

MORRISON POLICE DEPARTMENT

Michael G. Moon, Chief of Police

City Council Report for October 27, 2025

School Resource Officer Dan Simmons was a participant in the Career Fair at the High School. He also did several presentations for Red Ribbon Week at several schools.

Respectfully submitted,

Michael Moon
Chief of Police

STATE OF ILLINOIS
COUNTY OF WHITESIDE
CITY OF MORRISON
OFFICIAL PROCEEDINGS

October 14, 2025

CALL TO ORDER

The Morrison City Council met in Regular Session on October 14, 2025, at 6:30 p.m. in the Morrison Community Room, 307 South Madison Street, Morrison, Illinois. The meeting was called to order by Mayor Scott Vandermyde at 6:30 p.m. City Clerk Mike Hemmer recorded the minutes. Meeting was offered to the public via Zoom and video recording to be available at <https://www.youtube.com/@CityofMorrisonIL>

Reports of City Officials were not recorded due to technical issues.

ROLL CALL

Alderspersons present on roll call were Kevin Bruckner Jr, Seth Buckwalter, Sara Dunne, Sidonna Mahaffey, Todd Schlegel, and Matt Tichler. Absent: Vernon Tervelt. Vacancy: Ward 1. Other city officials present were Police Chief Michael Moon, Parks & Rec Dir Nathan Jacobs, and City Treasurer Margaret Jones.

PLEDGE OF ALLEGIANCE - Cited.

PUBLIC COMMENT - NONE

REPORT OF CITY OFFICERS, DEPARTMENT HEADS AND/OR COMMITTEES

Parks and Rec Director Nathan Jacobs provided a written report in the council packet.

Chief Moon provided a written report in the council packet. Council members were provided with a copy of a Media Release issued on October 4 by the Police Department. The Police Department set up a speed monitoring trailer on North Base Street to monitor traffic.

Ald Mahaffey removed Pay Request No 4, Balayti Painting, Public Works Building Exterior Painting Project, \$2,200 from Consent Agenda.

CONSENT AGENDA

Ald Schlegel moved to approve City Council, Meeting Minutes, September 22, 2025; Bills Payable - \$301,438.69; Planning & Zoning Board, Meeting Minutes, September 24, 2025; Historic Preservation Commission, Meeting Minutes, October 7, 2025; and Pay Request No 3 & Final, Helm-Civil, South Genesee Street Project, \$30,796.22; seconded by Ald Bruckner. Ayes: Bruckner, Buckwalter, Mahaffey, Schlegel, and Tichler. Nays: None. Absent: Tervelt. Motion passed.

ITEMS FOR CONSIDERATION, DISCUSSION AND POSSIBLE ACTION

Ald Schlegel moved to approve Pay Request No 4, Balayti Painting, Public Works Building Exterior Painting Project, \$2,200; seconded by Ald Tichler. Ald Mahahaffey moved to amend the approval to include “the release of payment only after the City Administrator’s satisfaction of the work completed”; seconded by Ald Schlegel. The amendment was approved by voice vote without objection. The updated motion was approved. Ayes: Bruckner, Buckwalter, Mahaffey, Schlegel, and Tichler. Nays: None. Absent: Tervelt.

Council discussed plans for a 2,000 square foot Pollinator Garden to be planted east of the community garden in French Creek Park. Johnson submitted a two-year management plan including assistance by master gardeners. Ald Tichler moved to approve the Pollinator Garden Request; seconded by Ald Mahaffey. Ayes: Bruckner, Buckwalter, Dunne, Mahaffey, and Tichler. Nays: Schlegel. Absent: Tervelt. Motion passed.

ADJOURNMENT

Ald Schlegel moved to adjourn the meeting, seconded by Ald Mahaffey. Without objection, the meeting adjourned at approximately 6:48 pm.

Approved:

Scott Vandermyde
Mayor

Michael Hemmer
City Clerk

City of MORRISON

200 West Main Street
Morrison, Illinois 61270-2400
Phone 815.772.7657
Fax 815.772.4291
morrisonil.org



MEMORANDUM

To: Mayor & Council

From: Barb King

Date: 10/27/25

RE: Bills Payable

Please see the attached list of Bills Payable in the total amount of: **\$52,542.42.**

**Council Members having questions regarding bills should contact
Mayor Vandermyde OR City Administrator Melton
via phone, email or personal visit prior to the meeting.**

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
SO48831-1	AERO-MOD, INC MAINT SUPP - UTILITY SYSTEM	50-81-6151	330.81	330.81	25891	10/28/25
5519380642	AIRGAS USA, LLC MAINT SUPP - EQUIPMENT	01-41-6120	65.25	65.25	25892	10/28/25
19248A	ALVARADO'S PLUMBING INC. MAINT SERV - UTILITY SYSTEM	50-81-5150	348.67	348.67	25893	10/28/25
STM101425	ANDERSON MIKE DEDUCTIBLE REIMBURSEMENTS	77-77-9241	412.84	412.84	25875	10/14/25
STM102225	ANDY BERANEK PAINTING MAINT SERV - BLDG	01-31-5110	4,000.00	4,000.00	25894	10/28/25
P39074	BIRKEY'S MAINT SUPP - EQUIPMENT	01-43-6120	182.63	182.63	25895	10/28/25
0223188-IN	BONNELL INDUSTRIES MAINT SUPP - EQUIPMENT	01-42-6120	633.52	633.52	25896	10/28/25
STM101625	MAINT SUPP - EQUIPMENT	01-41-6120	947.87	947.87	25896	10/28/25
STM102225	CIVIL CONSTRUCTORS, INC. STREET IMPROVEMENT CONST	04-04-8610	30,796.22	30,796.22	25889	10/22/25
STM101425	DAVIS STEVE COMMUNITY ROOM DEPOSIT REFUND	01-31-5200	100.00	100.00	25880	10/16/25
STM102125	DREY, ROGER COMMUNITY ROOM DEPOSIT REFUND	01-31-5200	100.00	100.00	25897	10/28/25
134709	FEHR-GRAHAM & ASSOCIATES ENGINEERING SERVICE	50-81-5320	711.00	711.00	25898	10/28/25
STM101525	FRONTIER ACCT NO 8157721111	50-81-5520	417.44	417.44	25877	10/16/25
STM101525A	ACCT NO 8157723870	51-80-5520	136.18	136.18	25877	10/16/25
STM101525B	ACCT NO 8154009008	51-80-5520	136.01	136.01	25877	10/16/25
254514	GREAT WESTERN SUPPLY CO CUST #0801090	01-43-6110	208.92	208.92	25899	10/28/25
254516	CUST NO 0801090	01-31-5110	34.40	34.40	25899	10/28/25
3080	HEUSINKVELD, INC TOURNAMENT AWARDS	01-43-6542	954.00	954.00	25900	10/28/25
STM101625	ICMA MEMBERSHIP RENEWALS MEMBER #538439	01-11-5610	516.46	516.46	25901	10/28/25
	IL OFFICE OF THE STATE FI					

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
10001172	IL OFFICE OF THE STATE FI MAINT SERV - H/AC	01-31-5180	200.00	200.00	25902	10/28/25
STM102125	IL SECRETARY OF STATE OTHER PROFESSIONAL SERVICES	01-21-5480	15.00	15.00	25886	10/22/25
STM102125A	OTHER PROFESSIONAL SERVICES	01-21-5480	15.00	15.00	25888	10/22/25
243096	INTERNATIONAL SECURITY PR DEATH CERTIFICATE PAPER	01-13-9250	958.95	958.95	25903	10/28/25
871816533	KONE INC. CONTRACT NO N40003349	01-11-5110	471.02	471.02	25904	10/28/25
STM101025	MEDIACOM ACCT NO 8384880210090324	01-11-5520	26.20			
	ACCT NO 8384880210090324	51-80-5520	13.10			
	ACCT NO 8384880210090324	50-81-5520	13.09			
	ACCT NO 8384880210090324	01-31-5520	42.40	94.79	25878	10/16/25
STM102025	ACCT NO 8384880210090316	01-11-5520	129.05			
	ACCT NO 8384880210090316	51-80-5520	64.53			
	ACCT NO 8384880210090316	50-81-5520	64.52	258.10	25887	10/22/25
STM101525	MORRISON ROTARY CLUB DUES	01-11-5610	135.00	135.00	25879	10/16/25
9772620250902	MOTOROLA INC ACCT NO 3010191078-0001	01-21-5480	392.00	392.00	25905	10/28/25
STM102025	NICOR GAS ACCT NO 40023838523	01-41-5710	151.20	151.20	25906	10/28/25
STM102125	ACCT NO 19988138806	51-80-5710	54.58	54.58	25906	10/28/25
STM102125A	ACCT NO 11174467693	50-81-5710	58.13	58.13	25906	10/28/25
257230749	PACE ANALYTICAL SERVICES LAB FEES	51-80-5420	147.00	147.00	25907	10/28/25
257230935	LAB FEES	51-80-5420	435.00	435.00	25907	10/28/25
25-4780	PANTHER UNIFORMS, INC. UNIFORMS	01-21-6590	1,716.50	1,716.50	25908	10/28/25
8007347	PERFORMANCE FOOD SERVICE CONCESSION SUPPLIES	01-43-6538	121.41	121.41	25909	10/28/25
STM101625	PETTY CASH - CITY TRAVEL/TRAINING	01-11-5620	205.47			
	SMALL TOOLS	51-80-6530	25.97	231.44	25910	10/28/25
	QUICKSCORES					

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
252381	QUICKSCORES OPERATING SUPPLIES	01-43-6520	145.00	145.00	25911	10/28/25
STM100825	RENKES JED COMMUNITY ROOM DEPOSIT REFUND	01-31-5200	100.00	100.00	25872	10/09/25
STM102025	SAUK VALLEY CLASSIFIEDS #10194298	01-21-6520	53.47	53.47	25912	10/28/25
STM100825	STROBBE SCOTT DEDUCTIBLE REIMBURSEMENTS	77-77-9241	182.83	182.83	25873	10/09/25
STM100825	SULLIVAN'S FOODS ACCT NO 253012 ACCT NO 253012	01-43-6538 01-11-6110	119.23 42.85	162.08	25913	10/28/25
STM100925	TRANSUNION RISK ACCT ID 6022761	01-21-5480	495.00	495.00	25874	10/09/25
119100-01	UNIFORM DEN, INC. UNIFORMS	01-21-6590	145.51	145.51	25914	10/28/25
119344	UNIFORMS	01-21-6590	375.00	375.00	25914	10/28/25
119404	UNIFORMS	01-21-6590	321.70	321.70	25914	10/28/25
119424	UNIFORMS	01-21-6590	43.90	43.90	25914	10/28/25
342993476	UNION PACIFIC RAILROAD CO CUST NO 43098	01-41-9280	546.36	546.36	25915	10/28/25
INV00845493	USA BLUEBOOK OPERATING SUPPLIES	51-80-6520	1,424.42	1,424.42	25916	10/28/25
INV00850286	MAINT SUPP - UTILITY SYSTEM	50-81-6151	380.17	380.17	25916	10/28/25
4245253	WARD, MURRAY, PACE, JOHNS LEGAL SERVICE	01-12-5330	556.50	556.50	25917	10/28/25
4245943	LEGAL SERVICE	01-12-5330	975.00	975.00	25917	10/28/25
STM102125	WHITESIDE CO RECORDER RECORD DEEDS	01-42-9230	60.00	60.00	25890	10/22/25
0176560-CM	ZIMMER & FRANCESCON, INC. MAINT SUPP - UTILITY SYSTEM	50-81-6151	837.06-	837.06-	25918	10/28/25
0176561-IN	MAINT SUPP - UTILITY SYSTEM	50-81-6151	925.20	925.20	25918	10/28/25
REPORT TOTAL			=====	52,542.42		

City of MORRISON

200 West Main Street
Morrison, Illinois 61270-2400
Phone 815.772.7657
Fax 815.772.4291
morrisonil.org



MINUTES

Planning & Zoning Commission
October 22, 2025, 5:30 p.m.

The Planning & Zoning Commission met on October 22, 2025, at City Hall, 200 West Main Street. Chairman Kevin Kuehl called the meeting to order at 5:32 p.m. Executive Secretary Barb King recorded the minutes.

Commission members present on the roll call were Kathy Schmidt, Kevin Kuehl, Charles Yost and Sherrie Shirk. Vaughn Maxfield arrived at 5:43 p.m.

Other city officials present were City Administrator Brian Melton.

Commission member Schmidt moved to approve the September 24, 2025, minutes; seconded by commission member Yost. On a voice vote, the motion was carried.

Public Hearing

City Administrator Brian Melton introduced the annexation of the property located at 617 Portland Avenue to the commission. He further informed the commission that the owner, Jason Strobbe who was present applied for a sign variance as well. Surrounding property owners were notified of the proposed annexation/variance. One neighbor was present expressing his concerns and they were addressed by CA Melton. No other written comments were received. Commission member Schmidt made a recommendation to annex the property located at 617 Portland Avenue with the special use for livestock (specifically horses); seconded by commission member Vaughn. On a roll call vote of 5 ayes (Schmidt, Yost, Maxfield, Shirk and Kuehl) and 0 nays, the motion carried. Commission members discussed the location, size, advertising market and safety concerns of the proposed sign variance. Commission member Maxfield made a motion to approve sign variance as presented; seconded by commission member Kuehl. On a roll call vote of 2 ayes (Kuehl and Maxfield) and 3 nays (Schmidt, Shirk and Yost) the motion failed.

New Business

None.

Old Business

None.

Other Considerations

The next regularly scheduled meeting will be November 26, 2025.

At approximately 6:23 p.m. commission member Yost moved to adjourn the meeting; seconded by commission member Schmidt. On a voice vote, the motion was carried.

Bk

COPY

City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

BUILDING PERMIT
APPLICATION

Permit No.: 25-46

Date Issued: _____

Permit Expires 12 Months from Date Issued

Property Owner: Jason Strobbe

Address: 617 Portland Ave Morrison IL 61270

Contact Number: 815-632-7498 Email Address: jasonstrobbe1979@gmail.com

Application is hereby made for a Building Permit and Certificate of Compliance involving the premises legally described as follows:

Street Address: 617 Portland Ave Morrison IL 61270

Subdivision: _____

Unit _____ Block _____ Lot No. _____ Sec. _____ Parcel No. 09-19-201-014

Structure Dimensions 12' (length) X 2 (width) = 24 ft² Height 20'

Lot Dimensions _____ X _____ = _____ ft²

Type Construction (Check all that apply):

- | | |
|--|--|
| ☐ New Construction | ☐ Offices or Professional |
| ☐ Alteration/Remodel | ☐ Commercial |
| ☐ Addition | ☐ Industrial |
| ☐ Accessory Structure | ☐ Fence |
| ☐ Single Family Residence | ☐ Deck |
| ☐ Two-Family Residence (Duplex) | ☒ Sign |
| ☐ Multiple-Family Residence | ☐ Pool |
| ☐ Institutional | ☐ Other _____ |

Estimated Cost of Project: \$ 10,000

PROPERTY DESCRIPTION INFORMATION (Please Circle One):

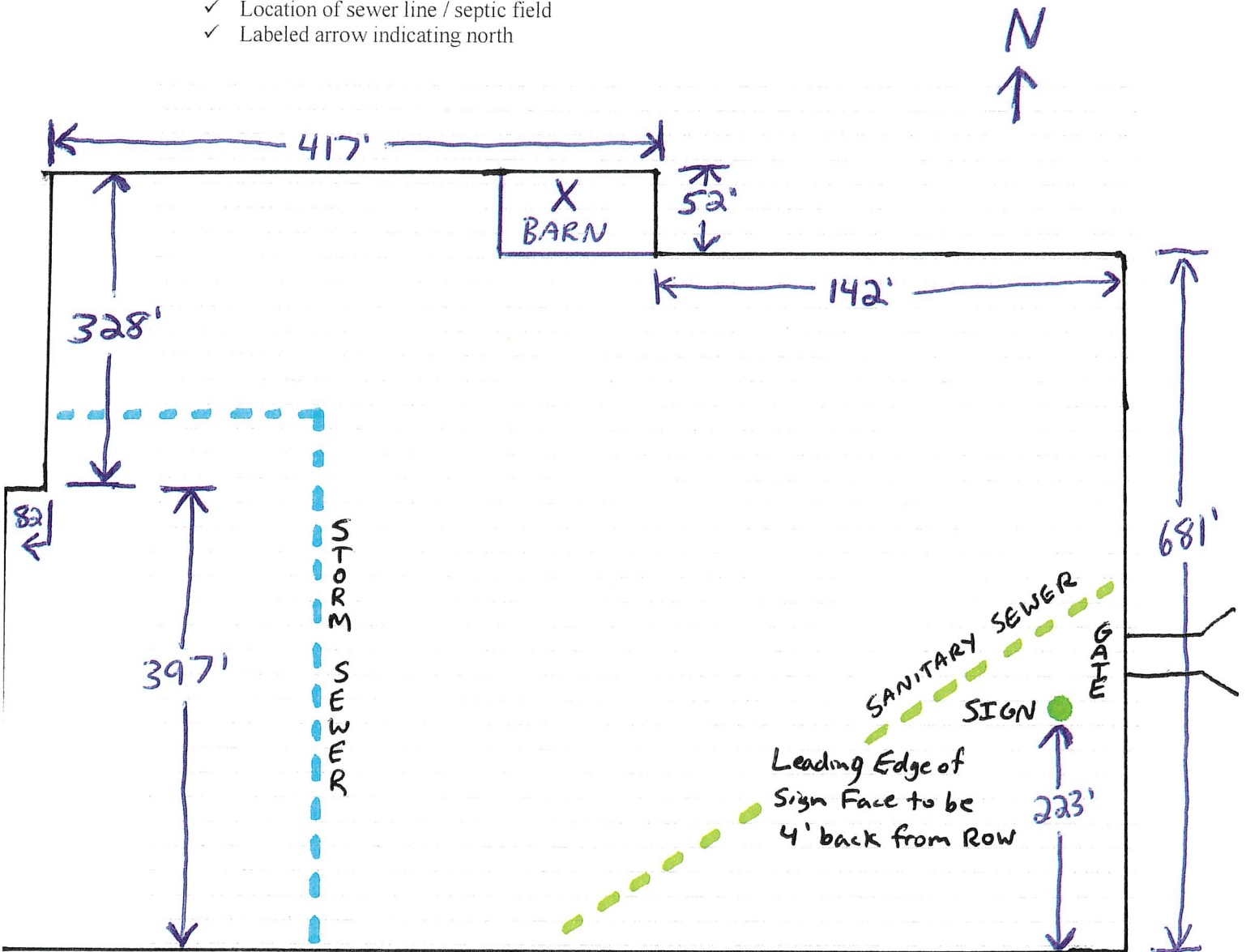
- | | |
|---|--|
| ☒ YES ☐ NO | 1. Have you included your legal description? |
| ☒ YES ☐ NO | 2. Provide/show your lot dimensions? |
| YES ☒ NO | 3. Does your application include a parking plan, if applicable? |
| | 4. What is your property zoned as: <u>Ag</u> |
| ☒ YES ☐ NO | 5. Include all existing and requested building dimensions? |
| YES ☒ NO | 6. Will this construction cover water or sewer lines? |
| ☒ YES ☐ NO | 7. Does this construction comply with front, side, and rear yard setbacks? |
| YES ☒ NO | 8. Does your construction require a water permit?
If so, Permit Number: _____ |
| YES ☒ NO | 9. Does your construction require a sewer permit?
If so, Permit Number: _____ |
| YES ☒ NO | 10. Does your property lie within the Historic District? |
| YES ☒ NO | 11. Is your property on the National Register? |
| YES ☒ NO | 12. Is your property a Locally Designated Landmark? |
| YES ☒ NO | 13. Does your construction require a Certificate of Appropriateness? |

NOTES: _____

PROPOSED CONSTRUCTION – DIAGRAM:

Please include the following in the draft diagram below:

- ✓ Dimensions of the lot
- ✓ Location & dimensions of all existing buildings & structures (*Mark with X*)
- ✓ Location & dimensions of all proposed buildings & structures (*Mark with P*)
- ✓ Distances to property lines for all proposed buildings & structures
- ✓ Location of water supply lines
- ✓ Location of sewer line / septic field
- ✓ Labeled arrow indicating north



NOTICE TO APPLICANT: Location of buildings or structures must be staked out on the property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting City Hall. A certified survey of your property may be required before issuance of a permit.

SIGN ADDENDUM
BUILDING PERMIT APPLICATION

COPY

TYPE OF SIGN (Check all that apply):

- | | | |
|---|---------------------------------------|---|
| ☐ Awning, Canopy, or Marquee | ☐ Freestanding | ☒ Illuminated <i>Possibly</i> |
| ☐ LED Message/Scrolling | ☐ Wall | ☐ Monument |
| ☐ Other: _____ | | |

DESCRIPTION:

Height (inches): 20' (240 in) Width (inches): 12' (144 in)

Elevation from Ground (inches): 13' 6" (162 in) Number of Faces: 4

Sign Material: Steel

Sign Wording: Local Business Advertising

Include Proposed Drawing / Design / Sign Proof
(if available)

ADDITIONAL INFORMATION: _____

APPLICANT'S STATEMENT:

The dimensions of the lot and location of all existing and proposed buildings and structures are shown on the drawing on page 4 of this form (or indicated on an attached site plan) and is made a part of this application.

I declare that the above and attached information is correct and agree in consideration of and upon issuance of a building permit to do or allow to be done only such work as is herewith applied for, and that such premises and its existing and proposed building or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted.

I hereby acknowledge that I have been informed by the City of Morrison that it is solely my responsibility to determine the exact location of my property line(s) and that the issuance of a building permit is in no way agreeing with or validating my determination of property lines.

I further declare that the buildings and property use comply with all of the provisions of Zoning, City of Morrison Municipal Code, and that I hold harmless the City of Morrison, Illinois from any present or future property line disputes which may result from the issuance of this permit. After the structure is completed, a separate Certificate of Compliance will be issued after an inspection of the premises and completed structure as described in the Zoning Ordinance.

Name of Applicant/Owner: Jason Strobbe

Signature of Applicant/Owner: Jason Strobbe

Date: 8-27-25

☐ Permit Approved

☐ Permit Denied

By _____

Title _____ Date _____

Fee Amount Paid \$ N/A Date Paid _____

Does the property lie within the Historic District, National Register or a locally designated landmark?

YES or NO *(If YES, FEE is WAIVED)*

PROFESSIONAL / CONTRACTED SERVICES INVOLVED:

Name: JR Sign Company

Address: 16701 Lyons Rd. Prophetstown IL 61277

Contact Number: 815-631-5885 Email Address: jrsignco.com

☒ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other





City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

VARIANCE
APPLICATION

COPY

Case No.:	<u>25-04</u>
Date Issued:	_____

Whenever the standards of the City of Morrison Zoning Ordinance place an **undue hardship** on a specific development proposal, the applicant may apply to the Planning and Zoning Commission for a Variance. The Planning and Zoning Commission shall review the applicant's request for a Variance and shall submit its recommendation to the City Council. The City Council may attach conditions with granting a Variance, as it deems necessary to further the intent of this ordinance.

PROPERTY

Address or Location of Property: 617 Portland Avenue Morrison IL 61270
Property Tax ID (PIN) Number: 09-19-201-014
Existing Zoning: 0021 Tax code 00801

APPLICANT

Name: Jason Strobbe / Roger Williams Jr Sign Co. Prophetstown IL
Address: 617 Portland Ave Morrison IL 61270
Contact No.: 815-632-7498 Email: jasonstrobbe1979@gmail.com

If **SIGN VARIANCE**, is the applicant the Sign Contractor? ☐ Yes ☒ No

PROPERTY OWNER

Name: Jason Strobbe
Address: 617 Portland Ave Morrison IL 61270
Contact No.: 815-632-7498 Email: jasonstrobbe1979@gmail.com

NATURE OF VARIANCE: Please explain the nature of the variance request and why it should be granted. The hardship must be clearly identified. Use additional pages and attach if necessary.

The sign will only be used for local businesses to advertise on.
It is intended to be a benefit to the community as well as
generate income for our property to help cover the cost of taxes
and insurance.

REQUIRED ATTACHMENTS

- ✓ **Legal description** of the property
- ✓ **Name and address of all owners** of the site as well as the names and addresses of all professional site planners, architects, engineers, surveyors, or other consultants.
- ✓ **Page 3 Drawing** (to scale):
 - Show adjacent property owners, including across rights-of-way
 - An indication of the area surrounding the site showing land use, unusual physical features, public facilities, and existing zoning
 - Show streets, railroads, waterways, and other physical features
 - Sign conceptual drawings, design work, plan sets, blueprints, etc. may be attached as well

Public Hearing: After your application has been submitted and reviewed by the City Administrator (or designee), it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall, 200 W. Main Street. At the Planning and Zoning Commission meeting, you will present your request. Notice of request and public hearing shall be mailed to all property owners within a 250-foot radius of the property. A Variance cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- ☐ The development activity cannot be located inside the Special Flood Hazard Area;
- ☐ An exceptional hardship would result if the variance were not granted;
- ☐ The relief requested is the minimum necessary;
- ☐ The requested Variance does not create a nuisance or threat to public health, safety, or welfare;
- ☐ There will be no additional public expense for flood protection, public safety services or repairs to roads, utilities, or other public facilities/infrastructure;
- ☐ There will not be an undue increase in traffic congestion on public roads and highways due to this Variance;
- ☐ The essential character of the locality of the property in question will not be altered;
- ☐ The relief requested is consistent with the purpose and intent of the Morrison Comprehensive

Certification: To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed variance.

Joan Stille
Signature of Applicant

9-28-25
Date

Joan Stille
Signature of Owner

9-28-25
Date

CITY OF MORRISON
TREASURER'S REPORT
CALENDAR 9/2025, FISCAL 5/2026

FUND#	TITLE	BEGINNING CASH & INVESTMENTS	MTD REVENUES	MTD EXPENSES	CHANGE IN LIABILITY	TRANSFER IN	TRANSFER OUT	ENDING BALANCE
01	GENERAL FUND	832,824.74	224,523.22	135,985.95	250.00	.00	.00	921,612.01
02	AUDIT FUND	11,194.48	2,260.98	.00	.00	.00	.00	13,455.46
03	STREET LIGHTING FUND	40,154.62	10,242.15	.00	.00	.00	.00	50,396.77
04	LOCAL 1 % SALES TAX FUND	691,475.24	66,497.12	.00	.00	.00	.00	757,972.36
05	COMMUNITY LANDSCAPING	11,990.84	35.83	2,000.00	.00	.00	.00	10,026.67
06	INSURANCE FUND	77,414.09	18,533.57	.00	.00	.00	.00	95,947.66
07	TOURISM & CONVENTION FUND	199,206.76	752.27	.00	.00	.00	.00	199,959.03
08	ECONOMIC DEVELOPMENT FUND	35,579.45	107.83	5,000.00	.00	.00	.00	30,687.28
12	FIRE PROTECTION FUND	4,964.71	25,055.35	4,964.71	.00	.00	.00	25,055.35
14	REFUSE DISPOSAL FUND	19,010.31	23,375.27	24,295.69	.00	.00	.00	18,089.89
15	MOTOR FUEL TAX FUND	284,488.97	18,118.28	4,909.62	.00	.00	.00	297,697.63
16	IMRF FUND	453,190.27	28,826.62	7,227.22	.00	.00	.00	474,789.67
17	FICA FUND	155,817.50	30,889.38	7,977.88	.00	.00	.00	178,729.00
18	LIBRARY FUND	6,861.36	43,135.66	15,614.29	.00	.00	.00	34,382.73
20	DRUG TRAFFIC PREVENTION	7,714.18	25.15	.00	.00	.00	.00	7,739.33
24	POL VEH & CAP EQUIP FUND	50,535.15	7,059.98	9,809.67	.00	.00	.00	47,785.46
26	VEH & CAP EQUIP FUND	180,298.54	1,046.76	39,468.70	.00	.00	.00	141,876.60
35	REVOLVING LOAN FUND	.00	.00	.00	.00	.00	.00	.00
37	VETERAN'S MEMORIAL PARK	6,891.07	22.46	.00	.00	.00	.00	6,913.53
46	2016 G.O.	172,498.73	20,520.07	.00	.00	.00	.00	193,018.80
50	SEWER FUND	1,394,414.96	503,930.19	430,904.61	.00	.00	.00	1,467,440.54
51	WATER FUND	826,802.35	81,375.18	164,371.80	.00	.00	.00	743,805.73
52	W&S VEHICLE REPLACEMENT	.00	.00	.00	.00	.00	.00	.00
53	WATER/SEWER/PUBLIC WORKS	.00	.00	.00	.00	.00	.00	.00
54	WASTEWATER TREATMENT PLAN	.00	.00	.00	.00	.00	.00	.00
61	CAPITAL IMPROVEMENT FUND	269,800.26	1,129.86	.00	.00	.00	.00	270,930.12
74	GROVE HILL CEMETERY PERPE	352,300.18	1,164.59	.00	.00	.00	.00	353,464.77
77	HEALTH INSURANCE FUND	116,232.46	337.35	28,760.72	3,294.55	.00	.00	91,103.64
Report Total		6,201,661.22	1,108,965.12	881,290.86	3,544.55	.00	.00	6,432,880.03


Maggie Jones (Oct 14, 2025 12:30:14 CDT)

14/10/2025

September 16, 2025

Mr. Brian Melton
City Administrator
City of Morrison
200 West Main Street
Morrison IL 61270

Proposal: East Side TIF District Designation Support

Dear Mr. Melton,

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to the City of Morrison (the "City") to provide tax increment financing (TIF) consulting services related to a proposed TIF district. This letter outlines our scope of services, timeframe and fees to determine the eligibility of a potential TIF district located on either side of East Main Street from Clinton Street to Jackson Street and on either side of US 30 from Jackson Street east to the City limits and, pending confirmation of eligibility, to prepare a redevelopment plan and provide designation support for the adoption of the TIF district.

Background and Approach

It is our understanding the City seeks to encourage private investment and support development of approximately 250 acres of land (the "Study Area"). The Study Area comprises approximately 95 parcels, as shown on **Figure 1** on the following page.

SB Friedman proposes to first work with City staff, your legal counsel and any other City consultants to evaluate the eligibility of the Study Area for designation as a TIF district under the Illinois TIF Act (the "Act").

SB Friedman proposes to support the City's effort to establish a TIF district for the Study Area. Under this scope of services, SB Friedman will work with City staff to conduct a full TIF district designation process for the Study Area. We have organized our scope of services for this assignment into four primary phases:

1. Conduct TIF Eligibility Reconnaissance Study
2. Prepare Redevelopment Plan and Project Document
3. Prepare Mailing Lists and Support Notice Process
4. Support Public Review Process

Figure 1. Study Area



We will begin the engagement by conducting a TIF Eligibility Reconnaissance Study. At the completion of the phase of work, we will check in with you before proceeding. Assuming some or all of the Study Area is eligible and the City wants to move forward, the designation support process would include documentation of our findings in a formal Eligibility Report, preparation of the Redevelopment Plan and Project document, and assisting the City with the public deliberation process, including the preparation of mailing lists.

For base budgeting purposes, we have assumed that a Housing Impact Study will not be required. If it is determined a housing Impact Study is required, we will provide an additional services agreement with the City for this work.

Scope of Services

Our proposed scope of services and work steps for each phase are as follows:

PHASE 1: CONDUCT TIF ELIGIBILITY RECONNAISSANCE STUDY

1) Conduct Project Kickoff Call. We will conduct a kickoff call with the City and legal counsel to:

- Discuss the project scope and timeframe
- Confirm the Study Area boundary
- Discuss annexation status, farming/land use history of vacant land

- Review existing documents compiled by the City, including the first and current Comprehensive Plans and current zoning map
- Identify additional key sources of data that we will need for our analysis
- Confirm the assumptions to be used in developing the TIF budget, goals and objectives
- Confirm SB Friedman, City staff, and legal counsel responsibilities

2) Obtain and Examine Necessary Data. We will pursue key data to determine whether the Study Area qualifies for TIF district designation under the TIF Act. To complete our eligibility analysis, we will:

- Obtain current GIS parcel shape files and/or existing base maps from the City and/or Whiteside County (the "County"), and prepare internal base maps
- Obtain and review building age data (if any)
- Obtain and review five-year history of building permit data for parcels within the Study Area from the City and/or County as applicable
- Obtain information about infrastructure presence, age, and condition from City staff and others
- Conduct preliminary research regarding flooding in and around the Study Area and coordinate with an engineer to request a formal flooding study
- Prepare PIN list, and order and enter taxpayer and six-year history of equalized assessed values (EAV) for the Study Area and City
- Enter, proof and map eligibility criteria, as required

3) Conduct Fieldwork. We will conduct field research for the Study Area to document field-observable eligibility factors. We anticipate up to one full day of field research in the City for two staff members, including travel time and collection of addresses that will be needed for required noticing.

4) Analyze EAV Growth. We will analyze the growth in EAV over the past six years (five year-to-year periods) and compare Study Area growth to City growth and Consumer Price Index growth over those periods.

5) Analyze Additional Eligibility Factors/Required Findings and Tests. Based on our field research and other data, we will assess the presence and distribution of factors to establish eligibility and to meet the "but for..." and "lack of growth through private investment" requirements, as outlined in the Act. The eligibility findings and boundary will be documented in a series of maps for the Study Area.

6) Prepare Eligibility Study Summary. We will prepare an Eligibility Study summary documenting the findings of our eligibility research, including maps and tables.

7) Conduct Call with City. We will conduct a call with the City to discuss our findings and recommendations.

PHASE 2: FINALIZE ELIGIBILITY RESEARCH AND PREPARE REDEVELOPMENT PLAN AND PROJECT

1) Prepare Maps of the Proposed TIF District. A series of maps of the proposed TIF district will be prepared for inclusion in the Redevelopment Plan and Project document. These maps will include: the proposed boundary, vacant and (if applicable) improved land, documented distribution of eligibility factors, existing land use, and future land use.

2) Obtain and Proof Boundary Legal Description. We will engage and manage a licensed surveyor on the City's behalf to draft a boundary legal description for the proposed TIF district. We will proof the boundary legal description to

ensure accuracy. We will also work with County to ensure that they are comfortable with the legal description prior to filing the TIF plan with the City Clerk.

3) Prepare Plan. We will prepare a Plan for the proposed TIF district. As required by the Act, the Plan will include:

- RPA Description
- Boundary Legal Description of the RPA
- Summary of Blight/Conservation Area Conditions and Analysis of Eligibility Factors
- Redevelopment Plan Goals, Objectives and Strategy
- Existing and Proposed Land Use
- Most Recent EAV and Estimated Future EAV
- Estimated Redevelopment Project Costs (line-item budget)
- Assessment of Impacts on Other Taxing Districts
- Affirmative Action Plan
- Statement of Conformance with Other Community Plans

We will prepare an estimate the future EAV of the Redevelopment Project Area, as required by the Act.

The Act requires that a Housing Impact Study (HIS) be completed if the plan would result in the displacement of 10 or more occupied residential units, or if the area contains 75 or more occupied residential units and the City does not certify that no residential displacement will occur. It appears that there are fewer than 10 residential units in the proposed Study Area and thus we have assumed that no HIS will be required.

We will prepare a full draft Plan to be reviewed by the City and your legal counsel. Following one round of revisions and feedback, we will finalize the Plan, which must be filed with the City Clerk at least 10 days prior to introduction to the City Council.

PHASE 3: PREPARE MAILING LISTS AND SUPPORT NOTICING PROCESS

1) Create Mailing Lists for Noticing. The Act requires that municipalities make a good faith effort to provide notice of the availability of the Plan and how to obtain it by mail to all residential addresses within 750 feet of the boundary of any proposed TIF district. We will prepare a map identifying this buffer area. We will conduct fieldwork to validate the addresses in this area as part of our initial fieldwork. Additionally, we will prepare other mailing lists for noticing, as required by the Act. Our proposed scope includes preparation of the following mailing lists:

- Affected taxing bodies and the Illinois Department of Commerce and Economic Opportunity
- Taxpayers within the proposed TIF district
- Taxpayers of properties within the proposed TIF district for which taxes were not paid in the prior year
- Residential addresses within 750 feet of the proposed TIF district boundary

The City may elect to engage a mailing company for preparation and distribution of the mailings or to prepare the mailings using City staff resources.

2) Support Noticing and Approval Process. We assume that the City will print and prepare the mailings and publish required notices in local newspapers. We will coordinate with the City to ensure all mailing addresses are provided in a timely fashion.

We assume that the City's legal counsel will establish and manage a timeline for mailings, meetings and noticing based on the Act, the overall project timeline, newspaper publishing dates, and the City Council meeting schedule.

PHASE 4: SUPPORT PUBLIC APPROVAL PROCESS

13) Present Findings at Joint Review Board and Public Hearing. We will attend and, as appropriate, make presentations at the two key meetings that are part of the review process as provided in the Act. These meetings include the Joint Review Board Meeting and the Public Hearing, both of which we assume will be held in person. We are available for additional meetings or public presentations, as described in the **Additional Services** section below.

Additional Services

If additional meetings are required, we are able to attend and present our findings at the billing rates provided below. We are also available to provide other TIF-related services, such as tax increment projections or financial deal reviews for projects requesting City TIF assistance.

Timeline

Based on the scope of the work outlined herein and our experience with similar projects, we estimate it will take approximately 30-45 days to complete Phase 1, 30-45 days to complete Phase 2, and 90-120 days to complete Phases 3 and 4. This timeline may be extended if certain data is unavailable, third-party consultants require more time to complete their work than anticipated, or delays are incurred related to scheduling of the public approval process meetings. We will work with you to meet any specific deadlines, where possible.

Professional Fees

Professional fees for our services will be based on the time required at the then-current billing rates of the SB Friedman personnel assigned to the project. The scope of the engagement and our experience with similar services indicate that our professional fees and expenses will total **\$39,919**, as shown in the detailed budget below.

Other expenses to be incurred directly by the City that are not included in this estimate include:

- Surveyor: boundary legal description
- Engineer: flooding study
- Costs of required mailings and notices
- Research into tax-delinquent properties
- Legal counsel

This fee estimate is based upon the Scope of Service described above and the time budgets shown in the detailed budget. The fee estimate has been prepared based on certain assumptions as to the time required and is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this

event, we will discuss the matter with you so that a mutually agreeable revision may be made. Fees and expenses for our services will not exceed the total budget estimate without further authorization from the City.

Actual billings will be based on time expended as follows:

Partner/Senior Vice President	\$375	Senior Associate	\$230
Vice President	\$300	Associate	\$211
Senior Project Manager	\$276	Research Associate	\$195
Project Manager	\$255		

These rates will be in effect until December 31, 2025, after which rates are subject to adjustment.

Two in-person meetings are included in this fee estimate:

- Joint Review Board meeting
- Public Hearing

Additional meeting time and additional services, beyond what is included in the Scope of Services and detailed budget will be billed hourly at the rates provided above.

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). Travel time will be billed in full.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days. If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Detailed Budget

		Senior Vice President	Project Manager	Associate
TASK	TOTAL	\$375	\$255	\$211
Phase 1: Conduct TIF Eligibility Reconnaissance Study				
1 Conduct Project Kickoff Call	\$841	1	1	1
2 Obtain and Examine Necessary Data	\$1,729	1	2	4
3 Conduct Fieldwork	\$6,436		12	16
4 Analyze EAV Growth	\$1,354		2	4
5 Analyze Additional Eligibility Factors/Required Findings and Tests	\$5,656	2	6	16
6 Prepare Eligibility Study Summary	\$2,573	1	2	8
7 Conduct Call with City	\$841	1	1	1
Phase 2: Finalize Eligibility Research and Prepare Redevelopment Plan and Project				
1 Prepare Maps of the Proposed TIF District	\$2,708		4	8
2 Obtain and Proof Boundary Legal Description	\$932		2	2
3 Prepare Plan	\$3,927	1	4	12
Phase 3: Create Mailing Lists and Support Noticing Process				
1 Create Mailing Lists for Noticing	\$1,776		2	6
2 Support Noticing and Approval Process	\$721		2	1
Phase 4: Support Public Approval Process				
13 Present Findings at Joint Review Board and Public Hearing	\$10,080	16	16	comp
Total Hours	158	23	56	79
Total Professional Fees	\$39,574	\$8,625	\$14,280	\$16,669
Reimbursable Expense Estimate	\$345			
TOTAL ESTIMATED BUDGET	\$39,919			
Allowance for Boundary Legal Description		Assumed incurred directly by City		
Allowance for Flooding Memo		Assumed incurred directly by City		
Mailing Costs and Title Company Tax Delinquency Research		Assumed incurred directly by City		

Acceptance Procedures

We appreciate the opportunity to assist the City. To indicate your acceptance of this proposal, please sign and return it to us as authorization for to proceed.

Sincerely,



Geoff Dickinson, AICP
Senior Vice President/Partner
(312) 384-2404 | gdickinson@sbfriedman.com

Accepted:

_____ Signature	_____ Date
_____ Name	_____ Title

Limitations of Our Engagement

Our deliverable will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district for inclusion in the final deliverable and to provide a level of assurance that the increment to be generated could be sufficient to cover estimated project costs.

As such, our deliverable and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of considering establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverable nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent. Our work products are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities.

We acknowledge that upon submission to the City the deliverable may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverable under such Act.

CITY OF MORRISON, ILLINOIS USA

ORDINANCE NO. 25-13

**ORDINANCE ANNEXING CERTAIN TERRITORY TO THE
CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS
(PIN 09-19-201-014)**

ADOPTED BY THE

COUNCIL

OF THE

CITY OF MORRISON, ILLINOIS

THIS 27th DAY OF OCTOBER, 2025

Published in pamphlet form by authority of the Mayor and City Council of the City of Morrison,
this 27th day of October, 2025.

ORDINANCE NO. 25-13

**ORDINANCE ANNEXING CERTAIN TERRITORY TO THE
CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS
(PIN 09-19-201-014)**

WHEREAS, Jason Strobbe and Christy Reinders are the legal owners of record of all land within the territory hereinafter described and commonly known as PIN 09-19-201-014 (the “Subject Property”); and

WHEREAS, the Subject Property is not within the corporate limits of any municipality but adjacent and contiguous to the City; and

WHEREAS, the City desires to annex the Subject Property into the City of Morrison; and

WHEREAS, Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/1-1 et. seq. (the “Code”), authorizes the corporate authorities of any municipality to adopt an ordinance annexing territory which is adjacent and contiguous to the municipality upon written petition signed by the owner of record of the land within such territory; and

WHEREAS, notice regarding the intention of the City to annex the Subject Property was published in a newspaper of general circulation within the Subject Property at least ten (10) days prior to the passage of this Ordinance; and

WHEREAS, all other legal notices regarding the intention of the City to annex said Subject Property have been sent to the public bodies required to receive such notice pursuant to the Code; and

WHEREAS, copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of Whiteside County, Illinois; and

WHEREAS, the Planning and Zoning Board of the City conducted a public hearing regarding the proposed annexation of the Subject Property on October 22, 2025; and

WHEREAS, following the public hearing, the Planning and Zoning Board moved to recommend the annexation of the Subject Property to the City of Morrison; and

WHEREAS, the Mayor and City Council (collectively, the “Corporate Authorities”) desire to adopt the recommendation, and hereby find and determine that it is in the best interests of the City of Morrison and its residents that the Subject Property be annexed to the City, and that upon annexation the Subject Property be zoned as R-2 General Residential District with Special Use permitting housing of livestock (horses) under the City’s zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Morrison, as follows:

SECTION 1: The statements contained in the preamble paragraphs of this Ordinance are true and accurate and are hereby incorporated into this Section 1 as if more fully set forth herein.

SECTION 2: The Subject Property, is more particularly set forth in Exhibit A, attached hereto, are hereby annexed to the City of Morrison, Whiteside County, Illinois.

SECTION 3: The City Clerk is hereby directed to file, within ninety (90) days, a certified copy of this Ordinance together with an accurate map of the territory annexed, said map being attached hereto as Exhibit B, with the Office of the Recorder and the County Clerk of Whiteside County, Illinois.

SECTION 4: The Subject Property are classified under the Zoning Ordinance of the City of Morrison as zoning classification R-2 General Residential District with Special Use permitting housing of livestock (horses), all as permitted under the Zoning Ordinance of the City of Morrison.

SECTION 5: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 6: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 7: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

Passed by the Mayor and City Council of the City of Morrison on the 27th day of October, 2025.

Scott Vandermyde, Mayor

ATTEST:

Michael Hemmer, City Clerk

Alderspersons Voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner Jr.	☐	☐	☐	☐
Seth Buckwalter	☐	☐	☐	☐
Sara Dunne	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
Vacancy	☐	☐	☐	☐

Exhibit A
(Description of Property)

IPIN: 0919201014

Stated Area (Acres)	9.39
Site Address	
Site Address CSZ	
Property Description (Not a Legal Description)	E 21.5 A NW 1 E (EX N 4 A & S 7.28 A) SEC 19 TWP 21 N RNG 3 E S 6301x
Recent Document Number	2018-04938
Owner Name	STROBE JASON & CHRISTY REINDERS
Postal Address	617 PORTLAND AVE
Postal Address Line 2	
Postal City	MORRISON IL 61270

Exhibit B

(Plat of Property)



ANNEXATION AGREEMENT

THIS AGREEMENT is made as of the _____ day of _____, 2025, by and between the **CITY OF MORRISON**, an Illinois municipal corporation (the “City”); and **Jason Strobbe and Christy Reinders**, (“Owners”), of which are sometimes collectively referred to herein as the “Parties.”

RECITALS

- A. Section 11-15.1-1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1, authorizes the corporate authorities of a municipality to enter into an annexation agreement providing for the annexation of real property upon the real property becoming contiguous to the municipality.
- B. The Owner, holds title to the parcel of real property (the “Property”) more particularly, described in Exhibit A, attached hereto, and incorporated herein.
- C. The Property is comprised of a portion of the parcel identification number, along with the approximate acreage set forth below:

PIN

ACREAGE

09-19-201-014

9.39 Acres

- D. The Property has not been annexed to any municipality and constitutes territory that is contiguous to the City, as provided under Article 7 of the Illinois Municipal Code, 65 ILCS 5/7-1-1 *et seq.*
- E. The Parcel, is vacant unimproved farmland immediately contiguous and surrounded by the boundaries of the City. No electors reside within such parcel.
- F. The Owner proposes to enter into an annexation agreement with the City for the annexation of the Property to the City and to initiate the process to zone the Property, so that, following annexation of the same, the Property is zoned R-2 Residential with Special use permitting housing of livestock (horses) under the City’s zoning ordinance (the “Zoning Ordinance”).
- G. On October 22, 2025, after duly publishing notice, the City Council of the City intends to conduct a public hearing on this Agreement and proposed annexation in accordance with applicable law. The City Council intends to authorize the City’s Mayor to execute this Agreement.
- H. Performance by both the Owners and the City of their respective obligations under this Agreement is critical to the health, safety, and welfare of the general public, and to the enjoyment and use of property located in the vicinity of the Property.

NOW, THEREFORE, in consideration of the foregoing recitals and in consideration of the mutual covenants and agreements hereinafter set forth, the City and the Owners agree as follows:

ARTICLE I

INCORPORATION OF RECITALS AND EXHIBITS

1.1 **Incorporation of Recitals.** The Recitals herein above set forth are incorporated into and made a part of this Agreement.

1.2 **Incorporation of Exhibits.** The Exhibits attached hereto are incorporated into and made a part of this Agreement.

ARTICLE II

ANNEXATION AND ZONING OF THE PROPERTY

2.1 **Submission of Petition to Annex and Zone.** The Owner acknowledges submitting a written request (petition) to the City to annex and zone the Property pursuant to the terms and conditions of this Agreement. The Owner, if necessary, agrees to fully cooperate in the process of annexing and zoning the Property and shall not withdraw said petition.

2.2 **Annexation of the Property.** In furtherance of the written petition described in Section 2.1 of this Agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary and appropriate to cause the Property to be annexed to the City and to comply with the provisions of this Agreement. In particular, the City shall pass and approve an ordinance annexing the Property to the City and shall record as necessary the ordinance annexing the Property, including an annexation plat (as hereafter described), and record or file any other documents as may be necessary to effectuate the terms of this Agreement. The City shall prepare and serve at its sole cost and expense any notices as required by law for any township road district, fire protection district, library district, or other taxing districts or officials.

2.3 **Zoning of the Property.** In furtherance of the written petition described in Section 2.1 of this Agreement, the City shall, subject to the terms and conditions of this Agreement, do all things necessary and appropriate to cause the Property to be zoned so that, following completion of annexation of the same, the Property is zoned R-2 Residential with Special Use permitting housing of livestock (horses) under the Zoning Ordinance. The zoning process shall proceed in accordance with the regular schedule of the City's Planning and Zoning Board and the City Council.

ARTICLE IV

PROPERTY TAX

4.1 The City agrees, upon annexation to take all steps necessary to abate the City's portion of all real estate tax, for tax year 2025 and forward. Such abatement shall be for not less than, or more than five (5) years. It is intended to be a five (5) year abatement of City imposed real estate taxes.

ARTICLE V

TERM

5.1 This Agreement shall be binding upon the parties and their respective grantees, heirs, successors and assigns for twenty (20) years, commencing as of the date hereof.

ARTICLE VI

GENERAL PROVISIONS

6.1 **Breach and Opportunity to Cure.** Before any failure of either party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify in writing the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance is completed to the reasonable satisfaction of the complaining party within thirty (30) days after receipt of such notice, or in the case of a failure which by its nature takes in excess of thirty (30) days to cure, such longer period of time as may be reasonably necessary to cure the same provided that the curing party is pursuing said cure with due diligence.

6.2 **Enforcement.** The terms and conditions of this Agreement shall be specifically enforceable by the parties hereto. In the event of litigation initiated by either party for the purpose of seeking enforcement of this Agreement, the Court shall award reasonable attorneys' fees and costs to the prevailing party, whether such fees are incurred for purposes of negotiation, trial, or appellate practice. A party will be deemed to have prevailed if it obtains a judgment or settlement which substantially provides the relief sought by such party as determined by the Court. Any litigation initiated by either party for the purpose of seeking enforcement of this agreement shall be filed in the Circuit Court of Whiteside County, Illinois.

6.3 **Amendment.** This Agreement and any exhibits attached hereto may be amended only by the mutual consent of the parties including in the case of the City, by the adoption of an ordinance or resolution of the City approving said amendment as provided by law, and by the execution of said amendment by the parties or their successors in interest. Any language of this section which is inconsistent with Illinois law at the time such language is being construed regarding amendment of annexation agreements is hereby agreed by the parties as void.

6.4 **Waiver.** A waiver by either party of a breach by the other of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay, or failure of either party to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right under this Agreement, shall not be construed as a waiver or relinquishment of any such covenant, condition or right.

6.5 **No Other Agreements.** Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the subject matter hereof and fully integrates the agreement of the parties.

6.6 **Binding on Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective grantees, heirs, successors, and assigns, and shall constitute a covenant running with the land.

6.7 **City Jurisdiction.** From and after the date of this Agreement, the Property is subject to the ordinances, control and jurisdiction of the City in all respects the same as property that lies within the City's corporate limits; provided that the Owner may continue to utilize the Property in the manner in which it is utilized as of the date of this Agreement and that the existing agricultural use of the Property may continue pursuant to Section 2.3 of this Agreement.

6.8 **Consent.** Except as otherwise provided herein, whenever consent or approval of either party is required, such consent or approval shall not be unreasonably withheld or unduly delayed.

6.9 **Paragraph Headings.** Paragraph headings and references are for the convenience of the parties and are not intended to limit, vary, define, or expand the terms and provisions contained in this Agreement and shall not be used to interpret or construe the terms and provisions of this Agreement.

6.10 **Severability.** If any provision, covenant or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement (and to that end, any provisions, covenants or portion of this Agreement are declared to be severable).

6.11 **Governing Law.** This Agreement shall be construed in accordance with the laws and decisions of the State of Illinois.

6.12 **Notices.** All notices herein shall be in writing and shall be deemed to be effective as of the date of actual delivery if by personal delivery or as of the third day from and including the day of posting if mailed by certified or registered mail return receipt requested with postage prepaid:

To the City:

City of Morrison
Attention: City Administrator, Brian Melton
c/o City Hall
200 W Main St.
Morrison, IL 61270

with a copy to:

Timothy B Zollinger
Ward, Murray, Pace & Johnson, P.C.
202 E. 5th St.
P.O. Box 400
Sterling, Illinois 61081

To Owner:

Jason Strobbe and Christy Reinders
617 Portland Avenue
Morrison, IL 61270

with a copy to:

To Contract Sellers:

or to such replacement parties as may from time to time be identified by written notice.

6.13 **Mutual Assistance.** The City and the Owner shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the parties hereto as reflected by said terms, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the City of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the City's and the Owner's compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the parties as reflected by said terms.

6.14 **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

6.16 **Recordation of Memorandum of Agreement.** The City, at its sole cost and expense, may cause a memorandum of this Agreement (in a form and substance to be reasonably agreed upon by the Parties) to be recorded with the Whiteside County Recorder of Deeds.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the City, and Owners have caused this Annexation Agreement to be executed effective as of the day and year first above written.

CITY OF MORRISON:

By _____

Mayor

Attest:

City Clerk

OWNERS:

Jason Strobbe

BY: _____

Christy Reinders

BY: _____

Attest: _____

Exhibit A

(Plat of Property)



CITY OF MORRISON, ILLINOIS USA

ORDINANCE NO. 25-11

**ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH ILLINOIS
MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION FOR
MINIMUM / MAXIMUM CONTRIBUTION**

ADOPTED BY THE

COUNCIL

OF THE

CITY OF MORRISON

THIS 27th DAY OF OCTOBER, 2025

Published in pamphlet form by authority of the Mayor and City Council of the City of Morrison,
this 27th day of October, 2025.

ORDINANCE NO. 25-11

**ORDINANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH ILLINOIS
MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION FOR
MINIMUM / MAXIMUM CONTRIBUTION**

BE IT ORDAINED by the City Council of the City of Morrison, Illinois:

WHEREAS, the City of Morrison (“City”), a member in good standing of the Illinois Municipal League Risk Management Association (“RMA”) and party to the RMA Intergovernmental Cooperation Contract, has been fully apprised of the RMA Minimum/Maximum Contribution Agreement which amends and supplements the RMA Declarations pages dated 01/01/2026 to 01/01/2027 and all endorsements thereto.

WHEREAS, the City finds it to be in the best interest of the municipality to make its RMA contribution in accordance with the RMA Minimum/Maximum Contribution Agreement.

NOW THEREFORE, be it ordained by the City Council of the City of Morrison that:

SECTION 1: That the execution of the RMA Minimum/Maximum Contribution Agreement for a one (1) year period beginning 01/01/2026 and ending 01/01/2027 is hereby authorized.

SECTION 2: That the Mayor and the Treasurer are hereby granted authority to execute the RMA Minimum/Maximum Contribution Agreement which amends and supplements the RMA Declarations pages dated 01/01/2026 to 01/01/2027 and all endorsements thereto.

SECTION 3: That this ordinance shall take effect immediately upon its passage and approval.

PASSED by the Mayor and City Council of the City of Morrison on the 27th day of October, 2025.

Mayor

ATTEST:

City Clerk

Alderspersons Voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner, Jr.	☐	☐	☐	☐
Seth Buckwalter	☐	☐	☐	☐
Sara Dunne	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
VACANCY	☐	☐	☐	☐

Minimum/Maximum Premium Agreement

This Agreement is between the Illinois Municipal League Risk Management Association (RMA), an intergovernmental association formed pursuant to Article VII, Section 10 of the Illinois Constitution of 1970 and the **CITY OF MORRISON**, a member of RMA. This Agreement amends and supplements the declarations pages dated January 01, 2026 to January 01, 2027 and all endorsements thereto.

1. DEFINITIONS

The following definitions shall apply for purposes of this Agreement:

- Loss Fund – Those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Minimum Loss Fund – 85% of those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Maximum Loss Fund – 130% of those dollars set aside for the payment of claims excluding reinsurance and excess premiums and administrative costs.
- Paid Claim Dollars – Those payments made by RMA on claims including defense costs against the **CITY OF MORRISON** minus recovery from subrogation, deductible or salvage credited against those claim payments.
- Minimum Premium – Minimum Loss Fund including reinsurance and excess premiums and administrative costs.
- Maximum Premium – Maximum Loss Fund including reinsurance and excess premiums and administrative costs.

2. MINIMUM/MAXIMUM PREMIUM BREAKDOWN

The **CITY OF MORRISON** hereby agrees to the following schedule of premium:

		<u>Minimum Premium</u>		<u>Maximum Premium</u>
Reinsurance and Excess Premiums and Administrative Costs		\$ 31,817		\$ 31,817
Loss Fund	@ 85%	\$ 67,848	@ 130%	\$ 103,767
Premium		\$ 99,665		\$ 135,584

3. Based upon a comparison of paid claim dollars against the loss fund, RMA will determine whether additional premiums beyond the minimum premium will be required up to the maximum premium.
4. For purposes of determining paid claims, RMA will complete a semi-annual review of paid claim dollars.

5. **NOTICE**

RMA hereby agrees to send, through its agents, written notice when paid claim dollars are equal to or greater than 60% of the Minimum Loss Fund.

RMA agrees, through its agents, to send a second written notice when paid claim dollars equal or exceed 85% of the Minimum Loss Fund.

6. **BILLING/PAYMENT** – The parties to this Agreement hereby agree to the following terms:

When paid claim dollars reach or exceed 100 percent of the Minimum Loss Fund, billing will be instituted on a yearly basis for those paid claim dollars in excess of the Minimum Loss Fund and billing will continue on a yearly basis until the Maximum Loss Fund limit is attained or all claims initiated during the coverage period are closed. Billings will be completed in July of each year for paid claim dollars through June 30.

The **CITY OF MORRISON** hereby agrees to make payment within 30 days of its receipt of billing.

7. All other definitions, conditions and coverages of RMA remain the same under this Agreement, including the handling of all claims and member premium payment schedules.
8. This Agreement is to be interpreted and construed in accordance with the laws of the State of Illinois.
9. If any one portion or portions of this Agreement is found to be invalid or unenforceable, the remainder shall remain valid and binding on the parties.

The undersigned hereby affirm that they are duly authorized as agents to bind the parties to this Agreement.

Mayor/Village President/Town President

Date

Treasurer/Comptroller/Risk Management Coordinator

Date

Reserved for RMA use only

RMA Chief Executive Officer

Date

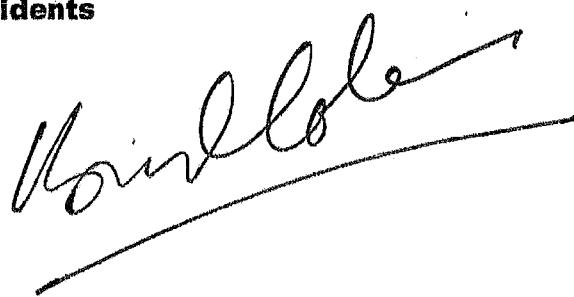
DATE: October 1, 2025

TO: Mayors/Village Presidents/Town Presidents

CC: Risk Management Coordinators

FROM: Brad Cole, Chief Executive Officer
IML Risk Management Association

RE: RMA 2026 Coverage Year Renewal



The Illinois Municipal League Risk Management Association (RMA) thanks you for your continued participation in the RMA program. We are very proud of our long history of providing a comprehensive and innovative risk management program and superior customer service to our members.

Enclosed please find your municipality's invoice for the 2026 coverage year, starting on January 1, 2026.

While the effects of inflation are noticeable in the overall rising costs of claims and increased auto and property values, our largest cost driver has been an increase in workers' compensation expenses. All members in the RMA program were required to adopt a Return-to-Work Program policy by September 1, 2025. Please work with your RMA loss control specialist to implement your municipality's Return-to-Work Program policy in as many situations as possible. A robust Return-to-Work Program will help you and RMA keep workers' compensation costs to a minimum.

RMA knows the importance of budget stability and we have worked to keep any specific rate increases to a minimum. Due to strong financial conditions, RMA continues to offer highly-competitive pricing options. If you have a premium increase for 2026, please be aware that is likely due to exposure increases from new property or equipment added by your municipality since the previous underwriting review.

We are also pleased to continue to offer a 1% early payment discount if your premium payment is received in full on or before November 14, 2025.

We thank you for making RMA your choice for professional risk management services and insurance coverage. If you have questions about your 2026 renewal premium or coverages, please contact a member of the RMA membership services team at (800) 252-5051.

If you would like one of our staff to visit your municipality to review the RMA program and its benefits, or if you have questions or comments or want to update our records on covered property and other insured items, please feel welcome to contact our main office at (217) 525-1220 to schedule an appointment.

As always, please feel welcome to contact me directly at any time. Thanks.



Risk
Management
Association

INVOICE

2026 Min/Max Premium

The signed Min/Max Agreement
must be returned with your payment.

PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438

Please return this agreement with payment
after completing the information below
and on the reverse side.

Date: October 1, 2025

Member: City of Morrison

Account #: 0382

Indicate Payment Option (from list below): #1

Amount Enclosed: \$ 99,243.35

BILLING DETAIL

MAKE CHECK PAYABLE TO RMA

2026 IML RISK MANAGEMENT ASSOCIATION ANNUAL PREMIUM

Work Comp	\$32,324
Auto Liability & Comprehensive General Liability	\$24,043
Portable Equipment	\$1,158
Auto Physical Damage	\$4,674
Property	\$37,466
	<u>\$99,665</u>
2026 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	\$ 575

INVOICE TOTAL

\$100,240

PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space provided
above:

OPTION #1 -- Early Pay 1% Discount

Initial Premium	\$99,665.00
Minus 1% Discount	\$ 996.65
Premium Total	<u>\$98,668.35</u>
Illinois Municipal League Dues	\$ 575.00
Total Amount Due By 11/14/25	\$99,243.35

OPTION #2 -- Pay Annual Amount

Premium Total	\$99,665.00
Illinois Municipal League Dues	\$ 575.00
Total Amount Due By 12/12/25	\$100,240.00

OPTION #3 -- Pay in two installments

Includes 1% Processing Charge

Initial Premium	\$99,665.00
Plus 1% Processing Charge	\$ 996.65
Premium Total	<u>\$100,661.65</u>
Illinois Municipal League Dues	\$ 575.00
Total Amount Due	\$101,236.65

MUST BE RECEIVED BY 12/12/25

\$50,618.33 Due by 12/12/25

\$50,618.32 Due by 5/15/26

*Membership with the Illinois Municipal League (IML) is a
requirement to remain a member of the IML Risk
Management Association.

On behalf of the municipality named above ("Member"), I
hereby warrant that I have the authority to sign this agreement
on the Member's behalf. (If choosing the installment option, I
acknowledge and understand that it is afforded only as a benefit
for budgeting purposes and is not meant to allow for mid-term
withdrawal.) I acknowledge and understand that Article 5 of the
Intergovernmental Cooperation Contract ("Contract") prohibits
termination of the Intergovernmental Cooperation Contract no
less than 120 days prior to the first day of January of any given
year. Per Article 5, I warrant that the Member will adhere to the
Contract and pay all amounts when due.

All agreements must be returned to RMA by 12/12/2025.

Municipal Official (please sign):

Title: MAYOR

Date: 10-27-25

Payments received after 12/12/25 will be charged the Total
Amount Due in Option 3, whether paying in full or by installments.

MINIMUM – MAXIMUM OPTION

January 1, 2026 – January 1, 2027

Many of our members have found the Minimum - Maximum (Min-Max) program to be very successful and we are pleased to continue it in the year 2026. The Min-Max option provides an incentive for members to control and reduce losses through effective accident prevention and claims management efforts. If losses and claim costs are lower than anticipated, you may realize an overall savings. However, if losses and claim costs are greater than anticipated, you may be penalized and have to pay additional premiums. Please call us if you would like additional information about the program or to confirm if the Min-Max option meets your municipality's needs.

If your municipality wishes to participate in this optional program for this renewal period, the enclosed Minimum-Maximum Agreement **must be signed and returned with your initial renewal payment**. A final copy will be returned to your municipality. If the agreement has not been received by February 1, 2026 your municipality will be billed for the full 100% premium and such premium will be due upon receipt.

If you have any questions, please contact Julia Reynolds at (800) 252-5051.

IF NO MIN-MAX**INVOICE**

PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438

Please return this agreement with payment
after completing the information below
and on the reverse side.

Date: October 1, 2025

Member: City of Morrison

Account #: 0382

Indicate Payment Option (from list below): _____

Amount Enclosed: \$ _____

BILLING DETAIL**MAKE CHECK PAYABLE TO RMA****2026 IML RISK MANAGEMENT ASSOCIATION ANNUAL PREMIUM**

Work Comp	\$36,207
Auto Liability & Comprehensive General Liability	\$26,931
Portable Equipment	\$1,297
Auto Physical Damage	\$5,236
Property	\$41,967
	<u>\$111,638</u>
2026 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES*	\$ 575

INVOICE TOTAL**\$112,213**

**PLEASE CHOOSE ONE OF THE FOLLOWING
PAYMENT OPTIONS and enter it in the space provided
above:**

OPTION #1 – Early Pay 1% Discount

Initial Premium	\$111,638.00
Minus 1% Discount	\$1,116.38
Premium Total	<u>\$110,521.62</u>
Illinois Municipal League Dues	\$ 575.00
Total Amount Due By 11/14/25	\$111,096.62

OPTION #2 – Pay Annual Amount

Premium Total	\$111,638.00
Illinois Municipal League Dues	\$ 575.00
Total Amount Due By 12/12/25	\$112,213.00

OPTION #3 – Pay in two installments

Includes 1% Processing Charge

Initial Premium	\$111,638.00
Plus 1% Processing Charge	\$1,116.38
Premium Total	<u>\$112,754.38</u>
Illinois Municipal League Dues	\$ 575.00
Total Amount Due	\$113,329.38

MUST BE RECEIVED BY 12/12/25

\$56,664.69 Due by 12/12/25

\$56,664.69 Due by 5/15/26

**Membership with the Illinois Municipal League (IML) is a
requirement to remain a member of the IML Risk
Management Association.*

On behalf of the municipality named above ("Member"), I
hereby warrant that I have the authority to sign this
agreement on the Member's behalf. (If choosing the
installment option, I acknowledge and understand that it is
afforded only as a benefit for budgeting purposes and is not
meant to allow for mid-term withdrawal.) I acknowledge and
understand that Article 5 of the Intergovernmental
Cooperation Contract ("Contract") prohibits termination of the
Intergovernmental Cooperation Contract no less than 120 days
prior to the first day of January of any given year. Per Article 5,
I warrant that the Member will adhere to the Contract and pay
all amounts when due.

All agreements must be returned to RMA by 12/12/2025.**Municipal Official (please sign):**

Title: _____

Date: _____

Payments received after 12/12/25 will be charged the Total
Amount Due in Option 3, whether paying in full or by installments.

DRAFT FOR PUBLIC POSTING – November 10, 2025

ORDINANCE NO. 25-12

**ORDINANCE FOR THE LEVY OF TAXES FOR THE CORPORATE PURPOSES OF
THE CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS, FOR THE PERIOD
COMMENCING ON THE FIRST DAY OF MAY, 2026 AND ENDING ON THE
THIRTIETH DAY OF APRIL, 2027.**

ADOPTED BY THE

COUNCIL

OF THE

CITY OF MORRISON, ILLINOIS USA

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority of the Mayor and City Council of the City of Morrison,
this ____ day of _____, 2025.

ORDINANCE NO. 25-12

ORDINANCE FOR THE LEVY OF TAXES FOR THE CORPORATE PURPOSES OF THE CITY OF MORRISON, WHITESIDE COUNTY, ILLINOIS, FOR THE PERIOD COMMENCING ON THE FIRST DAY OF MAY, 2026 AND ENDING ON THE THIRTIETH DAY OF APRIL, 2027.

WHEREAS, the Illinois Municipal Code provides for and specifies procedures for adoption of an annual tax levy; and

WHEREAS, the City Council has undertaken analysis of the needs of the City of Morrison for the upcoming fiscal year; and

WHEREAS, the City Council hereby finds that it is in the best interest of the residents of the City of Morrison, and necessary for the operation of the City, to adopt the tax levy set forth below.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Morrison, Whiteside County, Illinois, as follows:

SECTION ONE: The City Council of the City of Morrison finds that the recitals set forth above are true and correct and incorporate the recitals within this Ordinance.

SECTION TWO: That the sum of \$733,142.33 being part of the total appropriated amount heretofore legally made for the corporate purposes of the City of Morrison, which commences on the first day of May 2026 and ending on the thirtieth day of April, 2027, is hereby levied and assessed on all property subject to taxation within the City of Morrison according to the value of the property as assessed and equalized for state and county purposes for the current year.

SECTION THREE: The City Council finds and determines that it is in the best interest of the City of Morrison to levy taxes in the aggregate specified amounts identified in Section Two, and therefore levies that aggregate amount and identified by the following specific sums encompassing the aggregate levy for the fiscal year ending April 30, 2027:

TAX LEVY SUMMARY	RATE-EAV	TAX RATE	STATE STATUTE
General Corporate Tax	\$176,007.67	0.25000%	65 ILCS 5/8-3-1
Odell Library	\$105,604.60	0.15000%	75 ILCS 5/3-1
Odell Library – Building	\$14,080.61	0.02000%	75 ILCS 5/3-1
Police Protection	\$52,802.30	0.07500%	65 ILCS 5/11-1-3
Morrison Fire Department	\$82,406.79	0.11705%	65 ILCS 5/11-7-1
Street Lighting Tax	\$35,201.53	0.05000%	70 ILCS 3305/9
Cemetery	\$17,600.77	0.02500%	65 ILCS 5/11-50-1
IMRF	\$98,564.29	0.14000%	40 ILCS 5/7-172 & 173
FICA	\$116,165.06	0.16500%	41 ILCS 5/21-110
Audit	\$3,872.17	0.00550%	65 ILCS 5/8-8-8
Tort, Liability and Property Insurance	\$29,569.29	0.04200%	745 ILCS 10/9-107
Emergency Services/Disaster Ops	\$1,267.26	0.00180%	65 ILCS 5/8-3-16
Total	\$733,142.33	1.04135%	

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage approval and publication as required by law.

SECTION FIVE: The City Clerk is hereby directed to publish this Ordinance in pamphlet form and to Certify and file this Ordinance with the County Clerk of Whiteside County on or before the time required by law.

PASSED by the Mayor and City Council of the City of Morrison, Whiteside County, Illinois on this ____ day of _____, 2025.

Scott Vandermyde, Mayor

ATTEST:

Michael Hemmer, City Clerk

Alderspersons Voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner Jr.	☐	☐	☐	☐
Seth Buckwalter	☐	☐	☐	☐
Sara Dunne	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
Vacancy	☐	☐	☐	☐

City of Morrison, Illinois

Tax Levy

Tax Year 2025 payable in Calendar Year 2026 for Municipal Fiscal Year 2027

Fiscal Year 2026	Statutory Limit	Illinois Compiled Statute	Anticipated Tax Rate	Rate Setting EAV
				\$70,403,066
General Corporate	0.2500%	65 ILCS 5/8-3-1	0.25000%	\$176,007.67
Library	0.1500%	75 ILCS 5/3-1	0.15000%	\$105,604.60
Library-Building	0.0200%	75 ILCS 5/3-1	0.02000%	\$14,080.61
Police Protection	0.0750%	65 ILCS 5/11-1-3	0.07500%	\$52,802.30
Fire Protection	0.1500%	65 ILCS 5/11-7-1	0.11705%	\$82,406.79
Street Lighting	0.0500%	70 ILCS 3305/9	0.05000%	\$35,201.53
Cemetery	0.0250%	65 ILCS 5/11-50-1	0.02500%	\$17,600.77
IMRF	Actual Cost	40 ILCS 5/7-172 173	0.14000%	\$98,564.29
FICA	Actual Cost	41 ILCS 5/21-110	0.16500%	\$116,165.06
Audit	Actual Cost	65 ILCS 5/8-8-8	0.00550%	\$3,872.17
Tort, Liability, and Property Insurance	Actual Cost	745 ILCS 10/9-107	0.04200%	\$29,569.29
Emergency Services & Disaster Operations	\$0.25/capita	65 ILCS 5/8-3-16	0.00180%	\$1,267.26
			1.04135%	\$733,142.33

Draft Ordinance 25-12 Dated 11-10-25	Previous Year	Current Year	Difference	% Increase
	\$698,406.86	\$733,142.33	\$34,735.47	4.9735%

City of Morrison - Tax Levy - Historical Data

Tax Year	Rate Setting Equalized Assessed Value (EAV)		Certified Tax Rate	Final Extension Received
2018	\$55,325,706		1.1302	\$625,291.00
2019	\$57,163,209		1.0454	\$597,584.19
2020	\$58,339,341		1.0358	\$598,464.00
2021	\$57,121,667		1.0821	\$618,032.00
2022	\$56,838,823		1.1166	\$634,662.31
2023	\$59,849,805		1.11345	\$666,395.00
2024	\$64,488,169		1.083	\$698,406.86

NORTH GENESEE STREET Access at Lincolnway

October 27, 2025

Scott Vandermyde, Mayor

Brian Melton, City Administrator

NORTH GENESEE STREET

Access at Lincolnway

HISTORY & INFORMATION

- 1977** Traffic Signal Installed
- 1985** Last Known Traffic Signal Significant Work – Controller Cabinet
Only maintenance work since ...
City responsible for ongoing traffic signal & street lighting maintenance
- 2019** IDOT held public hearings on US RT 30 Reconstruction Project
Project suspended due to lack of local community support
- April 24, 2023** City County approved action *“to support and direct City Administrator to request and work with IDOT to immediately reconsider US RT 30 Improvements / Reconstruction in Morrison.”* Letter sent to IDOT!

NORTH GENESEE STREET

Access at Lincolnway

September - October 2023	Council considered improvements to intersection and closure of 200 block of North Genesee Street (North Genesee Street Intersection Improvement Plan)
September 25, 2023	City Council considered options for traffic signals
October 10, 2023	City Council considered Resolution to remove traffic signals Motion failed due to lack of second City Council further discussed the issue, no action
October 27, 2023	First meeting with IDOT regarding US RT 30 since 2019

NORTH GENESEE STREET

Access at Lincolnway

- | | |
|---------------------------|--|
| September 9, 2024 | City Council approved project to repair northeast quadrant of intersection (catch basin, sidewalk & curbing - \$26,619), due to sidewalk & catch basin collapse; completed November 2024 |
| July 16, 2025 | IDOT hosted public open house on Reconstruction Project |
| September 11, 2025 | IDOT inquired if North Genesee Street closure was still “on the table” as they consider all options during this Phase 1 (Plan & Design) of the project. |
| September 22, 2025 | Re-introduced topic of closure to Council |

NORTH GENESEE STREET

Access at Lincolnway

INFORMATION & CURRENT CONDITIONS

Priorities

Overall Safety for Vehicle & Pedestrian Traffic

- Visibility entering and/or crossing Lincolnway

Complete Reconstruction of US RT 30 through Morrison

City Responsible for Operation & Maintenance

- Traffic Signals
- Street Lighting

NORTH GENESEE STREET

Access at Lincolnway

Intersection Traffic Volume

Ranked [Highest to Lowest]

Source: IDOT Data & Projections
August 20, 2025

Jackson

Cherry

Madison

Orange

Heaton

Genesee

Base

Milnes

Grape

Lincolnway Ct / Olive / Hall / Clinton / Bartlett

NORTH GENESEE STREET

Access at Lincolnway

OPTIONS

1. Maintain access / status quo
2. Genesee Street One-Ways - Northbound & Southbound from Lincolnway

➔ *Northbound ... only to Knox Street?*

Southbound ... only to Main Street?

3. Genesee Street One-Way - Northbound from Lincolnway &
Close 200 Block of North Genesee Street

➔ *Northbound ... only to Knox Street?*

NORTH GENESEE STREET

Access at Lincolnway

FACTS on CLOSURE - 200 Block of North Genesee Street

- ✓ Closure of One Block between Main Street and Lincolnway
- ✓ One address (212) - Vacant business, upper level is residential (now unoccupied)
- ✓ 11 parking spots in this block
- ✓ Closed block area is 1,000 sq. yds. or 9,000 sq. ft.
- ✓ Conducting a responsible and thoughtful process to decide the best solution
- ✓ Seeking Community Feedback - Businesses, Schools, Emergency Services and General Public
- ✓ One option that has been considered since the Main Street Project in 2020-21

NORTH GENESEE STREET

Access at Lincolnway

MORE FACTS on CLOSURE - 200 Block of North Genesee Street

- ✓ Closure would not take effect until Lincolnway (US RT 30) Reconstruction Project actually begins (2029)
- ✓ Closure **could** allow IDOT to **consider** removing turn lanes and narrowing the roadway in the design of the reconstruction project, which could also:
 - ✓ Lessen impact to local property owners
 - ✓ Lessen time necessary for land acquisition
 - ✓ Lessen project cost

NORTH GENESEE STREET

Access at Lincolnway

CLOSURE - 200 BLOCK OF NORTH GENESEE STREET

DISADVANTAGES / ADVERSE RESULTS

- Petitions & Letter of Opposition (2023) - Various Comments Against Closure
- Decreases Access to Downtown
- Unknown Effects to Downtown Businesses
- Changes a Safe Location for Pedestrians to Cross
- Lose 11 Parking Spots; Further Limiting Parking
- Increase Traffic on Other Streets
- Eliminate Only Direct Route Between Schools (one-ways or closure)
- Genesee RR Crossing is an alternate crossing to Cherry Street without median delineators

NORTH GENESEE STREET

Access at Lincolnway

CLOSURE - 200 BLOCK NORTH GENESEE STREET

ADVANTAGES / OPPORTUNITIES

- ❖ **Primary purpose is creating a safer intersection while offering a progressive opportunity to our community and downtown area**
- ❖ Is parking a real problem in downtown?
- ❖ Block closure design will still provide limited/controlled access for vehicles
- ❖ Aesthetic improvements with designing area for alternate use
- ❖ Potential to increase "marketability" of area businesses and properties
- ❖ Current efforts are not working ... vacant businesses in that block/downtown

NORTH GENESEE STREET

Access at Lincolnway

CLOSURE - 200 BLOCK NORTH GENESEE STREET

ADVANTAGES / OPPORTUNITIES

- ❖ Downtowns are becoming more residential. Park-like area may be beneficial for those who live in the area
- ❖ An opportunity that is different, progressive and even creative!
- ❖ Downtown public and permanent space for outdoor events and gatherings
- ❖ May spur further growth, diversify businesses, and alternative uses for area properties
- ❖ Lincolnway (US RT 30) Reconstruction Project offers opportunity to reconsider

NORTH GENESEE STREET

Access at Lincolnway

CLOSURE - 200 BLOCK NORTH GENESEE STREET

DESIGNS & IDEAS FOR USE

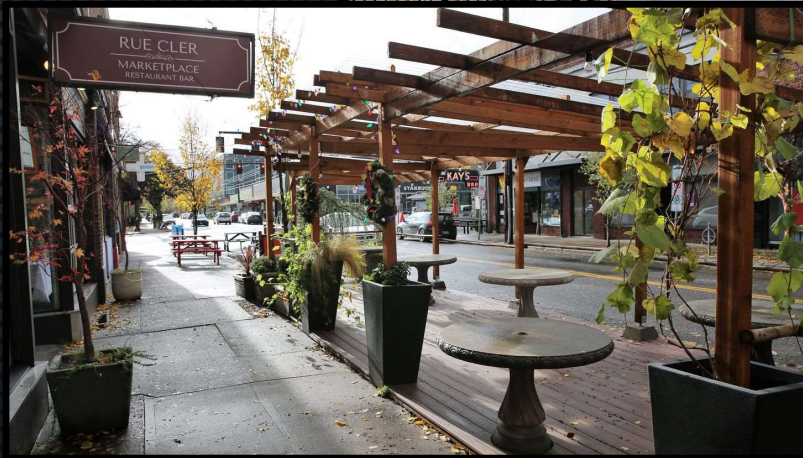
- * Woonerf / Patio-Style / Park
- * Examples of Possible Names for Area: Genesee Park, 200 North Genesee, Morrison Commons, Genesee Street, Genesee Commons, etc.
- * Involve community in designing and naming this area!

NORTH GENESEE STREET

Access at Lincolnway

Closure of Genesee Street

Patio - Style



NORTH GENESEE STREET

Access at Lincolnway

Closure of Genesee Street

Barriers & Bollards



NORTH GENESEE STREET

Access at Lincolnway

Closure of Genesee Street

Woonerf-Style

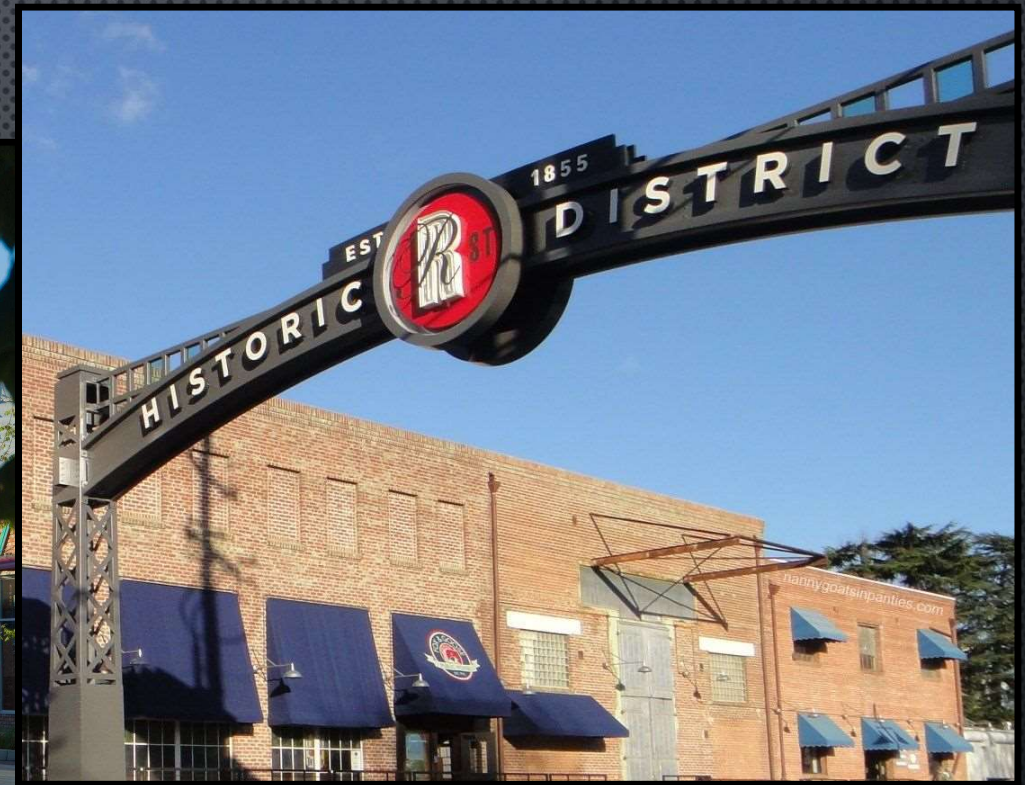


NORTH GENESEE STREET

Access at Lincolnway

Closure of Genesee Street

Archways



NORTH GENESEE STREET Access at Lincolnway Closure of Genesee Street

Park Activities



NORTH GENESEE STREET

Access at Lincolnway

DISCUSSION & CONCLUSION