	2,000.00		.00	( 100.0)
01-51561-00 FUEL/CHEMICALS	70,000.00	2,361.28	38,446.59	(	31,553.41)	( 54.9)
01-51562-00 CHEMICALS/STREET SALT	39,000.00	.00	31,436.84	(	7,563.16)	( 80.6)
01-51564-00 SUPPLIES/OTHER	15,000.00	689.48	15,116.51		116.51	( 100.8)
01-51564-01 SAFETY SUPPLIES	3,000.00	.00	4,287.02		1,287.02	( 142.9)
01-51564-08 BEAUTIFICATION	25,000.00	336.81	20,630.16	(	4,369.84)	( 82.5)
01-51564-11 SUPPLIES-SIGN REPLACEMENT	4,500.00	758.92	7,963.61		3,463.61	( 177.0)
TOTAL EQUIPMENT & SUPPLIES	175,500.00	11,905.52	132,383.53	(	43,116.47)	( 75.4)
<b>INSURANCE - PROPERTY, LIABILITY,</b>						
01-51566-00 INSURANCE	66,000.00	.00	62,582.02	(	3,417.98)	( 94.8)
01-51566-01 INSURANCE CLAIMS	.00	8,730.00	22,671.00		22,671.00	.0

**CITY OF MONTICELLO  
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**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>MAINTENANCE</b>						
01-51571-01 MAINT-BUILDING & GROUNDS	30,000.00	205.42	7,158.01	(	22,841.99)	( 23.9)
01-51571-02 MAINTENANCE-VEH & EQ	80,000.00	4,538.10	77,732.36	(	2,267.64)	( 97.2)
01-51571-03 COMPUTER REPAIRS	5,500.00	.00	6,721.25	(	1,221.25)	( 122.2)
01-51571-04 MAINTENANCE--COMPUTER NETWO	3,000.00	114.00	2,469.50	(	530.50)	( 82.3)
01-51571-05 OIL & CHIP SUPPLEMENTAL MAINT	10,000.00	.00	9,754.90	(	245.10)	( 97.5)
01-51571-06 ROAD & DRAINAGE MAINTENANCE	50,000.00	4,435.44	39,338.41	(	10,661.59)	( 78.7)
01-51571-07 SIDEWALK MAINTENANCE	45,000.00	14,196.95	28,626.97	(	16,373.03)	( 63.6)
01-51571-08 TORNADO SIREN MAINTENANCE	32,000.00	.00	7,442.85	(	24,557.15)	( 23.3)
<b>TOTAL MAINTENANCE</b>	<b>255,500.00</b>	<b>23,489.91</b>	<b>179,244.25</b>	(	<b>76,255.75)</b>	<b>( 70.2)</b>
<b>SERVICES</b>						
01-51572-04 SERVICES-OTHER	10,500.00	700.00	16,229.81	(	5,729.81)	( 154.6)
01-51572-05 SERVICES-TREE REMOVAL	80,000.00	3,050.00	64,133.00	(	15,867.00)	( 80.2)
01-51572-06 SERVICES-LANDSCAPE WASTE	26,000.00	.00	20,031.98	(	5,968.02)	( 77.0)
01-51572-07 SERVICES-CITY CLEAN-UP/WASTE	18,000.00	1,973.22	7,892.80	(	10,107.20)	( 43.8)
<b>TOTAL SERVICES</b>	<b>134,500.00</b>	<b>5,723.22</b>	<b>108,287.59</b>	(	<b>26,212.41)</b>	<b>( 80.5)</b>
<b>UTILITIES</b>						
01-51573-00 UTILITIES/TELEPHONE	700.00	75.00	900.00	(	200.00)	( 128.4)
01-51575-00 UTILITIES/GAS-ELECT-WATER	24,000.00	1,159.81	20,251.67	(	3,748.33)	( 84.4)
01-51575-02 UTILITIES-STREET LIGHTING	80,000.00	6,429.92	67,776.06	(	12,223.94)	( 84.7)
01-51575-03 UTILITIES-TRAFFIC SIGNAL	2,000.00	130.18	1,972.10	(	27.90)	( 98.6)
<b>TOTAL UTILITIES</b>	<b>106,700.00</b>	<b>7,794.91</b>	<b>90,899.83</b>	(	<b>15,800.17)</b>	<b>( 85.2)</b>
<b>TRAINING</b>						
01-51577-00 TRAINING/PW	2,000.00	.00	1,045.34	(	954.66)	( 52.2)
<b>TOTAL TRAINING</b>	<b>2,000.00</b>	<b>.00</b>	<b>1,045.34</b>	(	<b>954.66)</b>	<b>( 52.2)</b>
<b>TOTAL PUBLIC WORKS</b>	<b>1,578,351.00</b>	<b>114,439.26</b>	<b>1,401,428.64</b>	(	<b>176,922.36)</b>	<b>( 88.8)</b>
<b>RECREATION</b>						
<b>PERSONNEL EXPENDITURES</b>						
01-51631-00 SALARIES	199,413.00	13,524.80	201,485.61	(	2,072.61)	( 101.0)
01-51632-00 PAYROLL TAXES	26,459.00	1,783.47	25,779.55	(	679.45)	( 97.4)
01-51634-00 NON-INS BENEFITS	2,800.00	120.00	2,250.00	(	550.00)	( 80.3)
01-51636-00 GROUP INSURANCE	40,000.00	2,870.27	36,326.32	(	3,673.68)	( 90.8)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>268,672.00</b>	<b>18,298.54</b>	<b>265,841.48</b>	(	<b>2,830.52)</b>	<b>( 99.0)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>EQUIPMENT &amp; SUPPLIES</b>						
01-51661-00 FUEL	2,000.00	150.62	1,123.76	(	876.24	( 56.1)
01-51664-00 SUPPLIES-GENERAL	2,000.00	192.38	635.99	(	1,364.01	( 31.8)
01-51665-00 SUPPLIES-CONCESSIONS-LL	6,000.00	.00	5,883.96	(	116.04	( 98.1)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>10,000.00</b>	<b>343.00</b>	<b>7,643.71</b>	<b>(</b>	<b>2,356.29</b>	<b>( 76.4)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>						
01-51666-00 INSURANCE	13,000.00	.00	9,466.00	(	3,534.00	( 72.8)
<b>MAINTENANCE</b>						
01-51671-02 MAINTENANCE/VEHICLES-EQUIP	1,000.00	.00	337.49	(	662.51	( 33.7)
01-51671-03 MAINTENANCE-COMPUTERS	4,000.00	.00	3,709.96	(	290.04	( 92.7)
01-51671-04 MAINTENANCE-COMPUTER NETWORK	1,000.00	56.00	1,065.25		65.25	( 106.4)
01-51671-05 MAINTENANCE/NICK'S PARK	2,500.00	.00	793.66	(	1,706.34	( 31.7)
01-51671-06 MAINTENANCE/BURKE PK	1,500.00	49.97	1,107.09	(	392.91	( 73.7)
01-51671-07 MAINTENANCE-TRAILS	500.00	.00	66.37	(	433.63	( 13.1)
01-51671-08 MAINT/BALL DIAMONDS	3,000.00	.00	3,057.67		57.67	( 101.9)
01-51671-09 MAINTENANCE/GOLF RANGE	500.00	39.98	222.91	(	277.09	( 44.4)
01-51671-10 WASHINGTON/BUCHANAN PARK	500.00	41.98	310.50	(	189.50	( 61.9)
01-51671-11 MILLIGAN DOG PARK	500.00	.00	.00	(	500.00	.2
<b>TOTAL MAINTENANCE</b>	<b>15,000.00</b>	<b>187.93</b>	<b>10,670.90</b>	<b>(</b>	<b>4,329.10</b>	<b>( 71.1)</b>
<b>UTILITIES</b>						
01-51673-02 UTILITIES/TELEPHONE-FOREST PRE	600.00	73.26	755.04		155.04	( 125.7)
01-51673-03 UTILITIES-PHONE-RANGE	400.00	25.00	300.00	(	100.00	( 74.8)
01-51675-01 UTILITIES-PARKS-GAS,ELECT	2,100.00	99.72	1,142.33	(	957.67	( 54.4)
01-51675-02 UTILITES/ELECT-FOREST PRESERVE	2,100.00	238.42	2,427.61		327.61	( 115.6)
01-51675-03 UTILITES/DRIVING RANGE-GAS,ELE	2,100.00	432.88	2,866.64		766.64	( 136.5)
01-51675-04 UTILITES/WATER-SCHOOL	4,500.00	497.36	4,467.16	(	32.84	( 99.3)
01-51675-05 UTILITES/WATER-BURKE PARK	2,100.00	203.15	605.89	(	1,494.11	( 28.8)
<b>TOTAL UTILITIES</b>	<b>13,900.00</b>	<b>1,569.79</b>	<b>12,564.67</b>	<b>(</b>	<b>1,335.33</b>	<b>( 90.4)</b>
<b>TRAVEL &amp; MEETINGS</b>						
01-51676-00 TRAVEL & MEETINGS	500.00	.00	490.00	(	10.00	( 97.8)
<b>TOTAL TRAVEL &amp; MEETINGS</b>	<b>500.00</b>	<b>.00</b>	<b>490.00</b>	<b>(</b>	<b>10.00</b>	<b>( 97.8)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>PROGRAMS</b>						
01-51678-01 RECREATION PROMOTIONS	300.00	.00	.00	(	300.00)	.3
01-51678-03 OUTDOOR MOVIE TIME	2,000.00	.00	.00	(	2,000.00)	.1
01-51678-04 PROGRAMS-BASEBALL	3,200.00	.00	2,400.74	(	799.26)	( 75.0)
01-51678-05 PROGRAMS-SOFTBALL	3,200.00	.00	1,646.78	(	1,553.22)	( 51.4)
01-51678-06 PROGRAMS-T-BALL & PEANUT	4,200.00	.00	3,153.98	(	1,046.02)	( 75.1)
01-51678-08 PROGRAMS-SUMMER SINGERS	1,000.00	.00	1,624.46	(	624.46)	( 162.4)
01-51678-09 PROGRAMS-EASTER EGG HUNT	400.00	.00	390.88	(	9.12)	( 97.5)
01-51678-10 PROGRAMS-GOLF	800.00	.00	846.36	(	46.36)	( 105.7)
01-51678-11 PROGRAMS-FOOTBALL	10,000.00	.00	9,662.96	(	337.04)	( 96.6)
01-51678-12 PROGRAMS/SOCCER	4,500.00	.00	7,421.11	(	2,921.11)	( 164.9)
01-51678-13 PROGRAMS-HALLOWEEN EVENT	350.00	317.73	317.73	(	32.27)	( 90.5)
01-51678-15 PROGRAMS-CHRISTMAS CONTESTS	100.00	.00	.00	(	100.00)	1.0
01-51678-16 CAP IMPRV-EAGLE SCOUT PROJECT	250.00	.00	.00	(	250.00)	.4
01-51678-17 PROGRAMS-SENIOR CITIZENS	500.00	.00	500.00	(	.00)	( 99.8)
<b>TOTAL PROGRAMS</b>	<b>30,800.00</b>	<b>317.73</b>	<b>27,965.00</b>	<b>(</b>	<b>2,835.00)</b>	<b>( 90.8)</b>
<b>TOTAL RECREATION</b>	<b>351,872.00</b>	<b>20,716.99</b>	<b>334,641.76</b>	<b>(</b>	<b>17,230.24)</b>	<b>( 95.1)</b>
 <b>AQUATIC CENTER/POOL</b>						
<b>PERSONNEL EXPENDITURES</b>						
01-51731-00 SALARIES-AQUATIC CENTER	152,916.00	40.00	138,309.16	(	14,606.84)	( 90.5)
01-51732-00 PAYROLL TAXES-AQ CENTER	16,480.00	3.36	12,149.68	(	4,330.32)	( 73.7)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>169,396.00</b>	<b>43.36</b>	<b>150,458.84</b>	<b>(</b>	<b>18,937.16)</b>	<b>( 88.8)</b>
<b>EQUIPMENT &amp; SUPPLIES</b>						
01-51762-00 CHEMICALS/POOL	15,000.00	.00	16,003.33	(	1,003.33)	( 106.7)
01-51765-00 SUPPLIES-CONCESSIONS-POOL	14,000.00	.00	17,121.87	(	3,121.87)	( 122.3)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>29,000.00</b>	<b>.00</b>	<b>33,125.20</b>	<b>(</b>	<b>4,125.20)</b>	<b>( 114.2)</b>
<b>MAINTENANCE</b>						
01-51771-01 MAINTENANCE/AQUATIC CENTER	23,200.00	69.48	11,322.69	(	11,877.31)	( 48.8)
<b>TOTAL MAINTENANCE</b>	<b>23,200.00</b>	<b>69.48</b>	<b>11,322.69</b>	<b>(</b>	<b>11,877.31)</b>	<b>( 48.8)</b>
<b>UTILITIES</b>						
01-51773-00 UTILITIES-PHONE	300.00	33.77	308.77	(	8.77)	( 102.6)
01-51775-00 UTILITIES-GAS ELEC ETC	19,000.00	822.70	18,687.54	(	312.46)	( 98.4)
<b>TOTAL UTILITIES</b>	<b>19,300.00</b>	<b>856.47</b>	<b>18,996.31</b>	<b>(</b>	<b>303.69)</b>	<b>( 98.4)</b>
<b>PROGRAMS</b>						
01-51778-01 PROGRAMS-POOLS	4,300.00	.00	1,990.48	(	2,309.52)	( 46.3)
01-51778-02 PROGRAMS-SWIM TEAM	1,200.00	.00	986.76	(	213.24)	( 82.2)
<b>TOTAL PROGRAMS</b>	<b>5,500.00</b>	<b>.00</b>	<b>2,977.24</b>	<b>(</b>	<b>2,522.76)</b>	<b>( 54.1)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**GENERAL FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
TOTAL AQUATIC CENTER/POOL	246,396.00	969.31	216,880.28	( 29,515.72)	( 88.0)
<u>CAPITAL IMPROVEMENTS DEPT</u>					
<b>CAPITAL IMPROVEMENTS</b>					
01-51880-55 PW OTHER EQUIPMENT	165,500.00	.00	163,022.11	( 2,477.89)	( 98.5)
01-51880-56 DUMP TRUCK	17,305.00	.00	17,300.40	( 4.60)	( 100.0)
01-51880-57 AIR BURNER	60,000.00	.00	32,400.00	( 27,600.00)	( 54.0)
01-51880-75 PW CAMPUS LOAN PYMT	62,150.00	.00	62,150.00	.00	( 100.0)
01-51880-79 ROBERT C BURKE/FREEDOM PARK	2,200,000.00	.00	1,751,207.38	( 448,792.62)	( 79.6)
01-51880-81 SURVEY TRUCK - ADMIN	35,000.00	.00	35,154.73	154.73	( 100.4)
01-51880-83 OBERHEIM PARK	8,000,000.00	869,241.04	4,446,586.33	( 3,553,413.67)	( 55.6)
01-51880-84 GRANT/BUCH PAVEMENT REHAB	36,000.00	.00	36,000.00	.00	( 100.0)
01-51880-85 GRANT/BUCH PMNT REHB BOND PY	246,000.00	.00	263,625.00	17,625.00	( 107.2)
01-51880-86 DEBT SERVICE BURKE/FREEDOM PR	100,000.00	.00	95,750.00	( 4,250.00)	( 95.8)
01-51880-90 MAIN/INDEPENDENCE PRELIM ENG	1,150,000.00	13,109.40	1,123,384.52	( 26,615.48)	( 97.7)
01-51880-91 BIKE TRAIL WEST/LIB CR N 625 E	38,000.00	.00	.00	( 38,000.00)	.0
01-51880-92 FIRE STATION PROJECT	115,500.00	.00	76,194.00	( 39,306.00)	( 66.0)
01-51880-93 PRELIM ENGIN WASH ST SCAPE	100,000.00	914.50	83,199.05	( 16,800.95)	( 83.2)
01-51880-94 CITY HALL/PD FEAS S,D&C	40,000.00	.00	40,000.00	.00	( 100.0)
01-51880-95 STREET SHED UPDATE	20,000.00	13,577.57	13,577.57	( 6,422.43)	( 67.9)
TOTAL CAPITAL IMPROVEMENTS	12,385,455.00	896,842.51	8,239,551.09	( 4,145,903.91)	( 66.5)
TOTAL CAPITAL IMPROVEMENTS DEP	12,385,455.00	896,842.51	8,239,551.09	( 4,145,903.91)	( 66.5)
<u>RECREATION</u>					
<b>UTILITIES</b>					
01-53174-15 FINANCING-INST PAYMENTS	.00	.00	13,625.00	13,625.00	.0
TOTAL UTILITIES	.00	.00	13,625.00	13,625.00	.0
TOTAL RECREATION	.00	.00	13,625.00	13,625.00	.0
TOTAL FUND EXPENDITURES	18,363,382.00	1,287,578.57	13,651,198.15	( 4,712,183.85)	( 74.3)
NET REVENUE OVER EXPENDITURES	( 12,579,342.00)	( 1,035,448.91)	( 7,745,568.49)	4,833,773.51	61.6

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER WORKS

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
02-42011-00 WATER RECEIPTS	925,153.00	83,001.94	841,649.37	( 83,503.63)	91.0
02-42012-00 MISC WATER RECEIPTS	.00	.00	5,723.68	5,723.68	.0
02-42017-00 REFUSE & RECYCLING PROGRAM	645,000.00	52,476.83	580,670.02	( 64,329.98)	90.0
02-42021-00 TAP-IN FEES	12,000.00	.00	20,261.00	8,261.00	168.8
02-42027-00 INTEREST	1,300.00	105.38	1,614.36	314.36	124.2
TOTAL MISC INCOME	1,583,453.00	135,584.15	1,449,918.43	( 133,534.57)	91.6
TOTAL FUND REVENUE	1,583,453.00	135,584.15	1,449,918.43	( 133,534.57)	91.6

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**WATER WORKS**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>WATER WORKS</b>					
<b>PERSONNEL EXPENDITURES</b>					
02-52131-00 SALARIES	261,094.00	16,827.66	276,900.09	15,806.09 (	106.1)
02-52132-00 PAYROLL TAXES	39,844.00	2,390.81	39,917.98	73.98 (	100.2)
02-52134-00 NON-INS BENEFITS	3,200.00	74.80	2,302.10 (	897.90)	( 71.9)
02-52136-00 EMPLOYEE INSURANCE	44,272.00	4,278.37	42,200.25 (	2,071.75)	( 95.3)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>348,410.00</b>	<b>23,571.64</b>	<b>361,320.42</b>	<b>12,910.42 (</b>	<b>( 103.7)</b>
<b>EQUIPMENT &amp; SUPPLIES</b>					
02-52143-00 EQUIPMENT	4,000.00	.00	2,712.49 (	1,287.51)	( 67.8)
02-52161-00 FUEL	7,000.00	319.25	4,378.75 (	2,621.25)	( 62.5)
02-52162-01 CHEMICALS-CHLORINE	30,000.00	.00	19,051.50 (	10,948.50)	( 63.5)
02-52162-02 CHEMICALS/SOFTENER SALT	88,000.00	6,600.16	53,792.44 (	34,207.56)	( 61.1)
02-52162-03 CHEMICALS/FLUORIDE	3,000.00	.00	1,941.75 (	1,058.25)	( 64.7)
02-52162-04 CHEMICALS/LEAD-COPPER	18,000.00	.00	11,695.09 (	6,304.91)	( 65.0)
02-52162-05 CHEMICALS-TESTING SUPPLIES	5,000.00	.00	139.01 (	4,860.99)	( 2.8)
02-52162-06 CHEMICALS-CYTEC POLYMER	5,500.00	.00	1,480.00 (	4,020.00)	( 26.9)
02-52162-10 CHEMICALS-CHLORINE BLEACH	6,800.00	.00	3,990.20 (	2,809.80)	( 58.7)
02-52162-11 HYDROGEN PEROXIDE, PERMITS, ET	2,500.00	.00	1,135.00 (	1,365.00)	( 45.4)
02-52164-00 GENERAL SUPPLIES	12,000.00	185.91	3,659.92 (	8,340.08)	( 30.5)
02-52164-01 WATER BILLING POSTAGE	10,500.00	1,225.44	9,873.23 (	626.77)	( 94.0)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>192,300.00</b>	<b>8,330.76</b>	<b>113,849.38 (</b>	<b>78,450.62)</b>	<b>( 59.2)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>					
02-52166-00 INSURANCE	22,000.00	.00	20,000.00 (	2,000.00)	( 90.9)
02-52166-01 INSURANCE CLAIMS	.00	.00	5,200.00	5,200.00	.0
<b>MAINTENANCE</b>					
02-52171-01 MAINTENANCE-PLANT & GROUNDS	10,000.00	.00	1,771.26 (	8,228.74)	( 17.7)
02-52171-02 MAINTENANCE/VEHICLES	12,000.00	1,805.20	6,500.93 (	5,499.07)	( 54.2)
02-52171-03 MAINTENANCE-COMPUTER REP.	7,000.00	2,120.00	6,289.97 (	710.03)	( 89.8)
02-52171-04 MAINTENANCE-COMPUTER NETWORK	4,000.00	56.00	902.75 (	3,097.25)	( 22.5)
02-52171-05 MAINTENANCE-SCADA & PLANT	40,000.00	105.00	26,984.41 (	13,015.59)	( 67.5)
02-52171-06 CIVIC SYSTEMS -PROGRAM SUPPOR	5,000.00	.00	3,508.00 (	1,492.00)	( 70.1)
02-52171-08 MAINTENANCE - DISTRIB SYSTEM	22,000.00	1,485.00	28,820.62	6,820.62	( 131.0)
<b>TOTAL MAINTENANCE</b>	<b>100,000.00</b>	<b>5,571.20</b>	<b>74,777.94 (</b>	<b>25,222.06)</b>	<b>( 74.8)</b>
<b>SERVICES</b>					
02-52172-03 SERVICES/ENGINEERING	3,000.00	.00	.00 (	3,000.00)	.0
02-52172-04 SERVICES-OTHER	13,000.00	965.00	13,592.57	592.57	( 104.6)
02-52172-05 SERVICES/PDC LAB	16,000.00	252.58	6,115.69 (	9,884.31)	( 38.2)
02-52172-06 RES REFUSE & RECYCLING PROGRA	645,000.00	51,822.31	563,978.40 (	81,021.60)	( 87.4)
<b>TOTAL SERVICES</b>	<b>677,000.00</b>	<b>53,039.89</b>	<b>583,686.66 (</b>	<b>93,313.34)</b>	<b>( 86.2)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**WATER WORKS**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>UTILITIES</b>						
02-52173-00 UTILITES/TELEPHONE	400.00	25.00	308.76	(	91.24)	( 76.9)
02-52175-00 UTILITIES/GAS-ELECT-WATER	64,000.00	5,265.14	58,648.52	(	5,351.48)	( 91.6)
TOTAL UTILITIES	64,400.00	5,290.14	58,957.28	(	5,442.72)	( 91.6)
<b>TRAINING</b>						
02-52177-00 TRAINING	5,000.00	( 250.48)	2,561.68	(	2,438.32)	( 51.2)
TOTAL TRAINING	5,000.00	( 250.48)	2,561.68	(	2,438.32)	( 51.2)
<b>CONTINGENCY</b>						
02-52190-00 CONTINGENCY FUND/WATER WORKS	10,000.00	.00	.00	(	10,000.00)	.0
TOTAL CONTINGENCY	10,000.00	.00	.00	(	10,000.00)	.0
<b>CAPITAL IMPROVEMENTS</b>						
02-52180-02 HYDRANT REPLACEMENT	4,000.00	.00	3,523.50	(	476.50)	( 88.1)
02-52180-03 WATER METER REPLACEMENT	40,000.00	790.55	38,721.49	(	1,278.51)	( 96.8)
02-52180-05 WATER VALVE PROGRAM	3,500.00	.00	.00	(	3,500.00)	.0
02-52180-21 CLEANING NORTH TOWER	14,000.00	.00	13,800.00	(	200.00)	( 98.6)
02-52180-26 DUMP TRUCK	4,000.00	.00	4,000.00		.00	( 100.0)
02-52180-27 ONE TON DUMP TRUCK	18,000.00	.00	17,576.00	(	424.00)	( 97.6)
02-52180-31 PLANT DEHUMIDIFIER	4,000.00	.00	4,132.70		132.70	( 103.3)
TOTAL CAPITAL IMPROVEMENTS	87,500.00	790.55	81,753.69	(	5,746.31)	( 93.4)
TOTAL WATER WORKS	1,506,610.00	96,343.70	1,302,107.05	(	204,502.95)	( 86.4)
TOTAL FUND EXPENDITURES	1,506,610.00	96,343.70	1,302,107.05	(	204,502.95)	( 86.4)
NET REVENUE OVER EXPENDITURES	76,843.00	39,240.45	147,811.38		70,968.38	( 192.4)

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

CASH WATER ESCROW FUND

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
03-43027-00 INTEREST	.00	60.91	679.79	679.79	.0
TOTAL MISC INCOME	.00	60.91	679.79	679.79	.0
TOTAL FUND REVENUE	.00	60.91	679.79	679.79	.0
NET REVENUE OVER EXPENDITURES	.00	60.91	679.79	679.79	.0

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

SANITATION

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
04-44017-00 SEWER RECEIPTS	1,742,000.00	147,029.23	1,569,226.24	( 172,773.76)	90.1
04-44021-00 SEWER PERMITS	12,000.00	.00	17,000.00	5,000.00	141.7
04-44027-00 INTEREST	15,000.00	1,988.60	21,960.60	6,960.60	146.4
TOTAL MISC INCOME	1,769,000.00	149,017.83	1,608,186.84	( 160,813.16)	90.9
TOTAL FUND REVENUE	1,769,000.00	149,017.83	1,608,186.84	( 160,813.16)	90.9

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**SANITATION**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE		BUDGET OVER/UNDER	PERCENT USED
<b>SANITATION</b>						
<b>PERSONNEL EXPENDITURES</b>						
04-54731-00 SALARIES	242,826.00	14,610.41	233,912.05	(	8,913.95)	( 96.3)
04-54732-00 PAYROLL TAXES	37,062.00	2,075.04	33,107.80	(	3,954.20)	( 89.3)
04-54734-00 NON-INS BENEFITS	2,900.00	31.55	1,150.51	(	1,749.49)	( 39.6)
04-54736-00 EMPLOYEE INSURANCE	54,665.00	3,084.65	42,509.38	(	12,155.62)	( 77.8)
<b>TOTAL PERSONNEL EXPENDITURES</b>	<b>337,453.00</b>	<b>19,801.65</b>	<b>310,679.74</b>	<b>(</b>	<b>26,773.26)</b>	<b>( 92.1)</b>
<b>EQUIPMENT &amp; SUPPLIES</b>						
04-54743-00 EQUIPMENT	10,000.00	501.33	8,499.58	(	1,500.42)	( 85.0)
04-54761-00 FUEL-PLANT	8,000.00	.00	3,148.70	(	4,851.30)	( 39.4)
04-54762-00 CHEMICALS	25,000.00	1,077.01	19,619.14	(	5,380.86)	( 78.5)
04-54763-00 JULIE LOCATE FEES & SUPPLIES	3,000.00	.00	.00	(	3,000.00)	.0
04-54764-00 SUPPLIES	13,000.00	2,876.96	10,166.02	(	2,833.98)	( 78.2)
04-54764-07 MONTHLY BILLING POSTAGE	10,500.00	.00	7,753.88	(	2,746.12)	( 73.8)
<b>TOTAL EQUIPMENT &amp; SUPPLIES</b>	<b>69,500.00</b>	<b>4,455.30</b>	<b>49,187.32</b>	<b>(</b>	<b>20,312.68)</b>	<b>( 70.8)</b>
<b>INSURANCE - PROPERTY, LIABILITY,</b>						
04-54766-00 INSURANCE	19,500.00	.00	18,000.00	(	1,500.00)	( 92.3)
<b>MAINTENANCE</b>						
04-54771-01 MAINTENANCE-PLANT AND SYSTEM	55,000.00	535.65	51,288.01	(	3,711.99)	( 93.3)
04-54771-02 MAINTENANCE-EQUIPMENT	40,000.00	331.17	42,222.52	(	2,222.52)	( 105.6)
04-54771-03 MAINT-LIFT STATIONS	25,000.00	.00	7,267.66	(	17,732.34)	( 29.1)
04-54771-04 MAINTENANCE-COMPUTER NETWORK	4,000.00	2,000.00	2,067.00	(	1,933.00)	( 51.7)
04-54771-05 MAINTENANCE-COMPUTER	7,500.00	56.00	1,471.00	(	6,029.00)	( 19.6)
04-54771-08 CIVIC SYS - PROGRAM SUPPORT	5,000.00	.00	3,508.00	(	1,492.00)	( 70.1)
04-54771-09 FILTER/DRYBED SAND	4,500.00	.00	.00	(	4,500.00)	.0
<b>TOTAL MAINTENANCE</b>	<b>141,000.00</b>	<b>2,922.82</b>	<b>107,824.19</b>	<b>(</b>	<b>33,175.81)</b>	<b>( 76.5)</b>
<b>SERVICES</b>						
04-54772-04 SERVICES-OTHER	38,000.00	970.50	31,872.07	(	6,127.93)	( 83.9)
<b>TOTAL SERVICES</b>	<b>38,000.00</b>	<b>970.50</b>	<b>31,872.07</b>	<b>(</b>	<b>6,127.93)</b>	<b>( 83.9)</b>
<b>UTILITIES</b>						
04-54773-00 UTILITIES/ PHONE	4,000.00	180.29	2,722.02	(	1,277.98)	( 68.0)
04-54775-00 UTILITES/ELECT-GAS	110,000.00	10,194.41	118,925.66	(	8,925.66)	( 108.1)
<b>TOTAL UTILITIES</b>	<b>114,000.00</b>	<b>10,374.70</b>	<b>121,647.68</b>	<b>(</b>	<b>7,647.68)</b>	<b>( 106.7)</b>

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**SANITATION**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>TRAINING</b>					
04-54777-00 TRAINING	8,000.00	.00	5,476.56	( 2,523.44)	( 68.4)
TOTAL TRAINING	8,000.00	.00	5,476.56	( 2,523.44)	( 68.4)
<b>PROGRAMS</b>					
04-54778-01 LANDFILL FEES	35,000.00	.00	10,345.47	( 24,654.53)	( 29.6)
TOTAL PROGRAMS	35,000.00	.00	10,345.47	( 24,654.53)	( 29.6)
<b>CONTINGENCY</b>					
04-54790-00 CONTINGENCY FUND/SANITATION	20,000.00	2,528.03	18,608.45	( 1,391.55)	( 93.0)
TOTAL CONTINGENCY	20,000.00	2,528.03	18,608.45	( 1,391.55)	( 93.0)
<b>CAPITAL IMPROVEMENTS</b>					
04-54780-01 COLLECTION SYS REHAB	25,000.00	.00	12,890.02	( 12,109.98)	( 51.6)
04-54780-02 METER REPLACEMENT PROG	40,000.00	790.55	38,721.49	( 1,278.51)	( 96.8)
04-54780-16 LAB EQUIPMENT	7,000.00	.00	2,413.55	( 4,586.45)	( 34.5)
04-54780-18 MAINT COLL SYS UPGRADES	150,000.00	.00	9,104.00	( 140,896.00)	( 6.1)
04-54780-23 FUNDED DEPRECIATION	30,000.00	.00	30,000.00	.00	( 100.0)
04-54780-24 DEBT SERVICE RESERVE	53,000.00	.00	.00	( 53,000.00)	.0
04-54780-25 WWTP LOAN PYMT	529,609.00	.00	413,687.49	( 115,921.51)	( 78.1)
04-54780-26 DUMP TRUCK	4,000.00	.00	4,000.00	.00	( 100.0)
04-54780-30 SCADA UPGRADE	80,000.00	.00	80,000.00	.00	( 100.0)
TOTAL CAPITAL IMPROVEMENTS	918,609.00	790.55	590,816.55	( 327,792.45)	( 64.3)
TOTAL SANITATION	1,701,062.00	41,843.55	1,264,458.03	( 436,603.97)	( 74.3)
TOTAL FUND EXPENDITURES	1,701,062.00	41,843.55	1,264,458.03	( 436,603.97)	( 74.3)
NET REVENUE OVER EXPENDITURES	67,938.00	107,174.28	343,728.81	275,790.81	( 506.0)

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

MOTOR FUEL TAX

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
05-45006-00 MOTOR FUEL TAX	300,000.00	22,597.93	228,014.24	( 71,985.76)	76.0
TOTAL TAXES	300,000.00	22,597.93	228,014.24	( 71,985.76)	76.0
05-45027-00 INTEREST	50,000.00	1,416.59	54,963.45	4,963.45	109.9
TOTAL MISC INCOME	50,000.00	1,416.59	54,963.45	4,963.45	109.9
TOTAL FUND REVENUE	350,000.00	24,014.52	282,977.69	( 67,022.31)	80.9

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**MOTOR FUEL TAX**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>EXPENDITURES</b>					
<b>UTILITIES</b>					
05-55173-02 OIL & CHIP PROGRAM	125,000.00	.00	111,995.28	( 13,004.72)	( 89.6)
05-55173-12 RT 47 BRIDGE PROJECT	1,000,000.00	.00	.00	( 1,000,000.00)	.0
TOTAL UTILITIES	1,125,000.00	.00	111,995.28	( 1,013,004.72)	( 10.0)
TOTAL EXPENDITURES	1,125,000.00	.00	111,995.28	( 1,013,004.72)	( 10.0)
TOTAL FUND EXPENDITURES	1,125,000.00	.00	111,995.28	( 1,013,004.72)	( 10.0)
NET REVENUE OVER EXPENDITURES	( 775,000.00)	24,014.52	170,982.41	945,982.41	( 22.1)

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WORKING CASH ACCOUNT

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
06-46027-00 INTEREST	12,000.00	1,323.32	14,799.14	2,799.14	123.3
TOTAL MISC INCOME	12,000.00	1,323.32	14,799.14	2,799.14	123.3
TOTAL FUND REVENUE	12,000.00	1,323.32	14,799.14	2,799.14	123.3
NET REVENUE OVER EXPENDITURES	12,000.00	1,323.32	14,799.14	2,799.14	( 123.3)

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

TIF I & TIF II

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
07-42012-00 MISC TIF REVENUE	.00	.00	24,756.55	24,756.55	.0
TOTAL MISC INCOME	.00	.00	24,756.55	24,756.55	.0
07-47009-02 TIF DIST 2-TAXES	1,035,000.00	14,793.50	1,213,562.24	178,562.24	117.3
TOTAL TAXES	1,035,000.00	14,793.50	1,213,562.24	178,562.24	117.3
07-47027-02 INTEREST--TIF II	4,000.00	774.68	7,860.59	3,860.59	196.5
TOTAL MISC INCOME	4,000.00	774.68	7,860.59	3,860.59	196.5
TOTAL FUND REVENUE	1,039,000.00	15,568.18	1,246,179.38	207,179.38	119.9

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**TIF I & TIF II**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>SERVICES</b>					
07-57172-01 LEGAL FEES	5,000.00	.00	.00	( 5,000.00)	.0
07-57172-02 SERVICES - AUDIT	1,500.00	.00	.00	( 1,500.00)	.1
07-57172-03 ENGINEERING	30,000.00	.00	.00	( 30,000.00)	.0
TOTAL SERVICES	36,500.00	.00	.00	( 36,500.00)	.0
TOTAL DEPARTMENT 571	36,500.00	.00	.00	( 36,500.00)	.0
 <b>EXPENDITURES</b>					
<b>CAPITAL IMPROVEMENTS</b>					
07-57280-72 ADMINISTRATION/CONSULTING	5,000.00	.00	925.00	( 4,075.00)	( 18.5)
07-57280-73 KIRBY MEDICAL AGREEMENT	525,000.00	.00	530,346.77	5,346.77	( 101.0)
07-57280-74 KELLYS ACCOUNTING AGREEMENT	930.00	.00	929.06	.94	( 99.8)
07-57280-77 WATER TOWER BOND PAYMENT	109,184.00	.00	106,191.70	2,992.30	( 97.3)
07-57280-80 ECONOMIC DEV PROGRAMMING	50,000.00	.00	5,126.86	44,873.14	( 10.3)
07-57280-81 SUBWAY PARKING LOT	170,000.00	25.22	239.14	169,760.86	( .1)
07-57280-83 SSA# 3	30,000.00	.00	28,645.58	1,354.42	( 95.5)
07-57280-84 DONE AND GONE RACING AGREEME	600.00	.00	527.20	72.80	( 87.7)
07-57280-85 BURKE/FREEDOM PRK BND DEBT SE	170,000.00	.00	126,062.50	43,937.50	( 74.2)
TOTAL CAPITAL IMPROVEMENTS	1,060,714.00	25.22	798,993.81	261,720.19	( 75.3)
TOTAL EXPENDITURES	1,060,714.00	25.22	798,993.81	261,720.19	( 75.3)
 TOTAL FUND EXPENDITURES	 1,097,214.00	 25.22	 798,993.81	 ( 298,220.19)	 ( 72.8)
 NET REVENUE OVER EXPENDITURES	 ( 58,214.00)	 15,542.96	 447,185.57	 505,399.57	 ( 768.2)

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

FUND 11

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
11-41027-00 INTERST POOL CONST	.00	.00	46.38	46.38	.0
TOTAL MISC INCOME	.00	.00	46.38	46.38	.0
TOTAL FUND REVENUE	.00	.00	46.38	46.38	.0
NET REVENUE OVER EXPENDITURES	.00	.00	46.38	46.38	.0

CITY OF MONTICELLO  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

BUSINESS DISTRICT FUND

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT RECEIVED
12-41001-00 BUSINESS DISTRICT 1% TAX	500,000.00	.00	433,213.72	( 66,786.28)	86.6
TOTAL TAXES	500,000.00	.00	433,213.72	( 66,786.28)	86.6
12-41027-00 INTEREST	500.00	220.78	2,327.83	1,827.83	465.6
TOTAL MISC INCOME	500.00	220.78	2,327.83	1,827.83	465.6
TOTAL FUND REVENUE	500,500.00	220.78	435,541.55	( 64,958.45)	87.0

**CITY OF MONTICELLO  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025**

**BUSINESS DISTRICT FUND**

	ANNUAL BUDGET	NOVEMBER BALANCE	YEAR TO DATE BALANCE	BUDGET OVER/UNDER	PERCENT USED
<b>CONTINGENCY</b>					
12-51290-00 CONTINGENCY	10,000.00	.00	.00	( 10,000.00)	.0
TOTAL CONTINGENCY	10,000.00	.00	.00	( 10,000.00)	.0
TOTAL DEPARTMENT 512	10,000.00	.00	.00	( 10,000.00)	.0
<b>SERVICES</b>					
12-57172-01 PROFESSIONAL SERVICES	10,000.00	.00	7,500.00	( 2,500.00)	( 75.0)
12-57172-02 FACADE IMPROVEMENT GRANT	150,000.00	34,700.23	95,064.18	( 54,935.82)	( 63.4)
12-57172-04 CD PROGRAM SUPPORT (BOOTCAMP	12,500.00	3,000.00	10,500.00	( 2,000.00)	( 84.0)
12-57172-05 DOWNTOWN SQUARE LIGHTING	5,000.00	.00	.00	( 5,000.00)	.0
12-57172-08 PUBLIC ART	3,000.00	.00	3,000.00	.00	( 100.0)
12-57172-10 BURKE/FREEDOM PRK BND EXPEND	700,000.00	.00	.00	( 700,000.00)	.0
12-57172-11 BURKE/FREEDOM PRK BND DEBT SE	170,000.00	.00	126,062.50	( 43,937.50)	( 74.2)
TOTAL SERVICES	1,050,500.00	37,700.23	242,126.68	( 808,373.32)	( 23.1)
TOTAL DEPARTMENT 571	1,050,500.00	37,700.23	242,126.68	( 808,373.32)	( 23.1)
TOTAL FUND EXPENDITURES	1,060,500.00	37,700.23	242,126.68	( 818,373.32)	( 22.8)
NET REVENUE OVER EXPENDITURES	( 560,000.00)	( 37,479.45)	193,414.87	753,414.87	( 34.5)



# CITY OF MONTICELLO

## Monthly Permit Report

12/01/2025 - 12/31/2025

Permit #	Permit Date	Applicant Name	Parcel Address	Permit Type	Description/Comments	Project Cost	Total Fees
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**Group: Building Permit Addition/Remodel**

2025158	12/4/2025	Michael Robinson	501 W BRIDGE	Building Permit Addition/Remodel	5 x 6 drive-thru	8,500	\$50.00
							<b>\$50.00</b>

**Group Total: 1**

**Group: Fence Permit**

2025160	12/10/2025	Mike Wallace	1214 E CENTER	Fence Permit	4ft & 6ft Backyard Fence.	6,278	\$50.00
							<b>\$50.00</b>

**Group Total: 1**

**Group: Right-of-Way Permit**

2025161	12/29/2025	Frontier Communications	1216 RAYMOND RD	Right-of-Way Permit	Boring U.G. Fiber Optic Cable From IL Rt. 105 to 1216 Raymond Rd.	0	
2025159	12/10/2025	Matthew Swing	200 W Washington	Right-of-Way Permit	Dumpster on Charter St. next to 200 W. Washington St. 12/8 - 12/19	0	
2025157	12/3/2025	Monticello Main Street	PO BOX 401	Right-of-Way Permit	Candles and Carols beside Rotary Park.12/15 - 12/18. 5 p.m. until 8 p.m.	0	
2025156	12/3/2025	Monticello Chamber of Commerce	PO BOX 401	Right-of-Way Permit	Christmas Parade	0	

**Group Total: 4**

							<b>\$100.00</b>
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**Total Records: 6**

**1/5/2026**

**Page: 1 of 1**

Monticello Police Department Monthly Report For

December  
2025

To: Honorable Mayor Larry Stoner and City Council Members

From: Chief Rob Bross

Date: January 6, 2025

	2023	2024	2025
Criminal Offenses:	52	44	59
Follow-up Investigations:	9	1	4
911 Calls:	14	11	14
Written Warnings:	25	35	66
Verbal Warnings:	7	5	8
Traffic Tickets:	5	6	15
Public Service Details:	33	30	41
Assisted Other Law Enforcement:	2	0	1
Accident Reports:	7	10	15
Fire Department Assist:	1	2	0
Ambulance Assist:	11	10	15
Downtown Foot Patrols:	33	5	80
Vacation Checks:	136	10	7
Ordinance Violations:	2	11	8

Expired Registration = 4 / No Parking 2 - 5 am = 2

Illegal Parking = 1 / Obst. Alley = 1

Respectfully Submitted,



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Chief Rob Bross

**CITY OF MONTICELLO**

Month: December 2025

P = Present; E = Excused; A = Absent; W = Work; V = Vacation							
Chief J. Rupkey	P	P	A	Rob Prather	A	A	A
Asst Chief Tim Clifton	P	P	P	Julia Barnes	A	P	P
Capt. Adam Kownacki	P	E	A	Austin. Wiggins	P	A	P
Capt. Cole Hunt	P	P	P	Chase Hammock	P	P	P
Lt Michael Barnes	P	P	P	Jason McLain	A	A	A
Lt. Dan Sheehan	W	W	A	Doug Winder	P	P	P
Lt. Dennis Sebens	P	P	P	Andrew Feeler	P	P	P
LT Patrick. Pelz	P	A	P				
Colton Williams	W	A	A				
Caleb Skinner	P	P	P				

**Training and Activities:**

<b>Week 1 -</b>		Ropes/knots - hoisting tools					
	Trainer	LT M Barnes	Training Hours:	2	Officer's Training Hours:	2	
<b>Week 2 -</b>		Equipment Maintenace					
	Trainer	LT M Barnes	Training Hours:	2	Officer's Training Hours:	2	
<b>Week 3 -</b>		Vehicle Maintenance					
	Trainer	Capt C Hunt	Training Hours:	2	Officer's Training Hours:	2	
<b>Misc.</b>	Dec 1	David Alder -- resigned his position					
	Dec 6	Christmas Parade					

**2025**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>Medical Calls:</b>	17	16	32	19	21	24	28	21	29	30	23	27	287
<b>Lift Assist</b>	3	11	9	9	8	8	12	6	6	12	10	7	101
<b>Fire Alarm</b>	6	3	3	1	3	5	0	3	5	4	6	1	40
<b>Smoke Scare/Alarm</b>	0	3	2	1	2	1	1	0	2	1	3	2	18
<b>Electrical Wire</b>	0	2	0	0	4	1	3	2	2	1	0	0	15
<b>Spill/Leak</b>	1	1	2	3	0	0	2	2	0	1	0	2	14
<b>Brush Fire</b>	0	0	6	2	0	0	0	2	1	0	0	0	11
<b>Vehicle Accident</b>	1	4	0	0	2	1	0	2	0	0	0	1	11
<b>Mutual Aid</b>	1	0	3	1	0	0	0	0	0	1	1	1	8
<b>Structure Fire</b>	0	0	0	0	2	0	0	0	1	1	0	0	4
<b>CO Detector</b>	0	2	1	0	0	0	0	0	0	0	0	1	4
<b>Vehicle Fire</b>	0	0	0	0	0	1	0	0	2	0	0	0	3
<b>Appliance Fire</b>	1	0	0	0	0	0	0	1	0	0	1	0	3
<b>Rescue/Recovery</b>	0	0	0	1	0	0	0	0	0	0	0	0	1
<b>Weather Spotting</b>	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	30	42	58	37	42	41	46	39	48	51	44	42	520

**TRUCK RUNS:**

<b>Rescue 1</b>	18	31	38	24	27	28	32	30	33	41	34	24	360
<b>Engine 1</b>	1	1	3	0	0	0	0	0	3	1	0	1	10
<b>Engine 3</b>	4	3	10	7	10	6	6	5	4	5	10	3	73
<b>Squad 1</b>	5	8	7	7	5	8	8	8	10	12	4	17	99

<b>Water used(Gal.)</b>	0	0	0	0	0	0	0	0	2000	3000	0	0	5000
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**Call Summary:**



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-01: An Ordinance Declaring Surplus Property and Authorizing the Purchase of Property	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Terry Summers, City Administrator
<b>ATTACHMENTS:</b> ( X ) ORDINANCE ( ) RESOLUTION ( ) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 7, 2026

**BACKGROUND:**

This ordinance provides for trading in our 2009 Ford F350 w/ Plow towards a 2025 Chevrolet 3500 from Rick Ridings. This fleet replacement was discussed and approved within the fiscal year 2026 budget.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve Ordinance 2026-01 as presented.

CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS

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ORDINANCE NO. 2026-01

“AN ORDINANCE DECLARING SURPLUS PROPERTY AND  
AUTHORIZING THE PURCHASE OF PROPERTY”

---

ADOPTED BY THE  
CITY COUNCIL  
CITY OF MONTICELLO  
THIS 12<sup>th</sup> DAY OF JANUARY, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

**ORDINANCE NO. 2026-01**

**“AN ORDINANCE DECLARING SURPLUS PROPERTY AND  
AUTHORIZING THE PURCHASE OF PROPERTY”**

**WHEREAS**, THE City desires to dispose of a 2009 Ford F350 Service Truck (VIN 1FDWF31R69EA10664). w/ Western V-Plow

**WHEREAS**, the City Council of the City of Monticello deems it necessary to purchase a 2025 Chevrolet 3500 from Rick Ridings, herein after “New Equipment”; and

**WHEREAS**, the City has negotiated a contract with Rick Ridings in which the City trades to Rick Ridings the City’s 2009 Ford F350 Service Truck (VIN 1FDWF31R69EA10664). w/ Western V-Plow for credit against the purchase price of a 2025 Chevrolet 3500 leaving a net purchase price of \$46,723.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Monticello, Piatt County, Illinois, as follows:

1. The recitals set forth above are hereby incorporated into this Ordinance and made a part hereof as if fully set forth herein.
2. The City hereby declares the aforementioned equipment to be surplus and authorizes the City Administrator to trade aforementioned equipment to Rick Ridings, in exchange for a credit against the purchase price to be paid for the New Equipment.
3. The City Administrator of the City of Monticello is hereby authorized to execute the purchase of the New Equipment as described above in the amount of Forty-Six Thousand Seven Hundred Twenty-Three and 00/100 Dollars (\$46,723.00).
4. **Effective Date.** That this Ordinance shall be effective forthwith upon its passage and its approval, and a copy hereof shall be published in pamphlet form by the City Clerk.

Passed by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello  
this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor  
City of Monticello, Piatt County, Illinois

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

#### CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE PURCHASE OF PROPERTY is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 12<sup>th</sup> day of January, 2026, by the following roll-call vote: ayes: ; nays: ; absent: ; and that the same was published by publication in pamphlet form on the 13<sup>th</sup> day of January, 2026.

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-02: An Ordinance Amending Title X, Chapter 111 of the Monticello City Code of Ordinances Concerning Class A Liquor Licenses	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 7, 2026

**BACKGROUND:**

The Monticello Red Wheel Inc. closed mid-December upon sale of the property. The new owner has plans for an extensive remodel and will be reopening the location with a new restaurant and bar. The owner has requested a Class A liquor license to allow for the purchase of alcohol by the drink, as well as the purchase of alcohol in retail packaging for consumption off-site.

The City of Monticello currently has 6 Class A liquor licenses, and ordinance approval is required to create an additional liquor license.

Location: 803 Iron Horse Place, Monticello

Applicant: MAA Vision Inc. (dba pending)

Request: Class A Liquor License

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS

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ORDINANCE NO. 2026-02

“AN ORDINANCE AMENDING  
TITLE XI, CHAPTER 111 OF THE MONTICELLO CITY CODE  
OF ORDINANCES CONCERNING CLASS A LIQUOR LICENSES”

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ADOPTED BY THE  
CITY COUNCIL  
CITY OF MONTICELLO  
THIS 12<sup>th</sup> DAY OF JANUARY, 2026

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

**ORDINANCE NO. 2026-02**

**AN ORDINANCE AMENDING  
TITLE XI, CHAPTER 111 OF THE MONTICELLO CITY CODE  
OF ORDINANCES CONCERNING CLASS A LIQUOR LICENSES**

WHEREAS, the City of Monticello, County of Piatt, State of Illinois has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the Illinois Liquor Control Act of 1934 (235 ILCS 5/4-1, *et seq.*) authorizes the City Council to determine the number, kind, and classification of liquor licenses available in the City; and

WHEREAS, the City Code of Ordinances currently provides for up to 6 Class A liquor licenses; and

WHEREAS, all 6 Class A liquor licenses have been issued; and

WHEREAS, the City wishes to increase the number of Class A liquor licenses so an additional license may be issued to MAA VISION LLC, an establishment that will be opening at 803 Iron Horse Place.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION TWO: The City Code of Ordinances, Title XI, Chapter 111, *ALCOHOL*; Section 111.031, Paragraph (A) is hereby amended as follows (additions underlined and deletions noted with ~~striketrough~~ text):

**§ 111.031 CLASSES OF LICENSE.**

The Local Liquor Control Commissioner shall issue no class of license or permit other than the following:

[ . . . ]

- (A) *Class A License.* A Class A license shall permit the licensee to sell at retail and any all alcoholic liquor, by the drink and in package, for consumption on or off the premises where it is sold. Not more than ~~6~~ 7 such licenses may be issued.

SECTION THREE: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION FOUR: All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: **Effective Date.** That this Ordinance shall be effective forthwith upon its passage and its approval, and a copy hereof shall be published in pamphlet form by the City Clerk.

Passed by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 14<sup>th</sup> day of October, 2025.

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Larry Stoner, Mayor  
City of Monticello, Piatt County, Illinois

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached AN ORDINANCE CONCERNING LIQUOR LICENSES is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 12<sup>th</sup> day of January, 2026, by the following roll-call vote: ayes: \_\_\_\_; nays: \_\_\_\_; absent: \_\_\_\_; and that the same was published by publication in pamphlet form on the 13<sup>th</sup> day of January, 2026

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois



**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-03, an Ordinance Approving a Redevelopment Agreement with the City of Monticello and The Tamed Mane Barber Co. for the property at 215 W. Washington Street</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 7, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** The Tamed Mane Barber Co. (Owner)  
215 W. Washington Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Front Door Replacement
- Foundation Repair

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$9,650.00

**Recommended Reimbursement:** 50% of project costs, up to \$4,825.00.

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-03

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND THE TAMED MANE BARBER CO.,  
CONCERNING THE PROPERTY LOCATED AT 215 W. WASHINGTON STREET,  
MONTICELLO, ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-03**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND THE TAMED MANE  
BARBER CO. CONCERNING THE PROPERTY LOCATED AT 215 W.  
WASHINGTON STREET, MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, The Tamed Mane Barber Co. (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with

interior improvements on the property commonly known as 215 W. Washington Street, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**THE TAMED MANE BARBER CO.**

**(215 W. Washington Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **THE TAMED MANE BARBER CO.**, owner of the property with an address of 215 W. Washington Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 215 W. Washington Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with door replacement and foundation repair, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$9,650.00.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Four Thousand Eight Hundred Twenty-five (\$4,825.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

**SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

## **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

## **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

The Tamed Mane Barber Co.  
215 W. Washington Street  
Monticello, Illinois 61856  
Attn: Jacob Tucker

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**THE TAMED MANE BARBER CO.**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner** and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** \_\_\_\_\_ of **THE TAMED MANE BARBER CO.** is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



New Applicant  
gd rendering of what it can look like

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: The Tamed Mane Barber Co.

Applicant's Name: Jacob Tucker

Applicant's Address: 215 W Washington St.  
Monticello, IL 61856

Phone Number: 217-974-1062 Email: 12jaketuck21@gmail.com

Sales Tax ID #: 87-2221057 (if applicable)

**Project Information-**

What is the address of the proposed improvements? Same as above

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses. Barber Shop



Description of desired improvements: We have a plan in place to put in a new commercial front door along with some foundation work in the entry way.

What are your long-term goals for this location? Hopefully be the local barbers in town for many years to come.

How will this improvement help your business? Our front door is the first thing people see. The current one has seen better days and is not designed for the amount of traffic it gets.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*  
Collie Jo McFarland

Anticipated Start date for Project: January? Completion Date: February?  
*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: \$9,550.00 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: Five Point Builders

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) We have supported many local fundraisers and try and always give back to the community.

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<b>Expense item</b>	<b>Description</b>	<b>Amount (\$)</b>
Contractor/Construction Quote(s)	Expected building modifications, including labor costs.	\$ 9,650. <sup>00</sup>
Materials	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$
Equipment (if applicable)	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$
Contingency Reserve	Reserve for unforeseen or unexpected expenses	\$
<b>TOTAL Expenses</b>		\$ 9,650. <sup>00</sup>



ACKNOWLEDGEMENT

I, Jacob Tucker, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

[Signature]  
Signature of Applicant

12/4/25  
Date



# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program

### Building Owner Consent Form

Jacob Tucker  
Building Owner Name

215 W Washington St Monticello IL.  
Mailing Address (Street, City, Zip)

217-974-1062  
Phone Number

12 gktck21@gmail.com  
Email Address

same as above  
Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

[Signature]  
Building Owner Signature

12/4/25  
Date

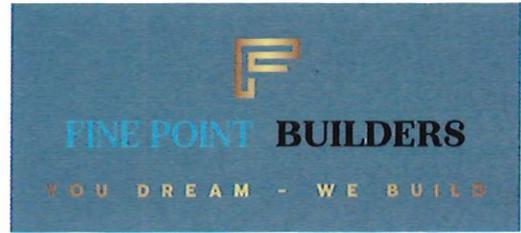
\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

# ESTIMATE

**Fine Point Builders**  
1513 N 1000 East Rd  
Monticello, IL 61856

sales@finepointbuilders.us  
+1 (217) 778-3286



**Bill to**  
Jake Tucker  
215 West Washington  
Monticello, IL 61856

**Ship to**  
Jake Tucker  
215 West Washington  
Monticello, IL 61856

### Estimate details

Estimate no.: 1217  
Estimate date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Scope of work - Remove residential style door front and replace with aluminum commercial style double door. Widen opening to accommodate new door size. Retrim exterior with Black PVC trim work, retrim interior with wood casing.  Shore up floor framing from below, correct subfloor issues to address flatness and slope to allow new vinyl tile click lock floor to be installed in entry way and on both sides of the door on the inside of store front. Install new flooring transaction where the new floor meets the hardwood in the store front.	1	\$9,650.00	\$9,650.00
<b>Total</b>						<b>\$9,650.00</b>

Accepted date

Accepted by



**EOSC**  
Environmental & Outdoor Safety Council  
[QR Code]

**Walmart**  
[Small Ad]

**NETS**  
[Small Ad]

**CHRISTMAS TREES**  
[Notice with QR Code]

**CHRISTMAS TREES**  
[Notice with QR Code]



The  
**TAMED MANE**  
BARBER CO





**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-04: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Heath Properties LLC for the property at 1056 S. Market Street.</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 5, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Heath Properties LLC  
Vacant Lot

**Project Description:**

The owner of the property would like to make the following Improvements:  
-Construct a commercial building for a business use (Just Hamburgers)

**Estimated Construction Window:** 2026

**Estimated Project Cost:** \$684,723

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-04

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND HEATH PROPERTIES, LLC, CONCERNING  
THE PROPERTY LOCATED AT 1056 S. MARKET STREET, MONTICELLO,  
ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-04**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND HEATH PROPERTIES, LLC  
CONCERNING THE PROPERTY LOCATED AT 1056 S. MARKET ST.,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS, HEATH PROPERTIES, LLC** (“Developer”) submitted an application to the City seeking Program funds for the purpose of building construction on the property commonly known as 1056 S. Market Street, Monticello (“Property”); and

**WHEREAS,** the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS,** the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**HEATH PROPERTIES, LLC**

**(1056 S. Market Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and Heath Properties, LLC, owner of the property with an address of 1056 S. Market Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 1056 S. Market Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting construction expenses of a new building, as more fully described on Exhibit B (collectively, (“*Improvements*”).

G. The Recipient represents that the total Improvements' estimated cost is \$684,723.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Ten Thousand (\$10,000.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City

revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

**SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

**SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses,

including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

**SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act (820 ILCS 30/0.01, *et seq.*) ("*Act*"). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, and expenses incurred in connection with

investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement's voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT'S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.
3. **Fees, Costs, and Expenses.** The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this

Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

#### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

#### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Heath Properties, LLC  
41 E. University Ave.  
Champaign, Illinois 61821

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond

shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**HEATH PROPERTIES LLC**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Larry Stoner and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** \_\_\_\_\_ of **HEATH PROPERTIES LLC**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



CITY OF MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

Resubmittal

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: Health Properties LLC

Applicant's Name: TOOD Thorstenson

Applicant's Address: 41 E University Avenue

Phone Number: 217-778-9052 Email: TOOD@coloma.il.net

Sales Tax ID #: \_\_\_\_\_ (if applicable)

**Project Information-**

What is the address of the proposed improvements? 1056 S. Market, Monticello

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

RESTAURANT



**BUILDING IMPROVEMENT GRANT PROGRAM**

Description of desired improvements: Health Properties will  
Develop the lot for Health Hospitality which  
has the same partners. We will construct  
A Building for Just Hamburgers Restaurant.

What are your long-term goals for this location? This will be Just Hamburgers  
second location. Our Paxton location has been  
operating for over 50 years.

How will this improvement help your business? It's an empty lot and  
is being developed solely for Just Hamburgers.  
We look forward to being a part of the  
Monticello and surrounding area communities.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: If the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

No

Anticipated Start date for Project: ~~8/1/26~~

Completion Date: ~~8/1/26~~

*\*Project completion includes final inspection and submital of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: 684,723 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: JMG Custom  
Builders  
KBC Design

*\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.*

*\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.*

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what?

No



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

Expense item	Description	Amount (\$)
Contractor/Construction Quote(s)	Expected building modifications, including labor costs.	\$ 320,240 - JMG " 100,000 - ? WATER
Materials	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ _____
Equipment (if applicable)	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$ 249,523
Contingency Reserve	Reserve for unforeseen or unexpected expenses	\$ 15,000
<b>TOTAL Expenses</b>		\$ 684,723

Builders  
CONTINGENCY  
SYSTEM



BUILDING IMPROVEMENT GRANT PROGRAM

Monticello Business District  
Building Improvement Grant Program  
Building Owner Consent Form

North Properties LLC

Building Owner Name

41 S. University Avenue, Champaign, IL 61820

Mailing Address (Street, City, Zip)

217-778-9052

Phone Number

tom@kolomon.net

Email Address

1056 S. MARKET, Monticello

Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Building Owner Signature

10/5/25

Date

10/5/25

Tenant Signature

Date

**ACKNOWLEDGEMENT**

I, TODD THORNTON, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

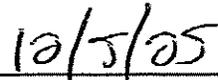
Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.



\_\_\_\_\_  
Signature of Applicant



\_\_\_\_\_  
Date



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-05: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Blessing LLC for the property at 309 N. Market Street.	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 5, 2026

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Maa Blessing, LLC (property owner)  
 309 N. Market Street

**Project Description:**

The owner of the property would like to make the following Improvements:  
 -Install an on-site security system prior to building remodeling

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$11,000.00

**Recommended Reimbursement:** 50% of the total cost, up to \$5,500.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-05

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND MAA BLESSING LLC, CONCERNING THE  
PROPERTY LOCATED AT 309 N. MARKET STREET, MONTICELLO, ILLINOIS”

---

PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-05**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND MAA BLESSING LLC  
CONCERNING THE PROPERTY LOCATED AT 309 N. MARKET ST.,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, **Maa Blessing LLC** (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with installing a security

system on the property commonly known as 309 N. Market Street, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

---

Larry Stoner, Mayor

ATTEST:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**Maa Blessing LLC**

**(309 N. Market Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and Maa Blessing LLC, owner of the property with an address of 309 N. Market Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 309 N. Market Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with installation of a security system, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$11,000.00.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Five Thousand Five Hundred (\$5,500.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

#### **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“*Act*”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Maa Blessing LLC  
405 S. Piatt Street  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**MAA BLESSING LLC**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner** and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT \_\_\_\_\_** of **MAA BLESSING LLC**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_



Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



New Applicant  
New Business

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:  
City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: Maa Blessing LLC

Applicant's Name: Vaishali Patel

Applicant's Address: 405 S Piatt St  
Monticello, IL 61856

Phone Number: 2176639123 Email: tobaccomania22@gmail.com

Sales Tax ID #: \_\_\_\_\_ (if applicable)

**Project Information-**

What is the address of the proposed improvements? 309 N Market St, Monticello, IL 61856

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

Retail, Coffee Shop, & Proof Room



Description of desired improvements: \_\_\_\_\_

Installing CCTV systems enhances security, deters crime, and provides peace of mind

What are your long-term goals for this location? \_\_\_\_\_

Aspire for our business location to be recognized in all surrounding cities within a 50-mile radius and throughout the state, similar to our existing location in Urbana.

Establish the most vibrant location in the region.

How will this improvement help your business? \_\_\_\_\_

CCTV enhances workplace safety by monitoring conditions and deterring inappropriate behavior. It also reassures customers that their safety is a priority, which can improve their overall experience.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

Yes, Callie McFarland

Anticipated Start date for Project: Feb 1, 2026 Completion Date: Feb 5, 2026

*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: \$11,000.00 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: \_\_\_\_\_

Barcom Security  
Scott Urnikis 815 326-5546

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) \_\_\_\_\_

We will increase our involvement once we are fully operational, similar to our engagement

with our other businesses.: Support local events and sports teams: Offer your time as a volunteer : Engage in community forums and More

\_\_\_\_\_

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<i>Expense item</i>	<i>Description</i>	<i>Amount (\$)</i>
<i>Contractor/Construction Quote(s)</i>	<i>Expected building modifications, including labor costs.</i>	\$  Please see Attached
<i>Materials</i>	<i>Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.</i>	\$  Please see Attached
<i>Equipment (if applicable)</i>	<i>Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).</i>	\$  Please see Attached
<i>Contingency Reserve</i>	<i>Reserve for unforeseen or unexpected expenses</i>	\$  Please see Attached
<b>TOTAL Expenses</b>		\$ <b>\$11,000.00</b>



ACKNOWLEDGEMENT

I, Vaishali Pate, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

Vaishali Pate

Signature of Applicant

12-12-2025

Date



# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program

### Building Owner Consent Form

Vaishali Patel

Building Owner Name

405 S Piatt St, Monticello, IL 61856

Mailing Address (Street, City, Zip)

217-663-9123

Phone Number

tobacomania22@gmail.com

Email Address

309 N Market St, Monticello, IL 61856

Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

*V Patel*

Building Owner Signature

12/12/25

Date

Tenant Signature

Date



Security Proposal - Confidential

CCTV/ Intrusion systems  
Vishali Patel

309 N Market St  
Monticello, IL 61856

Confidential

12/12/25  
Barcom Security  
Scott Urnikis 815 326-5546

Dear Vashali

Barcom Security is honored to have the opportunity to propose an end to end security solution and service.

We pride ourselves on providing quality customer service and maintaining a level of expertise that we feel is the best in the industry. We will provide you with products that will fit your project and deliver on every aspect of your needs. If you ask us how we do this, we would tell you that our Licensed Illinois Security IBEW Union Technicians are fully trained on the products that we carry and all Technicians are Barcom Security Employees, as well as everyone in our Sales, Accounting, Billing, and Central Station. You will always receive honest straightforward answers to your questions. If at any time, we feel that we cannot provide you with what you are asking for we will be the first to tell you. We value your time as much as ours and we believe that honesty and integrity are the two main keys of being successful.

## CCTV System

### CCTV

Vishali, we discussed adding a camera system to cover current trouble spots at your location to view portions of your facility (the Hall)

This is a turn key install with operational training, full service plan is quoted that covers equipment failure, camera , recorder, monitor , power supply , the service plan does not cover acts of god, or vandalism

- 1) 16 channel NVR
  - 2) (16) 4mp 2.8 cameras
  - 3) 2 rolls Cat 6 wire
  - 4) wireless mouse
  - 5) back up power/surge protector (to give power back up and protect your investment from power surges)
  - 6) 24" monitor and back up power supply for the system(this will allow cameras to record if power failure)
- labor for install and training  
system will hold 14 to 30 days recording

this camera system is an outright purchase

10,600.00 Installed , turn key operation a service plan is available for 90.00 monthly for 3 yrs

### Burlery Alarm quote

The following is proposed

1 XT 50 control panel

LTE Radio

3 motion sensors

3 doors

2 glass breaks

1 panic button

The turn-key install cost is

Install	1100.00
---------	---------

Monthly monitoring	37.00
--------------------	-------

Service plan (optional but recommended )	10.00
--	-------

This system could also be adapted to monitor ingress and egress

Has an interactive App



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-06: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Maa Verai LLC for the property at 803 Iron Horse Place.	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 5, 2026

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Maa Verai, LLC (property owner)  
803 Iron Horse Place

**Project Description:**

The owner of the property would like to make the following Improvements:  
-Install an on-site security system prior to building remodeling

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$11,000.00

**Recommended Reimbursement:** 50% of the total cost, up to \$5,500.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-06

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND MAA VERAI LLC, CONCERNING THE  
PROPERTY LOCATED AT 803 IRON HORSE PLACE, MONTICELLO, ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-06**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND MAA VERAI LLC  
CONCERNING THE PROPERTY LOCATED AT 803 IRON HORSE PLACE,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, Maa Verai LLC (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with installing a security

system on the property commonly known as 803 Iron Horse Place, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

---

Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**Maa Verai LLC**

**(803 Iron Horse Place, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and Maa Verai LLC, owner of the property with an address of 803 Iron Horse Place, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 803 Iron Horse Place, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with installation of a security system, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$11,000.00.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Five Thousand Five Hundred (\$5,500.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

## **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“*Act*”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

#### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

#### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Maa Verai LLC  
405 S. Piatt Street  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**MAA VERAI LLC**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner** and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** \_\_\_\_\_ of **MAA VERRILL** LLC, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_



Exhibit A  
**Application Documents**  
[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



New Applicant  
New Business

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:  
City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: Maa Verai LLC

Applicant's Name: Nishid Patel

Applicant's Address: 405 S Piatt St  
Monticello, IL 61856

Phone Number: 2176639353 Email: tobaccomania22@gmail.com

Sales Tax ID #: \_\_\_\_\_ (if applicable)

**Project Information-**

What is the address of the proposed improvements? 803 Iron Horse Pl, Monticello, IL 61856

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

Restaurant with The Velvet Room



Description of desired improvements: \_\_\_\_\_

Installing CCTV systems enhances security, deters crime, and provides peace of mind

What are your long-term goals for this location? \_\_\_\_\_

Aspire for our business location to be recognized in all surrounding cities within a 50-mile radius and throughout the state, similar to our existing location in Urbana.

Establish the most vibrant location in the region.

How will this improvement help your business? \_\_\_\_\_

CCTV enhances workplace safety by monitoring conditions and deterring inappropriate behavior. It also reassures customers that their safety is a priority, which can improve their overall experience.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

Yes, Callie McFarland

Anticipated Start date for Project: Feb 5, 2026 Completion Date: Feb 10, 2026

*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: \$11,000.00 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: \_\_\_\_\_

Barcom Security  
Scott Urnikis 815 326-5546

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) \_\_\_\_\_

We will increase our involvement once we are fully operational, similar to our engagement

with our other businesses.: Support local events and sports teams: Offer your time as a volunteer : Engage in community forums and More

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<b>Expense item</b>	<b>Description</b>	<b>Amount (\$)</b>
<i>Contractor/Construction Quote(s)</i>	<i>Expected building modifications, including labor costs.</i>	\$  Please see Attached
<i>Materials</i>	<i>Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.</i>	\$  Please see Attached
<i>Equipment (if applicable)</i>	<i>Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).</i>	\$  Please see Attached
<i>Contingency Reserve</i>	<i>Reserve for unforeseen or unexpected expenses</i>	\$  Please see Attached
<b>TOTAL Expenses</b>		\$ <b>\$10,025.00</b>



ACKNOWLEDGEMENT

I, Nishid Pate, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

  
Signature of Applicant

12-12-2025  
Date



# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program

### Building Owner Consent Form

Nishid Pate

Building Owner Name

405 S Piatt St, Monticello, IL 61856

Mailing Address (Street, City, Zip)

217-663-9353

Phone Number

tobacomania22@gmail.com

Email Address

803 Iron Horse PL, Monticello, IL 61856

Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Building Owner Signature

12/12/25

Date

Tenant Signature

Date



Security Proposal - Confidential

CCTV/ Intrusion systems  
Nishid Patel

803 Iron Horse Place  
Monticello, IL 61856

Confidential

12/10/25  
Barcom Security  
Scott Urnikis 815 326-5546

Dear Vashali

Barcom Security is honored to have the opportunity to propose an end to end security solution and service.

We pride ourselves on providing quality customer service and maintaining a level of expertise that we feel is the best in the industry. We will provide you with products that will fit your project and deliver on every aspect of your needs. If you ask us how we do this, we would tell you that our Licensed Illinois Security IBEW Union Technicians are fully trained on the products that we carry and all Technicians are Barcom Security Employees, as well as everyone in our Sales, Accounting, Billing, and Central Station. You will always receive honest straightforward answers to your questions. If at any time, we feel that we cannot provide you with what you are asking for we will be the first to tell you. We value your time as much as ours and we believe that honesty and integrity are the two main keys of being successful.

## CCTV System

### CCTV

Vishali, we discussed adding a camera system to cover current trouble spots at your location to view portions of your facility (the Hall)

This is a turn key install with operational training, full service plan is quoted that covers equipment failure, camera , recorder, monitor , power supply , the service plan does not cover acts of god, or vandalism

- 1) 16 channel NVR
  - 2) (13) 4mp 2.8 cameras
  - 3) 2 rolls Cat 6 wire
  - 4) wireless mouse
  - 5) back up power/surge protector (to give power back up and protect your investment from power surges)
  - 6) 24" monitor and back up power supply for the system(this will allow cameras to record if power failure)
- labor for install and training  
system will hold 14 to 30 days recording

this camera system is an outright purchase

10,100.00 Installed , turn key operation a service plan is available for 75.00 monthly for 3 yrs

### Burlery Alarm quote

The following is proposed

1 XT 50 control panel

LTE Radio

2 motion sensors

4 doors

2 glass breaks

1 panic button

The turn-key install cost is

Install	1025.00
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Monthly monitoring	37.00
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Service plan (optional but recommended )	10.00
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This system could also be adapted to monitor ingress and egress

Has an interactive App



**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-07: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Caliber Investments for the property at 1408 N. Market St.</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 5, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Caliber Investments (property owner)  
1408 N. Market St.

**Project Description:**

The owner of the property would like to make the following Improvements:

- Complete the interior remodel of the front space of the building, including framing, drywall and insulating existing exterior walls
- Constructing a breakroom, restroom, kitchenette
- New exterior doors, electrical and flooring

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$86,605.00

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-07

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND CALIBER INVESTMENTS, CONCERNING  
THE PROPERTY LOCATED AT 1408 N. MARKET STREET, MONTICELLO,  
ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-07**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND CALIBER INVESTMENTS  
CONCERNING THE PROPERTY LOCATED AT 1408 N. MARKET STREET,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, Caliber Investments (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with an interior remodel

on the property commonly known as 1408 N. Market Street, Monticello (“Property”);  
and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**CALIBER INVESTMENTS**

**(1408 N. Market Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **CALIBER INVESTMENTS**, owner of the property with an address of 1408 N. Market Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 1408 N. Market Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with an interior remodel of the building, as more fully described on Exhibit B (collectively, (“*Improvements*”).

G. The Recipient represents that the total Improvements’ estimated cost is \$86,605.00

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City’s property tax base, consistent with the Program’s requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City’s economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City’s economic development to award to the Recipient Program funds in accordance with and subject to this Agreement’s terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement’s terms, the City agrees to provide to the Recipient an award in the amount of (1) Ten Thousand (\$10,000.00) dollars or (2) 50% of the Improvements’ actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less (“*Award*”).

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City’s issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient’s contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, “*Recipient Documents*”).

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City’s payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

## **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. **Insurance.** Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. **City Review.** The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. **City Procedure.** The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. **Indemnity.** The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

#### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

#### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Caliber Investments  
2 Lynmar Ct.  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**CALIBER INVESTMENTS**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Larry Stoner and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** \_\_\_\_\_ of **CALIBER INVESTMENTS**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



CITY OF MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

New Applicant  
New Business  
Approved by JFR

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: Caliber Investments

Applicant's Name: Scott Griffith

Applicant's Address: 2 Lynmar Ct.  
Monticello, IL 61856

Phone Number: 217-650-8036 Email: caliberheatingandcooling@yahoo.com

Sales Tax ID #: \_\_\_\_\_ (if applicable)

**Project Information-**

What is the address of the proposed improvements? 1408 N. Market St.

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

Unsure but thinking retail or Cafe/Restaurant



Description of desired improvements: Complete interior remodel of the front space at 1408 N. Market. This will include framing, drywall, and insulating existing exterior block walls. Adding interior walls to create break room w/ employee restroom and kitchenette. New exterior doors, electrical & flooring and public restroom.

What are your long-term goals for this location? Rental space, either retail or restaurant/café/Bakery. Our goal is to make a space that would meet the needs for multiple options.

How will this improvement help your business? The space is currently unable to be utilized due to its condition, we would love to see this building thrive again.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*  
No

Anticipated Start date for Project: Jan 17<sup>th</sup> Completion Date: June 1<sup>st</sup>  
*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: \$86,605.00 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: CBE Construction, Inc.

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.)

Volunteer HVAC work for Habitat for Humanity, Volunteer work at Cisco United Methodist Church, Volunteer Softball coach for the last 15 years through multiple organizations including Monticello rec., White Heath Warriors and Caliber Fast Pitch. Served as Vice president of White Heath Warriors organization for 5 years and president of Caliber Fast Pitch for the last 4 years.

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<i>Expense item</i>	<i>Description</i>	<i>Amount (\$)</i>
<i>Contractor/Construction Quote(s)</i>	<i>Expected building modifications, including labor costs.</i>	\$ 86,605.00
<i>Materials</i>	<i>Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.</i>	\$
<i>Equipment (if applicable)</i>	<i>Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).</i>	\$
<i>Contingency Reserve</i>	<i>Reserve for unforeseen or unexpected expenses</i>	\$
<b>TOTAL Expenses</b>		\$



# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program

### Building Owner Consent Form

Scott & Natasha Griffith

Building Owner Name

2 Lynmar Ct, Monticello, IL 61856

Mailing Address (Street, City, Zip)

217-417-6157

Phone Number

griffith.tasha@yahoo.com

Email Address

1408 N. Market St.

Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Building Owner Signature

Date

Tenant Signature

Date



ACKNOWLEDGEMENT

I, Scott Griffith, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

[Handwritten Signature]  
Signature of Applicant

12-13-25  
Date

# C.B.E. Construction, Inc.

1263 E. 1900 NORTH  
 White Heath, IL 61884  
 (217) 328-9848 or (217) 762-5432  
 email: cbe@cbeconstructioninc.com

# ESTIMATE

DATE	ESTIMATE...
12/13/2025	2807

NAME / ADDRESS
Scott & Natasha Griffith 1408 North Market Monticello, IL 61856

PROJECT
1408 North Market

DESCRIPTION	TOTAL
<p>We propose to furnish the materials and labor necessary for the completion of remodel at 1408 North Market Street, Monticello, IL 61856.</p> <p>The scope of work is as follows:</p> <p><b>FRAMING -</b></p> <ol style="list-style-type: none"> <li>1. Frame 2 x 4 stud walls on interior of block walls floor to ceiling including bathroom area.</li> <li>2. Remove existing overhead door and frame 2 x 6 stud wall with rough opening for a double door.</li> <li>3. Frame new interior walls to create a break room area with rough opening for a double door. Break room space roughly 10ft x 20ft. as discussed.</li> <li>4. Straighten up framing around front windows and walls.</li> </ol> <p><b>PLUMBING -</b></p> <ol style="list-style-type: none"> <li>1. Install rough in plumbing for new kitchenette in break room and tie into existing plumbing.</li> <li>2. Install new water closets with shutoffs.</li> <li>3. Install new wall hung lavatories with faucets.</li> <li>4. Install new sink in kitchenette with faucet and water supply for ice maker.</li> </ol> <p><b>ELECTRICAL -</b></p> <ol style="list-style-type: none"> <li>1. Install rough in electrical up to 25 outlets and 25 switches with 80 recessed lights.</li> <li>2. Install switches, outlets and recess lights.</li> </ol> <p><b>INSULATION -</b></p> <ol style="list-style-type: none"> <li>1. Install R15 batt insulation in all exterior walls.</li> <li>2. Install R50 blown in insulation in attic.</li> </ol> <p><b>DRYWALL -</b></p> <ol style="list-style-type: none"> <li>1. Hang and tape drywall throughout.</li> <li>2. Finish to smooth surface with knock down texture on ceiling.</li> </ol> <p><b>PAINT -</b></p> <ol style="list-style-type: none"> <li>1. Prime and paint in single color</li> </ol>	
<p>Thank you for this opportunity to serve you. God Bless You!!</p>	<b>TOTAL</b>



Condition building was in when  
receiving it.



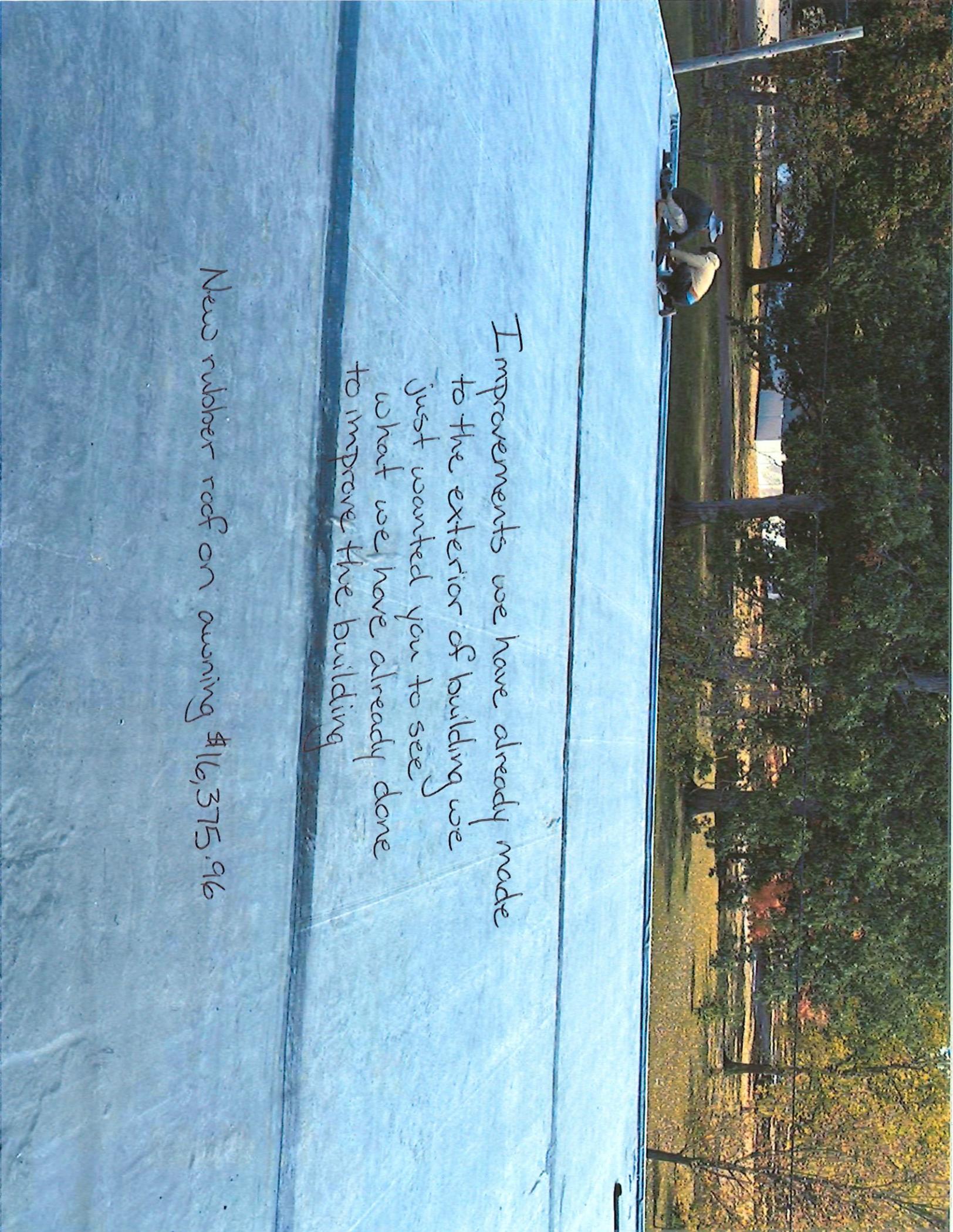






Water leaking from roof





Improvements we have already made  
to the exterior of building we  
just wanted you to see  
what we have already done  
to improve the building

New rubber roof on awning \$16,375.96



Resheting and shingling both roofs \$22,903.95







Block work for  
windows \$2,400



Four new custom  
windows \$6876.25

Pull

BEJAX

BEJAX



removal of old  
awning lights \$500





**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-08: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and BRELM LLC for the property at 214 W. Washington St.	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 5, 2026

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** BRELM LLC (property owner)  
214 W. Washington St.

**Project Description:**

The owner of the property would like to make the following Improvements:  
-Exterior Landscaping

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$6,380.45

**Recommended Reimbursement:** 50% of the total cost, up to \$3,191.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-08

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND BRELM LLC, CONCERNING THE  
PROPERTY LOCATED AT 214 W. WASHINGTON STREET, MONTICELLO,  
ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-08**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND BRELM LLC CONCERNING  
THE PROPERTY LOCATED AT 214 W. WASHINGTON STREET,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, BRELM LLC (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with exterior landscaping on

the property commonly known as 214 W. Washington Street, Monticello (“Property”);  
and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**BRELM LLC**

**(214 W. Washington Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **BBRELM LLC**, owner of the property with an address of 214 W. Washington Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 214 W. Washington Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with landscaping of the property, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$6,380.45.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Three thousand, one hundred and ninety-one (\$3,191.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

**SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

#### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

#### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

BRELM LLC  
1611 N. 1125 E. Road  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**BRELM LLC**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Larry Stoner and \_\_\_\_\_, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** \_\_\_\_\_ of **BRELM LLC**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



New Applicant  
Bldg. improv grant  
12 Sep 24

**Application –**

To participate in the Monticello Building Improvement Grant program, a business must submit this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: BRELM LLC

Applicant's Name: Melissa Good

Applicant's Address: 1611 N. 1125 East Rd.  
Monticello, IL 61856

Phone Number: 217-722-0008 Email: goodesthi@gmail.com

Sales Tax ID #: 4548-3620 (if applicable) – for tenant\*

**Project Information-** (Balance + beauty LLC)

What is the address of the proposed improvements? 214 W. Washington St.

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.  
service + retail



CITY OF MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

Description of desired improvements: Back of building - Remove all brick pavers (ground buckled and uneven from tree roots) after having to replace old sewer drainage tile in January 2025; level ground with Skid steer, add fill dirt, landscape fabric, pea gravel + patio pavers + plants from back of building to brick "alley"

What are your long-term goals for this location?

long-term we would like to create an ~~an~~ outdoor space for clients that is an extension of the spa - an area to relax and have a drink + spa lunch after a treatment.

How will this improvement help your business?

This will provide a safe entrance for all of our employees to our back door. It will also provide a beautiful and unique setting for clients to enjoy a longer stay at the spa - possibly a collaboration with other Monticello businesses for a lunch to serve.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: If the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

yes - Shelly Crawford - Stock

Anticipated Start date for Project: Spring \* Completion Date: 6-15-26

*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.* \*when ground thaws

Estimated Cost of Improvements: \$6380.95 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: Blake Good, owner - labor

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what?

NO - not this LLC

→ \* we have also spoken with Jim Grabarczyk about the gutters + drainage tiles from the roofs of the adjacent buildings on both sides of ours. The city will help combine the drainage tiles for those other properties under our land. (they currently drain ~~out~~ onto our property)



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.)

Monticello Chamber, safe trick or treating, candlest+carols, parade route volunteers, suggest many of our restaurants+ retail shops to our out-of-town clients everytime they visit

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<b>Expense item</b>	<b>Description</b>	<b>Amount (\$)</b>
Contractor/Construction Quote(s)	Expected building modifications, including labor costs.	\$
Materials	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ 5800.41
Equipment (if applicable)	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$
Contingency Reserve	Reserve for unforeseen or unexpected expenses	\$ 580.04
<b>TOTAL Expenses</b>		\$ 6380.45



**ACKNOWLEDGEMENT**

I, Melissa Good, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

Melissa Good  
Signature of Applicant

12-15-25  
Date

**BRELM LLC**  
**BUILDING IMPROVEMENT GRANT ESTIMATED BUDGET**  
**Back Entrance/Patio Project**  
**12/15/25**

<b>Item</b>	<b>Supplier</b>	<b>Estimated Cost</b>
Construction Dumpster	Knight Environmental	\$ 500.00
Skid Steer Rental (3 days)	Rental City	\$ 930.00
4" Drainage Tile	Lowe's	\$ 77.00
4 in x 4 in Corrugated Tee Fittings (Qty 4)	Lowe's	\$ 40.00
Fill Dirt (10 yards delivered)	Spring Leaf Acres (Eli)	\$ 565.00
Landscape Fabric (4 rolls)	Lowe's	\$ 348.00
Pea Gravel (16 yards delivered)	Spring Leaf Acres (Eli)	\$ 800.00
Patio/Pathway/Back Door Entrance Stones (Qty 160)	Lowe's	\$ 1,120.00
Leveling Paver Sand (100 bags)	Lowe's	\$ 558.00
Plants (48)	Great Garden Plants	\$ 862.41
10% Contingency		\$ 580.04
<b>TOTAL ESTIMATE</b>		<b>\$ 6,380.45</b>



PO Box 9 – Mansfield IL 61854  
(217) 489 - 9380

Balance + Beauty

Information regarding a 10yd construction roll off dumpster.

10 Yard (14 x 7.5 x 3.5) Aallotted 5000 LBS / 2.5 Ton.

\$500 for 10 days, Anything over 10 days \$10 / Per Day.

Meighan  
217-489-9380  
[Admin@Knightenv.com](mailto:Admin@Knightenv.com)  
Knight Environmental Services  
PO Box 9  
Mansfield, IL 61854

# Skid Steer Loader

2 Hr Min: -

4 Hr Min: -

Daily: 310.00

Weekly: 1240.00

Gehl R165



Get more. Gift more. Order by noon EST on 12/17/25 to get it before Christmas. Shop Now >



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- Tools
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- Outdoor
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Champaign Lowe's 10 PM  61856



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500+ bought last week

### ADS 4-in x 100-ft Corrugated Perforated Pipe

Item #24139 | Model #04010100

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★ ☆ ☆ ☆ 4.6 796

# \$76.80

\$72.96 When you choose 5% savings on eligible purchases every day. [Learn How](#)

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\$25.60 with 3 monthly payments. [Learn How](#)

Length Measurement: 100-ft

- 10-ft
- 20-ft
- 50-ft
- 100-ft**

Inside Pipe Diameter: 4-in

- 3-in
- 4-in**
- 6-in
- 15-in

Type: Perforated

- Culvert
- Perforated**
- Solid

**Pickup**  
Ready within 3 hrs  
1 Available

**Delivery**  
As soon as Wed, Dec 17  
4 Available

FREE Pickup at Champaign Lowe's  
[Check Other Stores](#)

1 in Stock [Aisle 1 | Bay 43](#)

—  +  [Add to Cart](#)

In use/lifestyle images - accessories not included

Members save more. [Sign in or join for FREE](#)

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What can we help you find?

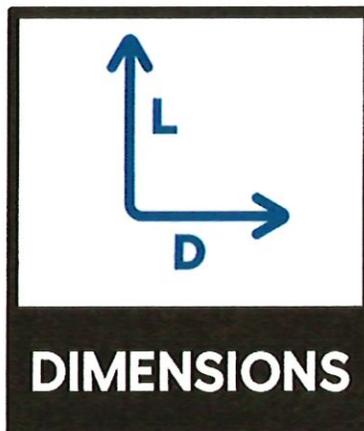
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Champaign Lowe's 10 PM 61856



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6-1/4-in L

4-in dia





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1k+ bought last week

### ADS 4-in x 4-in 90 -Degree Corrugated Tee Fittings

Item #24115 | Model #0421AA

Shop ADS

★ ★ ★ ★ 4.7 161

\$9.<sup>98</sup>

x4

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#### Pickup

Ready within 3 hrs  
17 Available

#### Delivery

As soon as Thu, Dec 18  
5,000+ Available

FREE Pickup at Champaign Lowe's  
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17 in Stock [Aisle 1 | Bay 41](#)

1



Add to Cart

In use/lifestyle images - accessories not included

Members save more. [Sign in or join for FREE](#)

Here are some similar items ...

4:25



<  Eli · Landscape rock, gravel, sand sc...

 Marketplace listing  
No longer available

[View more items](#)

[More options](#)

Are you wanting something like clay to pack or are you wanting topsoil to plant grass in?

Probably topsoil

We have regular topsoil (clean but will have some clods to work with) then we have screened topsoil and we also have cheap topsoil which is mostly topsoil but might have a little clay or gravel mixed in here and there.

10 yards delivered to Monticello would be:

Regular topsoil- 415.00

Screened Topsoil- 565.00

Cheap topsoil - 215.00

Plus tax.....

Let me know if you have a y questions. Thanks!

DIVA/  
Topsoil

Eli-  
Spring  
Leaf  
Acres-  
Atwood

×  **Lowe's Home Improvement**  
Download the Lowe's app to search and shop all our products with ease. **OPEN**

★★★★☆ (438K)

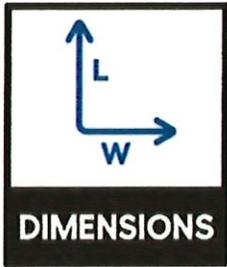
Landscaping / Landscape Fabric & Stakes / Landscape Fabric

Hanes 100-ft x 6-ft Professional Weed barrier Landscape Fabric

Item #1526555 | Model #205901

[Shop Hanes](#)

★★★★☆ 4.5 93 



100-ft L

6-ft W

**EXCLUSIVE** 1k+ bought last week

**\$86.98**  
(\$0.14 / Sq. Ft.)

X4



**\$82.63** When you choose 5% savings on purchases every day. [Learn How](#)



− 1 +

**Add to Cart**

<  Eli · Landscape rock, gravel, sand sc...

 Marketplace listing  
No longer available

View more items

More options

Pea  
Gravel

Thank you! Could you also quote 10 Cu yards of it? I'm not sure yet if the depth needs to be 3" or 4".

NOV 24 AT 10:34 AM



NOV 24 AT 11:07 AM

12 yards would be 625.00

Eli -  
Spring  
Leaf  
Acres -  
Atwood



16 yards would be 800.00

NOV 24 AT 11:31 AM

Awesome. Thank you!



Anytime!

NOV 24 AT 3:28 PM

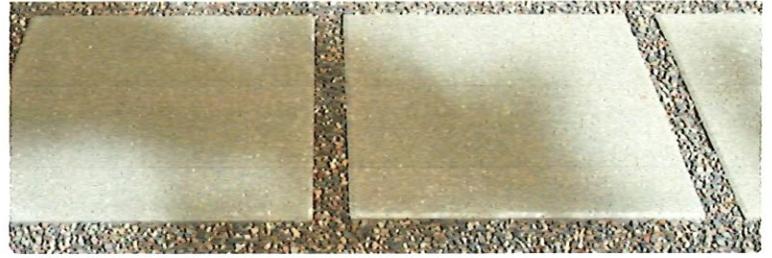
Do you ever haul fill dirt?



Yes, we sure do

Do you know the rough cost on it for 10 yards?

Are you wanting something like clay



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At a Glance



Ideal for Patios



Ideal for Walkways



Classic Style

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5k+ bought last week

20.0-in L x 20-in W x 2.0-in H Square Gray Concrete Patio stone

Item #300845 | Model #12052355

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*\$6.98 each*

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Search bar with a magnifying glass icon on the right.

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Here are some similar items ...



16.0-in L x 16.0-in W x 2.0-in H Square White Concrete Patio stone

★★★★☆ 179



20.0-in L x 20-in W x 2.0-in H Square White Concrete Patio stone

★★★★☆ 224



24.0-in L x 16.0-in W x 2.0-in H Rectangle Cappuccino Concrete...

★★★★☆ 548



16.0-in L x 16.0-in W x 2.0-in H Square Red Concrete Patio stone

★★★★☆ 700



Oldcastle 16.1 H Square Grc

★★★★☆

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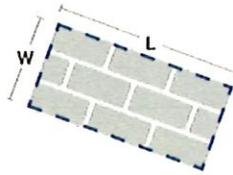
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Lawn & Garden](#) / [Pavers & Retaining Walls](#) / [Stones & Pavers](#) / [Pavers & Stepping Stones](#)



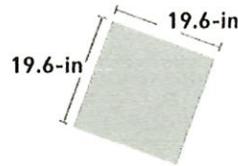
### HOW MANY DO I NEED?

**A = Total Project Square Footage**



$$L \times W = A$$

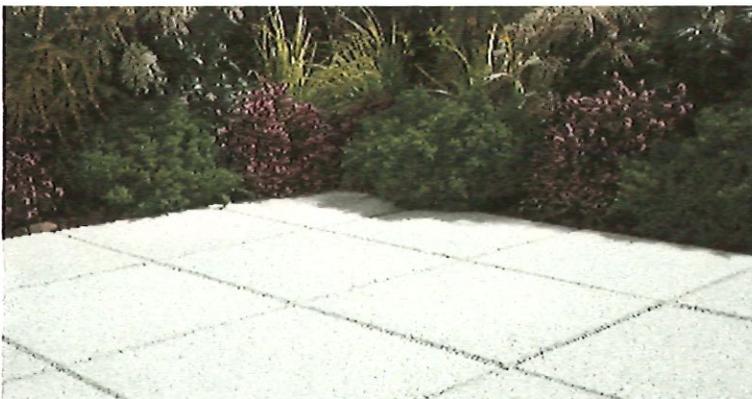
**B = Square Feet per Stone**



$$2.66\text{-sqft} = B$$

$$(A \div B) \times 1.1$$

Multiplying by 1.1 adds 10% to account for breakage and cutting.





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**Kolor Scape Step 2 0.5 Cubic feet Tan/Brown Leveling paver sand**

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526



Bestseller



In-use lifestyle image; accessories not included

1k+ bought last week

**\$5.58** *X 100*

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GROWING ZONE



plants

	APPLY
Perennials Bulk Discount	-\$42.60
Shrubs Vines Bulk Discount	-\$5.50
Subtotal	\$862.41
Est. shipping	FREE
You got FREE SHIPPING!	
<b>Total</b>	<b>\$862.41</b>
Shipping & taxes calculated at checkout	

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To ensure your plants arrive healthy and ready to thrive in your garden, we only ship when it's right for your climate. Enter your zip code below to see available ship dates. All orders are shipped via FedEx; delivery times depend on distance from Grand Haven, Michigan.

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Plant email info@greatgardenplants.com

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Accessibility

(Grand

Haven,

MI)





Pugster Pinker™ Butterfly Bush (Buddleia)

\$23.99

Size: One Quart

- 2 +

\$47.98



Little Lime® Panicle Hydrangea

~~\$23.99~~ \$23.49

Size: One Quart

Shrubs Vines Bulk Discount

- 5 +

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\$117.45



'Bobblehead' Allium

~~\$16.99~~ \$15.49

Size: One Quart

Perennials Bulk Discount

- 13 +

~~\$220.87~~

\$201.37



Walker's Low Catmint (Nepeta)

~~\$16.99~~ \$15.49

Size: One Quart

Perennials Bulk Discount

- 12 +

~~\$203.88~~

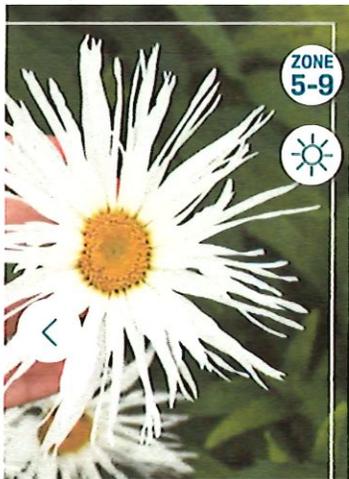
\$185.88

6 lavender  
\$15.39 ea.

3 Bobo  
Hydrangea  
\$21.49 x 3

Climbing  
Hydrangea  
\$21.49 x 3  
Russianside  
\$17.69 x 5.

### Recommended Products



ZONE 5-9

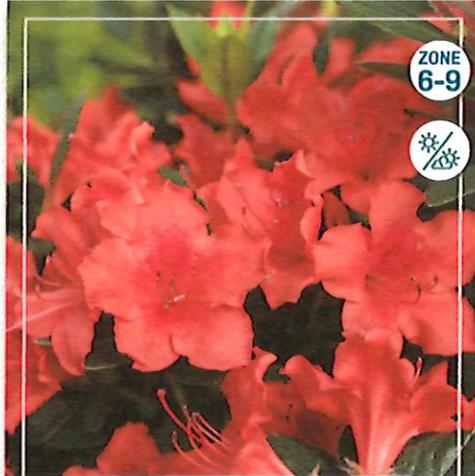


PERENNIALS

ZING DAISIES® 'SPUN SILK' A DAISY (LEUCANTHEMUM)

\$16.99

ADD TO CART



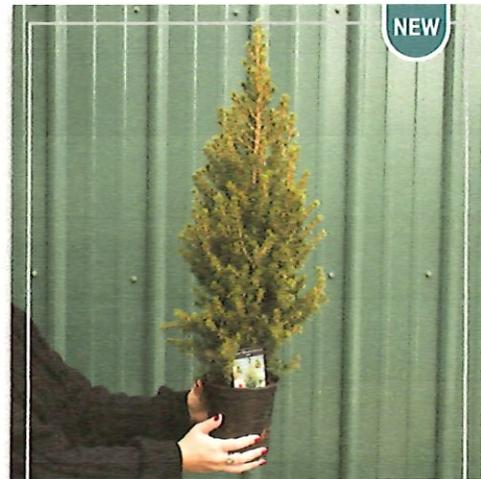
ZONE 6-9



SHRUBS & TREES  
PERFECTO MUNDO® ORANGE REBLOOMING AZALEA (RHODODENDRON)

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NEW

GARDEN GOODS  
DWARF ALBERTA SPRUCE HOLIDAY TREE

\$19.99

ADD TO CART



HOLID













**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-09: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Filippo’s Pizza and Italian Food Corp. for the property at 200 S. Market Street</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 5, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Filippo’s Pizza and Italian Food Corp. (tenant)  
200 S. Market Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Kitchen ceiling and wall panel removal and replacement with stainless steel
- New kitchen lighting
- Mop sink/grease trap removal and reinstall
- New shelving

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$36,604.00

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000.00

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-09

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND FILIPPO’S PIZZA AND ITALIAN FOOD  
CORP, CONCERNING THE PROPERTY LOCATED AT 200 S. MARKET STREET,  
MONTICELLO, ILLINOIS”

---

PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-09**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND FILIPPO'S PIZZA AND  
ITALIAN FOOD CORP CONCERNING THE PROPERTY LOCATED AT 200  
S. MARKET STREET, MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, Filippo’s Pizza and Italian Food Corp (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with

the restaurant kitchen improvements on the property commonly known as 200 S. Market Street, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

---

Larry Stoner, Mayor

ATTEST:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**FILIPPO'S PIZZA AND ITALIAN FOOD CORP.**

**(200 S. Market Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** ("*Agreement*"), is dated the 12<sup>th</sup> day of January, 2026 ("*Effective Date*"), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois ("*City*") and **FILIPPO'S PIZZA AND ITALIAN FOOD CORP.**, tenant of the property with an address of 200 S. Market Street, Monticello, Illinois ("*Recipient*") (the City and Recipient are collectively referred to as "*Parties*" and sometimes individually as "*Party*").

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district ("*Business District*") in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) ("*Act*").

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 200 S. Market Street, Monticello, Illinois ("*Property*").

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program ("*Program*") through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A ("*Application Documents*") seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with the restaurant kitchen improvements, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$36,604.00.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Ten Thousand (\$10,000.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

#### **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“*Act*”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

## **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

## **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Filippo's Pizza and Italian Food Corp.  
200 S. Market Street  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**FILIPPO'S PIZZA AND ITALIAN FOOD CORP**, Property Tenant

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner and \_\_\_\_\_**, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT \_\_\_\_\_ of FILIPPO'S PIZZA AND ITALIAN FOOD CORP**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



New Applicant  
Blg need funds  
in fall '23

**Application –**

To participate in the Monticello Building Improvement Grant program, a business must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:  
City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: FILIPPO'S PIZZA AND ITALIAN FOOD CORP.

Applicant's Name: FILIPPO'S PIZZA

Applicant's Address: 200 SOUTH MARKET STREET  
MONTICELLO, IL 61856

Phone Number: (217) 762-2921 Email: Todd.baker828@icloud.com

Sales Tax ID #: 1808-5245 (if applicable)

**Project Information-**

What is the address of the proposed improvements? 200 SOUTH MARKET

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

RESTAURANT



Monticello Business District  
Building Improvement Grant Program

Building Owner Consent Form

GIUSEPPINA GALBO BAKER, KENNETH TODD BAKER  
Building Owner Name

509 EDWARDS CT, MONTICELLO, IL 61856  
Mailing Address (Street, City, Zip)

(217) 722-6369, (217) 898-1933  
Phone Number

Todd.baker828@icloud.com  
Email Address

200 SOUTH MARKET MONTICELLO  
Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Kenneth Todd Baker  
Giuseppina Galbo Baker  
Building Owner Signature

12/1/2025  
Date

FILIPPO'S PIZZA and Italian Food Corp.  
Tenant Signature

12/1/2025  
Date



Description of desired improvements: REMOVE EXISTING WALL PANELS AND CEILING TILES AND GRID. INSTALL NEW STAINLESS STEEL WALL PANELS AND NEW CEILING TILES AND GRID AND LIGHTS. WRAP FRONT OF EXHAUST HOOD WITH S.S. SHEETS. PLACE GREASE TRAP AND MOP SINK AT FLOOR LEVEL. NEW SHELVING ABOVE SINKS.

What are your long-term goals for this location? TO CONTINUE THE FAMILY TRADITION OF FILIPPO'S PIZZA FOR THIS GENERATION AND THE NEXT. OUR GOALS INCLUDE IMPROVING AND MAINTAINING THE CLEANLINESS, STRUCTURE AND AESTHETICS HELPING TO ACCOMADATE BETTER EQUIPMENT WHILE MAINTAINING THE QUALITY OF HOMEMADE TRADITIONS.

How will this improvement help your business? NEW IMPROVEMENTS WILL PROVIDE EASE OF CLEANING, IMPROVE LIGHTING, IMPROVE ENERGY EFFICIENCY AND GREATLY ENHANCE THE OVERALL AESTHETICS OF THE KITCHEN.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? Note: If the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.

YES CALLIE McFarland

Anticipated Start date for Project: 12/22/2025 Completion Date: 1/5/2026

\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.

Estimated Cost of Improvements: \$36,604.00 (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project:

- NIXON CONSTRUCTION
• PATRIOT PLUMBING

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? NO



**ACKNOWLEDGEMENT**

I, FILIPPO'S PIZZA AND ITALIAN FOOD, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

FILIPPO'S PIZZA AND ITALIAN FOOD  
Signature of Applicant

12/1/2025  
Date



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) PIATT CO. TOY & GIFT PROGRAM, ST. JUDE ANNUAL RUN, TONY BARGMAN SCHOLARSHIP FUND, MARISSA'S PURPOSE FUNDRAISER, MONTICELLO YEARBOOK, BEMENT YEARBOOK, POSTPROM (BEMENT+MONTICELLO), PIATT CO. ANIMAL SHELTER, PIATT CO. MENTAL HEALTH PROGRAM, FOOTBALL MOM'S FUNDRAISER, TEACHER APPRECIATION

**Budget Information- ATTACHED ESTIMATE**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

<b>Expense item</b>	<b>Description</b>	<b>Amount (\$)</b>
<i>Contractor/Construction Quote(s)</i>	<i>Expected building modifications, including labor costs.</i>	<i>\$</i>
<i>Materials</i>	<i>Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.</i>	<i>\$</i>
<i>Equipment (if applicable)</i>	<i>Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).</i>	<i>\$</i>
<i>Contingency Reserve</i>	<i>Reserve for unforeseen or unexpected expenses</i>	<i>\$</i>
<b>TOTAL Expenses</b>		<b>\$</b>



***Application Checklist***

In order for the application to be accepted, please include the following attachments:

- Completed Application
- Professional estimate(s) for work to be completed with rendering of completed project, and project schedule. (Include color samples, material list, etc.)
- Current pictures of project area
- Pictures or examples of proposed improvements
- Design Plans (where appropriate, and as directed by the City of Monticello)
- Signed Acknowledgement
- Signed Building Owner Consent (if applicant is not the owner)

# NIXON CONSTRUCTION INC.

842 COUNTY FARM RD  
MONTICELLO, IL 61856

LICENSE # 105.001030
PHONE 217-841-0846

## Estimate

Date	Estimate #
11/3/2025	2350

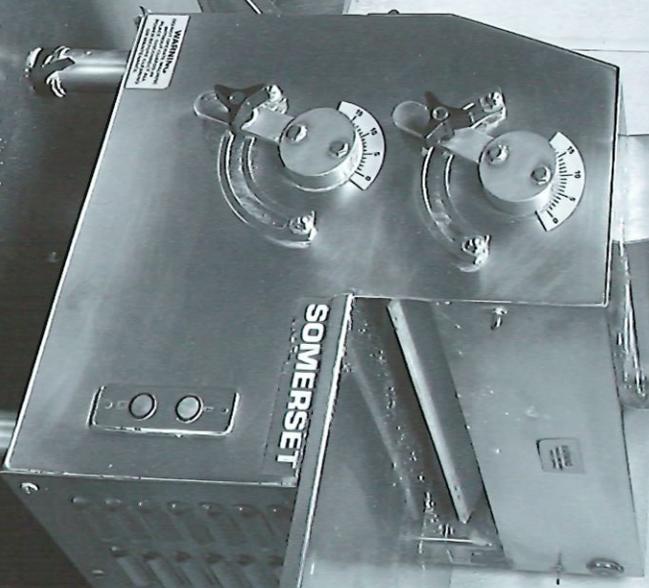
Name / Address	JOB ADDRESS
FILLIPOS --TODD BAKER 509 EDWARDS CT MONTICELLO, IL 61856	TODD BAKER 200 S MARKET MONTICELLO, IL 61856

Terms	PROJECT
DUE UPON COMPLETION	kitchen

Item	Description	Qty	U/M	Cost	Total
LABOR	labor for demo, install new ss sheets on wall and hood, install new ceiling tiles, repair tile floor and grout, re affix shelving, clean up	260		65.00	16,900.00
MATERIALS	Stainless steel sheets and broke pieces for corners and hood . Kurland steel	1		3,404.00	3,404.00
MATERIALS	wall materials	1		1,100.00	1,100.00
MATERIALS	ceiling grid materials	1		700.00	700.00
MATERIALS	vinyl coated ceiling tiles	1		1,400.00	1,400.00
DISPOSAL	DISPOSAL OF DEMO AND SCRAP MATERIALS	8		50.00	400.00
Subcontractor	Plumbing, do all demo, and installation of sinks and grease trap, trim out, all materials	1		12,700.00	12,700.00
<b>Total</b>					<b>\$36,604.00</b>

DATE
_____

Signature \_\_\_\_\_



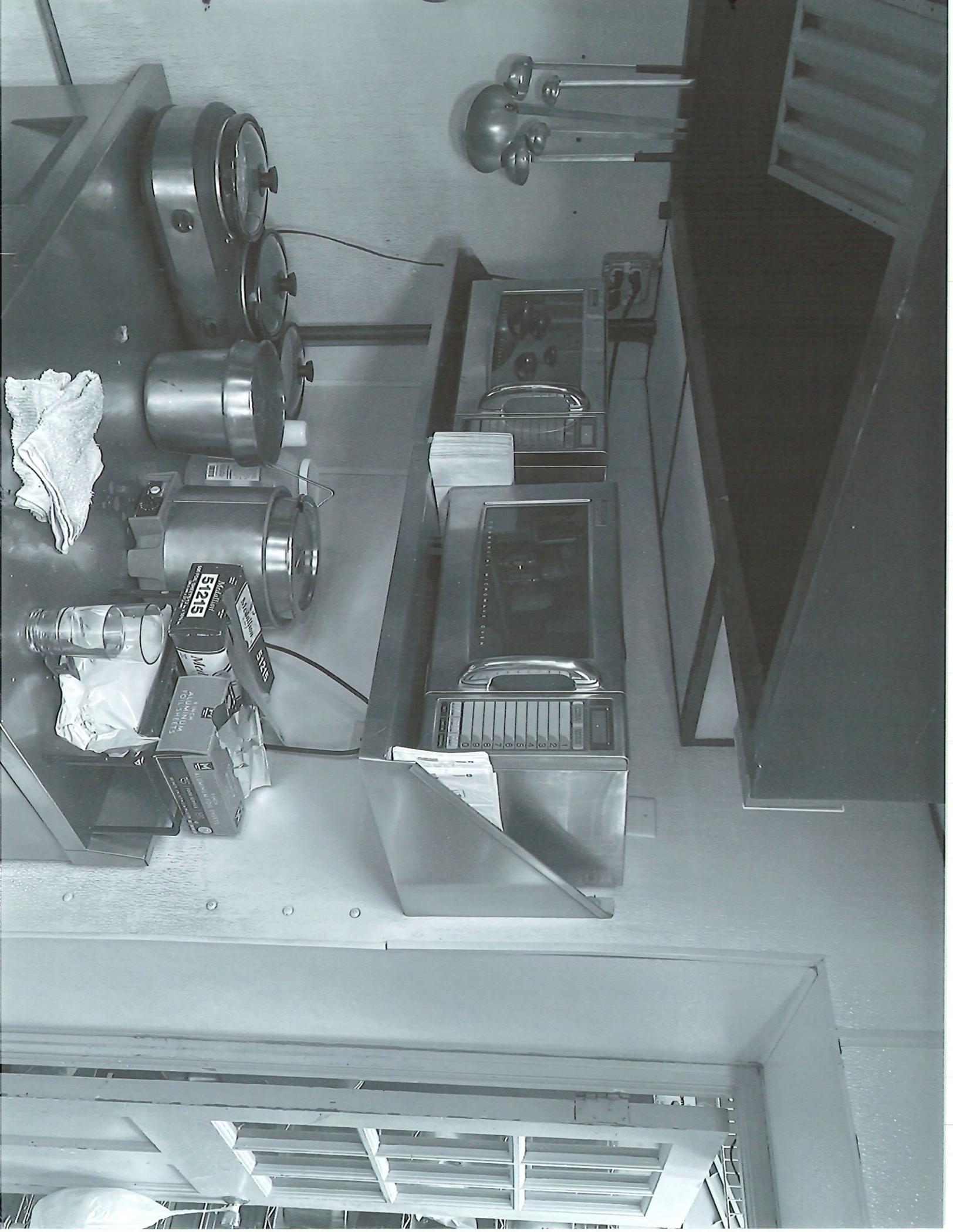
P Pull  
A Aim  
S Squeeze  
S Sweep



FIRE  
EXTINGUISHER

GETZ  
1000-478-0443









**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-10: An Ordinance Approving a Redevelopment Agreement with the City of Monticello GW & JM Family Properties LLC for the property at 215 S. Charter Street	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 5, 2026

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** GW & JM Family Properties LLC (owner)  
215 S. Charter Street

**Project Description:**

The owner of the property would like to make the following Improvements:

- Replace entrance door
- Improve Lighting
- Repaint walls and replace metal and ceiling of entrance

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$28,840.00

**Recommended Reimbursement:** 50% of the cost for door replacement (\$5,840.00) up to \$2,920.00.

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-10

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND GW & JM FAMILY PROPERTIES LLC,  
CONCERNING THE PROPERTY LOCATED AT 215 S. CHARTER STREET,  
MONTICELLO, ILLINOIS”

---

PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-10**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND GW & JM FAMILY  
PROPERTIES LLC CONCERNING THE PROPERTY LOCATED AT 215 S.  
CHARTER STREET, MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, GW & JM Family Properties LLC (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with

the door replacement on the property commonly known as 215 S. Charter Street, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

---

Larry Stoner, Mayor

ATTEST:

---

Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**GW & JM FAMILY PROPERTIES LLC**

**(215 s. Charter Street, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **GW & JM FAMILY PROPERTIES LLC**, owner of the property with an address of 215 S. Charter Street, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient owns certain property located in the Business District commonly known as 215 S. Charter Street, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with door replacement, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total *Improvements*' estimated cost is \$5,840.00.

H. Providing Program funds to the Recipient to support the Property and *Improvements* will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Two Thousand Nine Hundred Twenty (\$2,920.00) dollars or (2) 50% of the *Improvements*' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the *Improvements* in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the *Improvements* in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the *Improvements*, including, without limitation, labor, materials, and equipment necessary to complete the *Improvements*; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the *Improvements*; (4) proof that costs associated with the *Improvements* are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the *Improvements* and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

## **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. **Insurance.** Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. **City Review.** The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. **City Procedure.** The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. **Indemnity.** The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

#### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

#### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

GW & JM Family Properties LLC  
215 S. Charter Street  
Monticello, Illinois 61856

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**GW & JM FAMILY PROPERTIES LLC**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner and \_\_\_\_\_**, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_

---

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT \_\_\_\_\_** of **GW & JM FAMILY PROPERTIES LLC**, is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires:\_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



CITY OF MONTICELLO

BUILDING IMPROVEMENT GRANT PROGRAM

New Applicant  
Bldg need 8 in  
Spr/Fall '25

**Application –**

To participate in the Monticello Building Improvement Grant program, a business owner must complete this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:

City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: GW + JM Family Properties LLC.

Applicant's Name: Gary Stewart.

Applicant's Address: 215 S. Charter St.  
Monticello, IL

Phone Number: 217-762-8436 Email: gstewart@stewartfamilyhardware.com

Sales Tax ID #: 4551-3211 (if applicable)

**Project Information-**

What is the address of the proposed improvements? 215 S. Charter St.

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.  
Retail Service.



CITY OF  
MONTICELLO

## BUILDING IMPROVEMENT GRANT PROGRAM

Description of desired improvements: Replace Entrance Door,  
Improve lighting, Repaint the walls &  
replace metal & ceiling on the walls &  
make it give good first impression.

What are your long-term goals for this location? To improve sales  
& get new customers to the hardware  
store.

How will this improvement help your business? Give better first  
impression when entering the store.

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: if the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.*

Anticipated Start date for Project: Jan 2024 Completion Date: June 2024.  
*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: \_\_\_\_\_ (Based upon included estimates/quotes)

Contractor(s) or individual(s) to perform the project: BVB Glass - Replace Doors.  
Nixon Const. To Replace Metal & Paint,  
Darrin Kresin - Electric Work.

\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.

\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what? No.



Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) Member of Chamber,  
Just. participated in the Christmas Parade.  
Did the Halloween Trick or Treat.

**Budget Information-**

Copies of estimates or quotes must be included with the grant application for the application to be considered.

Expense item	Description	Amount (\$)
Contractor/Construction Quote(s)	Expected building modifications, including labor costs.	\$ DVB Door 5840.00 Labor On Replacing Metal & Paint 10,000.00 Labor On Electrical Work 1500.00
Materials	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ Metal For Walls & Ceiling 5,000.00 Paint 500.00 Electrical Supplies 1000.00
Equipment (if applicable)	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$
Contingency Reserve	Reserve for unforeseen or unexpected expenses	\$ 5000.00
<b>TOTAL Expenses</b>		\$ <del>28,840</del>



**ACKNOWLEDGEMENT**

I, Cary Stewart, (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

  
Signature of Applicant

12-8-25  
Date



CITY OF  
MONTICELLO

# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program

### Building Owner Consent Form

Gary Stewart  
Building Owner Name

215 S. Charter St. Monticello, IL  
Mailing Address (Street, City, Zip)

217-762-8436  
Phone Number

gstewart@stewartfamilyhardware.  
Email Address

215 S. Charter St. Monticello  
Property Address

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

[Signature]  
Building Owner Signature

12-8-25  
Date

[Signature]  
Tenant Signature

12-8-25  
Date



CITY OF  
MONTICELLO

## BUILDING IMPROVEMENT GRANT PROGRAM

### ***Application Checklist***

In order for the application to be accepted, please include the following attachments:

Completed Application

Professional estimate(s) for work to be completed with rendering of completed project, and project schedule. (Include color samples, material list, etc.)

Current pictures of project area

Pictures or examples of proposed improvements

Design Plans (where appropriate, and as directed by the City of Monticello)

Signed Acknowledgement

Signed Building Owner Consent (if applicant is not the owner)











Date: 10/10/2025

Estimate No. 101025-SS1

Project: Door Replacement – Main Entrance

Quoted to:

Stewart Family Hardware

215 S. Charter St.

Monticello, IL.

[gstewart@stewartfamilyhardware.com](mailto:gstewart@stewartfamilyhardware.com)

Attn: Gary

We propose to furnish and install the following material.

- Remove and dispose of existing entrance doors and frame.
- Furnish and install 1 – Pair of light duty doors and frame in a clear anodized aluminum finish.

Doors will have: Continuously geared hinges, standard locking, Falcon door closers (with hold open), tubular push/pull handles, weathering, and ¼" clear tempered safety glass.

**BASE BID..... \$5,840.00**

**NOTE:**

- 

**EXCLUSIONS:**

- 

Prepared by: Shawn Slade Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

801 S. Neil Street  
Champaign, IL 61820  
217-356-6471

Bacon & Van Buskirk Glass Co., Inc.  
[www.bvbglass.com](http://www.bvbglass.com) | [www.bvbproducts.com](http://www.bvbproducts.com)  
Follow us @bvbglassco



1011 Junction Circle  
Springfield, IL 62704  
217-787-8282



### Commercial Terms & Conditions

All Proposals for any project from Bacon & Van Buskirk Glass Co., Inc. ("BVB") and all Purchase Orders issued to and accepted by BVB shall be subject to the following Terms and Conditions ("T&C"):

1. **PRIORITY OF T&C's:** These T&C's shall supersede any contrary or conflicting provisions in any Purchase Orders or in any documents or contract forms used or relied on by BVB to create any Proposals or in any contract or agreements resulting from any such Proposals or Purchase Orders.
2. **CHANGES:** Once accepted, any changes to a Proposal or any contract related thereto, or to any Purchase Orders including, but not limited to, changes relating to scope, time, materials, equipment, labor, payment terms and price shall be in writing and signed by all necessary parties prior to the changes being effective.
3. **BILLINGS & PAYMENTS:**
  - a.) For Accepted Purchase Orders: Payment for all Purchase Orders shall be due in full upon delivery to or pick up by the buyer or buyer's designee of the goods purchased. Risk of loss shall pass upon delivery to or pick up by buyer or buyer's designee, as the case may be.
  - b.) For Accepted Proposals: Unless the Proposal states otherwise, BVB shall issue monthly progress billings to the Contracting Party on or before the 25<sup>th</sup> of each month for stored materials (whether stored on or off-site); expense of off-site storage, if applicable; materials installed; and for labor furnished. Contracting Party shall pay 100% (less any retainage, limited as described below) of the progress billing to BVB within 30 days after the date of such progress billing. The Contracting Party is obligated to pay BVB in timely fashion regardless of whether or not the Contracting Party has been paid for the work or materials covered by the progress billing. No accepted Proposal or any contract resulting therefrom shall be deemed to be a 'pay if paid' or 'pay when paid' situation by the Contracting Party. No more than 10 percent retention of any interim progress billing may be withheld. Whenever possible or required, the Contracting Party shall reduce or eliminate retainage. Within 30 days of BVB's completion of its work and issuing its final progress billing, the Contracting Party shall make final payment and payment of any and all retainage. In the event progress payments are not issued within 30 days of the Contracting Party receiving BVB's progress billing, BVB has the right to stop work and/or issue intent to file lien on the property involved in the project and/or any funds related to the project. Nothing in its Proposal shall serve to void BVB's right to file a lawful lien or claim on its behalf in the event that any payment is not made. Completion of the project will not be extended so as to prevent the timely final payment of BVB.
  - c.) All sums not paid when due, under either a.) or b.) above, shall bear interest at the rate of 1 ½% per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including a reasonable attorneys' fees and expert witness' fees, shall be paid by Contracting Party, whether or not suit is filed.
4. **INSURANCE:** BVB's insurance coverage applies only to damages or injuries caused only by employees of BVB. BVB will not be responsible for Liquidated Damages, Waivers of Subrogation, or Primary and Non-Contributory Clauses on behalf of the Contracting Party or any parties not directly employed by BVB. BVB and BVB's insurance carriers will not be held liable or financially responsible for events, damages, injuries, etc. not caused directly by BVB employees or their direct work. Contracting Party shall, if the Owner does not, purchase and maintain all risk insurance upon the full value of the entire work and/or materials delivered to the jobsite which shall include the interest of BVB. Neither BVB nor its insurance carriers will be responsible for past or future mold, mildew, odor, disease or pollution-related problems.
5. **SCHEDULE:** Work will be performed during BVB's regular working hours. All work performed outside of such hours shall be charged at rates or amounts agreed upon in writing by the parties at the time overtime is authorized. BVB shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete its work on the project. Changes in project schedule deadlines, project schedule accelerations, project delays or conditions due to the actions or inactions of the Contracting Party, Architect, Engineer or others, delays in transportation, shortages of raw materials, civil disorders, labor difficulties such as strikes and lockouts, vendor allocations, fires, floods, accidents, and acts of God and matters constituting Force Majeure will not be grounds to make back charges or claims against BVB. BVB shall be entitled to equitable adjustment in the contract time and amount for additional costs due to project delays agreed to accelerations or other items listed in this Section 5.
6. **SITE CONDITIONS:** The Contracting Party will indicate prior to bid if temporary on site suitable storage space, hoisting, temporary electrical, restrooms and water are not available at no charge to BVB so that BVB may include those items within its Proposal, otherwise, the Contracting Party shall provide those on the project site without cost to BVB. Contracting Party is to prepare all work areas so as to be acceptable for BVB's to install work. BVB will not be called upon to start work until sufficient areas are ready for continuous efficient and productive work by BVB. BVB is not financially responsible for enclosing the project against weather during the project's construction for any reason and regardless of the delivery and installation of products furnished by BVB. Trash and miscellaneous materials brought to site by BVB will be disposed of by BVB and BVB will perform an adequate 'broom sweep' cleaning of the immediate areas where its work is performed. BVB will not clean any glass or metal nor will it be held responsible for incremental costs of site cleaning by its personnel nor by others nor for final cleaning of the project. EPA 4/22/10 Regulations require Lead-Safe Work Practices be used in homes and some buildings built prior to 1978. This quotation does not include costs for our conducting LSWPractices. Should Bacon & Van Buskirk be required to conduct LSWPractices for this project, those additional costs to the project will be borne by the Owner, Construction Manager, or General Contractor.
7. **CLAIMS:** The Contracting Party shall notify BVB in writing of intent to back charge or intent to make claim as soon as there may be an issue discovered with the work. BVB will be allowed reasonable notice of the specific deficiency and reasonable time to correct any such deficiency before the Contracting Party incurs any cost in regard thereto. The Contracting Party shall make no demand for liquidated damages against BVB for delays or actual damages for delays. No back charges or claims by the Contracting Party against BVB shall be valid except by mutual agreement in writing by BVB and the Contracting Party. Glass breakage is not considered a defect and does not apply to BVB's warranty. If BVB handles and/or reinstalls Owner's existing glass, any damage to the Owner's glass is at the Owner's risk of breakage and at the Owner's expense. BVB will not incur the expense of replacing broken or damaged glass caused directly or indirectly by anyone other than its own employees. **BVB will not be responsible for special, incidental, or consequential damages.** BVB shall not be responsible for damage to its work by other parties or for improper use of equipment by others.
8. **BACKGROUND CHECKS:** Any criminal background checks or drug tests required by any Contracting Party for BVB on-site employees shall be at the expense of the Contracting Party and be subject to the provisions of 3. c.) hereof.
9. **WARRANTIES:** Manufacturers' standard warranties as they apply to materials furnished by BVB for the project shall be passed through to the Contracting Party and to the project Owner. All BVB's workmanship is guaranteed against defects for a period of one year from the date of installation, excluding normal wear and tear and misuse. **This warranty applies in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose. The exclusive remedy shall be that BVB will replace or repair any part of its work which is found to be defective.**
10. **AGREEMENT TO T&C's:** Contracting Party shall be deemed to agree to these Terms & Conditions upon Contracting Party's acceptance of BVB's Proposal or upon acceptance of a Purchase Order by BVB. BVB reserves the right to correct any clerical errors in its Proposal prior to acceptance. If not accepted within thirty (30) days of the date shown on BVB's Proposal, its Proposal shall expire and be of no force or effect.



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-11: An Ordinance Approving a Redevelopment Agreement with the City of Monticello Evlo Coffee Company for the property at 501 W. Bridge Street	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie McFarland, Director of Community & Economic Development
<b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 6, 2026

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Evlo Coffee Company (tenant)  
501 W. Bridge Street, Suite 505

**Project Description:**

The owner of the property would like to make the following Improvements:

- Renovate to fully ADA-Compliant restrooms
- Commercial Flooring
- Plumbing for kitchen, restrooms and espresso bar area
- Interior remodeling for seating area

**Estimated Construction Window:** Spring, 2026

**Estimated Project Cost:** \$32,888.17

**Recommended Reimbursement:** 50% of project costs, up to \$10,000.00.

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

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ORDINANCE NO. 2026-11

“AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF MONTICELLO AND EVLO COFFEE COMPANY, CONCERNING  
THE PROPERTY LOCATED AT 501 W. BRIDGE STREET, MONTICELLO,  
ILLINOIS”

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PASSED AND APPROVED BY THE

CITY COUNCIL

CITY OF MONTICELLO

THIS 12<sup>th</sup> DAY OF JANUARY 12, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello,  
Piatt County, Illinois, this 13<sup>th</sup> day of January, 2026.

**ORDINANCE NO. 2026-10**

**AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT  
BETWEEN THE CITY OF MONTICELLO AND EVLO COFFEE COMPANY  
CONCERNING THE PROPERTY LOCATED AT 501 W. BRIDGE STREET,  
MONTICELLO, ILLINOIS**

**WHEREAS**, the City of Monticello (“City”) is an Illinois municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

**WHEREAS**, on August 19, 2019, the City Council passed and approved an ordinance approving a business district plan and designating a business district (“Business District”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“Act”); and

**WHEREAS**, the Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District; and

**WHEREAS**, the City administers a Building Improvement Program (“Program”) to improve the quality of buildings and structures located in the Business District and expand the City’s property tax base; and

**WHEREAS**, the Business District provides funding for the Program; and

**WHEREAS**, the City solicited applications from individuals and entities seeking Program funds, reviewed the applications submitted, and publicly disclosed the terms of those applications; and

**WHEREAS**, Evlo Coffee Company (“Developer”) submitted an application to the City seeking Program funds for the purpose of costs associated with interior

improvements on the property commonly known as 501 W. Bridge Street, Monticello (“Property”); and

**WHEREAS**, the City has determined that the Developer’s application is consistent with the Act and the Program’s goals and objectives; and

**WHEREAS**, the City wishes to assist the Developer’s improvement of the Property in accordance with the terms of the Redevelopment Agreement attached hereto as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, as follows:

**Section 1. RECITALS.** The foregoing recitals are incorporated as though fully set forth herein.

**Section 2. AGREEMENT APPROVED.** The City Council approves the Redevelopment Agreement attached as Exhibit A (“RDA”) and the Mayor and City Clerk are authorized and directed to execute the RDA on the City’s behalf.

**Section 3. RECORDING AND AUTHORITY.** The City Clerk is authorized and directed to record this Ordinance and the RDA with the Piatt County Recorder, and the City Administrator is authorized and directed to take all steps necessary to implement the RDA’s terms.

**Section 4. SUPERSEDER.** In the event a conflict exists between the terms of this Ordinance and any other ordinance or resolution of the City, the terms of this Ordinance shall govern.

**Section 5. SEVERABILITY.** If any part, subsection, or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the remaining

sections, subsections, and clauses shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form, in accordance with law.

Adopted by the City Council of the City of Monticello, Piatt County, this 12<sup>th</sup> day of January, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Approved by the City of Monticello this 12<sup>th</sup> day of January, 2026.

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Larry Stoner, Mayor

ATTEST:

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Robin Throneburg, City Clerk  
City of Monticello, Piatt County, Illinois

Exhibit A

**Redevelopment Agreement**

[Attached]

**REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT**

**BY AND BETWEEN**

**THE CITY OF MONTICELLO**

**AND**

**EVLO COFFEE COMPANY**

**(501 W. Bridge Street, Suite 505, Monticello, Illinois)**

**THIS REDEVELOPMENT AND ECONOMIC INCENTIVE AGREEMENT** (“*Agreement*”), is dated the 12<sup>th</sup> day of January, 2026 (“*Effective Date*”), and is by and between the **CITY OF MONTICELLO**, an Illinois municipal corporation and with offices located at 210 N. Hamilton Street, Monticello, Illinois (“*City*”) and **EVLO COFFEE COMPANY**, tenant of the property with an address of 501 W. Bridge Street, Suite 505, Monticello, Illinois (“*Recipient*”) (the City and Recipient are collectively referred to as “*Parties*” and sometimes individually as “*Party*”).

**IN CONSIDERATION OF** the recitals and the mutual covenants and agreements set forth in this Agreement, the Parties agree as follows:

**SECTION 1. RECITALS.**

A. In 2019, the City passed and approved an ordinance approving a business district plan and designating a business district (“*Business District*”) in accordance with the Business District Development and Redevelopment Act (65 ILCS 5/11-74.3-1, *et seq.*) (“*Act*”).

B. The Act authorizes the City to enter into agreements with entities to pay or reimburse costs eligible for reimbursement under the Act, including, without limitation, certain costs associated with rehabilitating and improving buildings and structures located in the Business District.

C. The Recipient rents certain property located in the Business District commonly known as 501 W. Bridge Street, Suite 505, Monticello, Illinois (“*Property*”).

D. Utilizing funds generated by taxes levied in accordance with the Act, the City administers a Building Improvement Program (“*Program*”) through which individuals may apply to receive City funding to support certain improvements and activities.

E. The Recipient submitted a Program application attached as Exhibit A (“*Application Documents*”) seeking Program funds.

F. The Recipient seeks Program funds for the purpose of offsetting costs associated with interior renovations, as more fully described on Exhibit B (collectively, ("*Improvements*").

G. The Recipient represents that the total Improvements' estimated cost is \$32,888.17.

H. Providing Program funds to the Recipient to support the Property and Improvements will improve the quality of buildings and structures located in the Business District and expand the City's property tax base, consistent with the Program's requirements.

I. Pursuant to the Act and Illinois Municipal Code (65 ILCS 5/8-1-2.5), the City is authorized to appropriate and expend funds for economic development purposes, including, without limitation, making awards to commercial enterprises that are deemed necessary or desirable for the promotion of the City's economic development.

J. The Corporate Authorities find that it is necessary and desirable for the promotion of City's economic development to award to the Recipient Program funds in accordance with and subject to this Agreement's terms.

## **SECTION 2. ECONOMIC INCENTIVE AWARD.**

A. Award Amount. Subject to this Agreement's terms, the City agrees to provide to the Recipient an award in the amount of (1) Ten Thousand (\$10,000.00) dollars or (2) 50% of the Improvements' actual cost, as determined by the City upon its review of the Recipient Documents (as defined below), whichever is less ("*Award*").

B. Application to Receive Award. Upon Recipient completing the Improvements in accordance with this Agreement and all City codes, rules, and regulations, as amended, including, without limitation, all Program rules and guidelines, and the City's issuance of a full and binding certificate of occupancy affirming completion of the Improvements in accordance with the same, the Recipient shall submit to the City: (1) a properly executed statement / bill of sale showing the full cost of the Improvements, including, without limitation, labor, materials, and equipment necessary to complete the Improvements; (2) proof of payment of the contract cost pursuant to the statement; (3) final lien waivers from all of Recipient's contractors, subcontractors, employees, or individuals providing any services concerning the Improvements; (4) proof that costs associated with the Improvements are eligible for reimbursement under the Act; (5) receipts, checking account statements, and canceled checks; and (6) all other documentation deemed necessary by the City Administrator concerning the Improvements and the Property (collectively, "*Recipient Documents*").

C. Payment of Award. Within 30 days of (1) the City receiving from the Recipient a complete set of Recipient Documents and (2) the City verifying that the costs identified in the Recipient Documents are eligible for reimbursement under the Act and able to be reimbursed in accordance with Section 2.D, the City will issue a check to the Recipient in the amount of the Award. In no case shall the City's payment exceed the Award amount, regardless of the amount of any costs incurred by the Recipient.

D. Award Funding. The Award will be payable from taxes levied and actually received by the City in accordance with the Act, as they become available, and from no other source. The Recipient shall have no recourse against the City's general fund or other City revenues, and this Agreement shall have no effect on the City's ability to issue debt in the future. Upon this Agreement's voluntary or involuntary termination, any unpaid amount owed by the City to the Recipient shall be forgiven in full.

### **SECTION 3. MAINTENANCE.**

A. Compliance with Codes. Recipient agrees to operate, use, preserve, and maintain the Improvements and the Property in full compliance with all City codes, rules, and regulations, as amended, including, without limitation, this Agreement and all Program rules and guidelines.

B. Open Book. In addition to providing the City and other entities with jurisdiction access to the Property to conduct permit-related inspections of the Improvements, the Recipient will provide the City full access, upon the City providing reasonable notice, to all portions of the Property and all documents and records concerning the Improvements. During business hours and at the Recipient's office, the Recipient shall make available for review by the City and its agents the books and records relating to the Recipient's costs with respect to the Improvements to enable the City to verify the Improvements' cost, including, but not limited to, the Recipient's, general contractor's and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts, invoices, and all other information requested by the City. These records shall be available for inspection, audit, and examination. The City agrees to keep all financial information of the Recipient confidential, except to the extent required for compliance with any applicable law, rule, or regulation. The foregoing City review and audit rights shall terminate on the Effective Date's 2-year anniversary.

### **SECTION 4. DEFAULT; CLAWBACK; REMEDIES.**

A. Failure to Complete. If the Recipient fails, for any reason whatsoever, to complete all of the following by June 30, 2026, this Agreement shall terminate immediately and without further action, and all of the Parties' rights and obligations shall become null and void, including, without limitation, the City's obligation to pay the Award to the Recipient: (1) complete the Improvements in accordance with this Agreement; (2) apply for and receive from the City a full and binding certificate of occupancy for the Improvements; and (3) obtain all City, state, and federal certificates, licenses, permissions, and approvals necessary to occupy Property for the purposes identified in the Application Documents.

B. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement. Recipient agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the City has committed fraud or exhibited willful or wanton disregard to the rights of

Recipient under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 4.B, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding. Neither Party shall seek personal liability against an official, officer, employee, or agent of the other party in connection with this Agreement.

## **SECTION 5. INSURANCE AND INDEMNIFICATION.**

A. Insurance. Recipient will procure and deliver evidence of such policies to the City, at the Recipient's cost and expense, and shall maintain in full force and effect through the term of this Agreement, a policy or policies of commercial general liability insurance and, during any period of constructing the Improvements, contractor's liability insurance, with liability coverage under the commercial general liability insurance to be not less than one million and no/100 (\$1,000,000.00) dollars each occurrence and two million and no/100 (\$2,000,000.00) dollars aggregate. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the City Attorney to protect the City and the Recipient against any liability incidental to the use of or resulting from any claim for injury or damage occurring on or about the Property. Each such policy shall name the City as an additional insured party. Any insurance carried by the City for like risks shall be secondary and in excess of the insurance required hereunder. The City shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the policy or policies required hereunder.

B. City Review. The Recipient acknowledges and agrees that the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans for the Property, including, without limitation, the issuance of any approvals, permits, certificates, or acceptances for the Improvements or the City's approval of this Agreement, that the City's review and approval of those plans and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Recipient, or any of its heirs, successors, assigns, tenants, and licensees, or any other person, against damage or injury of any kind at any time. This Section shall survive the Agreement's voluntary or involuntary termination.

C. City Procedure. The Recipient acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the City with respect to the approval of this Agreement and agrees not to challenge the City's approval on the grounds of any procedural infirmity or of any denial of any procedural right. This Section shall survive the Agreement's voluntary or involuntary termination.

D. Indemnity. The Recipient releases the City from, and covenants and agrees that the City shall not be liable for, and covenants and agrees to defend, indemnify, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, investigations, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Improvements, the Property, the Program, or this Agreement, including, without limitation, actions or claims arising from or related to the Prevailing Wage Act

(820 ILCS 30/0.01, *et seq.*) (“Act”). The Recipient further covenants and agrees to pay for or reimburse the City and its elected and appointed officials, officers, employees, and agents for any and all costs, reasonable attorney’s fees, liabilities, and expenses incurred in connection with investigating, defending against, or otherwise in connection with any such losses, claims, damages, liabilities, investigations, or causes of action. The City shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive this Agreement’s voluntary or involuntary termination.

The Recipient understands and acknowledges that, depending on how the Recipient uses the Award, the Award and any work or labor the Recipient purchases with the Award may become subject to the Act. The Recipient covenants and agrees to comply, and to contractually obligate and cause its construction manager, any general contractor, each subcontractor or other applicable entity or person to comply with the applicable requirements of the Act. All contracts subject to the Act shall list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed pursuant to such contract. If the prevailing wage rates are revised, the revised rates shall apply to all such contracts. The Recipient shall provide the City with copies of all such contracts entered into by the Recipient or others to evidence compliance with this Section. The Recipient together with its contractors, subcontractors, agents, employees and others may be obligated to provide such documents, information and certifications, including appropriate payroll certifications, as are necessary to comply with the Act. The Recipient will maintain segregated accounting records detailing expenses incurred and paid for with public and private funds.

## **SECTION 6. RECIPIENT’S OBLIGATIONS.**

### **A. Construction of Improvements.**

1. **Construction.** The Recipient shall construct and install the Improvements on the Property in substantial compliance with the project scope, site plans, architectural plans and elevations, engineering plans, and plats, as appropriate, submitted to and approved by the City. Further, the Recipient will at all times install, construct, operate, and maintain the Improvements on the Property in compliance with all applicable City, state, and federal laws, ordinances, rules, and regulations, as amended, including, without limitation, all applicable zoning ordinances, building codes, environmental codes, life safety codes, and tax ordinances, rules, and regulations of the City.
2. **Construction Permits.** No construction, improvement, or development of any kind shall be permitted on any portion of the Property unless and until the Recipient has received approval from all necessary City commissions, boards, and departments, and has been issued valid and binding building permits. Further, no operation or occupancy of the Property may occur prior to the issuance of a full and binding certificate of occupancy.

3. Fees, Costs, and Expenses. The Recipient shall be responsible for and pay all City imposed fees on the construction of the Improvements and operation and maintenance of the Property, including, without limitation: (a) all City permit fees; (b) all City costs incurred administering the Program and this Agreement; (c) all City costs incurred drafting and negotiating this Agreement, including legal fees and expenses; and (d) the City's costs and fees incurred enforcing this Agreement, including reasonable legal fees, expenses, and appeal costs and fees.

B. Modifications to Improvements. The Recipient shall not enter into any Agreement or contract or take any action or inaction to alter, change or remove the Improvements, or the approved design thereof, nor shall Recipient undertake any other changes, by contract or otherwise, to the Improvements unless such changes are first submitted to the City for review and approval, as required by the City codes, rules, and regulations, as amended.

C. Certificate of Assistance. The Recipient agrees to place a certificate, in a form provided by the City, identifying the Recipient as a Program participant. The certificate shall be placed in the Property's front window or other location approved by the City that is visible to the public.

D. Property Taxes and Valuation. Recipient shall timely and fully pay when due all taxes and assessments levied against the Property. Recipient shall not petition to reduce the assessed value of the Property, appeal the applicable property tax rate, seek any real estate tax exemption, or otherwise pursue a reduction in any real property tax owed during this Agreement's term.

### **SECTION 7. TERM.**

Except as otherwise provided herein, this Agreement shall be binding upon (1) the City issues a full and binding certificate of occupancy for the Improvements; and (2) the City's delivery of the Award to Recipient.

### **SECTION 8. GENERAL PROVISIONS.**

A. No Third Parties. This Agreement is for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and no third party is intended to or shall have any rights hereunder.

B. Assignment. No part of this Agreement may be assigned by any Party without prior written consent of both Parties.

C. Building Improvement Program. The Recipient represents and warrants that all statements and representations in the Application Documents are true, accurate, and complete. Recipient's failure to provide truthful, accurate, or complete Application Documents, shall constitute a default under this Agreement and relieve the City of its duties and obligations under this Agreement, including, without limitation, payment of the Award.

D. Entire Agreement. This Agreement shall constitute the entire agreement of the Parties hereto. All prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force and effect, which shall remain in full force and effect notwithstanding this Agreement's terms.

E. Amendments and Modifications. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing, executed, and properly approved by the City's Corporate Authorities, pursuant to all applicable statutory procedures.

F. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies and benefits provided to the City by this Agreement shall be cumulative and shall not be exclusive of any other such rights, remedies and benefits allowed by law.

G. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the City to exercise at any time any such rights shall not be deemed or construed as a waiver thereof, nor shall such failure void or affect the City's right to enforce such rights of any other rights.

H. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by a reputable overnight courier, or (iii) delivered by certified mail, return receipt requested, and deposited in the U. S. Mail, postage prepaid.

Notices and communications to the Recipient shall be addressed to, and delivered at, the following address:

Evlo Coffee Company  
501 E. Cedar Lane  
Monticello, Illinois 61856  
Attn: William & Kelly Cavanaugh

Notices and communications to the City shall be addressed to, and delivered at, the following address:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Callie McFarland, Director of Community Development

With a copy to:

City of Monticello  
210 N. Hamilton Street  
Monticello, Illinois 61856  
Attn: Mayor

I. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for any dispute relating to this Agreement shall be in the Circuit Court for the Sixth Judicial Circuit, Piatt County, Illinois.

J. Severability. If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement shall not be affected, impaired, or invalidated thereby, but shall remain in full force and effect. The unenforceability of any provision of this Agreement shall not affect the enforceability of that provision in any other situation.

K. Interpretation. This Agreement shall be construed without regard to the identity of the Party who drafted the various provisions of this Agreement. Each and every provision of this Agreement shall be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement, and any rule or construction that a document is to be construed against the drafting Party shall not be applicable to this Agreement.

L. Incorporation of Recitals and Exhibits. This Agreement's recitals and Exhibits A attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement.

M. Authority to Execute.

1. The City. The City hereby represents to the Recipient that the persons executing this Agreement on its behalf have been properly authorized to do so by the City's Corporate Authorities.

2. The Recipient. The Recipient hereby warrants and represents to the City (i) that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (ii) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (iii) that neither the execution of this Agreement nor the performance of the obligations assumed by the Recipient will (a) result in a breach or default under any agreement to which the Recipient is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Recipient or the Property are subject, and to which the Recipient has actual or constructive knowledge.

N. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

O. Freedom of Information Act Compliance. The Recipient agrees to maintain, without charge, all records and documents concerning or relating to this Agreement and the Property in accordance with the Freedom of Information Act 5 ILCS 140/1, *et seq.* ("**FOIA**"). Upon the City's request, the Recipient shall produce all records requested by the City within the

timeframe requested by the City, and if additional time is needed to compile the requested records, the Recipient shall promptly notify the City. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under FOIA, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

[Signature page follows]

**IN WITNESS WHEREOF**, the Parties have set their hands and seals as of the date first written above.

**CITY OF MONTICELLO**, an Illinois municipal corporation

By: \_\_\_\_\_  
Larry Stoner, Mayor

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

**EVLO COFFEE COMPANY**, Property Owner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**ATTEST:**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF PIATT        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Larry Stoner and \_\_\_\_\_**, the Mayor and City Clerk, respectively, of the **CITY OF MONTICELLO**, an Illinois municipal corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act on behalf of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF \_\_\_\_\_        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT \_\_\_\_\_ of EVLO COFFEE COMPANY** is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Signature of Notary

Seal

My Commission expires: \_\_\_\_\_

Exhibit A

**Application Documents**

[attached]

Exhibit B

**Description and Depiction of Improvements**

[attached]



**BUILDING IMPROVEMENT GRANT PROGRAM**

New Business  
New Applicant  
Bldg received \$ in  
Spring '24

**Application –**

To participate in the Monticello Building Improvement Grant program, a business must submit this application with all required information.

Pursuant to the program, the City will award the grant with reimbursable funds to eligible applicants determined by project impact, applicability, and score. Grant awards are made at the sole discretion of the City Council, funding availability, and impact on public infrastructure goals and objectives. Properties which are designated contributing properties to the Courthouse Square National Historic District may be required to follow the recommendation from the Historic Preservation Commission as part of the award. As a result, applicants for these properties are strongly advised to connect with these organizations for insight and advice prior to application submittal.

If a determination is made that the answers on this form are untrue, incomplete or deceptive, the application will be denied.

Completed applications should be returned to:  
City of Monticello  
c/o Director of Community Development  
210 N. Hamilton  
Monticello, Illinois 61856

**Applicant Information –**

Applicant's Legal Business Name: Evlo Coffee Company

Applicant's Name: William and Kelly Cavanaugh

Applicant's Address: 501 E Cedar Ln  
Monticello, IL 61856

Phone Number: 217-202-6532 Email: kmuse898@yahoo.com

Sales Tax ID #: \_\_\_\_\_ (if applicable) hayden.cav31@gmail.com

**Project Information-**

What is the address of the proposed improvements? 501 W. Bridge St. Suite 505

Is the premise owned or leased?  Owned  Leased

If property is leased, it is mandatory that the owner of the premises (if the owner is not the applicant), in his/her individual capacity, or if a business, by an authorized representative of the business, must sign and provide their information and consent to the improvements proposed to be performed through completion of the building owner consent form.

What type of business will this grant be impacting? (ex. Restaurant, retail, service?) If the property is vacant, list potential uses.

Cafe and grab and go food service



Description of desired improvements: Fully renovated ADA compliant bathrooms, Commercial vinyl plank flooring throughout new plumbing for kitchen, bathrooms and espresso bar, Upgraded wainscot paneling in seating area.

What are your long-term goals for this location? We are excited to create a space for all members of our community to come together 3 days a week. We hope to be a positive environment for many years offering great coffee and connections.

How will this improvement help your business? These improvements will allow us to become an inclusive for everyone, to enjoy with drive thru options and ADA compliant bathroom, which is a wonderful addition to our community and

Have you reached out to a representative from Monticello Main Street or the Monticello Historic Preservation Commission regarding this project? If so, who? *Note: If the subject property is within a National Historic District, the project may be subject to Historic Preservation Commission Review and Recommendations.* We have not *The small town vision Monticello has always valued*

Anticipated Start date for Project: Feb 2026 Completion Date: March 2026 *valued*

*\*Project completion includes final inspection and submittal of all paid invoices to the City of Monticello, and must be on or before the completion deadline stated in the application schedule.*

Estimated Cost of Improvements: 32,888.17 *(Based upon included estimates/quotes)*

Contractor(s) or individual(s) to perform the project: Patnot plumbing, Flooring America and (self) - wainscoting installation

*\*Attach any architectural design plans, engineering plans, construction drawings, bids from contractors and/or other plan specs to this application.*

*\*Attach any current condition pictures, as well as renderings or examples of proposed improvements to this application.*

Have you received funding from any City of Monticello program within the last 2 years? If so, when and for what?

No. we have not.



## BUILDING IMPROVEMENT GRANT PROGRAM

Please list any community involvement you have or currently participate in. (Volunteerism, organizational membership, event participation, etc.) Evlo Coffee Company is an entirely new business to Monticello and we are extremely excited to join the business district and become involved in as many ways as we can. We hope to offer support to other business through partnership and community events and to create a positive presence for patrons as well as other fellow community members & business owners.

### Budget Information-

Copies of estimates or quotes must be included with the grant application for the application to be considered.

Expense Item	Description	Amount (\$)
Contractor/Construction Quote(s) Patnot plumbing Flooring America	Expected building modifications, including labor costs. prep/install	\$ 19,500.00 4,620.00
Materials Flooring paneling	Cost for materials to perform service, if not included in the contractor quotes, or if applicant is performing the improvements.	\$ 6,186.00 582.17
Equipment (if applicable) ADA compliant Bathroom Fixtures	Equipment that is affixed to the building will be considered as a priority (ex. Commercial oven).	\$ 1,000.00
Contingency Reserve Broken fixture/panel flooring replacements	Reserve for unforeseen or unexpected expenses	\$ 1,000.00
<b>TOTAL Expenses</b>		\$ 32,888.17



**ACKNOWLEDGEMENT**

I, Kelly Marie Cavanaugh (full name printed) swear or affirm under penalty of law that I have read and understood all of the conditions and questions in this Application and that all of the foregoing information and statements submitted in this Application are true and correct to the best of my knowledge, and that all responses to the questions are full and complete, omitting no material information.

The undersigned applicant also agrees to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Applicant agrees to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

Monticello Building Improvement Program application submittal does not guarantee program award.

Subject to City of Monticello City Council approval, this application, together with the attached Building Improvement Program description, shall become a binding Agreement for which the undersigned hereby warrants full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

Any material misrepresentation of information in this document will be grounds for denial of a permit.

Kelly M. Cavanaugh  
Signature of Applicant

12.11.2025  
Date

Walter Young

12-11-2025



CITY OF  
MONTICELLO

# BUILDING IMPROVEMENT GRANT PROGRAM

## Monticello Business District Building Improvement Grant Program Building Owner Consent Form

501 W Bridge St

\_\_\_\_\_  
**Building Owner Name**

673 County Farm Road, Monticello IL

\_\_\_\_\_  
**Mailing Address (Street, City, Zip)**

312-519-605

\_\_\_\_\_  
**Phone Number**

501wbridgest@gmail.com

\_\_\_\_\_  
**Email Address**

501 W Bridge St,

\_\_\_\_\_  
**Property Address**

As the legal owner of the property above, I hereby grant authorization for the above tenant of said property to complete the improvements as indicated on this application and to seek reimbursement assistance related to that work. I understand my responsibilities and obligations as the property owner under this application. I agree to indemnify and hold the City of Monticello harmless from any losses, claims, damages, liabilities, and related expenses (including the fees, charges and disbursements of any counsel or consultant for the City) incurred by the City or asserted against the City by the undersigned or any third party arising out of, in connection with, or as a result of (i) the information submitted by the applicant for this Application, (ii) the processing of this Application, (iii) the issuance or denial of a permit, or (iv) any actual or prospective claim, litigation, investigation or proceeding relating to any of the foregoing, whether based on contract, tort or any other theory, whether brought by a third party or the applicant, and regardless of whether the City is a party thereto. Furthermore, it is the understanding of the property owner and applicant that labor paid or reimbursed with the applicant's use of Monticello Business District funds through the Monticello Building Improvement Program may be subject to the Prevailing Wage Act. Applicant agrees to follow all regulations as they relate to the Prevailing Wage Act when securing labor for said project. Owner and applicant agree to indemnify, defend, and hold harmless the City of Monticello and its employees and Council, from any Prevailing Wage Act claims that arise from the applicant's use of the funds.

  
\_\_\_\_\_  
Building Owner Signature

  
\_\_\_\_\_  
Tenant Signature



12/10/25

\_\_\_\_\_  
Date

12/10/25

\_\_\_\_\_  
Date

12/10/25



***Application Checklist***

In order for the application to be accepted, please include the following attachments:

- Completed Application
- Professional estimate(s) for work to be completed with rendering of completed project, and project schedule. (Include color samples, material list, etc.)
- Current pictures of project area
- Pictures or examples of proposed improvements
- Design Plans (where appropriate, and as directed by the City of Monticello)
- Signed Acknowledgement
- Signed Building Owner Consent (if applicant is not the owner)

**FLOORING AMERICA**  
**920 W TOWN CENTER BLVD**  
**CHAMPAIGN, IL 61822**  
**Telephone: 217-366-0300 Fax: 217-366-0308**

ES525017

**QUOTE**

<b>Sold To</b>	<b>Ship To</b>
HAYDEN AND KELLY CAVANAUGH 501 E. CEDAR LANE MONTICELLO, IL 61856	HAYDEN CAVANAUGH 501 E. CEDAR LANE MONTICELLO, IL 61856

<b>Quote Date</b>	<b>Tele #1</b>	<b>PO Number</b>	<b>Quote Number</b>
12/08/25	806-781-7256	SUBJECT TO FINAL MEAS	ES525017

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
39391	METROFLOR DEJA NEW 9X60	NATURAL BROWN	1,425.00 SF	3.79	5,400.75
39015	PREVAIL 6000 4 GALLON	N/A	2.00 EA	299.00	598.00
85084	SCHONOX SL 192 BAGS/PLT	SL	5.00 EA	37.45	187.25
	PREP WORK		1,400.00 SF	1.35	1,890.00
NA	INSTALL GLUEDOWN VINYL PLANK		1,400.00 SF	1.95	2,730.00

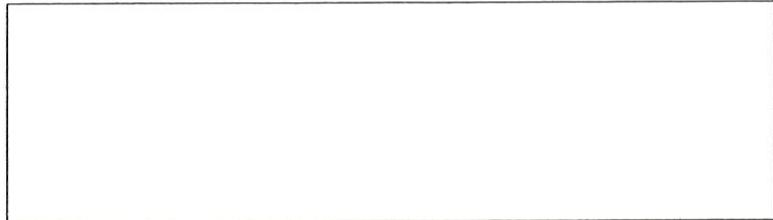
all areas clear and ready for install, customer to pull and reset the trim.

Depending on type of flooring installed, actual material square footage needed to complete installation may be higher than actual square footage of room. This proposal is based on the proper amount of materials needed and handled to complete installation professionally and with-in industry standards. Unforeseen floor conditions may effect this bid.

Terms: Balance due upon completion. There are NO returns on special order items, and NO returns on stock items after 30 days. If legal proceedings are required to obtain payment, buyer agrees to pay all costs, including attorney fees, court costs and any other costs related to collecting monies owed. Quotes are good for 15 days.

— 12/08/25 — 12:21PM —

Sales Representative(s):  
 BRYAN NORTON



Subtotal: 10,806.00  
 Sales Tax: 0.00  
 Misc. Tax: 0.00  
**QUOTE TOTAL: \$10,806.00**

3" x 60" | 2.5mm Gauge | 20mil Wear Layer | In-Register Embossing



*\*High Contrast Design*



*\*High Contrast Design*

DN529124 - Twilight



*\*High Contrast Design*

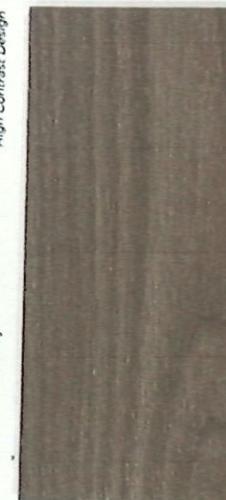


*\*High Contrast Design*

DN529107 - Mist Grey



*\*High Contrast Design*



*\*High Contrast Design*

DN529113 - Fumed

**ENGLISH WALNUT**

9" x 60" | 2.5mm Gauge | 20mil Wear Layer | In-Register Embossing



DN2345102 - Chantrelle



DN2345103 - Wheatgrass



DN2345101 - Bourbon



DN2345104 - Charcoal

**OAK FRAMING**

7" x 48" | 2.5mm Gauge | 20mil Wear Layer | Natural Timber Embossing





# Patriot Plumbing LLC

215 E Main  
 Monticello, IL  
 217-560-8046  
<https://facebook@PatriotPlumbingLLC>  
 patriotplumbing\_22@yahoo.com

TO  
**Hayden Cavanaugh**  
 suite 501  
 505 Bridge St  
 Monticello IL 61856)  
 ☎ 8067817256  
 Haydencav31@gmail.com

ESTIMATE	DATE	TOTAL
EST0667	Nov 14, 2025	USD \$26,500.00

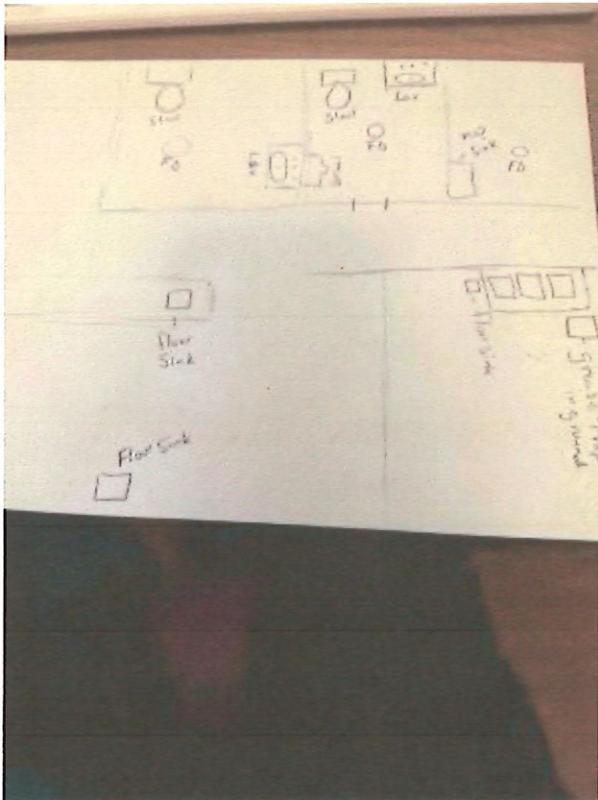
DESCRIPTION	RATE	QTY	AMOUNT
coffee shop reno install floor drains in required areas install new grease trap in floor rough in for urinal in bathroom rough in a full new bathroom mop sink new water lines to required locations this is rough in only parts and labor 50% is due before start of project	\$15,500.00	1	\$15,500.00
Trim out 2 new stools 1 new urinal with flush valve 2 lav faucets mop sink and faucet (triple bowl, hand sinks and faucets supplied by other) (allowance for fixtures is \$1000) if you supply all fixtures this would reduce trim out to \$4000	\$5,000.00	1	\$5,000.00
Concrete removal cut off out old concrete dig down to existing sewer haul off old concrete pour all concrete back	\$6,000.00	1	\$6,000.00
the 1000 dollar allowance for trim material includes: 2 gerber	\$0.00	1	\$0.00

open front toilets, urinal, peerless bathroom faucet, mop basin with drain, and 2 handle mop faucet  
(if you provide your own trim material we would take the 1000 off the trim price)

TOTAL

USD \$26,500.00

Thank you for considering Patriot Plumbing for your service needs. If you accept this bid, please contact me for scheduling.



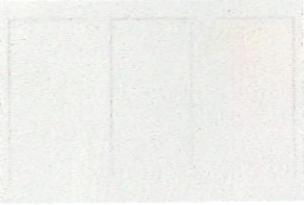
1/4 in. x 48 in. x 32 in. Shaker Style Primed MDF  
Wainscot Paneling

**\$339.60**  
(\$16.98/item)

Model #8203490

Pickup at Champaign

Delivering to 61820



**Pickup**



**Today**

36 in stock

**FREE**

**Delivery**

**Tomorrow**

36 available

**FREE**

-	20	+
---	----	---

[Check Nearby Stores](#)



**Get it delivered as soon as tomorrow.**

Schedule your delivery in checkout.

[Save for Later](#)

[Save to List](#)

[Remove](#)

**PrimeLinx**

**\$93.80**

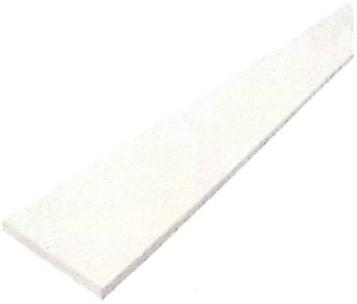
1 in. x 4 in. x 8 ft. Radiata Pine Finger Joint Primed  
Board

(\$9.38/item)

Nominal Width (in) \* Length (ft): **4 in. X 8 ft.**

Finish Type: **Primed**

Coverage Area (sq. ft.): **2.67 sq ft**



-	10	+
---	----	---

Pickup at Champaign

Delivering to 61820

**Pickup**



**Today**

37 in stock

**FREE**

**Delivery**

**Tomorrow**

139 available

[Check Nearby Stores](#)



**Get it delivered as soon as tomorrow.**

Schedule your delivery in checkout.

[Save for Later](#)

[Save to List](#)

[Remove](#)

**Ekena Millwork**

1.625 in. D x 1.625 in. W x 94.5 in. L Primed  
Polyurethane Panel Moulding

Linear Feet (ft.): **7.88 ft**

Color/Finish: **Primed**



Pickup at [Champaign](#)

Delivering to [61820](#)

Quantity selector: - 10 +

**Ship to Store**

Dec 16 - Dec 17

70 available

**FREE**

**Delivery**

Dec 12 - Dec 16

70 available

**FREE**

[Check Nearby Stores](#)

[Save for Later](#)

[Save to List](#)

[Remove](#)

**\$100.70**

(\$10.07/item)

[Feedback](#)

**Your Order**

**Subtotal**

**\$534.10**

Pickup

**FREE**

Estimated Sales Tax\*

\$48.07

**Total**

**\$582.17**