

AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, ILLINOIS
7:00 P.M.
MONDAY, FEBRUARY 2, 2026
FREEDOM HALL, 349 W. BIRCHWOOD, MORTON, ILLINOIS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE TO THE FLAG**
- IV. PUBLIC HEARING**
- V. PRESENTATIONS AND SPECIAL REPORTS**
- VI. PUBLIC COMMENT**
 - A. Public Comments
 - B. Requests for Removal of Items from the Consent Agenda
- VII. CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. Regular Meeting – January 19, 2026
 - B. Approval of Bills
- VIII. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- IX. VILLAGE PRESIDENT**
- X. VILLAGE CLERK**
- XI. VILLAGE ADMINISTRATOR**
 - A. Ordinance 26-26 – An Ordinance Amending the Village of Morton Personnel Policy Manual.
- XII. CHIEF OF POLICE**
- XIII. CORPORATION COUNSEL**
 - A. Ordinance 26-25 – An Ordinance Authorizing Purchase of 12 E. Jackson Street Under Terms of Amended Contract.
- XIV. DIRECTOR OF FIRE AND EMERGENCY SERVICES**
- XV. DIRECTOR OF PUBLIC WORKS**
 - A. Ordinance 26-24 – An Ordinance Making Amendments to Section 8-2-4 of the Morton Municipal Code Regarding Fees for Service Line Installation.
 - B. Resolution 29-26 – A Resolution for Maintenance Under the Illinois Highway Code (IDOT MFT Funds for Sealcoat).
 - C. Resolution 30-26 – A Resolution Authorizing Agreement with R&R Services of Illinois, Inc. for Landscape Waste Program.
 - D. Resolution 31-26 – A Resolution Authorizing Agreement with Keach Architectural Design, Inc. for Design and Construction Services for Queenwood Fire Station.
 - E. GFL's Bulky Item Pickup Dates: May 4-8, 2026.
- XVI. ZONING AND CODE ENFORCEMENT OFFICER**
 - A. FY26 Q3 and FY26 YTD Permit Type Reports.
- XVII. VILLAGE TRUSTEES**
 - A. Trustee Blunier
 - B. Trustee Cirilli
 - C. Trustee Hilliard
 - D. Trustee Leitch
 - E. Trustee Menold
 - F. Trustee Parrott

XVIII. CLOSED SESSIONS

XIX. CONSIDERATION OF MATTERS ARISING FROM CLOSED SESSIONS

XX. ADJOURNMENT

**VILLAGE BOARD OF TRUSTEES
REGULAR MEETING
7:00 P.M., JANUARY 19, 2025**

After calling the meeting to order, President Pro Tempore Parrott led the Pledge of Allegiance. The Clerk called the roll, with the following members present: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6.

PUBLIC HEARINGS – None

PRESENTATIONS – None

PUBLIC COMMENT – None

CONSENT AGENDA

- A. Approval of Minutes.
 - 1. Regular Meeting – January 5, 2025
- B. Approval of Bills

Trustee Leitch moved to approve the Consent Agenda. Motion was seconded by Trustee Cirilli and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

VILLAGE ADMINISTRATOR

Administrator Smick presented Resolution 28-26 – A Resolution Approving Agreement for Actuary Services with the Howard E. Nyhart Company, Inc. She noted that Nyhart has provided actuarial services to the Village for several years and this new five-year agreement maintains costs in line with previous years and will now include actuarial services for the full-time firefighters' pension fund. Trustee Leitch moved to approve. Motion was seconded by Trustee Cirilli and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

Administrator Smick then presented a Building Improvement Grant recommendation from the Business District Commission to approve a grant for Dickison Road LLC for the property located at 150 S. Main. She explained that the project includes removing tile and metal fascia, replacing fascia, painting, and upgrading lighting. The total project cost is estimated at \$63,800, with a recommended grant amount of \$10,000. The improvements will result in a more modern appearance for the building located at the corner of S. Main and Adams. Trustee Hilliard moved to approve. Motion was seconded by Trustee Leitch and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DIRECTOR OF FIRE AND EMERGENCY SERVICES

DFE Hale presented Ordinance 26-22 – An Ordinance Making Amendments to Sections 5-8-1 And 5-8-2 of the Morton Municipal Code Regarding Lift Assists. He explained that due to changes at the state level, the Village cannot bill for lift assists until after the sixth occurrence. Additionally, fees cannot be charged if the patient requires transport to a healthcare facility. The Ordinance 26-22 amendment aligns the Municipal Code with these regulations, allowing for six free lift assists per facility per year. Clarification was provided during discussion that the limit applies to the facility, not the individual patient. Trustee Leitch moved to approve. Motion was seconded by Trustee Menold and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DIRECTOR OF PUBLIC WORKS

DPW Loudermilk requested a waiver of formal bidding and acceptance of proposal from All Service Contracting Corp. for the complete rehabilitation of one (1) Horizontal Pressure Filter at the Water Treatment Plant in the amount of \$209,779.00. He noted that the filter was last rehabbed approximately 30 years ago. The waiver was requested because All Service Contracting Corp. has successfully performed similar work for the Village previously and is familiar with the plant's operations. The work needs to be completed prior to the high-demand season beginning in April. Trustee Menold moved to approve. Motion was seconded by Trustee Hilliard and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then requested acceptance of the annual fuel bid from Ag-Land FS, Inc. Trustee Menold moved to approve. He noted that two bids were received and recommended awarding the contract to the low bidder, Ag-Land FS, Inc., with a bid of \$2.425 per gallon for unleaded and \$2.812 per gallon for diesel (taxes included). Trustee Menold moved to approve. Motion was seconded by Trustee Cirilli and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

DPW Loudermilk then presented Ordinance 26-23 – An Ordinance Establishing Terms, Charges and Conditions for Recapture of Flint Avenue Reconstruction Project Costs. He explained that this Ordinance establishes a recapture fee for the Flint Avenue and Agriculture Drive reconstruction project. The total project cost was approximately \$3.9 million. After accounting for a \$2 million EDP grant (split between Flint and Erie Avenue projects), the recapture amount is set at approximately \$2.6 million. This results in a fee of \$15,523.56 per acre applied to 168 acres of land. It was clarified during discussion that the 168 acres subject to this ordinance are separate from the 85-acre tract associated with a prior development agreement. Trustee Leitch moved to approve. Motion was seconded by Trustee Hilliard and approved with the following roll call vote:

Yes: Blunier, Cirilli, Hilliard, Leitch, Menold, Parrott – 6
No: None
Absent: None

ADJOURNMENT

With no further business to come before the Board, Trustee Hilliard moved to adjourn. Motion was seconded by Trustee Menold and followed by a unanimous voice vote.

ATTEST:

PRESIDENT

VILLAGE CLERK

VILLAGE OF MORTON

ORDINANCE NO. 26-26

**AN ORDINANCE AMENDING THE VILLAGE OF MORTON
PERSONNEL POLICY MANUAL**

WHEREAS, the Village of Morton maintains a Personnel Policy Manual (“Manual”) for its employees, and,

WHEREAS, there have been changes made in Illinois law which require updates to the policy manual, and,

WHEREAS, the Village further desires to add a policy section to allow for the return to work of employees who have suffered a work-related injury or illness and who can continue to work on a restricted basis.

NOW THEREFORE, be it ORDAINED by the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, as follows:

SECTION 1. The following new Section shall be added to Section 2 of the Manual:

Section 2.13 Return-to-Work, Alternate, and Light Duty Assignments (RTW)

Return-to-work policies include light and alternate duty assignments whereby employees with work-related injuries or illnesses are encouraged to return to work as soon as possible, in accordance with the operational needs of The Village of Morton (the Village) and the medical restrictions established by the treating physician. The Village will help facilitate return-to-work (RTW) activities with the department, as required to ensure a quick return to work of the employee.

Definitions

Light Duty -A temporary situation where an employee returns from a work-related injury or illness to modified or restricted duties in the previously held position.

Alternate Duty - A situation where temporary medical restrictions preclude return to duty in the employee's previous position, and a temporary assignment to an alternate position is offered within the employee's normal department or another department within the Village.

Intent

Where practical, employees of the Village of Morton on temporary restrictions because of workers' compensation covered injury will be afforded the opportunity to return to work in light or alternate- duty status. In either of these instances, the duty being offered will meet the physician's recommendation.

Village policies should be used in all departments to keep an employee working and productive.

In situations where RTW is not practical, the department should initiate and continue communication with the employee, the employee's physician, and Village Administration to expedite the employee's return to regular duty. Employees on temporary disability leave suffering any permanent disability as defined by the Americans with Disabilities Act (ADA) should be provided reasonable accommodations and considered for other positions in the department for which they are qualified without job posting requirements. The department should contact Village Administration to coordinate application for an ADA accommodation. Pursuant to Section 4.14 below, employees who have retained an attorney in a worker's compensation claim should direct their questions to their attorney who can then communicate with a designated representative of the Village.

Responsibilities and Procedures

Granting alternate/light duty is optional. The offer of alternate/light duty may be terminated at any time in accordance with the Village's operational needs. The offer or termination of alternate/light duty must be communicated to the employee in writing. The Village is not obligated to create alternate/light duty positions.

Each department should implement procedures that encourage employees who are away from work because of a work-related injury or illness to return to work in such a capacity as the employee is able. Departments can facilitate this by identifying light duty assignments that conform to the employee's particular limitations as prescribed by their treating physician. This may consist of either modifying the employee's current job requirements (light duty) or assigning the employee other responsibilities in another position (alternate duty).

Light duty may consist of any tasks in an employee's position that they are qualified to perform when unable to perform regularly assigned duties. This procedure does not require elimination or reassignment of a substantial number of essential functions related to the position.

The injured employee's normal department has the first opportunity to offer temporary alternate duty, or alternate duty may be found in another department. Departments should cooperate with one another in providing alternate duty. The employee's normal department shall pay the employee's salary.

Employees on light or alternate duty shall maintain their salary and status except in such circumstances approved by the Village President. The duration of light duty or alternate duty should be the lesser of the duration of the medical restriction or three calendar months, commencing upon the date the employee was offered light or alternate duty. At the end of three calendar months, the case shall be reviewed for determination of status. At the time of review, the current physical restrictions, the prognosis for length of recovery, and the continued availability of the modified duty tasks will be assessed, and light or alternate duty may be extended an additional three calendar months. If the employee is unable to return to

unrestricted pre-injury/illness job duties by the end of the six calendar months, the employee's opportunity to participate in the program will end. If the employee is unable to return to work full duty at the end of the light or alternate duty, the department should consult with the Village Administration to determine if the employee is eligible for any other types of leave.

The employee who does not agree to or accept light/alternate duty may be subject to a reduction in income benefits as allowed by the Illinois Workers' Compensation Act and corrective action up to and including termination of employment.

The employee shall be required to provide the Village a medical report from the attending physician following each physician's visit, but not less than every 30 days, throughout the duration of relevant medical restriction. At the end of light or alternate duty, the employee must return to regular duty. Departments should consult with the Village Administration for details regarding employment status.

Right to Change Policy

The Village of Morton reserves the right to interpret, change, modify, amend, or rescind this policy, in whole or in part, at any time without the consent of employees.

SECTION 2. The following new Sections shall be added to Section 3 of the Manual:

Section 3.15 Other Leave Acts

Nursing Mothers in the Workplace Act

The Village must provide paid break time for employees to express breast milk for one year following childbirth, unless doing so would cause “undue hardship” as defined by the Illinois Human Rights Act.

The break time may run concurrently with existing break periods, and the employee will not be required to use paid leave during this time.

Family Neonatal Intensive Care Leave Act

The Village of Morton will provide unpaid, job-protected leave to employees whose child is hospitalized in a neonatal intensive care unit (NICU). The employee may take up to 20 days off without pay. The leave can be continuous or intermittent, with a minimum of two hours of intermittent leave. Employees eligible for leave under the Family Medical Leave Act (FMLA) must first exhaust their FMLA entitlement before using NICU leave. The Village may request reasonable verification of the child's NICU stay, but cannot demand confidential medical details. Employees may choose to substitute available paid leave for unpaid NICU leave, but the Village cannot require it.

Blood and Organ Donation Leave Act

The Village will allow an employee to take up to one (1) hour of paid leave every 56 days for blood donation. The employee must provide reasonable prior notice and proof of donation is required.

The Village will allow an employee to take up to 10 days of paid leave in a 12-month period for organ donation. The employee must provide medical documentation of the organ donation and reasonable prior notice. Part-time employee compensation is based on the employee's average daily pay over the prior two months.

SECTION 3. The following additions shall be made to Section 3 of the Manual:

A) Section 3.6 Bereavement Leave –Add the following : “In the event of the death of a child by suicide or homicide, the employee may take up to six (6) weeks of unpaid leave.”

B) Section 3.12 Leaves of Absence – Family Medical Leave Act and Military Leave Act –
Add the following:

“Military Funeral Honors Detail Leave

An employee who meets the eligibility requirements and has been trained to perform funeral honors as either active or retired military member or by an authorized veteran’s service organization is eligible to take up to 8 hours of paid leave per month, or 40 hours per year, to participate in military funeral honors details. The leave will be paid at the employee’s regular pay rate. The employee is required to provide reasonable notice, and the Village may request confirmation of participation.”

C) Section 3.13 Leave Under Victims’ Economic Security and Safety Act (VESSA)-

Add the following:

“Use of Village Issued Electronic Devices

Employees are permitted to use Village-issued electronic devices, such as phones or computers, to record incidents of domestic violence, sexual violence, gender violence, or other crimes committed against themselves or their family or household members.”

SECTION 4. The Village staff shall distribute a copy of the revised Manual to all existing and new employees of the Village following passage and obtain a signed acknowledgement from the employees which is to be placed in the employee's personnel file.

SECTION 5. This Ordinance shall become effective upon passage and publication in accordance with the law.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this _____ day of _____, 2026; and upon roll call the vote was as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

APPROVED this _____ day of _____, 2026.

Village President

ATTEST:

Village Clerk

ORDINANCE NO. 26-25

**AN ORDINANCE AUTHORIZING PURCHASE OF 12 E. JACKSON STREET
UNDER TERMS OF AMENDED CONTRACT**

WHEREAS, the Bank of Pontiac is the owner of certain real property commonly known as 12 E. Jackson St., Morton, Illinois (hereinafter “Subject Property”) and the Village of Morton desires to purchase the Subject Property and the Bank of Pontiac is willing to sell the Subject Property to the Village pursuant to the terms and conditions more particularly set forth in the agreement attached hereto as Exhibit A.

WHEREAS, on January 5, 2026 the Board of Trustees adopted Ordinance 26-21, authorizing the purchase of 12 E. Jackson Street, Morton from Bank of Pontiac pursuant to the terms of a certain contract attached thereto

WHEREAS, subsequent to the adoption of Ordinance 26-21, the parties have negotiated certain changes to the Contract, to eliminate certain obligations of the Village of Morton to reimburse Bank of Pontiac for remediation costs.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

SECTION 1: That the terms of this Ordinance supersede, to the extent of any conflict, the terms of Ordinance 26-21

SECTION 2: That the contract to purchase real estate attached hereto as Exhibit A is hereby ratified and approved.

SECTION 3: That the President of the Board of Trustees, Village Clerk, and Corporation Counsel are authorized and directed to sign all such instruments as may be necessary to effectuate the purchase

BE IT FURTHER ORDAINED that this ordinance shall be in full force and effect upon its passage, approval, and publication as may be required by law.

PASSED THIS _____ day of _____, 20_____.

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED THIS _____ day of _____, 20_____.

Village President

ATTEST:

Village Clerk

CONTRACT FOR SALE OF REAL ESTATE

SELLER:

Bank of Pontiac
Illinois Banking Corporation
300 W. Washington St.
Pontiac, IL 61764

Seller's Attorney:

Aaron S. Galloway
PO Box 558
210 N. Main Street
Pontiac, IL 61764
Phone: (815) 842-3858
aaron@fellheimerlawfirm.com

BUYER:

Village of Morton
120 N. Main St.
PO Box 28
Morton, IL 61550

Buyer's Attorney

Pat McGrath
McGrath Law Office, P.C.
1600 S. Fourth Ave.
Suite 137
Morton, IL 61550
Phone: (309) 266-6211
pmcgrath@mcgrathpc.com

1. DESCRIPTION, PRICE, and PAYMENT: Seller has agreed to sell 12 E. Jackson St., Morton, IL, as legally described on the attached Exhibit A, to the Buyer for the sum of \$95,000.00 to be paid at final settlement and closing, to occur on or before February 27, 2026.
2. EVIDENCE OF TITLE: Seller will furnish Buyer an up-to-date written commitment from a title insurance company duly authorized to do business in Illinois showing title to said premises subject only to matters to which this sale is subject by the terms hereof and to the customary exceptions contained in the owner's policies issued by such company. If written commitment discloses defects in title other than matters to which this sale is subject by the terms hereof and the customary exceptions in such policies, then Seller shall have until final closing to correct all deficiencies. The Owners' title policy, in the amount of the purchase price for said premises, will be paid for by the Seller and issued to the Buyer after delivery of the deed.
3. DEED: That Seller will cause fee simple title to said real estate to be conveyed to Buyer, or to such party as Buyer may direct, by recordable Corporate Warranty Deed upon final settlement.
4. POSSESSION: That possession of said real estate is to be delivered to Buyer upon final settlement.
5. PRORATIONS AND ADJUSTMENTS: All prorations and adjustments, unless specifically provided otherwise, shall be as of the date of closing.
 - (a) The Seller shall pay all previously billed real estate taxes and assessments. The accrued, but not yet due, 2025 payable 2026 real estate taxes shall be paid via a credit based upon the most recent assessment (2025) and rate information (2024) available.

- (b) Utilities will be transferred on the day of the closing, with the Seller responsible for all utilities servicing the property up until the closing, and the Buyer responsible for all utilities upon closing.
 - (c) Seller shall pay all state and local transfer taxes.
- 6. ENCUMBRANCES: This transaction is subject to all easements and building or use restrictions of record, including the recorded NFR (document # 202500015957) and provisions of zoning and building ordinances, if any, none of which shall be considered as rendering title unmerchantable or unacceptable, provided same are not violated by the existing improvements or the use thereof.

Further, this contract is subject to the Buyer's intended use of the premises being consistent with all encumbrances. Buyer shall have until February 20, 2026, to raise any title objections based on the encumbrances.
- 7. PERSONAL PROPERTY: The purchase price includes all personal property, permanent fixtures, and improvements on the property, without any additional consideration. The personal property is in "AS-IS" condition as of the date of the offer.
- 8. SELLER'S WARRANTIES: Seller hereby provides the following warranties, with respect to the property, which is the subject matter of this contract:
 - (a) That no work has been done upon, or materials furnished, to the premises which could give rise to a lien or liens under the Mechanic's Lien laws of the State of Illinois;
 - (b) Seller, and its employees and agents, have all the authority to fully perform this Contract in accordance with its terms;
 - (c) Seller has not received notice of any pending eminent domain proceedings against any part, or all, of the Property.
 - (d) Except for environmental conditions that were remediated, Seller has not received any notices relating to fire, zoning, building, environmental health violations with respect to the Property; that there are no suits or judgments relating to fire, zoning, building, environmental or health violations with respect to the Property which are actually known to Seller nor are there any existing conditions actually known to Seller which could form the basis of any such suit or judgment; nor are there any threats thereof which are actually known to Seller;
 - (e) There are no outstanding contracts to purchase, except with Buyer, options to purchase or rights of first refusal with respect to the Property which have not been waived; and

- (f) that there are no lease agreement management, maintenance, service, or other contracts affecting the Property at the time of closing that cannot be lawfully terminated by the Seller, except that which the Buyer will agree to assume in writing.
 - (g) Seller will pay all costs to obtain and issue the Owners' policy, pay all state and city revenue stamps and recording fees to clear title.
 - (h) Seller will deliver to the Buyer at final settlement and closing:
 - 1) Recordable Corporate Warranty Deed subject to the terms of this agreement.
 - 2) A Seller's Affidavit as required for the issuance of the Owners' Policy in accordance with the terms of this agreement.
 - 3) A FIRPTA Certificate certifying that the Seller is not a foreign entity.
 - 4) PTAX form.
 - 5) All documentation required by the title insurance company or reasonably necessary to close the transaction.
9. BUYER'S WARRANTIES:
- (a) Buyer, and its employees and agents, have all the authority to fully perform this Contract in accordance with its terms upon approval of the Village by its Board of Trustees.
 - (b) Buyer has performed all inspections of the property that it desires and accepts the property in its "AS-IS" condition, except as specifically stated otherwise in this agreement.
 - (c) Buyer will deliver to Seller at final settlement and closing:
 - 1) The purchase price in certified funds, subject to the adjustments and credits, and including any costs incurred by the Buyer for title expenses for any loans or services that it requested.
 - 2) All documentation required by the title insurance company or reasonably necessary to close the transaction.
10. ADDITIONAL PROVISIONS: The following provisions shall form a part of this contract unless deleted by mutual agreement of the parties hereto:
- (a) When used in this instrument, unless the contract requires otherwise, words importing the masculine gender include the feminine, words importing the singular number include the plural, and words importing the plural number include the singular.
 - (b) It is mutually agreed by and between the parties hereto that the covenants and agreements herein contained shall extend to and be obligatory upon

the heirs, executors, administrators, and assigns of the respective parties and that time is of the essence of this contract.

- (c) This agreement, and any other documents necessary to carry out the terms of this agreement, may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.
 - (d) The laws of the State of Illinois shall govern this agreement and the rights and obligations of the parties.
 - (e) The representations and warranties in this agreement shall survive closing and not be merged into the deed delivered pursuant to this agreement except as specified in writing.
 - (f) Each party is entitled to written notice of any alleged default and a 10-day opportunity to cure any defaults alleged in the notice. If the default is not cured, the non-defaulting party is entitled to pursue any and all remedies available at law or in equity, including specific performance.
 - (g) In the event of litigation concerning this agreement, the prevailing party shall be entitled to recover all of its reasonable attorneys' fees, costs of litigation, and court costs.
 - (h) Buyer and Seller agree to comply with all provisions of RESPA, Real Estate Settlement and Procedures Act, and to furnish to the lending agency in advance, if possible, the closing figures.
 - (i) Under penalties of perjury, Seller states that Sellers are not foreign persons within the meaning of Sec. 1445 of the Internal Revenue Code and that the tax identification number indicated below Sellers signatures are their tax identification numbers.
 - (j) The Illinois Residential Real Property Disclosure Act is not applicable to this transaction.
 - (k) It is agreed by and between the parties that settlement fees, if any, charged by a title company as settlement agent in connection with the closing of this transaction shall be paid by Buyer.
11. ESCROWEE: The parties agree that either attorney and/or the title company issuing the Owners' Policy may act as Escrowee for any Escrow created or hereafter required in connection with this contract.
12. NOTICES, ETC.: That abstracts, title commitments, communications, or notices with reference to this contract may be delivered by or to the parties or their

respective attorneys, whose names, addresses, and email addresses are listed on the first page of this agreement.

13. CLOSING: The closing and final settlement shall be conducted remotely, and both parties will take any and all actions, including executing standard forms in accordance with the title commitment of the title company issuing the Owners' Policy, unless the parties agree otherwise.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals to several counterparts of this Agreement, of equal effect, the date and year first above written.

SELLER
BANK OF PONTIAC

By its President

BUYER
VILLAGE OF MORTON

By its President

VILLAGE OF MORTON
ORDINANCE 26-24

**AN ORDINANCE MAKING AMENDMENTS TO SECTION 8-2-4 OF THE
MORTON MUNICIPAL CODE REGARDING FEES FOR SERVICE LINE
INSTALLATION**

NOW THEREFORE, be it ordained by the President and Board of Trustees of the Village of Morton, in the State of Illinois, as follows:

SECTION 1: **AMENDMENT** “8-2-4: Service Line Installation Fee” of the Morton Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-2-4: Service Line Installation Fee

Upon approval of an application for natural gas service, a fee of one thousand ~~seventy six hundred fifty~~ nine hundred dollars (\$~~1,650~~1,970.00) for the installation of said service line shall become due and payable to the Village. The fee for commercial or industrial gas service lines shall be computed on a “time and material” basis. (Ord. 96-12, 7-1-96; amd. Ord. 03-02, 7-7-03; amd. Ord. 05-43, 2-6-06; amd. Ord. 07-32, 9-17-06; amd. Ord. 07-57, 2-4-08; amd. Ord. 09-41, 3-15-10; amd. Ord. 13-29, 2-3-14)

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect ten days from and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MORTON PRESIDENT AND
BOARD OF TRUSTEES _____.

	AYE	NAY	ABSENT	ABSTAIN
Trustee Blunier	_____	_____	_____	_____
Trustee Cirilli	_____	_____	_____	_____
Trustee Hilliard	_____	_____	_____	_____
Trustee Leitch	_____	_____	_____	_____
Trustee Menold	_____	_____	_____	_____
Trustee Parrott	_____	_____	_____	_____
President Kaufman	_____	_____	_____	_____

Presiding Officer

Attest

Jeffrey L. Kaufman, Village President,
Village of Morton

Sam Ritthaler, Village Clerk, Village
of Morton

Installation Costs ... New Residential Gas Service

Morton Natural Gas ... Morton, Illinois

<u>Description of Materials</u>	Date of Review - Material Costs					
	01/01/14	03/13/17	01/15/21	01/19/22	01/16/23	10/22/25
60' (Typical) of 3/4" PE Gas Service Pipe	\$19.20	\$16.20	\$21.00	\$21.00	\$37.20	\$36.00
60' - #12 Solid 30mil PE coated Trace Wire	\$9.60	\$9.60	\$10.20	\$10.20	\$10.20	\$14.40
King Dry-Conn direct bury connector lug	\$3.32	\$3.32	\$3.50	\$3.50	\$5.25	\$5.25
Innogaz Elecfuse Tapping Tee	\$32.00	\$34.00	\$34.00	\$34.00	\$34.00	\$55.00
Central (3/4 x 3/4") Flex Riser	\$26.15	\$26.15	\$32.77	\$35.45	\$41.40	\$41.40
3/4" Dresser Style 275 meter Valve	\$30.50	\$38.75	\$39.00	\$41.00	\$41.00	\$72.35
3/4" x 1" American 1813C Regulator	\$29.23	\$29.00	\$34.00	\$34.00	\$49.40	\$66.37
Unifit Meter Bar Assembly	\$32.50	\$38.65	\$40.95	\$40.95	\$98.32	\$122.00
Foundation Bracket 6"	\$16.30	\$20.00	\$20.00	\$20.00	\$26.52	\$33.30
American 250 Meter	\$68.55	\$87.00	\$105.00	\$110.00	\$148.00	\$162.00
Sensus Gas Integral Transmitter	\$58.00	\$62.00	\$85.00	\$85.00	\$95.00	\$130.00
UMAC EFV #1100 (Excess Flow Valve)	\$21.73	\$23.20	\$23.20	\$23.20	\$38.10	\$38.10
(2) 3/4" Permasert Couplings	\$39.00	\$45.00	\$51.00	\$51.00	\$63.70	\$79.96
3/4" Black Iron Pipe Nipple	\$1.60	\$1.60	\$1.65	\$1.65	\$1.95	\$2.45
Sub Total	\$387.68	\$434.67	\$501.27	\$510.95	\$690.04	\$858.58
Handling Charge (10%)	\$38.77	\$43.47	\$50.13	\$51.09	\$69.00	\$85.86
Total for Materials...	\$426.45	\$478.14	\$551.40	\$562.04	\$759.04	\$944.44
Equipment... (backhoe, trencher, Drill, Vac)	\$125.00	\$125.00	\$137.50	\$150.00	\$150.00	\$200.00
Labor (Average Hourly)	\$26.11	\$25.00	\$29.00	\$31.00	\$32.26	\$36.47
Labor (Crew) per Service-- () = Benefit (see below)	\$548.31 (2)	\$525.00 (2)	\$630.00 (2)	\$651.00 (2)	\$677.46 (2)	\$765.87 (2)
Add. Cost....Records / Pres. Test	\$58.00	\$58.00	\$60.00	\$60.00	\$60.00	\$60.00
Total Installation Cost ... (\$) Per Service	\$1,157.76	\$1,156.14	\$1,408.40	\$1,423.04	\$1,646.50	\$1,970.31

Service Cost --- 1999 = \$650.00

(1) Labor = 3 men x 3.0 hrs. x (average hourly) x *2.0 =

(2) Labor = 3 men x 3.5 hrs. x (average hourly) x *2.0 =

Installation Costs ... New Residential Gas Service

Morton Natural Gas ... Morton, Illinois

***Benefit**

<u>Description of Materials</u>	Date of Review - Material Costs					
	01/16/06	01/22/08	02/12/09	03/03/10	3/26/13	
60' (Typical) of 1/2" PE Gas Service Pipe	\$9.00	\$10.00	\$10.00	\$10.00	\$9.00	
60' - #12 Solid 30mil PE coated Trace Wire	\$3.85	\$7.50	\$7.50	\$7.50	\$9.00	
Innogaz Elecfuse Tapping Tee	\$26.90	\$31.90	\$27.25	\$31.90	\$32.00	
Central (3/4 x 1/2") Flex Riser (Rev 2002)	\$23.70	\$13.50	\$13.50	\$14.80	\$15.66	
3/4" Dresser Style 275 meter Valve	\$26.75	\$32.10	\$32.10	\$32.10	\$30.50	
3/4" x 1" American 1213B Regulator	\$58.80	\$21.00	\$19.30	\$19.30	\$26.00	
Unifit Meter Bar Assembly (Revised 2005)	\$32.85	\$36.65	\$36.65	\$37.10	\$40.95	
Foundation Bracket	\$8.00	\$11.15	\$12.85	\$14.35	\$15.75	
American 250 Meter	\$55.00	\$58.55	\$58.55	\$62.75	\$65.35	
ORION Gas Integral Transmitter (New 08/07)	N/A	\$55.00	\$55.00	\$55.00	\$58.00	
UMAC EFV #32 (Excess Flow Valve)	\$20.30	\$19.40	\$21.50	\$21.50	\$21.75	
(2) 1/2" Permasert Couplings	\$20.00	\$16.00	\$16.00	\$19.00	\$22.00	
3/4" Stainless Nipple	\$2.70	\$5.90	N/A	N/A	N/A	
Sub Total	\$287.85	\$318.65	\$309.90	\$325.30	\$345.96	
Handling Charge (10%)	\$28.79	\$31.87	\$30.99	\$32.53	\$34.60	
Total for Materials...	\$316.64	\$350.52	\$340.89	\$357.83	\$380.56	
Equipment... (backhoe, trencher, bore)	\$100.00	\$100.00	\$110.00	\$110.00	\$125.00	
Labor (Average Hourly)	\$23.68	\$26.35	\$27.38	\$28.20	\$23.00	
Labor (Crew) per Service-- () = Benefit (see below)	\$426.24 (1)	\$475.00 (1)	\$492.84 (1)	\$507.60 (1)	\$483.00 (2)	
Add. Cost....Records / Pres. Test	\$50.00	\$50.00	\$55.00	\$55.00	\$57.00	
Total Installation Cost ... (\$) Per Service	\$892.88	\$975.52	\$998.73	\$1,030.43	\$1,068.56	

Service Cost --- 1999 = \$650.00

(1) Labor = 3 men x 3.0 hrs. x (average hourly) x *2.0 =

(2) Labor = 3 men x 3.5 hrs. x (average hourly) x *2.0 =



District	County	Resolution Number	Resolution Type	Section Number
4	Tazewell	29-26	Supplemental	26-00000-00-GM

BE IT RESOLVED, by the President and Board of Trustees of the Village of
Governing Body Type Local Public Agency Type
Morton Illinois that there is hereby appropriated the sum of _____
Name of Local Public Agency
six hundred thousand Dollars (\$600,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from
01/01/26 to 12/31/26 .
Beginning Date Ending Date

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Morton
Local Public Agency Type Name of Local Public Agency
shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Sam Ritthaler Village Clerk in and for said Village
Name of Clerk Local Public Agency Type Local Public Agency Type
of Morton in the State of Illinois, and keeper of the records and files thereof, as
Name of Local Public Agency
provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

President and Board of Trustees of Morton at a meeting held on 02/02/26 .
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____ .
Day Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date
Department of Transportation



Local Public Agency

Morton

County

Tazewell

Section Number

26-00000-00-GM

The services to be performed by the consulting engineer, pertaining to the various items of work included in the estimated cost of the maintenance operations (BLR 14222), shall consist of the following:

PRELIMINARY ENGINEERING shall include:

Investigation of the condition of the streets or highways for determination (in consultation with the local highway authority) of the maintenance operations to be included in the maintenance program; preparation of the maintenance resolution (BLR 14220 for municipalities and counties), maintenance estimate of cost and, if applicable, proposal; attendance at meetings of the governing body as may reasonably be required; attendance at public letting; preparation of the contract, quotations, and/or acceptance (BLR 12330) form. Also, preparation of the maintenance expenditure statement which must be submitted to IDOT within 3 months of the end of the maintenance period.

ENGINEERING INSPECTION shall include:

Furnishing the engineering field inspection, including preparation of payment estimate for contract, material proposal and/or deliver and install proposal and/or checking material invoices of those maintenance operations requiring engineering field inspection. For operations requiring material testing ensure the testing is completed by a qualified firm.

For furnishing preliminary engineering, the engineer will be paid a base fee PLUS a negotiated fee percentage. Only one base fee can be charged per maintenance period. For furnishing engineering inspection, the engineer will be paid a negotiated fee percentage. The negotiated preliminary engineering fee percentage for each maintenance group shown in the "Schedule of Fees" shall be applied to the total estimated costs of that group. The negotiated fee for engineering inspection for each maintenance group shall be applied to the total final cost of that group for the times which required engineering inspections. In no case shall this be construed to include supervision of the contractor operations.

SCHEDULE OF FEES

Total of all Maintenance Operations:

☐ <= \$20,000 Base Fee ☒ > \$20,000 Base Fee = \$1,250.00

PLUS

Maintenance Engineering Category	Preliminary Engineering		Engineering Inspection		Operation(s) to be Inspected
	Maximum Fee %	Negotiated Fee %	Maximum Fee %	Negotiated Fee %	
I	NA	NA	NA	NA	NA
IIA	2%	2%	1%	1%	
IIB	3%	2.5%	3%	2.5%	
III	4%	3.5%	4%	3.5%	
IV	5%	4.5%	6%	5.5%	

The LPA certifies that the selection of the ENGINEER was performed in accordance with the Local Government Professional Service Selection Act 50 (ILCS 510/1-510/8) and procedures outlined in Chapter 5 of the DEPARTMENT's Bureau of Local Roads and Streets Manual.

BY:

Local Public Agency Signature & Date

Title

BY:

Consulting Engineer Signature & Date

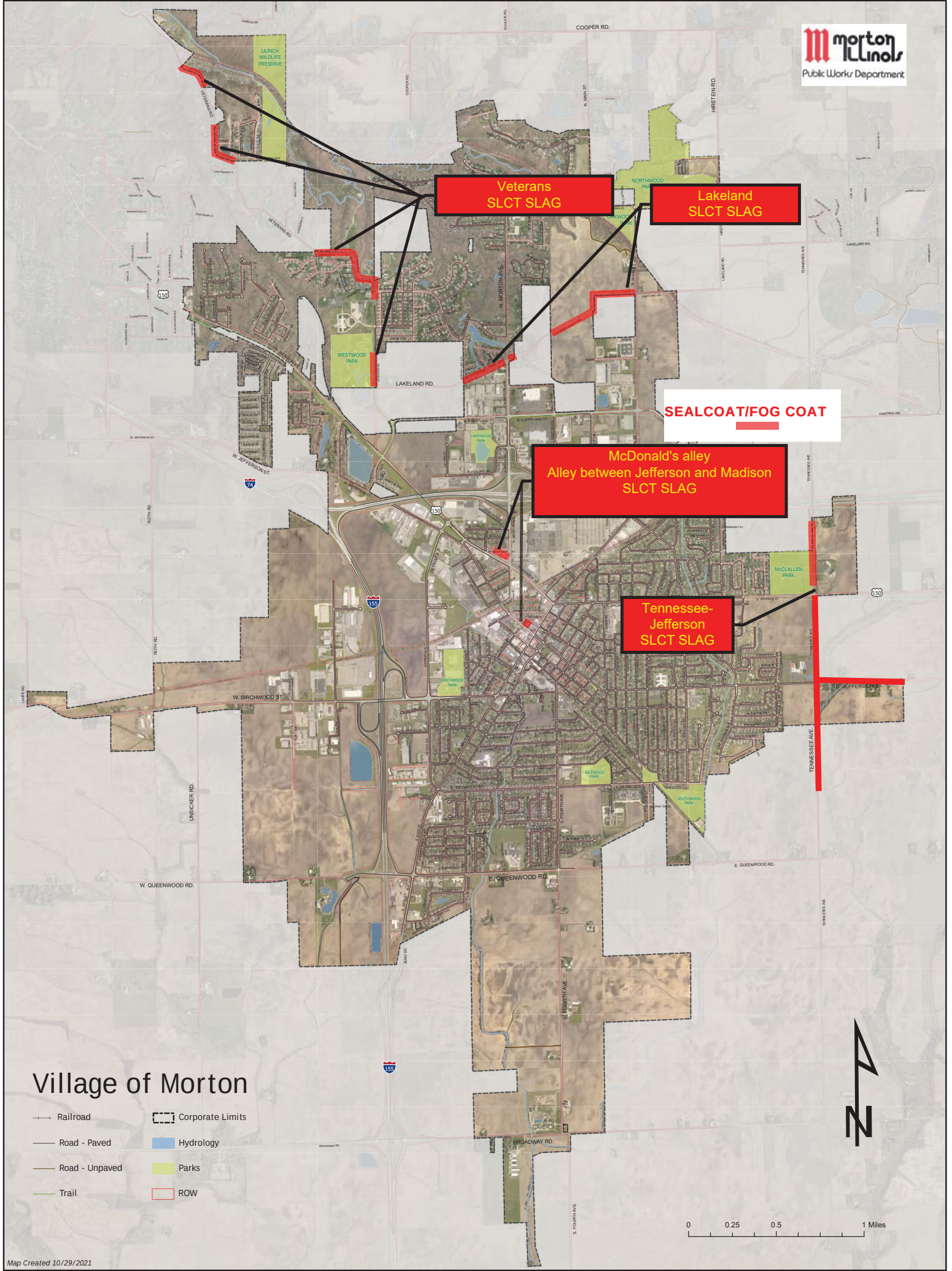
Title

Civil Engineer

P.E. Seal & Date

Approved:

Regional Engineer, IDOT Signature & Date



Village of Morton

- +— Railroad
- Road - Paved
- Road - Unpaved
- Trail
- Corporate Limits
- Hydrology
- Parks
- ROW



0 0.25 0.5 1 Miles

RESOLUTION NO. 30-26

**RESOLUTION AUTHORIZING AGREEMENT WITH
R&R SERVICES OF ILLINOIS, INC. FOR LANDSCAPE WASTE PROGRAM**

WHEREAS, the Village of Morton operates a landscape waste disposal program; and

WHEREAS, the Village of Morton has contracted with R&R Services of Illinois, Inc. to provide certain services for the landscape waste disposal program including on-site grinding of landscape waste into mulch, and hauling mulch offsite; and

WHEREAS, the current agreement with R&R Services of Illinois, Inc. ran through the end of the 2023 landscape waste disposal program; and

WHEREAS, the Director of Public Works has recommended the Village enter into a new agreement with R&R Services of Illinois, Inc. for the 2026 and 2027 landscape waste disposal program.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. The recitals set forth in the preamble to this Resolution are hereby found to be true and correct and are incorporated herein by reference.
2. The Director of Public Works is hereby authorized and directed to execute the agreement with R&R Services of Illinois, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this ___ day of _____, 2026; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

ABSTAINING:

APPROVED this _____ day of _____, 2026.

President

ATTEST:

Village Clerk

R&R Services of Illinois, Inc.
P.O. Box 319
Argenta, IL 62501
Ph. 217.424.2602

January 28, 2026

Village of Morton
120 N. Main St.
Morton, IL 61550-0028

Todd,

Thank you for the opportunity to work with your community last season. Please note that we have included the option to lock in pricing for both the 2026 and 2027 seasons. We are pleased to submit the following quote for your consideration.

2026/2027 Landscape Waste Project @ Sewage Treatment Plant

R&R Services Responsibility:	Grind Wood Waste Onsite Into Mulch Haul Mulch Offsite Via Trucks All Fuel, Maintenance, and Repairs (R&R Services Owned or Leased Equipment) All Equipment Mobilization Costs Provide Current Certificate of Insurance
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Customer Responsibility:	Provide (1) Wheel Loader During Project All Fuel, Maintenance, and Repairs (Customer Owned or Leased Equipment) Provide (1) Operator During Project Payment Due Net 30 Days
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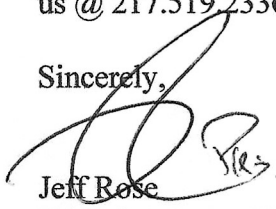
Project Notes:

1. R&R Services Will Mobilize Equipment and Labor a Maximum of (1) Time @ Customer's Request for Spring Project.
2. R&R Services Will Mobilize Equipment and Labor a Maximum of (1) Time @ Customer's Request for Fall Project.
3. Customer Must Maintain 300' Safety Zone During Grinding.
4. Customer Must Maintain Adequate Truck Access Onsite.
5. No Street Sweeping Shall Be Allowed at Any Time.

	<u>2026</u>	<u>2027</u>
Spring Project Pricing	\$12,257.59	\$12,257.59
Fall Project Pricing	<u>\$31,777.38</u>	<u>\$31,777.38</u>
Contract Price Per Year	\$44,034.97	\$44,034.97

If you should have any questions in regards to this quote, please do not hesitate to contact us @ 217.519.2336.

Sincerely,



Jeff Rose
R&R Services of Illinois, Inc.
President

Customer Acceptance:

R&R Services Acceptance:

Signature/Title

Signature/Title

Printed Name

Printed Name

Date

Date

Please Email Proposal and Signed Acceptance to:
rrservicesofil@gmail.com

RESOLUTION NO. 31-26

**RESOLUTION AUTHORIZING AGREEMENT
WITH KEACH ARCHITECTURAL DESIGN, INC. FOR
DESIGN AND CONSTRUCTION SERVICES FOR QUEENWOOD FIRE STATION**

WHEREAS, the Village of Morton has acquired land with the intent of constructing a new fire station on Queenwood Road; and

WHEREAS, the Director of Public Works has recommended the Village enter into an agreement with Keach Architectural Design, Inc. for architectural services in connection with the design, construction document preparation, bidding, and construction of the fire station.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON, Tazewell County, Illinois, as follows:

1. That the agreement with Keach Architectural Design, Inc. in the form as attached to this resolution is approved.
2. That the President and the Village Clerk are authorized to execute the same and to cause a copy of the resolution to be recorded.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect upon its passage and approval.

PASSED AND APPROVED at a regular meeting of the President and Board of Trustees of the Village of Morton, Tazewell County, Illinois, this ____ day of _____, 2026; and upon roll call the vote was as follows:

AYES:

NAYS:

ABSENT:

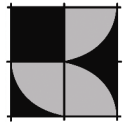
ABSTAINING:

APPROVED this _____ day of _____, 2026.

President

ATTEST:

Village Clerk



January 22, 2026

Mr. Craig Loudermilk
Village of Morton
120 N. Main Street
Morton, IL 61550

Re: Proposal for Architectural / Engineering Services
Village of Morton Illinois, Fire Station on Queenwood

Mr. Loudermilk:

With the preliminary selection of a conceptual design in progress, but almost complete, it seems prudent to move forward with an executed agreement. This will allow us to move forward with some critical feedback from Structural and MEP consultants for the further development of the project and for estimating purposes.

I'm proposing the following consultants to part of the design team moving forward and are part of this proposal.

- Hutchinson Engineering – Civil Engineering and Landscape Design
- RLG Consulting Engineers – Structural Engineering
- KEDbluestone, Inc. – Mechanical, Electrical, Plumbing, and Fire Protection

Through the proposal process, I learned that the ICC-500 storm shelter requires a peer review of the design and that this should be completed by an independent consultant to the owner. I'm in the process of obtaining proposals on your behalf from a few consultants who specialize in this as the peer review covers the structural design and other system requirements.

I've attached a proposed schedule for moving forward, although we are a little behind. Here is a summary:

February 27 - 100% Design Development
March 27 - 50% Construction Documents
April 24 - 100% Construction Documents
May 13 - Bid Opening
May 18 - Board Meeting Approval

The remainder is a service summary that was provided previously. Page 4 provides the proposal for the remainder services. Please contact me with any questions.

PROPOSAL FOR SERVICES

The following design services will be provided as **Basic Services** for this project:

Part 1: Pre-Design & Preliminary Concept Design - Complete

Part 2-5: Design Documents

2. Schematic Design (SD)

- a Complete the Schematic Design Phase
 - i. Complete interior architectural design.
 - ii. Review initial interior design selections.
 - iii. Refine exterior details.
 - iv. MEP programming and review.
 - v. Develop civil design.
 - vi. Update OPC
 - vii. Review with VOM.

3. Design Development Phase (DD):

- a Develop Civil, Landscape Architectural, Structural, Architectural, Mechanical, Electrical and Plumbing plans, elevations, and sections for Owner review.
 - i. Site Layout and Storm Water Management concept.
 - ii. Location of new site utilities from Village right-of-way to the building.
 - iii. Location and preliminary sizing of building structural systems.
 - iv. Building floor plans, elevations, roof plan, ceiling plan, building sections.
 - v. One-line diagrams of MEP systems.
- b Landscaping concept
- c Develop Draft Specifications / Narrative for the Project.
- d Update Opinion of Probable Cost (OPC)
- e KEACH team will meet with Owner to review design development scope of work and opinion of probable cost.

4. Construction Documents Phase (CD):

- a Upon approval to proceed from the Owner, KEACH team will prepare bid and construction drawings for work outlined in scope of work outlined above and in Design Development.
 - i. Cover Sheet and general information sheets showing general notes, symbols, code information and general details.
 - ii. Site design and construction drawings including site demolition, layout, utility and grading plans and details. Structural design and construction drawings including footings, foundations, wall and roof systems, details and schedules.
 - iii. Architectural design and construction drawings including floor plans, elevations details and schedules.
 - iv. Mechanical, electrical and plumbing plans, details and schedules.
- b Landscape design and construction drawings including planting plans and details.

- c Bid specification for the project to define the scope of work and the nature of the contract documents.
 - i. Specifications will be completed based on CSI format.
 - ii. "Front End" specifications will be based on AIA Contracts around the AIA A101 and AIA A201 contracts.
- d KEACH team will attend required review meetings during this phase of the project.

5. Bidding Phase (BN):

- a Administrate the bidding process on behalf of Village of Morton as follows:
 - i. Provide the Village with Bid Advertisement for publication.
 - ii. Coordinate the distribution of bid documents to prospective bidders utilizing local plan rooms and printers.
 - iii. Schedule and conduct pre-bid meeting for interested contractors.
 - iv. Conduct and Assist with the opening, reading and reviewing bids.
 - v. Provide letter of recommendation for awarding contract to responsible bidder.
- b Attend a Village board meeting as required communicate bid results to board.

Part 6: Construction Phase

6. Construction Phase (CA):

- a Write AIA contract for execution by owner and awarded contractor based on AIA A101, A201 contract.
- b Attend pre-construction meeting with contractors and Village personnel to review procedures for the construction phase of the project.
- c Review shop drawings required for the project.
- d Administrate the contract on behalf of Village which includes as follows.
 - i. Attend contractor job progress meetings.
 - ii. Review contractor's pay requests and make recommendation for payment of work.
 - iii. Answer contractor RFI's, prepare RFP's, prepare Change Orders, and other contract related forms.
 - iv. Provide punch list and statement of Substantial Completion at the end of construction.
- e KEACH team will prepare observation reports as required through the duration of the construction.
- f KEACH will prepare required close out documents.

Village of Morton
Fire Station 2 on Queenwood
Project #: 25003
January 22, 2026

**COST OF SERVICES PROVIDED BY
KEACH ARCHITECTURAL DESIGN, INC.**

Basic Services will be provided as indicated below and billed monthly in proportion to work completed and as time is accrued for each part.

Parts 2-5: Based on Part 1 Conceptual Design; the construction budget is \$5,000,000. This budget and the concept design as currently developed serve as the basis for this fee.

The proposal is \$344,250 less \$24,300 of Part 1 service that is credited towards the Schematic Design phase as already completed as was initially indicated in NTE \$40,000 proposal. The proposal for part 2-5 is then a **fixed fee of \$319,950.00.**

Part 6: As indicated in the previous proposal, Construction Administration is proposed to be completed on a hourly rate basis. I recommend that the Village of Morton budget **\$60,750.00** to cover construction administrations services.

Additional Services will be billed on a Professional Hourly Rate Basis. Consultant's Additional Services if needed and Reimbursable expenses will be billed at 105% of direct cost. Reimbursable expenses will be limited to mileage or printing costs related to meetings, presentations, and construction documents. Additional services may include but are not limited to:

- Furniture procurement assistance.
- Changes in the original scope of building design or professional service.
- Developing designs for multiple building systems and materials.
- Design of off-site utility work.

If you have any questions, please feel free to ask. I will prepare the AIA agreement for signatures based on this proposal.

Sincerely,

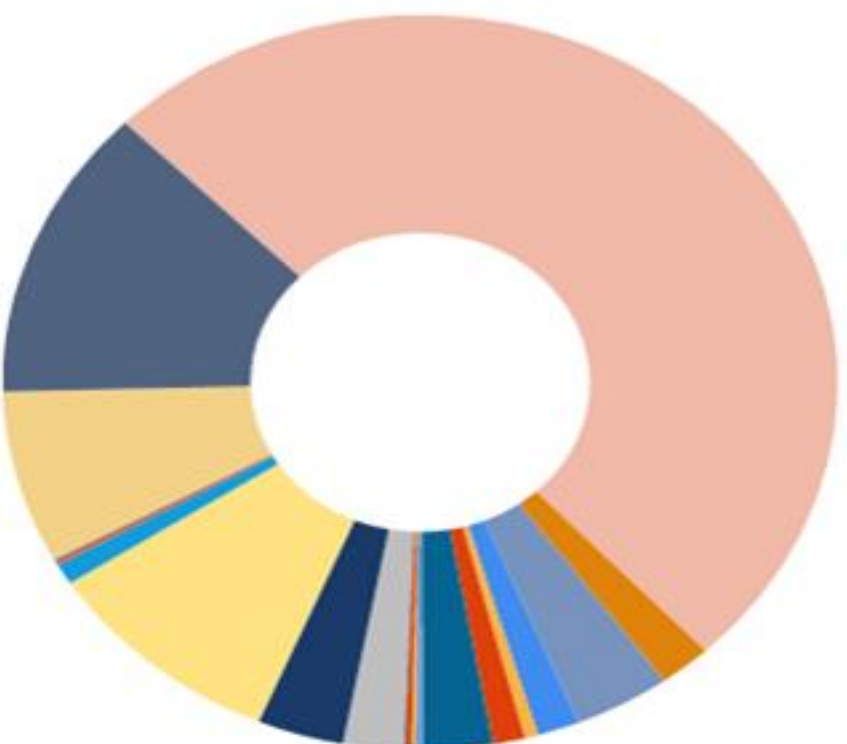
Lee Gerriets, AIA
President
Keach Architectural Design, Inc.

Permit Type Report

Q3 of FY26

Permit Dates: 11/01/2025 to 01/31/2026

Description	Fees	Project Cost	Permits
Accessory Building	\$100.00	9,000.00	2
Commercial Building Addition / Renovation	\$100.00	4,270.00	1
Deck	\$150.00	89,338.95	3
Driveway, Approach, Curb	\$35.00	0.00	1
Egress Window	\$1,418.00	0.00	2
Electrical - Commercial	\$2,035.14	216,472.00	5
Electrical - Residential	\$5,762.00	28,540.00	31
Fence	\$550.00	70,051.69	11
Foundation	\$150.00	5,216.23	1
Home Occupation	\$25.00	0.00	1
Miscellaneous	\$4,600.00	0.00	40
New Multi Family	\$7,827.34	1,200,000.00	1
New One Family Residential	\$30,653.96	3,149,374.00	5
Plumbing - Irrigation	\$1,232.28	0.00	2
Plumbing - New Construction	\$2,270.00	0.00	5
Plumbing - Remodel	\$1,000.00	3,569.00	7
Residential Building Addition / Renovation	\$311.78	30,865.75	2
Sanitary Sewer Tap	\$750.00	24,956.00	15
Solar Panel	\$1,650.00	467,491.00	11
Storage Building	\$50.00	2,000.00	1
Zoning	\$0.00	0.00	32
Total	\$60,670.50	5,301,144.62	179



- Accessory Building
- Commercial Building Addition / Renovation
- Deck
- Driveway, Approach, Curb
- Egress Window
- Electrical - Commercial
- Electrical - Residential
- Fence
- Foundation
- Home Occupation
- Miscellaneous
- New Multi Family
- New One Family Residential
- Plumbing - Irrigation
- Plumbing - New Construction
- Plumbing - Remodel
- Residential Building Addition / Renovation
- Sanitary Sewer Tap
- Solar Panel
- Storage Building
- Zoning

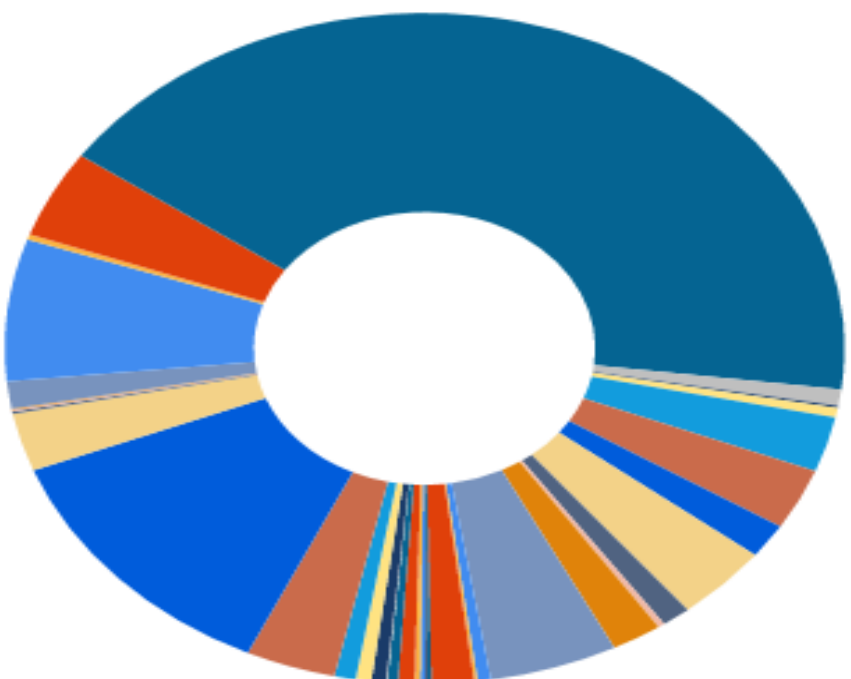
Permit Type Report

YTD FY26

Permit Dates: 5/1/25 to 01/31/26

Description	Fees	Project Cost	Permits
Accessory Building	\$300.00	96,750.00	6
Building Demolition	\$400.00	15,000.00	4
Commercial Building Addition / Renovation	\$1,178.00	736,720.00	5
Deck	\$750.00	219,987.95	14
Deck / Patio	\$100.00	3,385.00	2
Detached Garage	\$1,028.70	198,100.00	1
Driveway, Approach, Curb	\$1,110.00	167,525.00	28
Egress Window	\$1,518.00	0.00	4
Electrical - Commercial	\$6,423.54	460,127.00	22
Electrical - Residential	\$22,527.33	317,249.20	139
Fence	\$5,184.00	483,207.25	77
Foundation	\$200.00	12,198.73	2
Gazebo	\$150.00	5,100.00	3
Home Occupation	\$100.00	0.00	4
Industrial Building Addition / Renovation	\$2,431.25	480,000.00	1
Miscellaneous	\$12,650.00	151,535.00	73
Mobile Home	\$484.00	64,000.00	8
New Multi Family	\$7,827.34	1,200,000.00	1
New One Family Residential	\$78,139.12	7,759,374.00	13
Patio	\$1,450.00	134,675.00	29
Pergola	\$200.00	42,442.00	4
Plumbing - Fire Sprinklers	\$850.00	4,390.00	3
Plumbing - Irrigation	\$4,914.12	23,805.00	9
Plumbing - New Construction	\$5,470.00	268,000.00	16
Plumbing - Remodel	\$3,065.00	46,984.00	17
Residential Building Addition / Renovation	\$6,774.78	1,361,220.75	23
Sanitary Sewer Tap	\$2,050.00	69,206.00	41
Sign	\$475.00	198,261.80	17
Site Work, Asphalt, Concrete	\$3,600.00	1,911,406.19	5
Solar Panel	\$9,150.00	2,136,957.18	61
Storage Building	\$950.00	77,606.48	19
Storm Sewer Tap	\$250.00	0.00	6

Swimming Pool	\$3,011.00	470,000.00	4
Swimming Pool - Above Ground	\$300.00	29,500.00	3
Zoning	\$0.00	0.00	42
Zoning Amendment / Special Use	\$175.00	0.00	1
Total	\$185,186.18	19,144,713.53	707



- | | |
|------------------------------|-------------------------------|
| Accessory Building | New One Family Residential |
| Building Demolition | Patio |
| Commercial Building Addition | Pergola |
| / Renovation | Plumbing - Fire Sprinklers |
| Deck | Plumbing - Irrigation |
| Deck / Patio | Plumbing - New Construction |
| Detached Garage | Plumbing - Remodel |
| Driveway, Approach, Curb | Residential Building Addition |
| Egress Window | / Renovation |
| Electrical - Commercial | Sanitary Sewer Tap |
| Electrical - Residential | Sign |
| Fence | Site Work, Asphalt, Concrete |
| Foundation | Solar Panel |
| Gazebo | Storage Building |
| Home Occupation | Storm Sewer Tap |
| Industrial Building Addition | Swimming Pool |
| / Renovation | Swimming Pool - Above Ground |
| Miscellaneous | Zoning |
| Mobile Home | Zoning Amendment / Special |
| New Multi Family | Use |