



**Tuesday, January 20, 2026
5:30 PM
City Council Chamber**

CITY COUNCIL AGENDA

I. Call to Order

1. Roll Call
2. Pledge of Allegiance

II. Proclamations and Recognitions

III. Appearance of Citizens

Policy relative to Appearance of Citizens:

A 30-minute time period is provided for citizens to appear and express their views before the City Council. Each citizen speaking will be limited to one appearance of up to 3 minutes. No immediate response will be given by City Council or City staff members. Citizens are to give their documents (if any) to the Police Officer for distribution to the Council. When the Mayor determines that all persons wishing to speak in accordance with this policy have done so, members of the City Council and key staff may make comments.

IV. Approval of Minutes

1. Approval of Minutes of January 5, 2026 City Council Meeting

V. Unfinished Business

VI. New Business

1. Resolution Authorizing Amendment No. 5 for Professional Engineering Services Agreement with Spheros Environmental Parent Group, Inc., a Delaware corporation, for Lake Decatur Watershed Management Plan City Project 2019-38
2. Ordinance Amending City Code, Chapter 51.4, Local Motor Fuel Tax
3. Discussion Item - Economic & Community Development 2026-2029 Revitalization Plan
4. A Resolution to Induce the Redevelopment Located at 250 North Water Street, Commonly Referred to as the Citizens-Barnes Building
5. City Manager Update
6. Consent Calendar: Items on the Consent Agenda/Calendar are matters requiring City Council approval or acceptance, but which are routine and recurring in nature, are not controversial, are matters of limited discretion, and about which little or no discussion is anticipated. However,

staff's assessment of what should be included on the Consent Agenda/Calendar can be in error. For this reason, any Consent Agenda/Calendar item can be removed from the Consent Agenda/Calendar by any member of the governing body, for any reason, without the need for concurrence by any other governing body member. Items removed from the Consent Agenda/Calendar will be discussed and voted on separately from the remainder of the Consent Agenda/Calendar.

- A. Resolution Authorizing the Expenditure of Funds to Install Street Lighting on Park Place and Cobb Avenue
- B. Resolution Authorizing a Cash Rent Farm Lease with Craig Hill for Two DeWitt County Farms
- C. Resolution Authorizing a 2026 Cash Rent Farm Lease with Peter Pistorius for Farm #5 in Harristown
- D. Resolution Authorizing a Sourcewell Contract to Martin Equipment for the Purchase of Two (2) Backhoes
- E. Resolution Authorizing a Sourcewell Contract to Martin Equipment for the Purchase of One (1) Skidsteer
- F. Resolution Authorizing a Sourcewell Contract for the Purchase of Four (4) Dump Trucks
- G. Resolution Authorizing Payment to the Macon County Law Enforcement Training Center for New Police Officer Recruit Training (Recruit Class 25-27)
- H. Resolution Approving Reappointments - Zoning Board of Appeals
- I. Receiving and Filing of Minutes of Boards and Commissions

VII. Other Business

VIII. Adjournment

1. Monthly Reports, December 2025

CITY COUNCIL MINUTES
Monday, January 5, 2026

On Monday, January 5, 2026, the City Council of the City of Decatur, Illinois, met in Regular Meeting at 5:30 p.m., in the Council Chamber, One Gary K. Anderson Plaza, Decatur, Illinois.

Mayor Julie Moore Wolfe presided, together with her being Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel and David Horn. Mayor Moore Wolfe declared a quorum present.

Interim City Manager Melissa Hon attended the meeting as well.

Mayor Moore Wolfe led the Pledge of Allegiance.

Mayor Moore Wolfe announced that Item #1 under New Business, the Resolution Authorizing Amendment No. 5 for the Professional Engineering Services Agreement with Spheros, has been removed from the agenda.

Mayor Moore Wolfe called for Appearance of Citizens.

The following citizens provided comments to the Council: Dianne Spaniol, Ayn Owens and Renee Ferre.

Mayor Moore Wolfe called for approval of the minutes.

The minutes of December 15th, 2025, City Council meeting were presented. Councilwoman Gregory moved the minutes be approved as written; seconded by Councilman Culp and on call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

With there being no Unfinished Business, Mayor Moore Wolfe called for New Business.

Interim City Manager Hon provided an overview of the evaluation criteria, application, and scoring sheet for the proposed City Council Community Grant Program and answered questions from Council members.

Council members shared their feedback, and Interim City Manager Hon will meet with them individually to discuss the program further.

Interim City Manager Hon provided the City Manager Update regarding personnel changes withing the city. New Hires: Miranda Lambert, Assistant Director of Economic & Community Development, Steven Keys, Engineering Tech I, Jason Cunningham, Transit Utility Worker, Joey Bessonette, Service Worker, Seth Boerger, Dakota Bradbury, Francisco Cordova, Kendall Dehority, Malcolm Gray, Ethan Greene and Kendile Whitford, Police Patrol Officers,

Appointment: Jason Lawson, Water Services Manager Promotions: Jason Nolan, Fire Captain, Jeremy Appenzeller, Police Sergeant, Brian Oros, Police Sergeant Retirements: Tim Wittmer, Police Sergeant, Jeff Hockaday, Detective, Jim Edwards, Director of Information Technology, Dylan Pritts, Fire Captain and Randy Miller, Water Services Manager.

Mayor Moore Wolfe called for Consent Agenda Calendar Items A. through I. and asked if any Council member wished to remove an item from the Consent Agenda Calendar. Councilman Horn requested to remove Items A. through D. from the Consent Agenda Calendar.

The Clerk read Calendar Items E. through I.:

R2026-01 Item E. Resolution Authorizing Action Regarding Unsafe Structures

2026-01 Item F. Ordinance Annexing Territory 3969 West Division Street

2026-02 Item G. Ordinance Annexing Territory 3062 South Wheatland Road

2026-03 Item H. Ordinance Annexing Territory 3071 South Wheatland Road

R2026-02 Item I. Resolution Accepting the Bid and Authorizing the Execution of a Contract with SAK Construction, LLC, for 2025 Trenchless Long Lining Repairs Project, City Project 2025-28

Councilwoman Gregory moved Items E. through I. be approved by Omnibus Vote; seconded by Councilman Culp, and on call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

2026-04 Ordinance Rezoning Property from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District - Property Northwest of the Intersection of West Mound Road and North Westlawn Avenue (07-07-29-476-004), was presented. Councilwoman Gregory moved the Ordinance do pass, seconded by Councilman Culp.

Ms. Lacie Elzy, Director of Economic and Community Development, presented an overview of the following four agenda items. She addressed questions from Council members concerning the decommissioning plan, mitigation strategies, responsibility for damages, the notification process for rezonings, insurance, maintenance, and reporting.

Ms. Maroua Jabouri, Developer, addressed questions from Council members regarding reporting, citizen subscriptions, maintenance and visual barriers.

Upon call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

2026-05 Ordinance Rezoning Property from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District - Property Northwest of the Intersection of West Mound Road and North Westlawn Avenue (07-07-29-476-006), was presented. Councilwoman Gregory moved the Ordinance do pass, seconded by Councilman Culp.

Upon call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

R2026-03 Resolution Authorizing Execution of a Development Agreement with Decatur Northwest 2 LLC for a Commercial Solar Energy Facility, was presented. Councilwoman Gregory moved the Resolution do pass, seconded by Councilman Culp.

Upon call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

R2026-04 Resolution Authorizing Development Agreement Between City of Decatur, Illinois and Decatur Northwest 1, LLC, was presented. Councilwoman Gregory moved the Resolution do pass, seconded by Councilman Culp.

Upon call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

With no other New Business, Mayor Moore Wolfe called for Other Business.

Councilwoman Gregory expressed concerns regarding the state of Wabash Crossing and a housing complex near Garfield Park. Councilwoman Cruz inquired about the need to focus on public safety in the Comprehensive Safety Action Plan, beyond just traffic issues. Councilman Horn expressed interest in obtaining neighborhood crime data. Councilwoman Cruz also mentioned the importance of analyzing different types of crime to develop strategies for addressing these issues.

There being no Other Business, Mayor Moore Wolfe called for Recess to Closed Executive Session at 6:28 p.m. pursuant to Open Meetings Act Section 2(c)(1) the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body and Section 2(c)(11) litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent.

Council returned to the regular City Council meeting following Closed Executive Session at 8:02 p.m.

Councilwoman Gregory moved the regular City Council meeting be adjourned, seconded by Councilman McDaniel and upon call of the roll, Council members Ed Culp, Dennis Cooper, Lisa Gregory, Consuelo Cruz, Pat McDaniel, David Horn and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the motion carried.

Mayor Moore Wolfe declared the regular Council meeting adjourned at 8:02 p.m.

Approved _____
Kim Althoff
City Clerk

**Council Memo
Public Works Department
No. 2026-04**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Robert Weil, Water Production Manager
Jennifer Gunter, Watershed & Lake Manager

SUBJECT:

Resolution Authorizing Amendment No. 5 for Professional Engineering Services Agreement with Spheros Environmental Parent Group, Inc., a Delaware corporation, for Lake Decatur Watershed Management Plan City Project 2019-38

SUMMARY RECOMMENDATION: It is recommended that the City Council approve the attached Resolution authorizing the Mayor to sign, and the City Clerk to attest, to Amendment No. 5 for Professional Engineering Services Agreement with Spheros Environmental Parent Group, Inc., a Delaware Corporation, for Phase 5 of the Lake Decatur Watershed Management Plan for a cost not to exceed \$828,922.50 over two years.

BACKGROUND:

This ongoing project has been successfully addressing City Council's Priority Goal #6, which is to collaborate with others in ensuring integrated and wholistic management of city-owned open spaces, transportation corridors, and especially Lake Decatur. The City's long-standing investment in protecting Lake Decatur has been improving water quality. The monitoring program shows a long-term trend of reduced sediment load on the lake, and the lake has not been impaired for nitrate levels in many years.

The prior amendment, Phase 4, which covered the 2024-2025 period, was very productive. A summary of the tasks accomplished during that period is attached.

The tasks to be accomplished by the consultant in the current amendment are similar, although the overall number of hours is reduced, as staff takes on a greater role in the program. The tasks are as follows:

1. Watershed management plan for Goose Creek
2. Watershed management plan for Finley Creek
3. Watershed management plan for Spring Lake/Sangamon River and Madden Creek
4. Section 319 grant program support
5. RCPP grant program support
6. Watershed coordination and plan implementation
7. Special projects
8. Section 319 best management practice engineering
9. Watershed management program
10. Lake Decatur long-term sediment planning and management
11. General consulting

12. Online watershed management

The budget for consulting services in this amendment, \$828,922, is 17% lower than the last contract. Specifically, the consultant budgets for outreach, project design, and grant management have been reduced. However, there remains a need for development of watershed plans for Goose Creek, Finley Creek, and the Spring Lake/Madden Creek watersheds. Watershed monitoring, including maintenance of the online watershed management system, also continues to be a need Spheros will continue to address.

Task 10, long-term sediment planning and management, is expanded in this amendment. The scope includes another bathymetric survey of the lake to gauge sediment deposition, collecting and analyzing sediment samples from the bottom of Lake Decatur, and modeling the transport dynamics of sediment entering and transiting the lake. Some innovative sediment management strategies are emerging that could further delay or eliminate the need for dredging in the future, and the consultant will research their feasibility and make recommendations.

Northwater Consulting was recently acquired by Spheros Environmental Parent Group, Inc., who have assumed responsibility for fulfilling the watershed management contract.

For additional background on the watershed management program, please see the attached presentation, which was made at a national water conference in October 2025.

LEGAL REVIEW: The proposed amendment was submitted to the Legal Department for review on December 18, 2025.

PRIOR COUNCIL ACTION:

On **February 24, 2020**, the City Council authorized a Professional Engineering Services Agreement with Northwater Consulting (Northwater) for Lake Decatur Watershed Management Plan, Phase 1 for a cost not to exceed \$190,442.98.

On October 5, 2020, the City Council authorized Amendment No. 1 for Professional Engineering Services Agreement with Northwater Consulting for Lake Decatur Watershed Management Plan, Phase 2 for a cost not to exceed \$299,463.22.

On **May 10, 2021**, the City Council received a presentation on the Lake Decatur Watershed Management Plan & Initiative Long-Term Strategy.

On **November 1, 2021**, the City Council authorized Amendment No. 2 for Professional Engineering Services Agreement with Northwater Consulting for Lake Decatur Watershed Management Plan, Phase 3 for a cost not to exceed \$465,183.47.

On **November 1, 2022**, the City Council authorized Amendment No. 3 for Professional Engineering Services Agreement with Northwater Consulting for Phase 4 of the Lake Decatur Watershed Management Plan for a cost not to exceed \$880,585.76.

On **December 4, 2023**, the City Council authorized Amendment No. 4 for Professional Engineering Services Agreement with Northwater Consulting for Phase 4 of the Lake Decatur Watershed Management Plan for a cost not to exceed \$997,014.14

POTENTIAL OBJECTIONS: None foreseen.

INPUT FROM OTHER SOURCES:

None

STAFF REFERENCE: Matt Newell, Public Works Director, 424-2747. Robert Weil, Water Production General Manager, 424-2863. Jennifer Gunter, Water Resources and Lake Manager, 424-2834. Matt and Jeff Boeckler, with Spheros Environmental, will be present at the Council meeting.

BUDGET/TIME IMPLICATIONS: The amount of the contract is within the adopted capital budget for the water system. An estimated \$214,400 (26%) will be covered by grant funds. The unspent amount from the prior contract amendment, approximately \$320,000, will be applied to the 2026-2027 project; the net budget impact is about \$294,000.

ATTACHMENTS:

1. 2026-04 Resolution Northwater Amendment No. 5
2. 2026-04 Summary of Tasks Accomplished by Spheros Environmental
3. 2026-04 Presentation on Watershed Management Program

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING AMENDMENT NO. 5 FOR
PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH
SPHEROS ENVIRONMENTAL PARENT GROUP INC., A DELAWARE
CORPORATION, FOR LAKE DECATUR WATERSHED MANAGEMENT PLAN CITY
PROJECT 2019-38**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That Amendment No. 5 presented to the Council herewith as Exhibit A and made part of hereof, between Spheros Environmental Parent Group Inc., a Delaware corporation, and the City of Decatur, be, and the same is hereby, received, placed on file and approved.

Section 2. That the Mayor and City Clerk be, and they are hereby, authorized and directed to execute said Amendment No. 5 between the City of Decatur, Illinois and Spheros Environmental Parent Group Inc., a Delaware corporation, for a cost not to exceed \$828,922.50.

Section 3. That unused funds from previous amendments in the amount of approximately \$320,000 shall be used for payment of this amendment.

Section 4. That the changes in the above described agreement are germane to said agreement, as signed, and the amendment is in the best interest of the City of Decatur and is authorized by law.

PRESENTED AND ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

City Clerk



City of Decatur, Illinois
#1 Gary K. Anderson Plaza
Decatur, IL 62523-1196

Amendment

Date: 1/5/2026 Project: Lake Decatur Watershed
Request No. 5 ☐ Final Project Number: _____
Consulting Engineer: Spheros Environmental Parent Group Inc., a Delaware Corporation
Address: 2021 Timberbrook Dr, Suite B
Springfield, IL 62702

I recommend that an ☒ addition of \$828,922.50 be made to the above contract.
☐ deduction

I recommend that an extension of 731 days be made to the above contract completion date.
The revised completion date is now 12/31/2028.

Amount of original contract	\$	<u>190,442.98</u>
Amount of previous amendments	\$	<u>2,642,246.59</u>
Amount of current amendment	\$	<u>828,922.50</u>
Amount of adjusted/final contract	\$	<u>3,661,612.07</u>

☒ addition
Total net ☐ deduction to date \$ 3,471,189.09 which is 1,822 % of Contract Price

State fully the nature and reason for the change order Amendment to extend services for a 24 month period per 2026-2027 scope of services for Lake Decatur watershed planning effort. The Lake Sediment Planning and Analysis and Goose Creek, Finley Creek, and Madden Creek are the major costs to the agreement.

When the net increase or decrease in the cost of the contract is \$10,000 or more or the time of completion is increased or decreased by 30 days or more, one of the following statements shall be checked.

The undersigned determine that the change is germane to the original contract as signed, because:

☐	Provision for this work is included in the original contract.
☒	Work of this type was included in the original contract, and the additional efforts of this work are within the intent of the contract.
☐	The change represents an adjustment required by the contract, based on unpredictable developments in the work.
☐	The change in design is necessary to fulfill the original intent of the Contract.
☐	Other: (Explain)

Recommended _____
Public Works Director

Date

Approved _____
Mayor

Date

Attested _____
City Clerk

Date



Lake Decatur Watershed Management 2026-2027

SCOPE OF SERVICES

Northwater Consulting, a
Spheros Environmental
Company

December 2, 2025

Lake Decatur Watershed Management 2026-2027

January 1, 2026 through December 31, 2027

Task Summary	Description
Task 1 Nine Element ¹ Watershed Plan for Goose Creek	- Finalize 9-element plan for Goose Creek under awarded Section 319 grant. - Contingent on Illinois EPA Section 319 grant, to be initiated in 2025.
Task 2 Nine Element ¹ Watershed Plan for Finley Creek	- Finalize 9-element plan for Finley Creek under awarded Section 319 grant. - Initiated in late 2024, 319 grant award will be used to complete in 2026.
Task 3 Nine Element Plan ¹ – Spring Lake – Sangamon River and Madden Creek	- Initiate 9-element subwatershed plan for Spring Lake and Madden Creek beginning in 2027. - Awaiting notice of Section 319 funding opportunity and subsequent grant award prior to commencing.
Task 4 319 Grant Applications & Management	- Compile annual grant applications. - Finalize awarded grant agreements and notices to proceed. - Assist City staff with Section 319 grant management and reporting.
Task 5 RCPP ² Management & Execution	City staff have assumed an active role for this task. Spheros will assist the City with the following as requested: - RCPP negotiations and agreements (if necessary). - Partner coordination and contribution tracking. - Outcome measurement, RCPP-specific monitoring and tracking. - Landowner outreach (if necessary). - Program budgets and management.
Task 6 Watershed Coordination & Plan Implementation	City staff have assumed an active role for this task. Spheros will assist the City with the following as requested: - Cost-share program assistance. - Landowner outreach and engagement. - Advance BMPs as identified in completed plans towards implementation.

¹ Nine minimum elements for planning are defined by the Environmental Protection Agency and necessary for grant funding eligibility

² Regional Conservation Partnership Program of the United States Department of Agriculture

Task Summary	Description
Task 7 Special Project Advancement	Support the City with special projects if requested. Some of which may include: anchored floating treatment wetlands, conservation practices on City-owned properties, development and use optimization of the Oakley sediment dewatering basin.
Task 8 Section 319 Grant BMP Engineering & Design	Survey, design, permitting and engineering for 319 grant projects.
Task 9 Watershed Monitoring Program	- Continue coordination with the Illinois State Water Survey (ISWS) regarding monitoring at four stations (Sangamon at Cisco bridge, Long Creek, Friends Creek, and Sand Creek). - Continue automatic monitoring station operation, maintenance and management at Cisco Bridge in partnership with NGRREC. - Storm-event sampling at four watershed stations and continued monitoring of Dewitt Wellfield BMP site. - Data management and annual report for the four watershed monitoring stations.
Task 10 Lake Sediment Planning & Management	- Sustainable sediment management alternatives and preliminary analyses. - Lake sediment sample collection and laboratory analysis (if needed). - Analysis of lake sediment transport dynamics. 2027 bathymetric surveying to be performed for prioritized areas and cross-sections to inform lake sediment management planning.
Task 11 General Consulting	Budget for general consulting for out-of-scope services or support that may be requested, such as assistance with 2026 and 2027 City-funded BMP projects.
Task 12 Online Watershed Management System	Budget allocated for annual maintenance/hosting, and update of system with new subwatersheds as the plans are completed.

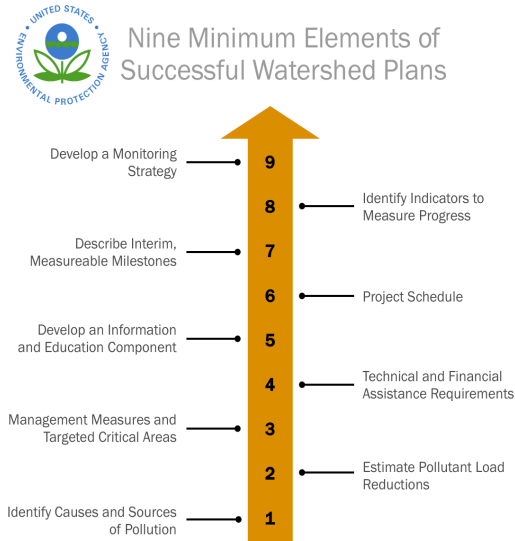


Figure 1 - Nine Minimum Elements Required by Illinois EPA

Task 1: Nine Element Watershed Plan – Goose Creek

A Nine-Element plan for Goose Creek may be initiated in 2024 or 2025, depending on timeline of grant award and agreement. This plan will be completed and a portion of the budget has been secured through the Illinois EPA Section 319 program.

This task will include the following activities to complete the plans:

1. Data mining.
1. Complete field work and develop custom map layers.
2. Complete watershed characterization and inventory.
3. Identify causes and sources of pollution.
4. Pollution load modeling and analysis.
5. Establish nutrient and sediment reduction targets.
6. Field/property specific management practices.
7. Load reduction calculations.

8. Identification of critical areas & hot spots – prioritize based on nutrient and sediment reductions achieved.
9. Landowner/public outreach and meetings.
10. Education and outreach component consistent with RCPP strategy.
11. Cost estimates and milestones.
12. General coordination.

Task 2: Nine Element Watershed Plan – Finley Creek

A Nine-Element Watershed Plan for Finley Creek was initiated in 2024. Significant progress has already been made, with several key components completed. The plan will be completed and a portion of the budget will be secured through the Illinois EPA Section 319 program.

This task will include the following activities to complete the plan:

1. Complete watershed characterization and inventory.
2. Identify causes and sources of pollution.
3. Establish nutrient and sediment reduction targets.
4. Identification of critical areas & hot spots – prioritize based on nutrient and sediment reductions achieved.
5. Education and outreach component consistent with RCPP strategy.
6. Cost estimates and milestones.
7. General coordination.

Task 3: Nine Element Watershed Plan – Spring Creek – Sangamon River & Madden Creek

A Nine-Element watershed plan for Spring Creek – Sangamon River and Madden Creek will be initiated based on the subwatershed plan sequencing defined in the Long-Term Strategy. Depending on the grant award notice timeline, approximately 30% of this plan may be completed in 2027, and the remainder under a new contract after 2027. An Illinois EPA Section 319 grant application has submitted that will fund a significant portion of this planning effort. This task will include the same activities listed in Task 6.1.

Task 4: 319 Grant Applications & Management

This task will include preparing Section 319 grant applications if requested by the City, as well as assisting with management and oversight of Section 319 grants in progress.

- The 2023 319 grant application was awarded and commenced in 2025.
- The 2024 grant has been awarded and is awaiting an executed grant agreement.
- The 2025 grant application was submitted in July of 2025 and is awaiting a decision by the Illinois EPA.

Spheros will assist City staff in grant management as outlined below:

1. Quarterly reporting and BMP forms.
2. Partner coordination and project management to ensure deadlines are met.
3. Final reports.

Spheros will support the City if they decide to prepare and submit a Section 319 grant application in 2026 and 2027. The scope of these Section 319 applications will be developed based on outcomes of other tasks and progress in the watershed.

Task 5: RCPP Management & Execution

A Regional Conservation Partnership Program (RCPP) application and program was awarded to the City of Decatur. The program budget is ~\$25M dollars of federal funds and partner contributions, with \$9.8M pledged by the USDA.

The City has assumed an active and effective role in the RCPP program over the last two years; this task serves to support the City in managing the remaining RCPP funds in the watershed and support the pursuit of continued RCPP funding.

The budget and scope assume that Spheros provides a part-time support role to the City. A portion of costs incurred will be covered by USDA funds under a Supplemental Agreement between the City and the USDA.

It is anticipated that Spheros will support the City with the following:

1. Coordination and management with partners and USDA.
2. Partner and contribution tracking / auditing.
3. Outcome measurement and tracking.

4. Landowner outreach (if necessary).
5. Program budgets and management.
6. RCPP negotiations and agreements (if necessary).

Task 6: Watershed Coordination & Plan Implementation

Spheros will support the City and others to implement completed subwatershed plans and enhance/expand the city-funded cost-share program. The City has assumed an active and effective role in the implementation of subwatershed plans and optimizing the city-funded cost-share program. This task serves to support the City as needed with particular focus on the following activities:

1. Cost-share program assistance.
2. Support conducting strategic one-on-one landowner outreach to forward critical practices on private property identified in the plan(s).
3. As directed, develop landowner concept BMP plans and cost-estimates to facilitate landowner agreement (pre survey & design phase).
4. Work with partners to advance projects prioritized on City-owned property. This includes wetlands, re-connecting streams to their floodplains, prairie restoration, and urban BMPs.

Task 7: Special Project Advancement

During previous phases, special projects and initiatives (e.g. anchored floating treatment wetlands, dewatering basin conjunctive use) were identified to generate water quality benefits to the lake and watershed.

This task includes some limited budget to support the City with the advancement of existing or new opportunities.

Task 8: Section 319 BMP Permitting, Engineering & Design

Spheros will provide survey, engineering and design services to support the following:

- Several potential projects are possible, some of which are outlined below:
 - City property (Bluffs subwatershed) floodplain re-connection and wetland restoration (if grant awarded). Tasks include permitting, survey, design and limited construction management.
 - Larry Shackleford property (Bluffs subwatershed) floodplain re-connection. Engineering and permitting was initiated in 2024/2025. Depending on the permitting timeline, additional work may be required.
 - Any other projects awarded under future Section 319 funding requests.

This task does not include survey, design and engineering services for special projects or City-funded BMP projects in 2026-2027.

Task 9: Watershed Monitoring Program

The monitoring initiated in Phase II will be continued, which includes:

1. Discrete Monitoring

- Water quality monitoring will continue in partnership with ISWS approximately bi-weekly at the three stations established in late 2019 and the new station established in 2025. Locations include, (i) Sangamon River IL 32, (ii) Friends Creek, (iii) Big/Long Creek, and (iv) Sand Creek. During larger storm events, attempts will be made to directly measure flows with acoustic doppler profiler methods to calibrate and maintain stage/discharge relationships.
- Automatic water sampling equipment was installed at the 4 stations to better capture storm events. These samplers will be maintained and managed to capture events. Samples are submitted to the ISWS laboratory or RCPP partners (i.e., Decatur Sanitary District) for analysis. Some budget is allocated to private laboratories for instances where RCPP partners do not have the capacity for analysis.

2. Continuous Monitoring

- Spheros will continue to support the automatic monitoring station on the Sangamon River at the IL 32 bridge. This is in partnership with the National Great Rivers Research and Education Center (NGRREC) and includes river stage, nitrate, turbidity, temperature/conductivity, dissolved oxygen and dissolved organic matter. The monitoring sensors, telemetry and solar power system was installed and commissioned in 2022.
- On behalf of the City, Spheros will coordinate with NGRREC in the maintenance and operation of the system to minimize downtime. Data will be regularly checked with QA/QC procedures to make sure the station and sensors are in working order and data quality is satisfactory.
- BMP monitoring sites:
 - DeWitt Well Field – Baseline and post construction monitoring to characterize stormwater and drainage tile flows and sediment and nutrient concentrations. Under the 2023 Section 319 grant, the well field basin will be converted into a treatment wetland. Monitoring will continue in 2026 and 2027.

3. Data Management

- Monitoring data will be managed and maintained in a database system in partnership with the ISWS. A database architecture has been developed in coordination with the ISWS to make synthesizing data between organizations more efficient.
- Spheros will utilize tools and processes for data validation and QA/QC of sensor data.
- Online access to sensor and telemetry data will be maintained by Spheros, this includes all telemetry and server related-costs.
- Managing and maintaining data is an on-going and important part of the monitoring program.

Task 10: Lake Sediment Planning and Analysis

Spheros will work with Berrini and Associates as a subconsultant in order to support the City with Lake Sediment Planning and Management. The following activities are proposed:

1. Sustainable sediment management alternatives and preliminary analysis

- Identify and outline sustainable sediment management alternatives, including options such as strategic sluice gate operations, Water Injection Dredging (WID), and sediment bypass solutions.
- Conduct preliminary research and technical and feasibility analysis of identified alternatives.
- Evaluate potential environmental, social, regulatory, and economic considerations.
- Hold coordination meeting with the Illinois EPA and U.S. Army Corps of Engineers to discuss regulatory and permitting implications.
- Provide recommendations for alternatives to advance into detailed assessment.

2. Lake sediment analysis

- If needed to further evaluate sustainable sediment management alternatives, a lake sediment sampling plan will be developed based on findings of the above activity.
- Sediment samples will be collected using an Ekman dredge or core and submitted to laboratories for parameters important for informing and guiding sediment management alternatives, including strategic dredging / disposal.
 - *note: our team will be working with the University of Illinois and Illinois State Water Survey in the fall of 2025 to collect sediment cores for phosphorus research for another project. We intend to use this opportunity to analyze additional data from these cores using the current PO.*

3. Lake sediment transport dynamics

- Analyze sediment transport dynamics during up to two significant storm events in 2026/2027.
- Collect ADCP cross-sections in key lake basins (Sangamon River, Big/Long Creek, and Sand Creek) to map 2D velocities and relative sediment concentrations.
- Collect isokinetic, depth-integrated sediment samples during storm events to support calibration of ADCP-derived sediment analyses.
- Use results to characterize the dynamics of sediment transport through the lake in order inform sustainable sediment management solutions and guide future reservoir management strategies.

4. Bathymetric surveying (planned for 2027)

- Conduct a resurvey of three sediment trap areas and selected lake cross-sections (to be determined) using a motorized boat, XYLEM SonTek M9 Acoustic Doppler Profiler, and GPS receiver.

- Use HYPACK hydrological surveying software for survey planning to optimize coverage of key areas and cross-sections for follow-up monitoring.
- Apply HYPACK post-processing tools to generate updated bathymetric profiles.
- Compare 2027 results with baseline surveys (2021/2022) and the 2024 sediment trap surveys to evaluate changes in sedimentation patterns over time.
- Evaluate findings to inform sustainable sediment management solutions and guide long-term reservoir management.

Task 11: General Consulting

Due to the diverse range of tasks and activities, a general consulting task is included to efficiently support the City as needed in case out of scope engineering or environmental consulting is requested. For example, this may include some support with city-funded BMP projects.

Task 12: Online Watershed Management System

A custom watershed management system was configured for the Lake Decatur watershed. The Spatial Watershed Assessment and Management Model (SWAMM) is a custom web-based software that enables users to explore maps and spatial data from the completed subwatershed plans, analyze nutrient and sediment loading, perform cost-benefit analysis, and evaluate and track BMPs and scenarios to reduce nutrient and sediment delivery to the lakes.

Standard SWAMM functionality includes:

- Mapping portal to explore all areas within the watershed and toggle various datasets.
- Ability to estimate nutrient and sediment loads from user delineated areas.
- Ability to evaluate the effectiveness of BMPs for user delineated areas.
- The ability to save proposed and completed practices into the system.
- Management dashboard to see total loadings and visualize BMPs and progress towards reductions goals.
- Ability to perform a cost-benefit analysis on proposed BMPs using pre-defined or custom unit costs.

SWAMM is being used to support the RCPP grant and the city cost-share program. The budget includes the following:

1. Annual maintenance and hosting costs.
2. Updating the system to include new subwatersheds as the watershed plans and associated models are completed.
3. Standard technical support.

Exhibit A

A.1 – Budget Summary

A.2 – Budget Detail

A.3 – Year 1 Budget Detail

A.4 – Year 2 Budget Detail



A.1
Lake Decatur Watershed Planning & Management

2026-2027 – Budget Summary

The budgetary estimates are provided in the table below for the period from January 1, 2026 – December 31, 2027 (two years).

Phase VI: January 1, 2026 – December 31, 2027	Estimated Labor	DC & Supplies and Equipment	Estimated Fees & Grant* Match	Estimated Proportion Reimbursed by Grant Funds
Task 1: Nine Element Plan – Goose Creek	\$109,335.00	\$3,780.00	\$113,115.00	\$67,812.00
Task 2 ² : Nine Element Plan – Finley Creek	\$36,975.00	\$420.00	\$37,395.00	\$22,149.00
Task 3: Spring Lake – Sangamon River, Madden Creek	\$19,162.50	\$1,365.00	\$20,527.50	\$12,776.40
Task 4: 319 Grant Applications & Management	\$37,237.50	\$3,150.00	\$40,387.50	--
Task 5: RCPP Management & Execution	\$93,589.50	\$12,600.00	\$106,189.50	~\$65,334.00
Task 6: Watershed Coordination & Plan Implementation	\$14,232.00	\$3,150.00	\$17,382.00	--
Task 7: Special Project Advancement	\$11,088.00	\$1,260.00	\$12,348.00	--
Task 8: Section 319 BMP Engineering & Design	\$36,067.50	\$6,405.00	\$42,472.50	\$26,375.00
Task 9: Watershed Monitoring Program	\$207,831.00	\$38,850.00	\$246,681.00	--
Task 10: Lake Sediment Planning and Management	\$80,025.00	\$30,135.00	\$110,160.00	--
Task 11: General Consulting	\$40,035.00	\$1,260.00	\$41,295.00	--
Task 12: Online Watershed Management System	\$5,794.50	\$35,175.00	\$40,969.50	~\$20,000.00
*RCPP and IL EPA 319 Grants			\$828,922.50	\$214,400.00

Lake Decatur Watershed Management Plan

Notes

1. These are considered budgetary not to exceed maximums.
2. Task 6.5 supports the city with continued management and execution of the \$9.8M Regional Conservation Partnership Program (RCPP) grant and any additional RCPP funds awarded in 2026/2027. This effort is much lower than Phase V and does assume the city will receive additional RCPP funds in 2027.
3. Tasks 6.1, 6.2, 6.3, and 6.8 are approximately 60% covered by Illinois EPA section 319 grant awards.

Exhibit A.2
Lake Decatur Watershed Management (2 Years): January 1, 2026 - December 31, 2028

	Principal	Sr. Engineer / Scientist	Engineer / Scientist II	Environmental Scientist / GIS Analyst I	Environmental Technician / GIS Analyst
Hours					
Task 1: Nine Element Plan - Goose Creek	200	19	25	340	460
Task 2: Nine Element Plan - Finley Creek	60	5	5	160	140
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	20	5	5	45	130
Task 4: 319 Grant Applications & Management	170	0	0	45	0
Task 5: RCPP Management & Execution	325	4	9	281	60
Task 6: Watershed Coordination & Plan Implementation	64	8	0	0	0
Task 7: Special Project Advancement	56	0	0	0	0
Task 8: Section 319 BMP Engineering & Design	80	98	4	5	0
Task 9: Watershed Monitoring Program	262	44	500	250	500
Task 10: Lake Sediment Planning & Analysis	150	55	0	300	210
Task 11: General Consulting	80	120	0	10	0
Task 12: Online Watershed Management System	12	0	0	43	0

Direct Labor					
Task 1: Nine Element Plan - Goose Creek	\$13,200.00	\$1,235.00	\$1,500.00	\$9,010.00	\$11,500.00
Task 2: Nine Element Plan - Finley Creek	\$3,960.00	\$325.00	\$300.00	\$4,240.00	\$3,500.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$1,320.00	\$325.00	\$300.00	\$1,192.50	\$3,250.00
Task 4: 319 Grant Applications & Management	\$11,220.00	\$0.00	\$0.00	\$1,192.50	\$0.00
Task 5: RCPP Management & Execution	\$21,450.00	\$260.00	\$540.00	\$7,446.50	\$1,500.00
Task 6: Watershed Coordination & Plan Implementation	\$4,224.00	\$520.00	\$0.00	\$0.00	\$0.00
Task 7: Special Project Advancement	\$3,696.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 8: Section 319 BMP Engineering & Design	\$5,280.00	\$6,370.00	\$240.00	\$132.50	\$0.00
Task 9: Watershed Monitoring Program	\$17,292.00	\$2,860.00	\$30,000.00	\$6,625.00	\$12,500.00
Task 10: Lake Sediment Planning & Analysis	\$9,900.00	\$3,575.00	\$0.00	\$7,950.00	\$5,250.00
Task 11: General Consulting	\$5,280.00	\$7,800.00	\$0.00	\$265.00	\$0.00
Task 12: Online Watershed Management System	\$792.00	\$0.00	\$0.00	\$1,139.50	\$0.00

Direct Costs (Subs, mileage, equipment, etc)	ODCs	Subconsultant #1	Subconsultant #2	Subcontractors	5%	Total
Task 1: Nine Element Plan - Goose Creek	\$3,600.00	\$0.00	\$0.00	\$0.00	\$180.00	\$3,780.00
Task 2: Nine Element Plan - Finley Creek	\$400.00	\$0.00	\$0.00	\$0.00	\$20.00	\$420.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$1,300.00	\$0.00	\$0.00	\$0.00	\$65.00	\$1,365.00
Task 4: 319 Grant Applications & Management	\$3,000.00	\$0.00	\$0.00	\$0.00	\$150.00	\$3,150.00
Task 5: RCPP Management & Execution	\$8,000.00	\$4,000.00	\$0.00	\$0.00	\$600.00	\$12,600.00
Task 6: Watershed Coordination & Plan Implementation	\$3,000.00	\$0.00	\$0.00	\$0.00	\$150.00	\$3,150.00
Task 7: Special Project Advancement	\$1,200.00	\$0.00	\$0.00	\$0.00	\$60.00	\$1,260.00
Task 8: Section 319 BMP Engineering & Design	\$2,600.00	\$3,500.00	\$0.00	\$0.00	\$305.00	\$6,405.00
Task 9: Watershed Monitoring Program	\$16,000.00	\$13,000.00	\$8,000.00	\$0.00	\$1,850.00	\$38,850.00
Task 10: Lake Sediment Planning & Analysis	\$11,700.00	\$12,000.00	\$0.00	\$5,000.00	\$1,435.00	\$30,135.00
Task 11: General Consulting	\$1,200.00	\$0.00	\$0.00	\$0.00	\$60.00	\$1,260.00
Task 12: Online Watershed Management System	\$0.00	\$20,000.00	\$13,500.00	\$0.00	\$1,675.00	\$35,175.00

Phase VI Total	Direct Labour	Estimated Labour	DC & Supplies/Equipment	Estimated Cost
Task 1: Nine Element Plan - Goose Creek	\$36,445.00	\$109,335.00	\$3,780.00	\$113,115.00
Task 2: Nine Element Plan - Finley Creek	\$12,325.00	\$36,975.00	\$420.00	\$37,395.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$6,387.50	\$19,162.50	\$1,365.00	\$20,527.50
Task 4: 319 Grant Applications & Management	\$12,412.50	\$37,237.50	\$3,150.00	\$40,387.50
Task 5: RCPP Management & Execution	\$31,196.50	\$93,589.50	\$12,600.00	\$106,189.50
Task 6: Watershed Coordination & Plan Implementation	\$4,744.00	\$14,232.00	\$3,150.00	\$17,382.00
Task 7: Special Project Advancement	\$3,696.00	\$11,088.00	\$1,260.00	\$12,348.00
Task 8: Section 319 BMP Engineering & Design	\$12,022.50	\$36,067.50	\$6,405.00	\$42,472.50
Task 9: Watershed Monitoring Program	\$69,277.00	\$207,831.00	\$38,850.00	\$246,681.00
Task 10: Lake Sediment Planning & Analysis	\$26,675.00	\$80,025.00	\$30,135.00	\$110,160.00
Task 11: General Consulting	\$13,345.00	\$40,035.00	\$1,260.00	\$41,295.00
Task 12: Online Watershed Management System	\$1,931.50	\$5,794.50	\$35,175.00	\$40,969.50

Phase VI -Y2 Total	\$828,922.50
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Estimated Grant Contributions	\$214,446.15
Estimated Total Phase VI-Y2 City Costs	\$614,476.35

Northwater Consulting

Exhibit A.3

Lake Decatur Watershed Management Year 1: January 1, 2026 - December 31, 2027

	Principal	Sr. Engineer / Scientist	Engineer / Scientist II	Environmental Scientist / GIS Analyst I	Environmental Technician / GIS Analyst
Hours					
Task 1: Nine Element Plan - Goose Creek	165	15	20	300	400
Task 2: Nine Element Plan - Finley Creek	60	5	5	160	140
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	0	0	0	0	0
Task 4: 319 Grant Applications & Management	90	0	0	25	0
Task 5: RCPP Management & Execution	175	0	5	165	40
Task 6: Watershed Coordination & Plan Implementation	32	4	0	0	0
Task 7: Special Project Advancement	24	0	0	0	0
Task 8: Section 319 BMP Engineering & Design	25	18	2	0	0
Task 9: Watershed Monitoring Program	142	20	280	125	250
Task 10: Lake Sediment Planning & Analysis	80	55	0	100	60
Task 11: General Consulting	40	60	0		0
Task 12: Online Watershed Management System	8	0	0	23	0

Direct Labor					
Task 1: Nine Element Plan - Goose Creek	\$11,220.00	\$975.00	\$1,040.00	\$7,500.00	\$10,000.00
Task 2: Nine Element Plan - Finley Creek	\$4,080.00	\$325.00	\$260.00	\$4,000.00	\$3,500.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 4: 319 Grant Applications & Management	\$6,120.00	\$0.00	\$0.00	\$625.00	\$0.00
Task 5: RCPP Management & Execution	\$11,900.00	\$0.00	\$260.00	\$4,125.00	\$1,000.00
Task 6: Watershed Coordination & Plan Implementation	\$2,176.00	\$260.00	\$0.00	\$0.00	\$0.00
Task 7: Special Project Advancement	\$1,632.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 8: Section 319 BMP Engineering & Design	\$1,700.00	\$1,170.00	\$104.00	\$0.00	\$0.00
Task 9: Watershed Monitoring Program	\$9,656.00	\$1,300.00	\$14,560.00	\$3,125.00	\$6,250.00
Task 10: Lake Sediment Planning & Analysis	\$5,440.00	\$3,575.00	\$0.00	\$2,500.00	\$1,500.00
Task 11: General Consulting	\$2,720.00	\$3,900.00	\$0.00	\$0.00	\$0.00
Task 12: Online Watershed Management System	\$544.00	\$0.00	\$0.00	\$575.00	\$0.00

Direct Costs (Subs, mileage, equipment, etc)	ODCs	Subconsultant #1	Subconsultant #2	Subcontractors	5%	Total
Task 1: Nine Element Plan - Goose Creek	\$3,000.00	\$0.00	\$0.00	\$0.00	\$150.00	\$3,150.00
Task 2: Nine Element Plan - Finley Creek	\$400.00	\$0.00	\$0.00	\$0.00	\$20.00	\$420.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 4: 319 Grant Applications & Management	\$1,500.00	\$0.00	\$0.00	\$0.00	\$75.00	\$1,575.00
Task 5: RCPP Management & Execution	\$4,000.00	\$2,000.00	\$0.00	\$0.00	\$300.00	\$6,300.00
Task 6: Watershed Coordination & Plan Implementation	\$1,500.00	\$0.00	\$0.00	\$0.00	\$75.00	\$1,575.00
Task 7: Special Project Advancement	\$1,200.00	\$0.00	\$0.00	\$0.00	\$60.00	\$1,260.00
Task 8: Section 319 BMP Engineering & Design	\$1,200.00	\$0.00	\$0.00	\$0.00	\$60.00	\$1,260.00
Task 9: Watershed Monitoring Program	\$8,000.00	\$6,500.00	\$4,000.00	\$0.00	\$925.00	\$19,425.00
Task 10: Lake Sediment Planning & Analysis	\$4,200.00	\$8,000.00	\$0.00	\$5,000.00	\$860.00	\$18,060.00
Task 11: General Consulting	\$600.00	\$0.00	\$0.00	\$0.00	\$30.00	\$630.00
Task 12: Online Watershed Management System	\$0.00	\$10,000.00	\$9,000.00	\$0.00	\$950.00	\$19,950.00

Phase VI Total	Direct Labour	Estimated Labour	DC & Supplies/Equipm	Estimated Cost
Task 1: Nine Element Plan - Goose Creek	\$30,735.00	\$92,205.00	\$3,150.00	\$95,355.00
Task 2: Nine Element Plan - Finley Creek	\$12,165.00	\$36,495.00	\$420.00	\$36,915.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$0.00	\$0.00	\$0.00	\$0.00
Task 4: 319 Grant Applications & Management	\$6,745.00	\$20,235.00	\$1,575.00	\$21,810.00
Task 5: RCPP Management & Execution	\$17,285.00	\$51,855.00	\$6,300.00	\$58,155.00
Task 6: Watershed Coordination & Plan Implementation	\$2,436.00	\$7,308.00	\$1,575.00	\$8,883.00
Task 7: Special Project Advancement	\$1,632.00	\$4,896.00	\$1,260.00	\$6,156.00
Task 8: Section 319 BMP Engineering & Design	\$2,974.00	\$8,922.00	\$1,260.00	\$10,182.00
Task 9: Watershed Monitoring Program	\$34,891.00	\$104,673.00	\$19,425.00	\$124,098.00
Task 10: Lake Sediment Planning & Analysis	\$13,015.00	\$39,045.00	\$18,060.00	\$57,105.00
Task 11: General Consulting	\$6,620.00	\$19,860.00	\$630.00	\$20,490.00
Task 12: Online Watershed Management System	\$1,119.00	\$3,357.00	\$19,950.00	\$23,307.00

Phase VI-Y1 Total	\$462,456.00
Estimated Grant Contributions	\$130,364.20
Estimated City Costs	\$332,091.80

Exhibit A.4

Lake Decatur Watershed Management Year 2: January 1, 2027 - December 31, 2027

	Principal	Sr. Engineer / Scientist	Enginner / Scientist II	Environmental Scientist / GIS Analyst I	Environmental Technician / GIS Analyst
Hours					
Task 1: Nine Element Plan - Goose Creek	35	4	5	40	60
Task 2: Nine Element Plan - Finley Creek	0	0	0	0	0
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	20	5	5	45	130
Task 4: 319 Grant Applications & Management	80	0	0	20	0
Task 5: RCPP Management & Execution	150	4	4	116	20
Task 6: Watershed Coordination & Plan Implementation	32	4	0	0	0
Task 7: Special Project Advancement	32	0	0	0	0
Task 8: Section 319 BMP Engineering & Design	55	80	2	5	0
Task 9: Watershed Monitoring Program	120	24	220	125	250
Task 10: Lake Sediment Planning & Analysis	70		0	200	150
Task 11: General Consulting	40	60	0	10	0
Task 12: Online Watershed Management System	4	0	0	20	0

Direct Labor					
Task 1: Nine Element Plan - Goose Creek	\$2,475.20	\$270.40	\$270.40	\$1,102.40	\$1,560.00
Task 2: Nine Element Plan - Finley Creek	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$1,414.40	\$338.00	\$270.40	\$1,240.20	\$3,380.00
Task 4: 319 Grant Applications & Management	\$5,657.60	\$0.00	\$0.00	\$551.20	\$0.00
Task 5: RCPP Management & Execution	\$10,608.00	\$270.40	\$216.32	\$3,196.96	\$520.00
Task 6: Watershed Coordination & Plan Implementation	\$2,263.04	\$270.40	\$0.00	\$0.00	\$0.00
Task 7: Special Project Advancement	\$2,263.04	\$0.00	\$0.00	\$0.00	\$0.00
Task 8: Section 319 BMP Engineering & Design	\$3,889.60	\$5,408.00	\$108.16	\$137.80	\$0.00
Task 9: Watershed Monitoring Program	\$8,486.40	\$1,622.40	\$11,897.60	\$3,445.00	\$6,500.00
Task 10: Lake Sediment Planning & Analysis	\$4,950.40	\$0.00	\$0.00	\$5,512.00	\$3,900.00
Task 11: General Consulting	\$2,828.80	\$4,056.00	\$0.00	\$275.60	\$0.00
Task 12: Online Watershed Management System	\$282.88	\$0.00	\$0.00	\$551.20	\$0.00

Direct Costs (Subs, mileage, equipment, etc)	ODCs	Subconsultant #1	Subconsultant #2	Subcontractors	5%	Total
Task 1: Nine Element Plan - Goose Creek	\$600.00	\$0.00	\$0.00	\$0.00	\$30.00	\$630.00
Task 2: Nine Element Plan - Finley Creek	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$1,300.00	\$0.00	\$0.00	\$0.00	\$65.00	\$1,365.00
Task 4: 319 Grant Applications & Management	\$1,500.00	\$0.00	\$0.00	\$0.00	\$75.00	\$1,575.00
Task 5: RCPP Management & Execution	\$4,000.00	\$2,000.00	\$0.00	\$0.00	\$300.00	\$6,300.00
Task 6: Watershed Coordination & Plan Implementation	\$1,500.00	\$0.00	\$0.00	\$0.00	\$75.00	\$1,575.00
Task 7: Special Project Advancement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Task 8: Section 319 BMP Engineering & Design	\$1,400.00	\$3,500.00	\$0.00	\$0.00	\$245.00	\$5,145.00
Task 9: Watershed Monitoring Program	\$8,000.00	\$6,500.00	\$4,000.00	\$0.00	\$925.00	\$19,425.00
Task 10: Lake Sediment Planning & Analysis	\$7,500.00	\$4,000.00	\$0.00	\$0.00	\$575.00	\$12,075.00
Task 11: General Consulting	\$600.00	\$0.00	\$0.00	\$0.00	\$30.00	\$630.00
Task 12: Online Watershed Management System	\$0.00	\$10,000.00	\$4,500.00	\$0.00	\$725.00	\$15,225.00

Phase VI Total	Direct Labour	Estimated Labour	DC & Supplies/Equipment	Estimated Cost
Task 1: Nine Element Plan - Goose Creek	\$5,678.40	\$17,035.20	\$630.00	\$17,665.20
Task 2: Nine Element Plan - Finley Creek	\$0.00	\$0.00	\$0.00	\$0.00
Task 3: Nine Element Plan - Spring Creek - Sangamon River and Madden Creek	\$6,643.00	\$19,929.00	\$1,365.00	\$21,294.00
Task 4: 319 Grant Applications & Management	\$6,208.80	\$18,626.40	\$1,575.00	\$20,201.40
Task 5: RCPP Management & Execution	\$14,811.68	\$44,435.04	\$6,300.00	\$50,735.04
Task 6: Watershed Coordination & Plan Implementation	\$2,533.44	\$7,600.32	\$1,575.00	\$9,175.32
Task 7: Special Project Advancement	\$2,263.04	\$6,789.12	\$0.00	\$6,789.12
Task 8: Section 319 BMP Engineering & Design	\$9,543.56	\$28,630.68	\$5,145.00	\$33,775.68
Task 9: Watershed Monitoring Program	\$31,951.40	\$95,854.20	\$19,425.00	\$115,279.20
Task 10: Lake Sediment Planning & Analysis	\$14,362.40	\$43,087.20	\$12,075.00	\$55,162.20
Task 11: General Consulting	\$7,160.40	\$21,481.20	\$630.00	\$22,111.20
Task 12: Online Watershed Management System	\$834.08	\$2,502.24	\$15,225.00	\$17,727.24

Phase VI -Y2 Total	\$369,915.60
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Estimated Grant Contributions	\$84,081.95
Estimated Total City Costs	\$285,833.65

Summary of Tasks Accomplished by Northwater Consulting During the 2024/2025 Contract Amendment

Task	Task Description	Status	Comments
1	Watershed Plan for Big/Long Creek	Complete	
2	Watershed Plan for Camp Creek	Complete	
3	Watershed Plan for Goose Creek/Finley Creek	Deferred	Delay in grant funding. Most of the remaining balance in the contract is due to this task.
4	Section 319 Grant applications	Complete.	The City continues to get about \$300,000-\$400,000 each year from this program. Consulting services were key to being able to get these grants.
5	RCPP Management and Execution	Complete	City staff has taken on a greater role in this task, which accounts for some of the remaining balance
6	Watershed Coordination & Plan Implementation	Complete.	
7	Special Project Advancement	Complete.	The consultant was key to the partnership with University of Illinois Urbana-Champaign (UIUC) for the floating wetlands prototypes. They also helped with putting this watershed page on the EDC website Lake Decatur Watershed Management - Limitless Decatur . The consultant has also been working with a UIUC partner on a project that could lead to sediment sampling of Lake Decatur at no cost to the City.
8	Section 319 Grant BMP Engineering and Design	Complete.	Again, City staff has taken on a greater role in this task, but the consultant has provided some critical assistance, especially with regional partners. Also, the consultant had a key role in promoting the switchgrass planting program in the RCPP, which has multiple benefits, including economic development.

Task	Task Description	Status	Comments
9	Watershed Monitoring Program	Complete.	The consultant has continued to take the lead in the modeling and monitoring am. They have had a key role in the partnership with UIUC, which led to a new monitoring station on Sand Creek at reduced cost because it repurposed some equipment from another site. The consultant was also key to modeling long-term sediment and nitrate trends.
10	Lake Sedimentation and Bathymetry Program	Complete.	The sediment trap bathymetry survey was particularly valuable.
11	General Consulting	Complete.	
12	Online Watershed Management System	Complete.	The consultant has the lead on this task.



Jennifer Gunter is the Watershed and Lake Manager for the City of Decatur, where she oversees lake operations and leads watershed initiatives within the Lake Decatur Watershed. Her work includes managing state grants, the NRCS's Regional Conservation Partnership Program, and the Lake Decatur Watershed Farmland Conservation Program.

She holds a Bachelor's degree in Agronomic Industry Management from Illinois State University and is passionate about working collaboratively with landowners to implement conservation practices and improve land stewardship.

Outside of work, Jennifer enjoys reading, walking, and spending time with her family and friends.



Jeff Boeckler is a Senior Water Resources Specialist and co-founder of Northwater Consulting, a firm established in 2010 and acquired in 2025 by Spheros Environmental, a global leader in sustainable environmental consulting. He brings over 20 years of experience helping governments, organizations, and businesses address complex water resource challenges.

Jeff has led regional initiatives across the Midwest focused on Gulf of Mexico hypoxia and Great Lakes restoration. Prior to founding Northwater, he spent nearly a decade with the Illinois Department of Natural Resources and the Illinois EPA.

He holds a B.S. in Environmental Planning from the University of Northern British Columbia and specializes in planning, applied research, and restoration management for impaired water bodies and public water supply utilities.



Advancing a More Sustainable Water Future

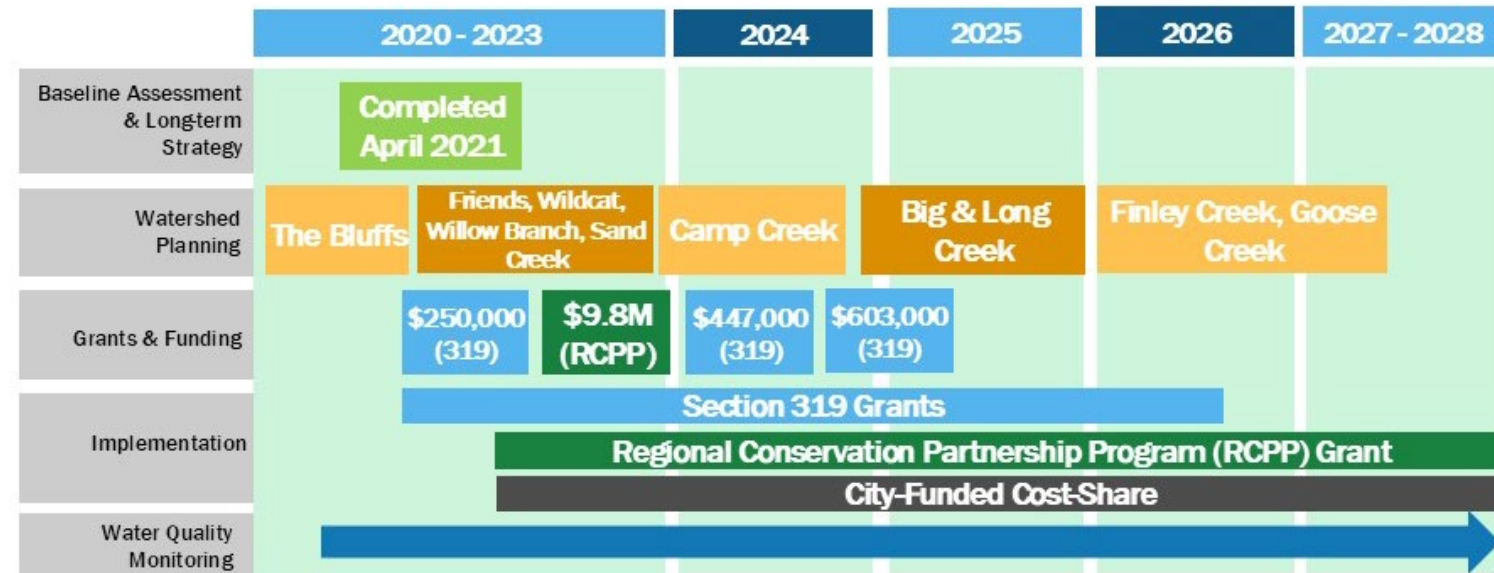
WATERSMART
INNOVATIONS

Founded by Southern Nevada Water Authority

City of Decatur Source Water Protection Program- A Midwest Success Story

Agenda

1. Watershed and lake background
2. Why is the City of Decatur concerned?
3. Watershed program drivers
4. Steps taken since 2021



Where Are We Located?

- Decatur, Illinois is in Macon County
- 150 miles southwest of Chicago, 40 miles east of Springfield, and 110 miles northeast of St. Louis
- As of 2020 census, population 70,522
- Economy based on industrial and agricultural commodity processing and production
- Lake Decatur is a 3,090-acre reservoir owned by the City of Decatur.

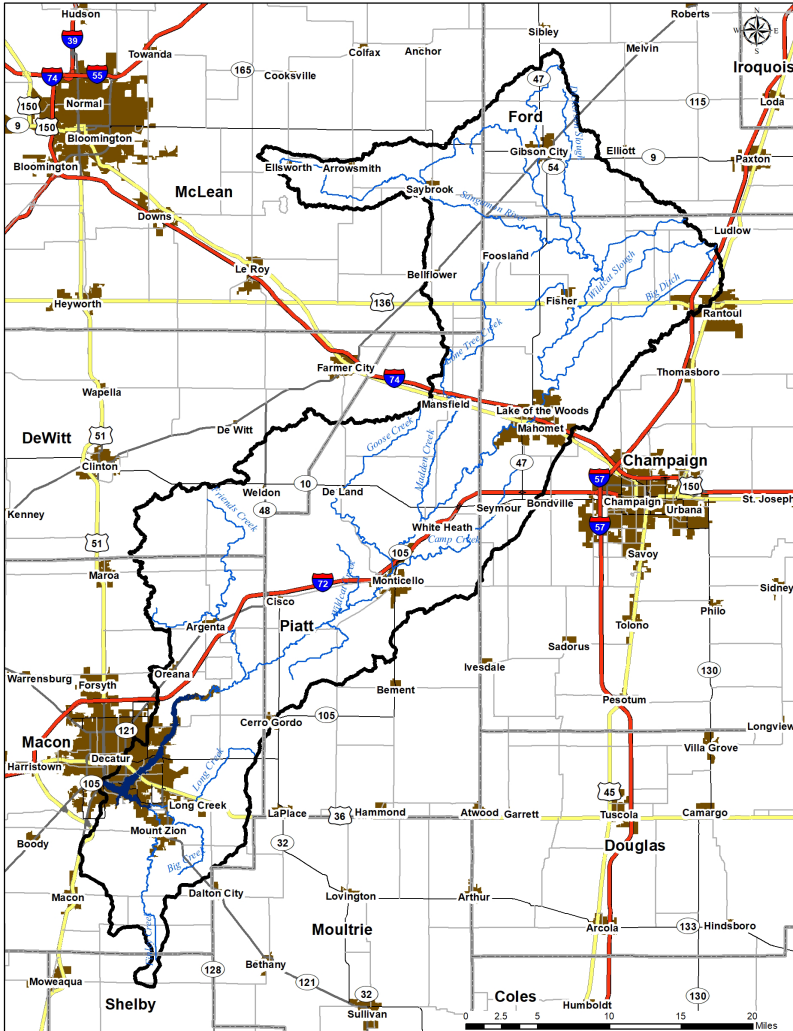


Lake Decatur



- Built in 1920-1922 by damming the Sangamon River
- Primary water supply for Decatur & Mt. Zion
- 3,090 Acres, contains 9.7 billion gallons of water
- Two water treatment plants use 34 MGD - City of Decatur and Archer Daniels Midland
- 245 days or 8 months of water supply

Lake Decatur Watershed



COUNTY	ACRES	PERCENT
Piatt	154,285	26 %
Champaign	146,395	25 %
Macon	135,860	23 %
McLean	56,927	10 %
Ford	54,236	9 %
DeWitt	43,579	7 %
Shelby	1,384	0.2 %

- 592,665 acres or 926 square miles
- Spans over 7 Counties
- Over 80% is row crop production

The Why?

- City Council has invested in watershed conservation programs since 1941
- In 2019 wrapped up a \$91.8 million dredging program to increase lake storage capacity by 30%
- Lake Decatur's main use is public water supply and increasing demands with potential new water customers
- Periodic exceedances in nitrate drinking water standard – secondary treatment system with annual costs of \$250,000



Watershed Program Drivers

- Reducing agricultural, rural, and urban land runoff
- Preserve 30-year \$92 M Dredging investment
- Reduce erosion - up to \$1M worth of sediment enters the lake each year
- Reduce nitrate, phosphorus
- Illinois Nutrient Loss Reduction Strategy



Watershed Actions Taken Since 2021



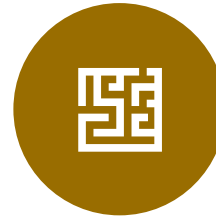
Hired Northwater Consulting and developed a long-term lake and watershed management strategy



Created watershed plans and established monitoring program



Secured funding in grants and established broad partnerships



Hired staff (Watershed Manager/ Watershed Specialist)



Moved program from soil conservation into water utility



Created the Lake Decatur Watershed Farmland Conservation Program

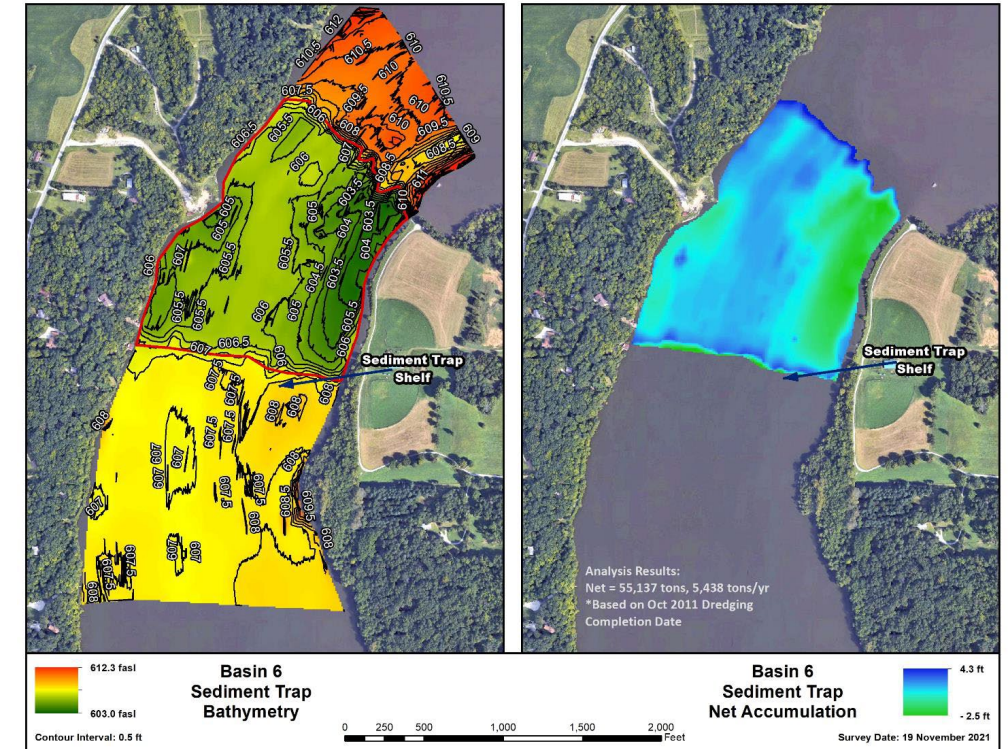
Monitoring Program

- In 2021 established extensive monitoring program to generate a baseline, monitor lake and watershed improvements and calibrate models
- Almost 5 years of baseline data
- 4 in-lake stations
- 4 in-stream stations to capture over 80% of the watershed
 - Continuous sensors, auto-samplers to catch storm events, and regular grab sampling
 - Nitrate, phosphorus, sediment, and streamflow
- 1 edge-of-field station and lake bathymetry
- Monitoring partnerships, telemetry, and online data storage and visualization

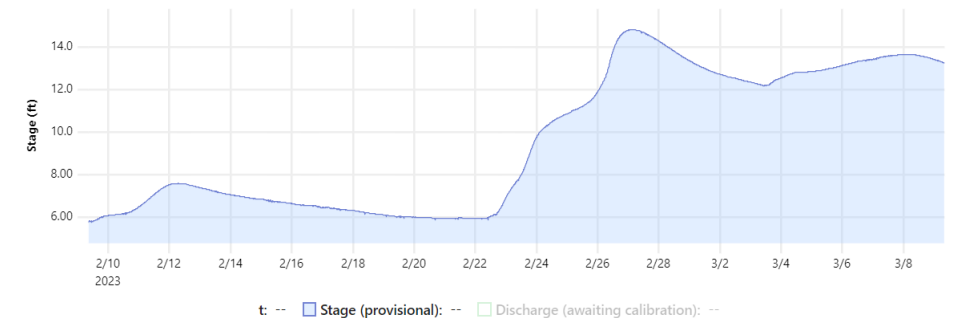


Monitoring Program

- High level results to date:
 - Of the years monitored, 2023 was the lowest water year – low sediment and nutrient delivery
 - Highest nitrate delivery from Friends Creek – a tributary in proximity to the lake
 - Highest phosphorus and sediment delivery from Long Creek – a tributary in proximity to the lake
 - In-lake sediment traps have accumulated substantial sediment



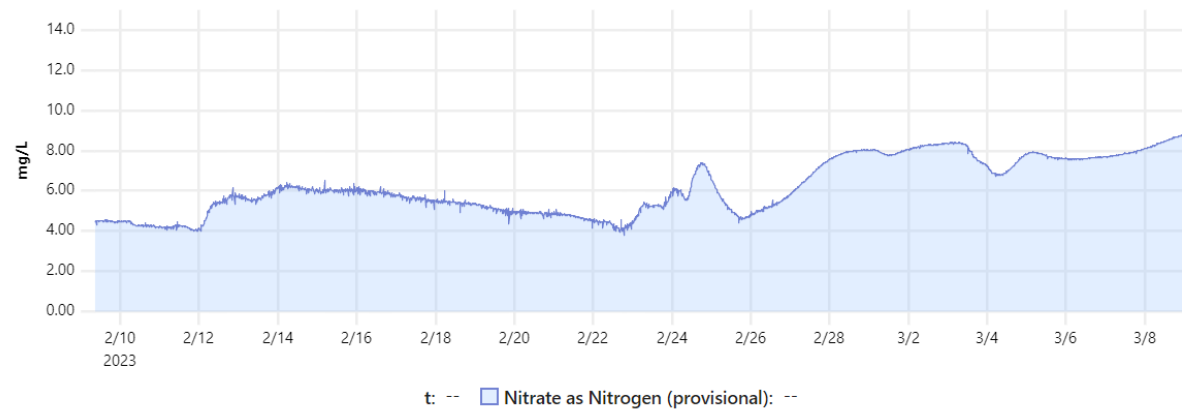
STAGE AND DISCHARGE



Monitoring Program

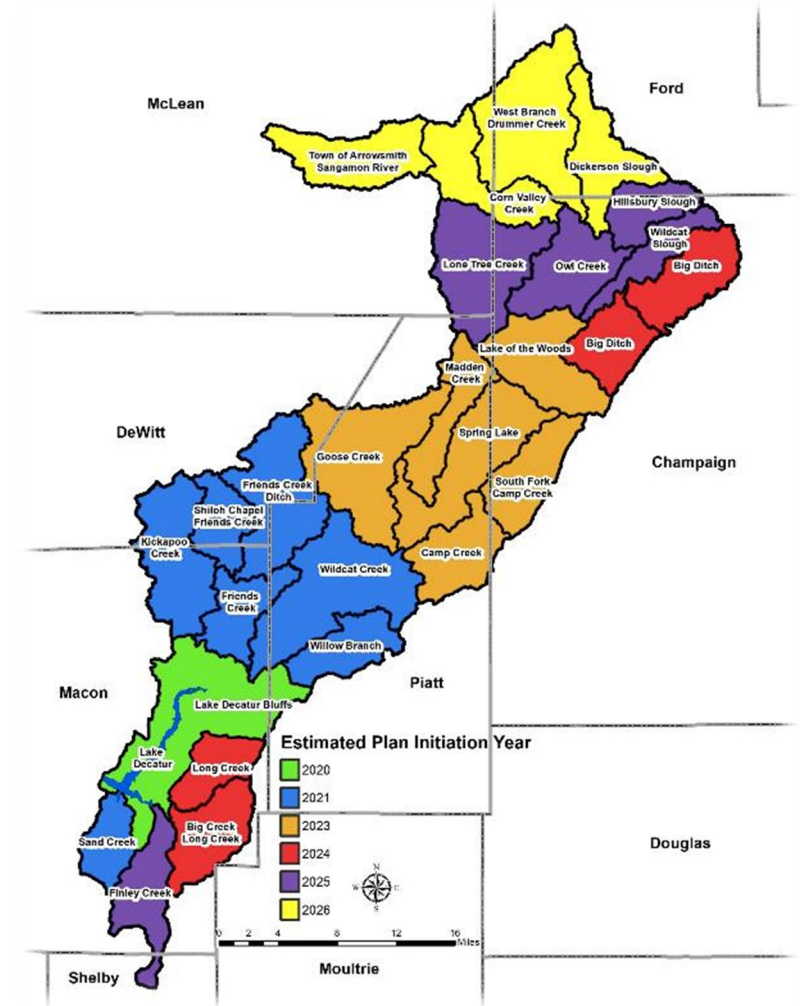
- Storm events deliver the vast majority of annual sediment and nutrient load
- Edge-of-field station indicates conservation practices (cover crops) are reducing loading
- With solid baseline established, expect to see response from management efforts show up more in the data

NITRATE AS NITROGEN



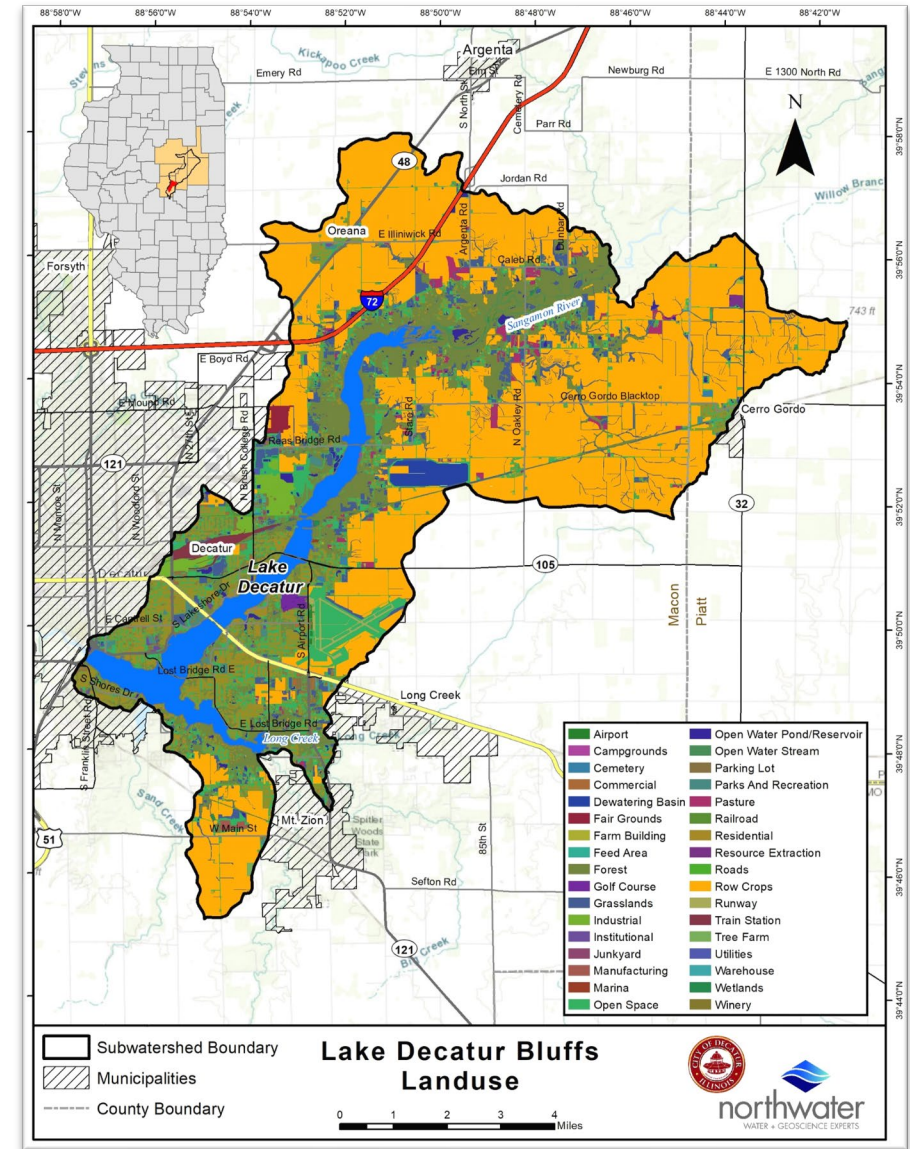
Subwatershed Planning

- Plan sequencing beginning with the highest sediment and nutrient yields
- Guide practice implementation – achieve “biggest-bang-for-the-buck”
- Meaningful engagement with the agricultural community
- 10 subwatershed plans completed, 2 underway



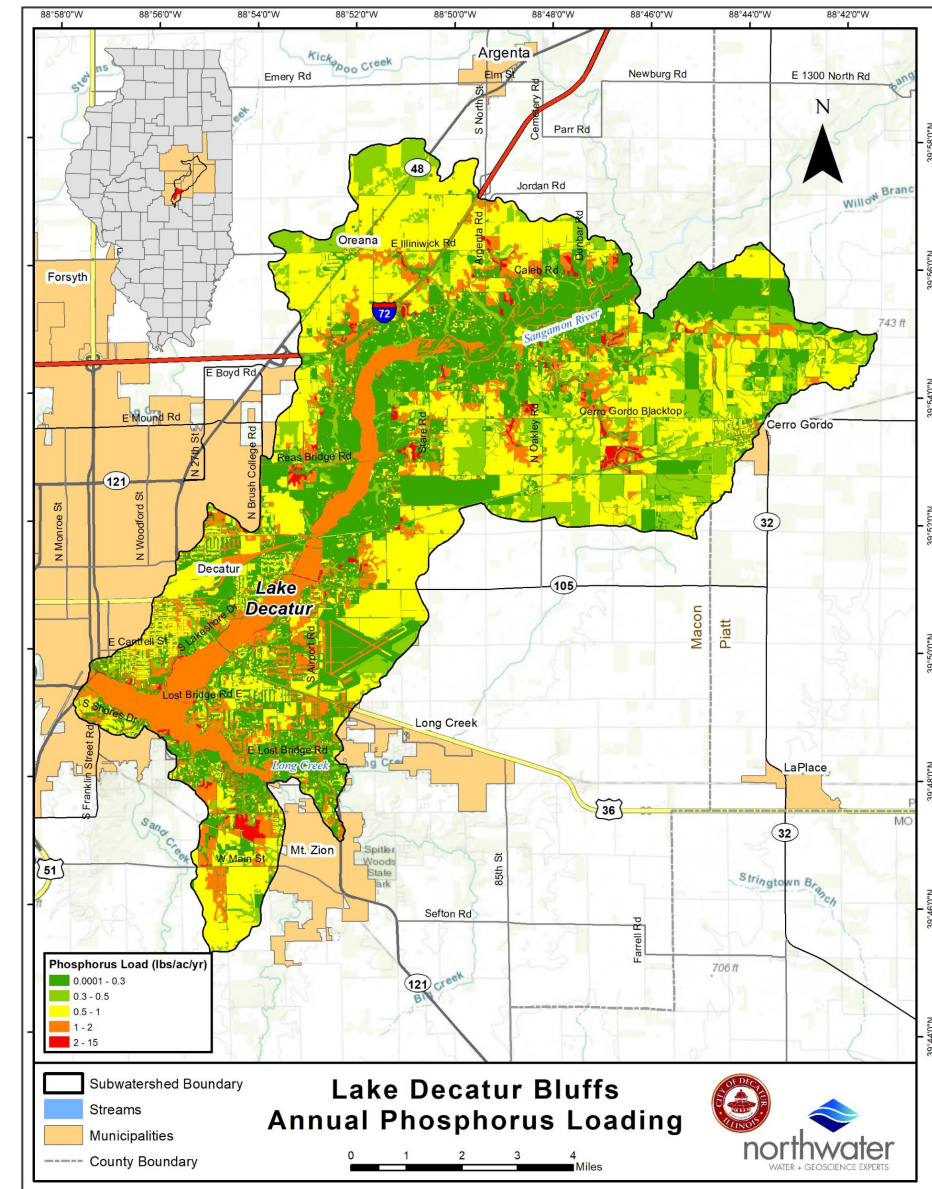
Subwatershed Planning

- Watershed inventory and characterization
- Estimates of pollution loading
- Causes and sources
- Strategies (practices) to reduce loading and estimates of expected load reductions
- Critical areas and priorities
- Goals and targets
- Milestones and cost estimates
- Education and outreach
- Monitoring

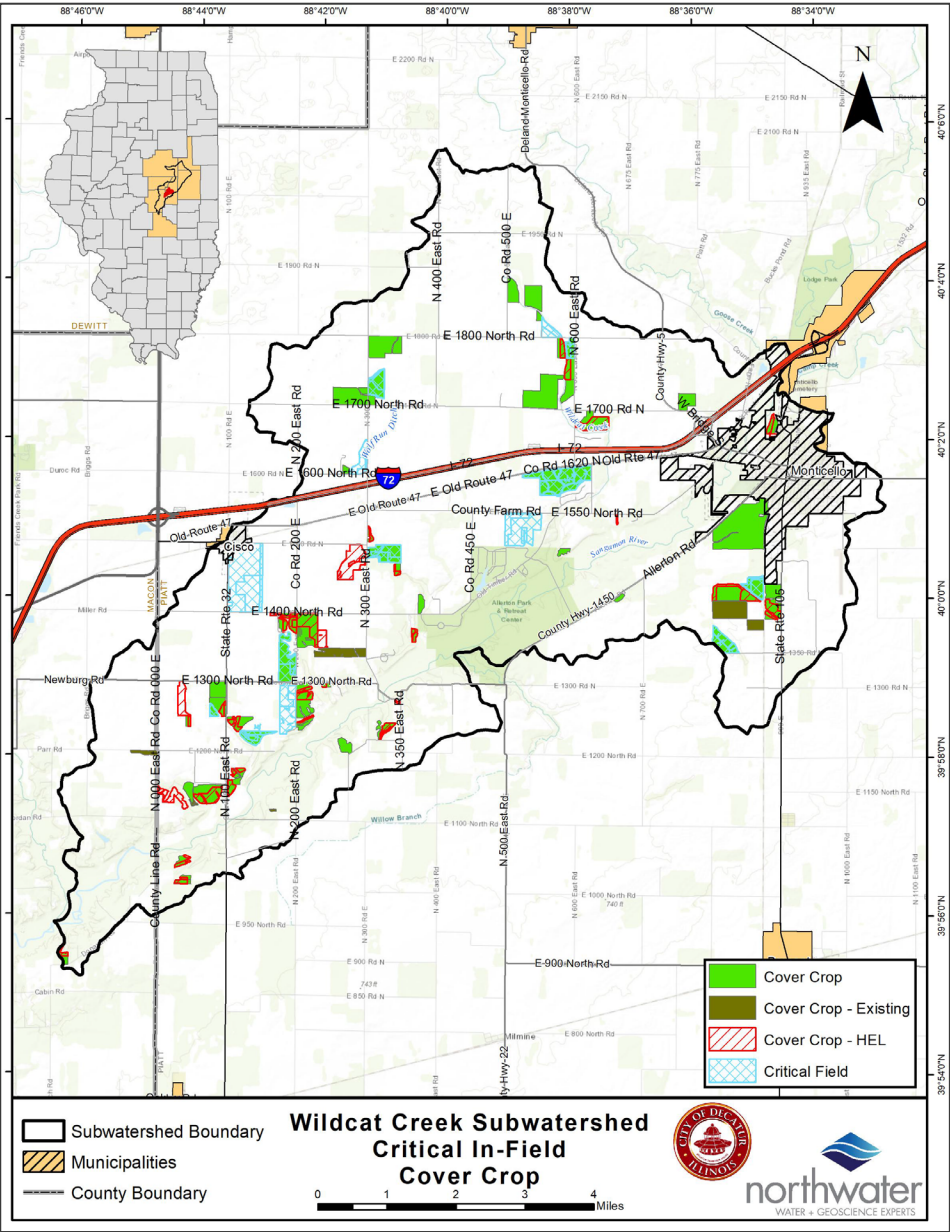
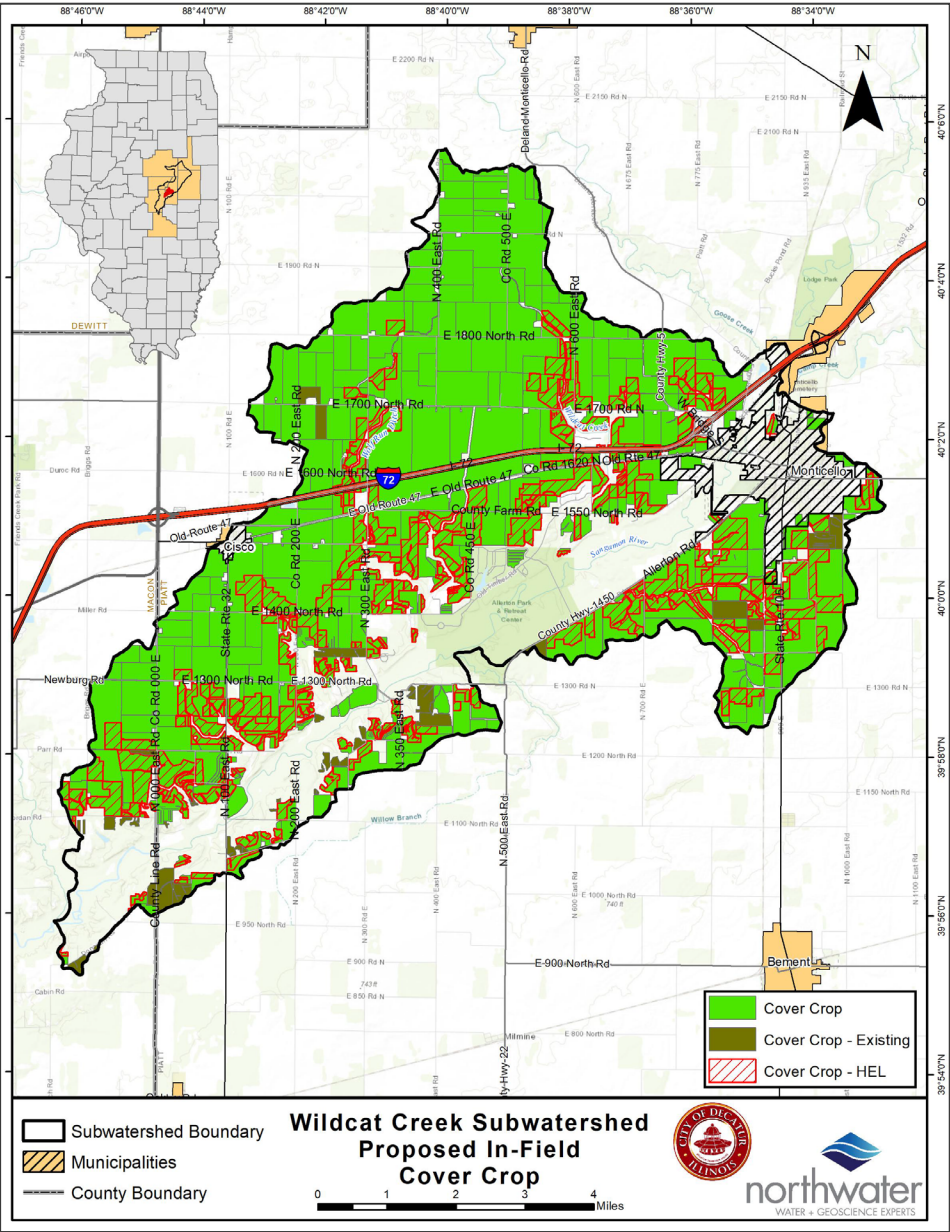


Subwatershed Planning

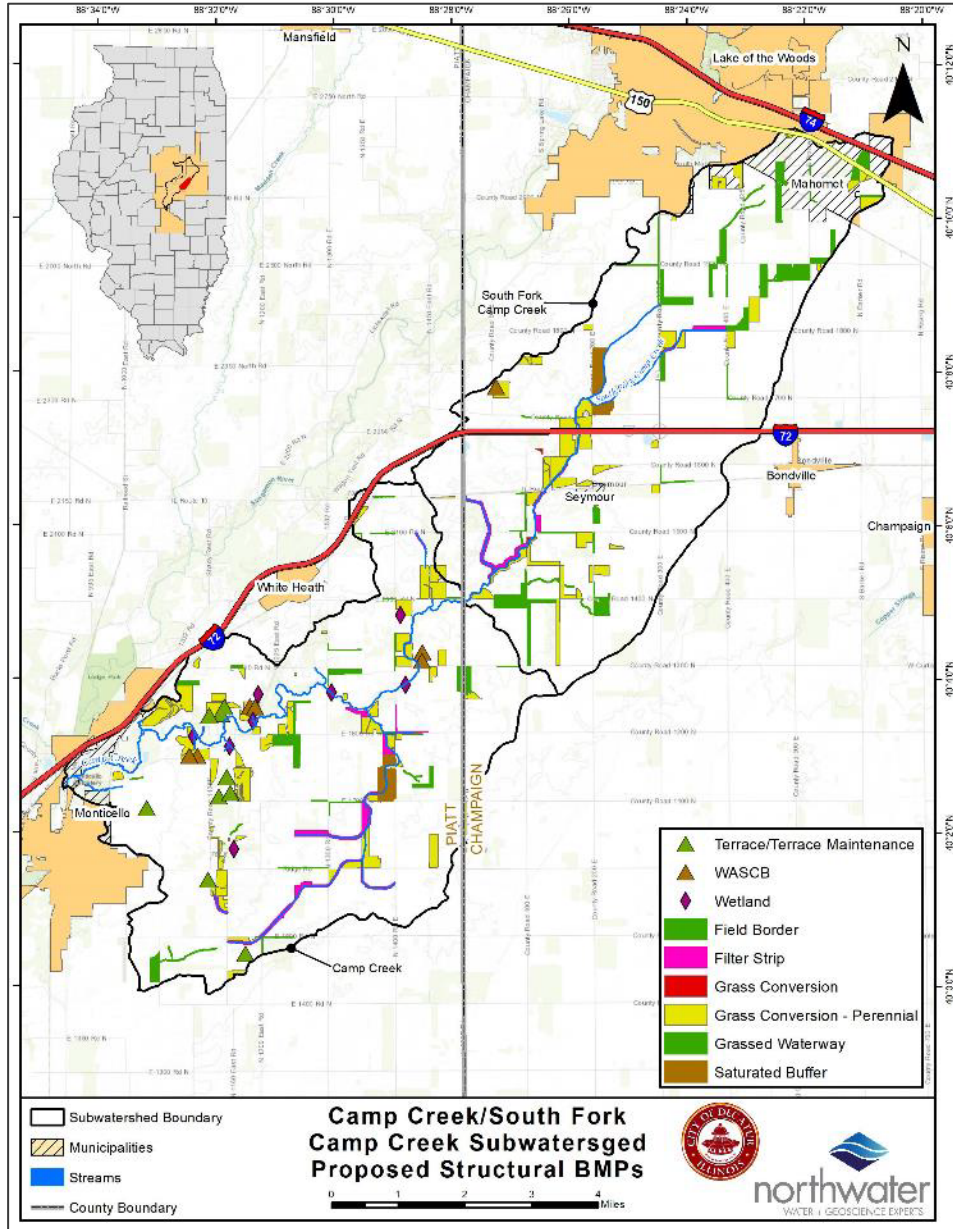
- Detailed field surveys
 - Lake, streams, cropland
- Customized map layers representative of actual conditions
- Pollution load modeling
- Cost/benefit analysis of all potential treatments



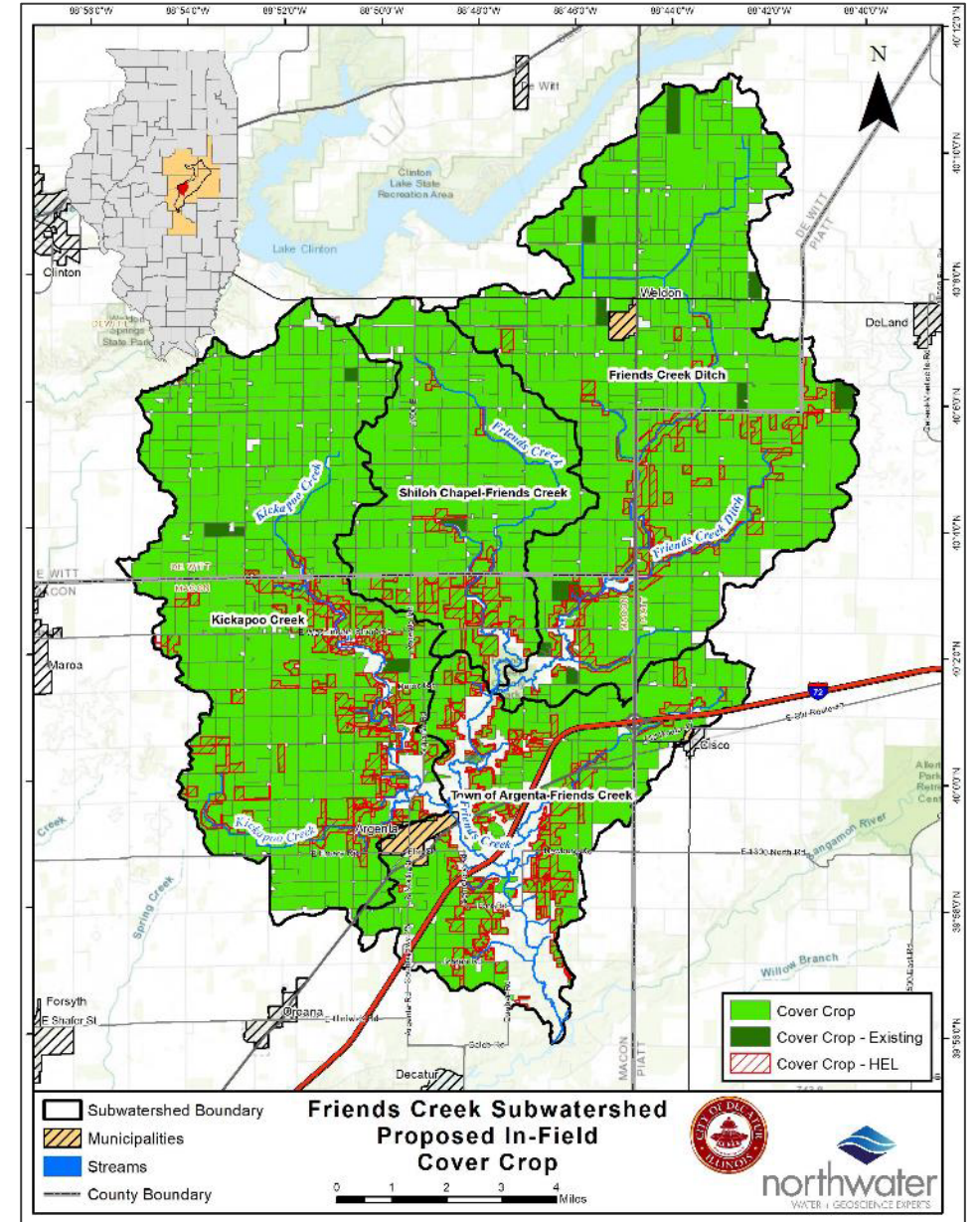
Prioritization



Founded by Southern Nevada Water Authority



IMPLEMENT



Founded by Southern Nevada Water Authority

Funding Sources for Watershed Program

Federal Grants: NRCS Regional Conservation Partnership Program (RCPP)

- \$9.8 million awarded
- Numerous contributing partners (10+ million in match)

State Grants: Illinois EPA Section 319 Grants

- 2021 319 Grant \$325,723 - completed
- 2022 319 Grant \$447,572 - completed
- 2023 319 Grant \$602,775 - awarded/underway
- 2024 319 Grant \$606,056 - awaiting grant agreement
- 2025 319 grant \$613,500 - submitted

Local Funding: City Capital Funds

- \$500,000 for structural practices each year



Lake Decatur Regional Conservation Partnership Program (RCPP)

- Awarded \$9.8 million to improve water quality in Lake Decatur
- Announced August 2022, agreements signed in 2023, and work began in 2024
- Area of Focus: areas of watershed yielding the greatest sediment and nutrient loads and with an approved subwatershed plan in place
- Practices: Cover crops, nutrient management, reduced or no-till, perennial grasses, and edge of field practices
- Reimbursed to landowners by NRCS at 100%



Lake Decatur Regional Conservation Partnership Program (RCPP)

- Program flexibilities and notable elements:
 - No adjust gross income caps
 - 5-yr contracts
 - Streamlined application process (FarmRasie)
 - Vendor discounts and free technical assistance
 - Free equipment rental
 - Socio-economic analysis (EcoMetrics)
 - Offtake agreements for perennial grasses



Lake Decatur Regional Conservation Partnership Program (RCPP)

- Strong focus on education and outreach:
 - Established a farmer advisory board to help guide program
 - Numerous workshops and educational events
 - Expert technical assistance
 - Promotional materials showcasing successes



Illinois EPA Section 319 Grants

- 60/40 grant
- Focus on structural best management practices and subwatershed planning
 - Streambank Stabilization
 - Shoreline Stabilization
 - Floodplain re-connection
 - Wetlands
 - Terraces
 - Ponds



Lake Decatur Watershed Farmland Conservation Program

- Funded by city capital funds
- Current reimbursement rate: 90%
- Covers engineering and design costs
- Focus on structural best management practices prioritized in subwatershed plans



Lake Decatur Watershed Farmland Conservation Program



Accepted Practices	Practices NOT Accepted
Grass Waterways (new and existing)	Pattern tiling
Terraces and water and sediment control basins	Stream channelization
Ponds	Low benefit structures
Tile water management (bioreactors and saturated buffers)	-
Streambank Stabilization	-
Grade control structures	-



Advancing a More Sustainable Water Future
WATERSMART
INNOVATIONS

Founded by Southern Nevada Water Authority

Practice Results - RCPP 2024

- Obligated \$5.8 million in contracts
- Funded 31 out of 51 applications
- Practices included:
 - Cover crops - 37,063 acres (9,300 ac/ year)
 - No Till/ Reduced till - 26,701 acres (5,340.2 ac/ yr)
 - Nutrient Management - 33,114 acres (8,300 ac/yr)
 - Harvestable Perennial Grasses 298 acres



Advancing a More Sustainable Water Future

WATERSMART
INNOVATIONS

Founded by Southern Nevada Water Authority

Practice Results - RCPP 2025

- Obligated \$754,514 in contracts
- Funded 8 applications
- Practices included:
 - Cover crops – 5,686 acres (1,895 ac/ year)
 - Reduced-till – 8,025 acres (2,006 ac/ yr)
 - Harvestable perennial grasses 67 acres
- Approximately \$1.5 million remaining for a 2026 sign-up



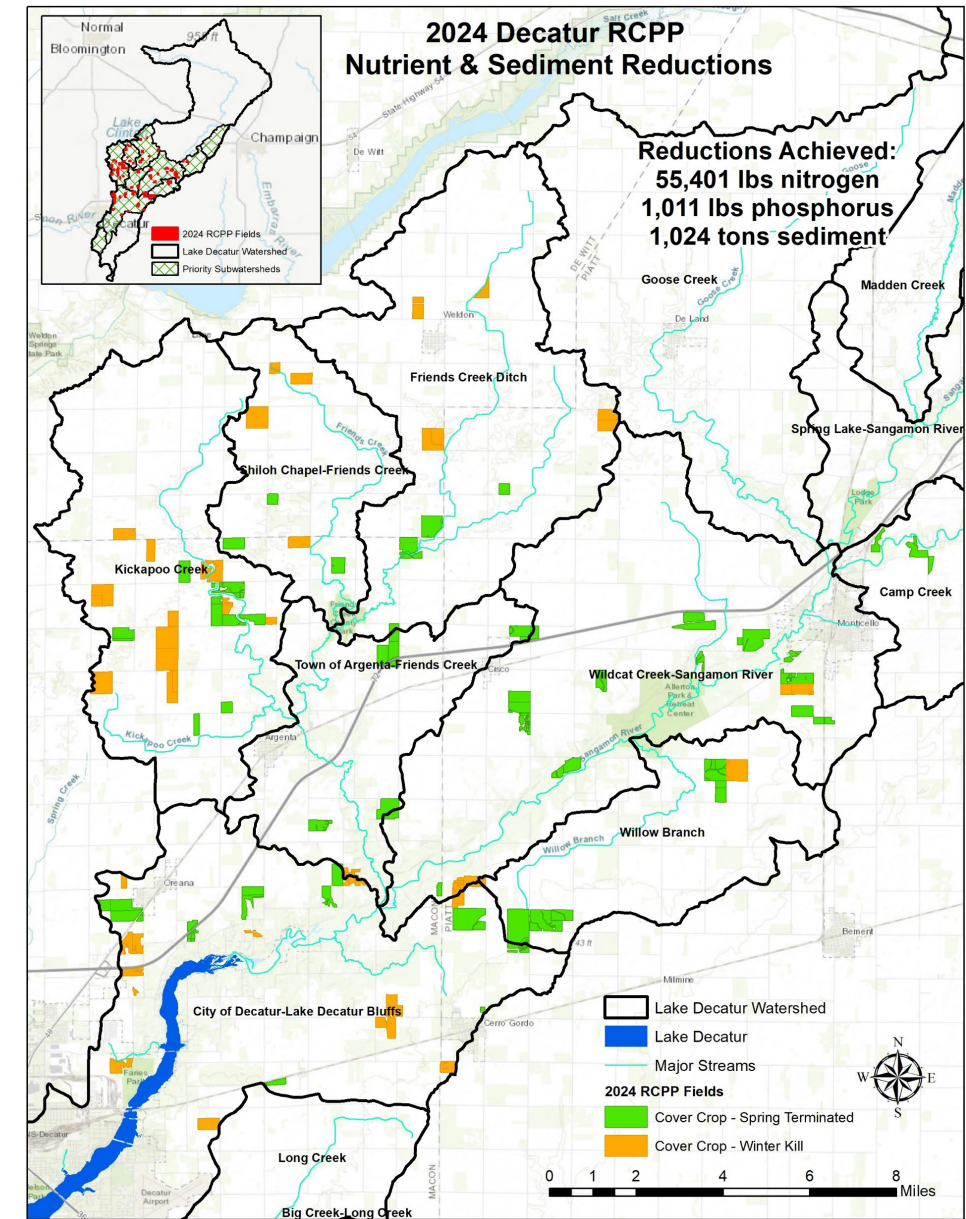
Practice Results – Section 319 Grants

- 2,247 ft streambank and bed stabilization including floodplain re-connection
- 11.9 acres of wetland creation
- 4,300 ft lake shoreline stabilization
- 4 water and sediment control basins
- 1 pond
- 1 grade control structure
- 0.3 acres of grass waterway



Water Quality Results – Nutrient & Sediment Load Reductions

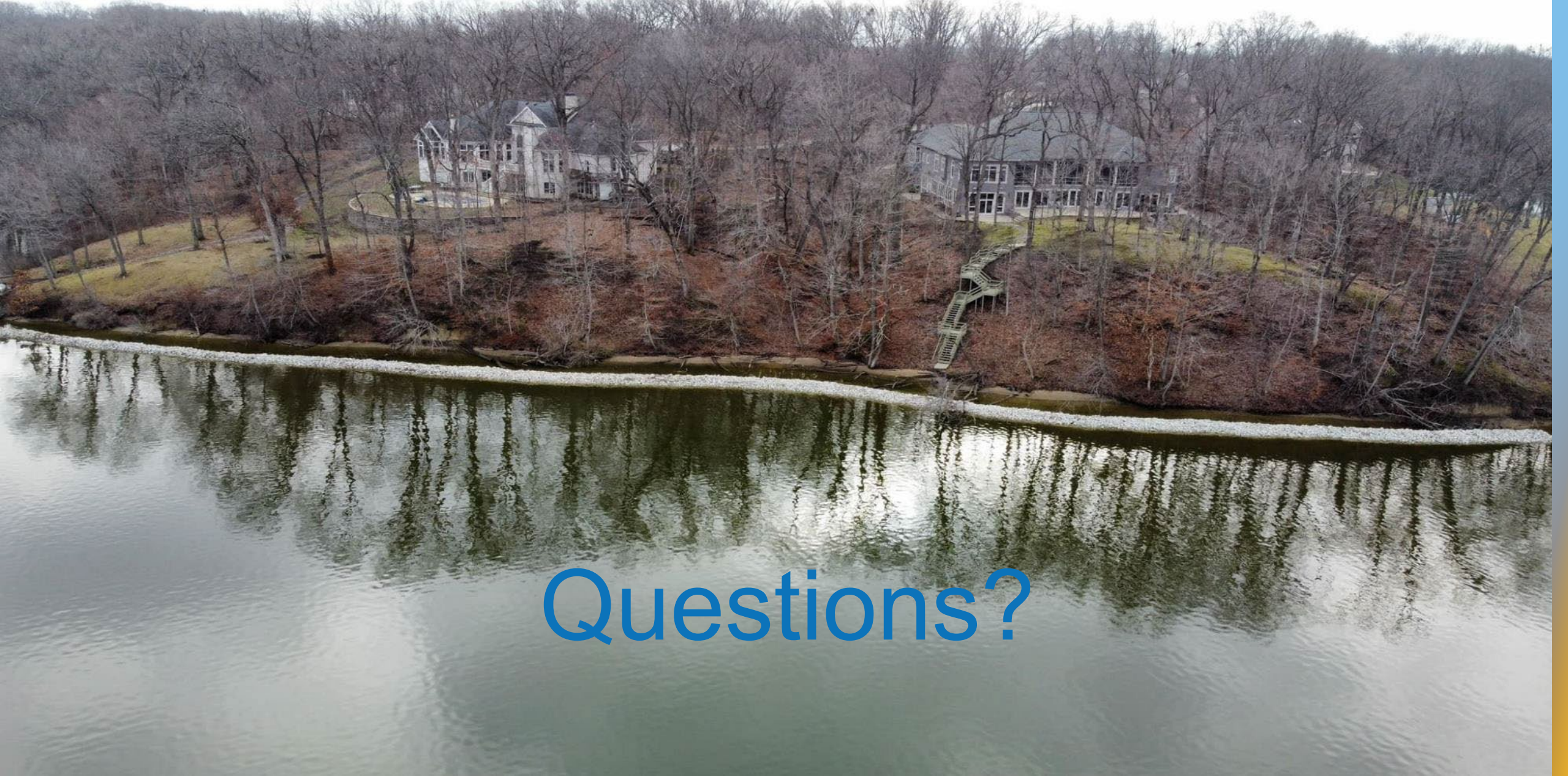
- 2024 RCPP:
 - 55,401 pounds nitrogen
 - 1,011 pounds phosphorus
 - 1,025 tons sediment
- Section 319 to date:
 - 5,158 lbs/yr nitrogen or 51,580 lbs over practice lifespan
 - 953 lbs/yr phosphorus or 9,530 lbs over practice lifespan
 - 1,211 tons/yr sediment or 12,500 tons over practice lifespan



Water Quality Results – Nutrient & Sediment Load Reductions

- Lake Decatur Watershed Farmland Conservation Program through 2024:
 - 2,500 lbs/yr nitrogen or 25,000 lbs over practice lifespan
 - 212 lbs/yr phosphorus or 2,120 lbs over practice lifespan
 - 315 tons/yr sediment or 3,146 tons over practice lifespan





Questions?



Advancing a More Sustainable Water Future
WATERSMART
INNOVATIONS

Founded by Southern Nevada Water Authority

Council Memo
Public Works Department
No. 2026-03

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works

SUBJECT:
Ordinance Amending City Code, Chapter 51.4, Local Motor Fuel Tax

SUMMARY RECOMMENDATION: Staff requests that Council approve the proposed ordinance amendment regarding City Code Chapter 51.4, Local Motor Fuel Tax, which increases the City's motor fuel tax rate on diesel from one cent per gallon to 5 cents per gallon and eliminates Section 12, Termination.

BACKGROUND:

The City's Local Motor Fuel Tax was established as Chapter 51.4 of the City Code on February 16, 2016, with a 5 cent per gallon tax on non-diesel fuel and a 1 cent per gallon tax on diesel fuel sold within the City. Since its inception, the City's Local Motor Fuel Tax brings in approximately \$1.8 million each year dedicated to the capital improvement of the City's streets.

It is recommended that the City's motor fuel tax on non-diesel fuel and diesel fuel be equalized at 5 cents per gallon. The tax on non-diesel fuel will remain unchanged at 5 cents per gallon and the tax on diesel will increase by 4 cents, to 5 cents per gallon. The recommended change will increase the City's revenue directed toward the capital maintenance of streets by an estimated \$700,000 per year. It is proposed that the tax change will begin on April 1, 2026.

When Chapter 51.4 was adopted, a 10-year sunset clause was included that requires the Council to take affirmative action to extend the Local Motor Fuel Tax beyond 10 years from its enactment. With the ongoing and ever-increasing need to maintain and improve City streets, staff recommends that the Local Motor Fuel Tax be extended indefinitely and that Section 12 be removed from Chapter 51.4.

LEGAL REVIEW:

PRIOR COUNCIL ACTION:

February 16, 2016 - Chapter 51.4, Local Motor Fuel Tax was added to the City Code establishing a five cent per gallon tax on non-diesel fuel and a one cent per gallon tax on diesel fuel sold within the corporate limits of the City.

POTENTIAL OBJECTIONS: Potential objections are not currently known.

INPUT FROM OTHER SOURCES:

None

STAFF REFERENCE: Matt Newell, Public Works Director, will attend the City Council meeting to answer

any questions of the Council on this item.

BUDGET/TIME IMPLICATIONS:

Budget Impact: The City's Local Motor Fuel Tax currently contributes approximately \$1.8 million per year to the City's capital street improvement program. If the tax is allowed to end, the City's capital street improvement budget will be reduced by that amount. The proposed change to the diesel fuel tax rate is estimated to increase revenues by \$700,000 per year.

Staff Impact: Staff time is allocated for this work.

ATTACHMENTS:

1. 2026-03 Ordinance Amending City Code Chapter 51.4 Local Motor Fuel Tax

ORDINANCE NO. _____
ORDINANCE AMENDING CITY CODE
- CHAPTER 51.4-
LOCAL MOTOR FUEL TAX

BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

SECTION 1. That Chapter 51.4 of the City Code of the City of Decatur, Illinois, be, and the same is hereby modified and amended by adding and deleting language to Section 2(b) and deleting Section 12. Said Section 2(b) as so modified, amended and added, shall provide as follows:

2. IMPOSITION OF TAX.

(b) There is levied and imposed upon the privilege of using or consuming motor fuel that is purchased at retail or bulk within the corporate limits of the City, a motor vehicle fuel tax, irrespective of the unit of measure in which it is actually sold, at a rate of five cents (\$0.05) per gallon for diesel fuel from and after April 1, 2026.

SECTION 2. That the City Clerk be, and she is hereby, authorized and directed to cause the provisions hereof to be appropriately set out in the City Code and to cause the same to be published in pamphlet form according to law.

PRESENTED, PASSED, APPROVED AND RECORDED this 20th day of January 2026.

JULIE MOORE WOLFE, MAYOR

ATTEST:

CITY CLERK

PUBLISHED this _____ day of _____, 2026.

CITY CLERK

ADDITIONS AND DELETIONS

CHAPTER 51.4

LOCAL MOTOR FUEL TAX

2. IMPOSITION OF TAX.

(a) There is levied and imposed upon the privilege of using or consuming motor fuel that is purchased at retail or bulk within the corporate limits of the City, a motor vehicle fuel tax, irrespective of the unit of measure in which it is actually sold, at a the rate of five cents (\$0.05) per gallon for non-diesel fuel from and after April 1, 2016.

(b) There is levied and imposed upon the privilege of using or consuming motor fuel that is purchased at retail or bulk within the corporate limits of the City, a motor vehicle fuel tax, irrespective of the unit of measure in which it is actually sold, at a rate of ~~one cent (\$0.01)~~ five cents (\$0.05) per gallon for diesel fuel from and after April 1, ~~2016~~ 2026.

(c) The tax herein levied shall be paid in addition to any and all other taxes and charges. The tax herein imposed is not based on the selling or purchase price or gross receipts from the sale or purchase of motor fuel.

(d) The ultimate incident of and liability for payment of the tax is to be borne by the purchaser of motor fuel. Nothing in this Chapter shall be construed to impose a tax upon the occupation of persons engaged in the sale of motor fuel.

(e) Each motor fuel retailer is required to collect the tax from the purchaser and remit it as set forth in this Chapter.

~~12. TERMINATION. This tax shall be in existence for no more than ten (10) years from the date of enactment and shall expire at the end of said ten-year period without the necessity of further action by City Council or unless further affirmative action is taken by City Council to extend.~~

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

No. 2026-7

January 20th, 2026

TO: Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Lacie Elzy, Economic & Community Development Director

SUBJECT: Resolution Accepting and Adopting the 2026-2029 Economic & Community Development Revitalization Plan

RECOMMENDATION: It is recommended that Council approve the Resolution and adopt the Economic & Community Development Plan for 2026-2029.

BACKGROUND: The Revitalization Plan serves as the Economic & Community Development Department's three-year strategic framework. It establishes clear priorities, measurable outcomes, and a coordinated investment strategy to guide economic development, neighborhood stabilization, infrastructure investment, and long-range planning.

The plan is organized around six priority areas:

1. Economic Development
2. Modern Service Delivery
3. Stronger Neighborhoods
4. Strategic Oversight of TIF Districts
5. Long-Range Planning
6. Corridor Revitalization

It also outlines targeted investments in housing rehabilitation, demolition, streetscape enhancements, and grant-funded programs, while positioning the City for adoption of a new Comprehensive Plan and Zoning Code update.

BUDGET IMPACT: Adoption of the plan does not authorize new FY2026 expenditures but identifies anticipated future budget needs for Council consideration.

PRIOR ACTION: This strategy aligns with council's goals of neighborhood revitalization.

STAFF REFERENCE: Should the City Council have any questions, they may contact, Lacie Elzy at 542-3559 or lelzy@decaturil.gov

Economic & Community Development

Revitalization Plan



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Priority 4: Enhance Strategic Oversight of TIF Districts	9
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Priority 6: Corridor Revitalization	12
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Executive Summary



Founded in 1829, Decatur has grown from an agricultural hub into a diverse community of more than 70,000 residents. Nearly two centuries later, our agricultural roots remain central to our identity, even as we adapt to new industries, technologies, and opportunities. This Revitalization Plan outlines how the Economic and Community Development (ECD) Department will strengthen Decatur over the next three years by focusing on innovation, neighborhood revitalization, and business growth.



Department Goals

ECD is committed to building a leading local and regional program by: 1) using technology to modernize City services; 2) leveraging data and design to streamline development; 3) investing in high-potential neighborhoods; 4) expanding the workforce with new housing options; and 5) building an economy and customer service experience that supports both small businesses and major employers. This plan reflects not only the challenges we face but also the unique opportunities before us.

Department Mission

We exist to cultivate a strong, diverse economy that supports local businesses, attracts new investment, and promotes sustainable development throughout the city. We work to position Decatur as a premier place to live, work, and do business by aligning our planning, development, and revitalization efforts with strategic economic growth.

Priority 1

Economic Development



Strategic Objectives

* **Business Retention and Expansion (BRE)**

Program: Engage with existing businesses to understand their needs, connect them with resources, address barriers to growth, and drive job creation and city marketability.

* **Grant Funding:** Collaborate between the Grants Team and ECD staff, with a focus on projects that enhance competitiveness and innovation.

* **Streamline and Map Processes:** Review permit fees; refine policies; and improve predictability, equity, and transparency for new investment.

* **Strengthen Citywide Partnerships:** Work to develop stronger relationships with city developers, community groups, and key city organizations, such as the Chamber of Commerce and the EDC.

* **Downtown Development:** Catalyze redevelopment and highlight opportunities of economic incentives in downtown Decatur.

* **Façade Improvement Program:** Provide financial support for businesses to rehabilitate and modernize their properties, contributing to corridor revitalization and stronger neighborhood economies.

Three-Year Outcomes (2029)

✓ Launch a citywide Business Retention Expansion Plan with regular outreach to at least 1000 businesses annually.

✓ Create a “How to do Business” in Decatur guide on the City’s website and continue to build out the ECD pages.

✓ Assist at least 50 businesses with grants, façade improvements, or permit/fee reductions.

✓ Facilitate at least two private investment through economic incentives, such as TIF, Opportunity Zone and the Enterprise Zone to promote development in Downtown Decatur.

Priority 2

Modern Service Delivery



Strategic Objectives

- * Policy and Process Review:** Evaluate policies including the garbage ordinance and building inspection procedures to ensure they remain compliant with local, state, and federal requirements while also being developer-friendly, community oriented, business-focused, and efficient.
- * Grants Restructure:** Centralize grants to ensure every dollar is maximized by strategically combining funding streams and coordinating resources across departments. The result is greater efficiency, stronger compliance, and the ability to deliver high-impact projects that benefit residents, businesses, and neighborhoods alike.
- * New Technology:** Launch different technology initiatives over the next year to modernize service delivery and improve transparency, including OpenGov, eTIPS, and DecBlockBuilder.
- * Data-Driven Operations:** Build a data integration plan; and make City metrics, including property values, demolitions, permitting, inspections, and key data in the Community Revitalization Survey more transparent and accessible with public-facing data visualizations.

Three-Year Outcomes (2029)

-  Increase internal grant applications by 30%, with a focus on infrastructure, clean energy, and neighborhood revitalization.
-  Map permitting and inspections processes using qualitative data, including staff and developer feedback.
-  Gather data and benchmarks to evaluate our online user experience, empirically verify that online permitting is accessible.
-  Publish annual grant impact reports to City Council and the community, documenting dollars awarded, projects completed, and measurable benefits delivered.
-  Implement customer service features in the permitting and inspections process to track client satisfaction.
-  Update ECD forms to make them more user-friendly and aligned with best practices.

Priority 3

Stronger Neighborhoods

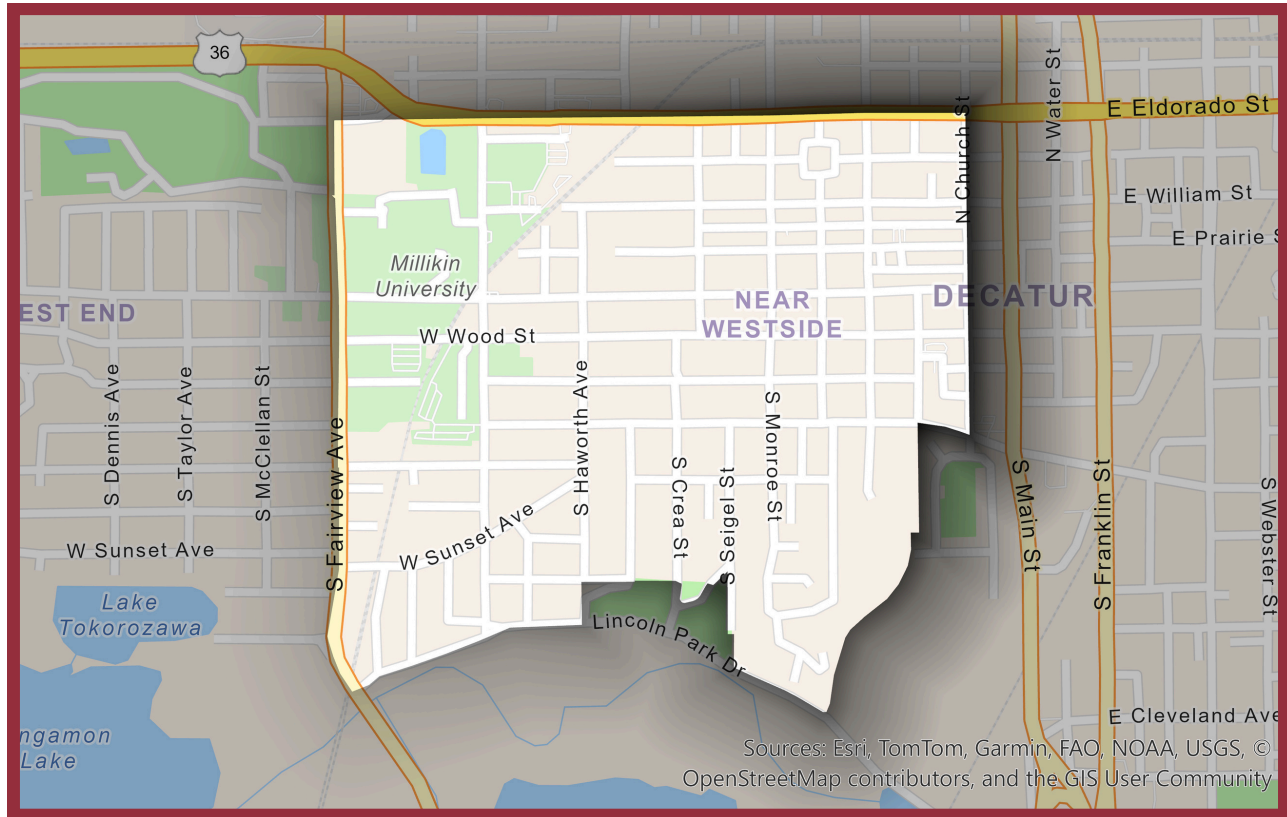
Strategic Objectives

- * **Priority Neighborhoods:** Based on the Community Revitalization Survey, intervene immediately with stepped-up neighborhood inspections, demolition of unsafe or distressed structures, and expanded financial support for homeowners and businesses.
- * **Expanded Grant Programs:** Promote programs such as the Emergency Replacement Program, Homebuyer Assistance, Owner-Occupied Rehabilitation, Roof Replacement, the Residential Exterior Improvement Program, and the Façade Improvement Program.
- * **Redevelopment of City-Owned Property:** Package city-owned parcels in at-risk neighborhoods for redevelopment, creating opportunities for new housing construction and private-sector investment.
- * **Housing Investment:** Based on the Danter & Associates Housing Study, ensure new housing projects match income levels, projected household growth, and market demand.



Priority 3.1 (Priority Neighborhood 1)

Millikin Heights/ NWRAPS



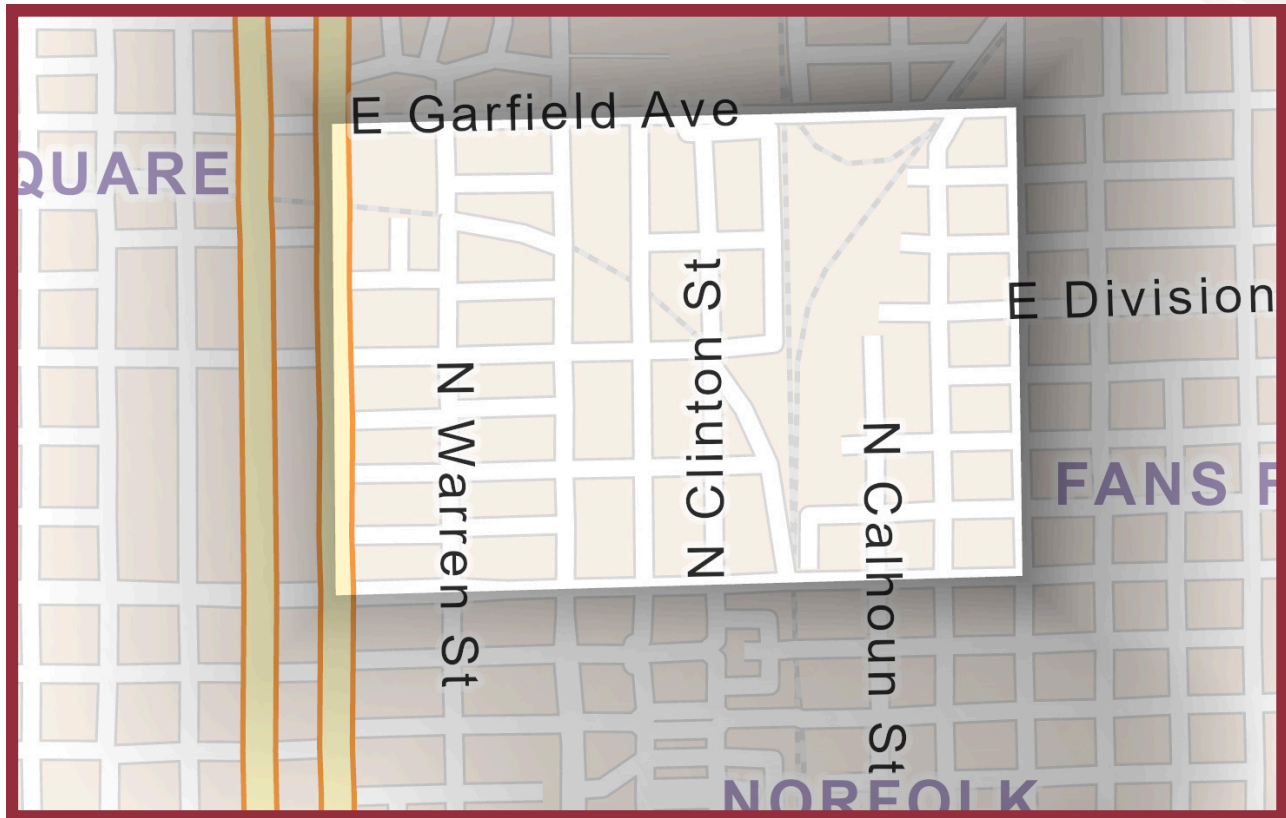
The West End of Decatur, known as Millikin Heights, is home to Millikin University, a nationally recognized institution that draws students, faculty, and visitors from across the country. The neighborhood also contains some of Decatur's oldest and most architecturally significant homes, making it a cornerstone of the city's cultural and historical identity.

The Community Survey identifies both strengths and areas for improvement within the neighborhood. At the same time, the City owns several vacant and underutilized lots that present challenges as well as opportunities for reinvestment. To address these challenges, we will:

- Request proposals from housing developers for 28 of the vacant lots, with a focus on meeting the community's documented need for new multifamily housing such as apartments and condominiums.
- Preserve historic properties and upgrade infrastructure, ensuring that reinvestment protects the neighborhood's unique character while improving quality of life for residents.
- Permit fee waivers: All building, plumbing, mechanical, and electrical permit fees will be waived for homeowners and developers who construct new single-family or multifamily housing within focused blocks.

Priority 3.2 (Priority Neighborhood 2)

Martin Luther King Jr.

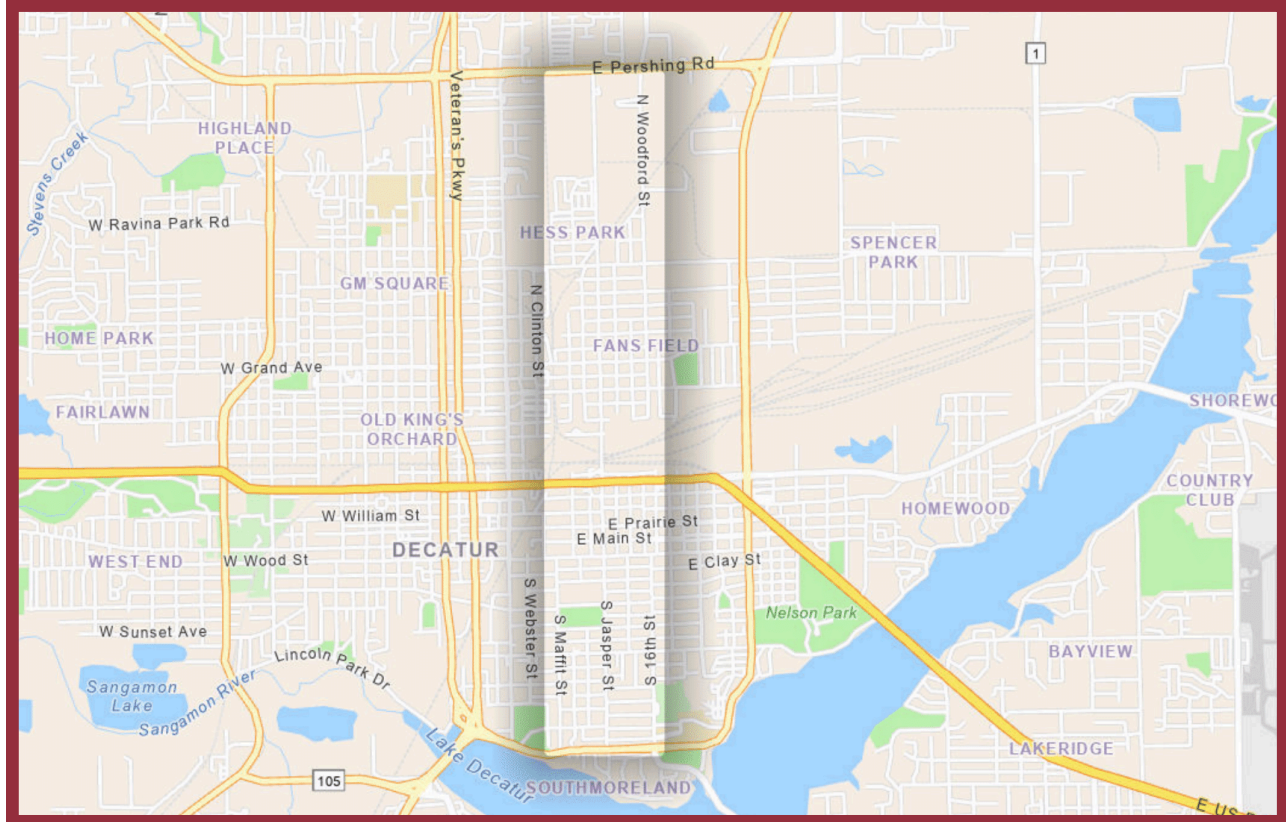


The Martin Luther King Jr. neighborhood faces some of the most significant challenges in Decatur, with a 54% land vacancy rate and a large number of city-owned parcels. This vacancy not only weakens neighborhood stability but also creates barriers to attracting new residents and private investment. At the same time, this concentration of available land presents a powerful opportunity for transformative redevelopment if paired with the right tools and incentives.

- Redevelop city-owned parcels into new single-family and multifamily housing, aligning with the findings of the Danter Housing Study on the urgent need for more diverse housing options.
- Focused grant support for homeowners and businesses to stabilize existing housing, improve property conditions, and preserve affordability.
- Revamp side-lot sales program to more strategically further neighborhood revitalization.
- Corridor reinvestment to enhance the visibility and viability of MLK as both a residential and commercial anchor, leveraging façade programs and infrastructure upgrades.

Priority 3.3 (Priority Neighborhood 3)

Jasper Street



The City of Decatur has secured a \$9.9 million RAISE Grant from the federal government to deliver transformative improvements along the Jasper Street corridor. This funding will support a series of community-focused projects designed to make the corridor safer, more accessible, and more inviting for residents and businesses alike.

The most recent Community Survey revealed declining neighborhood scores in this area, and the corridor also contains a significant number of city-owned parcels. These factors underscore the urgency of pairing infrastructure improvements with housing and economic development. To that end, staff will:

- Group city-owned parcels for Requests for Proposals (RFPs) to attract new housing development.
- Revamp side-lot sales program to more strategically further neighborhood revitalization.
- Explore additional revitalization strategies—from façade improvements to focused grant funding—to bring visible and lasting change to the corridor.

Priority 3

Three-Year Outcomes (2029)



Millikin Heights/ NWRAPS

- ✓ Issue a purchase agreement for at least 28 city-owned lots for new single-family or multifamily housing development.
- ✓ Increase Community Survey scores by improving property conditions, reducing vacancy, and strengthening neighborhood stability.
- ✓ Assist 45 homeowners and businesses with property improvements through permit waivers and grant programs.
- ✓ Implement coordinated infrastructure upgrades, including sidewalks, lighting, and streetscapes, alongside housing and private investment.

Martin Luther King Jr.

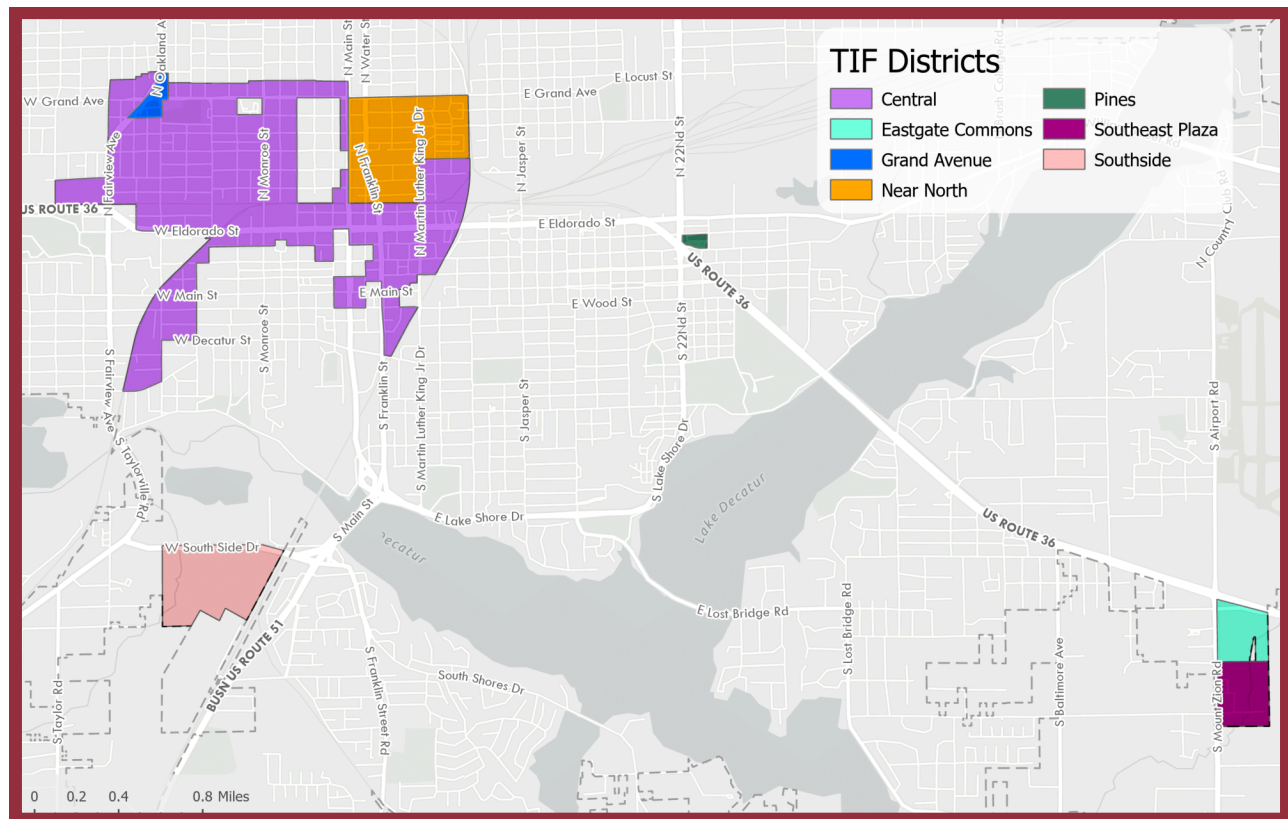
- ✓ Develop incentives for a new single-family or multifamily housing development RFP.
- ✓ Increase Community Survey scores by improving property conditions, reducing vacancy, and strengthening neighborhood stability.
- ✓ Increase assistance to homeowners and businesses with residential and commercial grant applications.
- ✓ Issue an RFP for at least 30 city-owned lots for new single-family or multifamily housing development and send to at least 25 developers.

Jasper Street

- ✓ Coordinate with the DOT to finalize and execute all required RAISE documents and initiate project implementation.
- ✓ Increase Community Survey scores by improving property conditions, reducing vacancy, and strengthening neighborhood stability.
- ✓ Support at least 25 homeowners and businesses with improvements through grants and side-lot programs.
- ✓ Increase housing and economic developments through development agreements for new housing or mixed-use projects.

Priority 4

Enhance Strategic Oversight of TIF Districts



Tax Increment Financing (TIF) districts are a key tool for supporting redevelopment, infrastructure investment, and business growth in Decatur. The City currently maintains six active TIF districts—the Central, Eastgate, Grand Avenue, Near North, Pines, and Southside TIFs—each created to address distinct development challenges. To ensure these districts are used strategically and responsibly, the City will strengthen TIF management, positioning itself for expanding outreach and launching new initiatives. Clear policy guidance, financial transparency, and accessible tools will help maximize long-term impact. To that end, the City will:

- Develop updated policies and procedures to clarify eligibility, evaluation criteria, and decision-making.
- Conduct district-by-district financial assessments to better understand obligations, available increment, and projected investment capacity.
- Align TIF investments with the redevelopment plans outlined per TIF districts and with the neighborhood, corridor, and housing priorities identified in this plan.
- Implement refined TIF-supported investment programs, including options for small businesses and smaller-scale developers.
- Create TIF explanation sheets and pro forma templates to help property owners evaluate projects.

Priority 4

Three-Year Outcomes (2029)



TIF Management

- ✓ Implement standardized TIF policies and procedures to ensure consistent, transparent, and compliant administration across all districts.
- ✓ Conduct regular TIF financial assessments to track revenues, expenditures, and long-term fiscal impacts.
- ✓ Create and maintain a clear, user-friendly TIF explanation sheet to improve understanding among officials, developers, and the public.

TIF Marketing

- ✓ Develop targeted promotional materials that highlight available TIF incentives for local businesses, realtors, and developers.
- ✓ Utilize available City-owned billboards to advertise TIF programs within applicable districts.
- ✓ Develop a social media marketing plan for new TIF incentives, including an evaluation of targeted advertising.



Priority 5

Long-Range Planning

Strategic Objectives

* **Zoning Code:** Update the zoning code and create a modern, responsive framework to guide land use, encourage smart growth, and support the City's long-term vision for a vibrant, inclusive, and economically resilient community.

* **Comprehensive Plan:** Chart a ten-year roadmap for economic growth, community development, and the overall health and direction of the city.

* **Transportation Planning:** Based on the Traffic Safety Action, a new Traffic Safety Committee, High-Speed Rail and Intercity Bus Study, and a bus stop assessment will give the City the data and framework needed to modernize its transit system, better connect Decatur to regional transportation networks, and ensure all residents have access to safe, reliable, and accessible transit options.

Three-Year Outcomes (2029)

✓ Complete, present, and adopt a Comprehensive Zoning Code Update.

✓ Complete, present, and adopt a Comprehensive Plan.

✓ Implement the Comprehensive Bus Stop Assessment and for the Intercity Bus Feasibility Study.

✓ Add corridors to the next Community Revitalization Survey.

Priority 6

Corridor Revitalization



Strategic Objectives

- * **Focused Corridors:** Focus redevelopment along US 51 North and South, Route 36 East and West, and Brush College Road, where strong traffic counts create new opportunities for business growth.
- * **Repurpose and Align:** Repurpose underutilized and vacant properties to attract new commercial activity and reduce blight, and align business incentives with neighborhood reinvestment, ensuring corridor development supports adjacent housing stability and revitalization.
- * **State Partnerships:** Work with IDOT to improve safety and traffic flow, while adding bike paths, expanded green space, and pedestrian-friendly design.
- * **Enhanced Infrastructure:** Implement decorative lighting, sidewalk ramps, ADA-accessible improvements, and a new bike trail along the east side of Water Street.
- * **Utilize Incentive Programs:** Promote incentive programs, such as the Opportunity Zone, Enterprise Zone, and TIF Districts when applicable.

Three-Year Outcomes (2029)

- ✓ Establish a clear framework and marketing strategy for Opportunity Zone projects, resulting in at least one qualified equity investment.
- ✓ Among the 50 businesses receiving support, have 15 be in the target corridors.
- ✓ Complete at least one infrastructure project in MLK corridor.
- ✓ Leverage at least \$20 million in state and private investment into corridor improvements, anchored by the IDOT-led US 51 redesign.
- ✓ Deliver new pedestrian and bike infrastructure on the US 51 Corridor and Water Street, creating safer and more connected neighborhoods through IDOT partnership.

Financial Summary

Grant Funding



From 2026–2029, Decatur will invest almost **\$8 million in grant-funded programs** that support neighborhood revitalization, expand housing rehabilitation, strengthen business corridors, and assist homeowners. These targeted resources will stabilize housing conditions, improve priority neighborhoods, and bolster local businesses.

Program	2026	2027	2028	2029	4-Year Total Funding	Est. 4-Year Projects
CDBG Roof-Only Program	\$200,000	\$200,000	—	—	\$400,000	20 roofs
HRAP Round 2 (Roof Replacement)	\$200,000	\$200,000	—	—	\$400,000	20 roofs
HOME Residential Rehabilitation	\$425,000	\$425,000	\$170,000	\$170,000	\$1,190,000	14 rehabs
CDBG Residential Rehabilitations	\$340,000	\$340,000	\$340,000	\$340,000	\$1,360,000	16 rehabs
General Fund Residential Exterior Improvement Program	\$600,000	\$900,000	\$900,000	\$900,000	\$3,300,000	55 exterior projects
CDBG Emergency Replacement Program	\$110,000	\$110,000	\$75,000	\$75,000	\$370,000	46 emergency projects
HOME Homebuyer Assistance	\$30,000	\$30,000	\$30,000	\$30,000	\$120,000	12 homebuyers assisted
CDBG Business Façade Program	\$190,000	\$75,000	\$75,000	\$75,000	\$415,000	17 façade projects
General Fund Business Façade Program	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000	16 façade projects
Total Grant Funding	Total Grant Funding (2026–2029): \$7,955,000 \$3,700,000 from the General Fund and \$4,255,000 from outside sources. Total Estimated Projects: 216 projects					

Financial Summary

Demolition Program



From 2026–2029, Decatur will continue making significant investments in demolition to stabilize neighborhoods, remove dangerous structures, and support long-term revitalization. In 2026, 58 demolitions are planned in the three Priority Neighborhoods, representing most of the year's **\$1.3 million demolition budget**. While future totals cannot be predicted due to changing housing conditions, the City anticipates the continued need to fund up to 100 demolitions per year to address the active list of unsafe properties and prevent further neighborhood decline.

Year	Known Demolitions in Priority Areas	Est. Demolitions Needed	Est. Annual Cost	Key Notes / Caveats
2026	58 demolitions (12 MH, 4 Jasper, 42 MLK)	87 total demolitions (based on \$1.3M budget at \$15k/demo)	\$1,300,000	58 demolitions consume 67% of the budget; leaves ~\$429,000 for 77 citywide cases; 2026 figures are the only confirmed counts
2027	Unknown	Up to 100 demolitions	\$1,500,000	Future needs cannot be predicted; estimate based on past 3-year average additions (~35/year) and goal to reduce the 135-property register
2028	Unknown	Up to 100 demolitions	\$1,500,000	Continued need anticipated as structures become unsafe or fire-damaged; dependent on inspection caseload and housing conditions
2029	Unknown	Up to 100 demolitions	\$1,500,000	Projection assumes ongoing stabilization efforts and the need to prevent the register from growing
4-Year Total	58 known (2026)	387 demolitions	\$5,800,000	Future-year counts are estimates only ; based on recommendation to fund 100 demolitions per year

While demolition is a necessary short-term tool, **the City is pursuing a more proactive, preventative approach to neighborhood stabilization**. This includes stronger coordination between neighborhood inspections and housing grant programs to ensure that property owners with violations are clearly informed about available resources. By connecting residents to rehabilitation and repair assistance earlier, the City aims to reduce repeat violations, preserve existing housing stock, and limit the need for future demolitions.

Financial Summary

Streetscape Enhancements



From 2026–2029, Decatur will advance at least two major streetscaping initiatives: the US 51 Streetscape Enhancements, led by IDOT, and the Jasper Street Corridor project, funded through a federal RAISE grant. These projects will deliver significant improvements to pedestrian safety, lighting, multimodal access, and corridor design. While IDOT will invest up to about **\$25 million in state funding** to improve US 51, the City will share in selected improvements such as sidewalks, lighting, bump-outs, ADA upgrades, and signal work. On Jasper Street, the City will leverage nearly **\$10 million in federal funding** to reconstruct 3.5 miles of roadway with new lighting, bicycle and pedestrian facilities, microtransit features, and complete-streets elements. Together, these investments will modernize key corridors, improve neighborhood connectivity, and support long-term reinvestment across the city.

Project Component	Est. Project Cost	Est. City Share	Key Notes / Caveats
US 51 Southbound (Main St.)	\$14,420,000	\$1,101,000	Southbound is further along, so its \$14.42M estimate is considered reliable at this stage.
US 51 Northbound (Water St.)	Originally \$10,000,000 (will increase with trail addition)	\$899,000	Northbound costs will increase and be more than Southbound once IDOT updates totals to reflect a multipurpose trail and added pedestrian amenities.
Jasper St. (RAISE Project)	\$12,745,000	\$2,843,000	Match depends on final design, eligible costs, and federal participation.
4-Year Total (City Est. Share)	—	≈ \$4,850,000	



Conclusion

This Revitalization Plan is more than a list of projects. It represents a promise to take action that will improve the quality of life for our residents and strengthen the foundation of our community. Over the next three years, the City will modernize services, reinvest in neighborhoods, expand housing options, and support local businesses. Each initiative outlined here is designed to deliver visible progress while positioning Decatur for long-term growth. By aligning policies, resources, and partnerships, we are ensuring that progress is deliberate, measurable, and sustainable.

At the same time, this plan builds the momentum necessary to carry us forward into the next Comprehensive Plan. The short-term actions we take today will shape the ten-year vision for Decatur's future, providing a roadmap for housing, economic development, infrastructure, and community well-being. Together, the Revitalization Plan and Comprehensive Plan create a path that balances immediate results with long-term vision. With clear priorities, accountability, and a shared commitment to progress, Decatur is prepared to grow stronger, more resilient, and more connected for generations to come.

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

No. 2026-6

January 20, 2026

TO: Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Lacie Elzy, Economic & Community Development Director

SUBJECT: A Resolution to Induce the Redevelopment Located at 250 North Water Street, Commonly Referred to as the Citizens-Barnes Building.

SUMMARY RECOMMENDATION: Staff recommends approval of the attached Inducement Resolution authorizing the City to begin negotiations for a future Redevelopment Agreement related to the proposed redevelopment of the Barnes-Citizens Building at 250 North Water Street. This action does not obligate the City to provide funding or approve incentives.

BACKGROUND: The Barnes-Citizens Building, located at 250 North Water Street, is within the Central TIF Redevelopment Project Area and has been identified as a priority site for redevelopment. The building is currently owned by the Best-4-Best Land Trust and has remained underutilized.

Decatur Management Services, LLC has proposed redeveloping the property into a boutique hotel known as The Treasury. The project would involve rehabilitation and adaptive reuse of the existing structure into a mixed-use development featuring an approximately 120-room hotel, residential apartments, restaurant and coffee bar, conference and meeting space, and related hospitality amenities, supporting downtown revitalization, tourism, and private reinvestment consistent with the adopted Central TIF Redevelopment Plan.

This inducement resolution is a procedural step required to preserve the City's ability to consider eligible redevelopment costs under Illinois Tax Increment Financing law.

Approval of this resolution:

- Signals the City's preliminary intent to consider redevelopment incentives
- Authorizes staff to negotiate a potential Redevelopment Agreement
- Preserves eligibility for certain project costs should a future agreement be approved

Importantly, this resolution does not approve funding, commit TIF resources, or authorize execution of a Redevelopment Agreement.

POTENTIAL OBJECTIONS: There are no known objections.

STAFF REFERENCE: Should the City Council have any questions, they may contact, Lacie Elzy at 542-3559 or lelzy@decaturil.gov

BUDGET/TIME IMPLICATIONS: No budget implications at this time. This will allow City Staff to continue evaluating the potential redevelopment opportunity without committing resources. It keeps options open and preserves the City's legal position under TIF statutes.

RESOLUTION NO. R2026_____

**A RESOLUTION TO INDUCE THE REDEVELOPMENT LOCATED AT 250 NORTH
WATER STREET, COMMONLY REFERRED TO AS THE CITIZENS-BARNES
BUILDING**

WHEREAS, the City of Decatur, Macon County, Illinois, is a duly organized and validly existing home-rule municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (65 ILCS 5/1-1-1, *et seq.*); and,

WHEREAS, pursuant to its powers and in accordance with the requirements of the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the Mayor and City Council, pursuant to Ordinance Nos. 2024-60, 2024-61 and 2024-62 respectively, adopted on May 8, 2024, approved a redevelopment plan and project setting forth a plan for the development, redevelopment and revitalization of a redevelopment project area; designated a redevelopment project area known as the Central TIF Redevelopment Project Area (the “*Redevelopment Project Area*”); and adopted tax increment allocation financing for the Redevelopment Project Area; and,

WHEREAS, the property located at 250 North Water Street, known as the Citizens-Barnes Building, and currently held by the Best-4-Best Land Trust, is located in the Redevelopment Project Area and has been identified as a priority site for redevelopment within the City; and,

WHEREAS, Decatur Management Services, LLC, an Illinois limited liability company, proposes to rehabilitate and redevelop the Citizens-Barnes Building into a boutique hotel to be known as The Treasury; and,

WHEREAS, the City of Decatur is authorized under Illinois law to support redevelopment activities that promote economic development, historic reuse, tourism, job creation, and increased investment within the community; and,

WHEREAS, Decatur Management Services, LLC has requested that the City consider providing financial assistance or other redevelopment incentives allowed by law, including but not limited to Tax Increment Financing eligible project costs, infrastructure support, and other redevelopment tools; and,

WHEREAS, the City Council finds it to be in the best interest of the City to express its preliminary intent to consider such incentives and to authorize the preparation of a Redevelopment Agreement for further review.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. The City Council hereby adopts this Inducement Resolution to express its official intent to evaluate, negotiate, and consider financial incentives or other redevelopment tools permitted under Illinois law for the benefit of the Treasury hotel project proposed by Decatur Management Services, LLC.

Section 2. Nothing in this Resolution shall be construed as a binding commitment by the City of Decatur to provide financial assistance, approve incentives, or enter into a Redevelopment Agreement. Any final agreement shall require a separate vote of the City Council.

Section 3. City staff are hereby authorized and directed to negotiate the terms of a Redevelopment Agreement for presentation to the City Council at a future meeting.

Section 4. This Resolution shall be in full force and effect upon its passage.

PRESENTED and ADOPTED this 20th day of January 2026.

JULIE MOORE WOLFE, MAYOR

ATTEST:

KIM ALTHOFF, CITY CLERK

**Council Memo
Public Works Department
No. 2026-02**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works

SUBJECT:
Resolution Authorizing the Expenditure of Funds to Install Street Lighting on Park Place and Cobb Avenue

SUMMARY RECOMMENDATION: It is recommended that the City Council authorize the Mayor to sign, and the City Clerk to attest, to a resolution authorizing the expenditure of \$192,483.89 to Ameren Illinois to install decorative street lighting on Park Place and Cobb Avenue.

BACKGROUND:

The City has been struggling to maintain the failing street light systems on Park Place and Cobb Avenue for many years. They have finally reached a point where it is more cost effective to replace them than do any further rehabilitation. Beginning in 2023, several meetings were held to discuss the street lighting issue with area residents. These meetings ended with no resolution to the problem.

The City approached Ameren Illinois earlier this year to get a quote to install and maintain decorative lights on both streets. Ameren recently provided the City with their cost of \$192,483.89 to install decorative lights on both streets. This is over half the estimated cost to install City maintained lights which were estimated to exceed \$500,000.

The residents were informed of the decision to replace their current lights with Ameren maintained decorative lights back in June 2025. One resident responded in opposition and others requesting the opportunity to purchase the old lights once taken down. No further comments have been received.

LEGAL REVIEW:

PRIOR COUNCIL ACTION:

July 7, 2025 – The City Council authorized an agreement with Bruckner Masonry in the amount of 33,780 to rehabilitate the brick entry way to Park Place.

POTENTIAL OBJECTIONS: While not a popular decision, there was only one known objection.

INPUT FROM OTHER SOURCES:

Ameren Illinois

STAFF REFERENCE: Matt Newell, Public Works Director. Matt will be at the City Council meeting to answer any questions the Council may have about this item.

BUDGET/TIME IMPLICATIONS:

Budget Impact: The authorized amount for Ameren Illinois to install the proposed street lighting is \$192,483.89. Funding will be from the Council Economic Development Fund.

Staff Impact: City staff will manage this project with current staffing levels.

ATTACHMENTS:

1. 2026-02 Resolution Authorizing the Expenditure of Funds to Install Street Lighting on Park Place and Cobb Avenue
2. 2026-02 Ameren Letter RE Charges for Installing Street Lights on Cobb Ave & Park Pl
3. 2026-02 AMEREN PARK PL & COBB AVE DECORATIVE STREET LIGHT PROPOSAL SKETCH
4. 2026-02 Park Place-Cobb Avenue letter

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO INSTALL
STREET LIGHTING ON PARK PLACE AND COBB AVENUE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the Ameren Illinois Construction Billing, presented to the Council herewith as Exhibit A, regarding the installation of decorative street lighting on Park Place and Cobb Avenue, be, and the same is hereby, received, placed on file and approved.

Section 2. That the Ameren Illinois Construction Billing in the amount of \$192,483.89, be accepted and a purchase order awarded accordingly.

Section 3. That the Procurement Officer be, and is hereby, authorized and directed to execute a purchase order between the City of Decatur, Illinois, and Ameren Illinois for their Construction Billing price of \$192,483.89.

PRESENTED AND ADOPTED THIS 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

City Clerk



Please Return This Portion With Your Payment.

AMOUNT DUE	DUE DATE
\$192,483.89	Dec 26, 2025
ACCOUNT NUMBER	
00331-24128	

CITY OF DECATUR
1 GARY K ANDERSON PLAZA
DECATUR, IL 62523

Ameren Illinois
P.O. Box 88034
Chicago, IL 60680-1034

20700000 0000331241208 00000000 000192483890 000192483890

Keep This Portion For Your Records

ACCOUNT NUMBER	00331-24128
DOJM NUMBER	1000032079
CUSTOMER PO #	

	BILL DATE	Dec 12, 2025
TOTAL AMOUNT DUE BY	Dec 26, 2025	\$192,483.89

LOCATION	0 X DECATUR ST LITES DECATUR, IL
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CONSTRUCTION BILLING
CHARGE DATE: 12/11/2025

QUANTITY	DESCRIPTION	COST/ UNIT	AMOUNT
	Miscellaneous		\$192483.89
	NON-REFUNDABLE CHARGE TO INSTALL DECORATIVE STREET LIGHTS ALONG BOTH SIDES OF THE STREET. CHRG# 1000032079		

Current Amount Due	\$192,483.89
Prior Amount Due	\$0.00
Total Amount Due	\$192,483.89

Speedpay gives you the added convenience and flexibility of paying your bills by phone or electronically seven days a week, 24 hours a day. Speedpay payments show as "pending payments" on the same day the transaction is processed, and they are credited to your utility account within 48 hours. To use Speedpay, call 1.888.777.3108. A convenience fee applies.

Exhibit A



CITY OF DECATUR
1 GARY K ANDERSON PLZ
DECATUR, IL 62523

Wednesday, December 10, 2025

THIS IS NOT A BILL

Service Address: COBB AVE & PARK PL
DECATUR, IL 62523

Work Request Number: IB24192

Dear Matt,

Thank you for recently contacting Ameren Illinois concerning installing decorative street lights. This letter is to inform you of the customer billing charge that will apply for the work being requested. Below is a description of the work being performed and the customer billing charges that are applicable.

The total customer billing charge of your Non-Residential Electric Extension project is \$192,483.89. This work involves installing a total of 12-100W LED Decorative street lights, underground wire to feed these lights and 2 poles with transformers to supply the power for the lighting for each specified block.

You will receive a formal bill shortly along with payment instructions. The total customer billing charge must be paid prior to the start of construction. The customer billing charge quoted above is valid for 90 days from the date on this letter. After 90 Days the customer billing charge will need to be recalculated if you would like to proceed with your project.

Any modifications in the scope of your project would require a redesign and could affect the customer billing charge.

If you have any questions or concerns about the project, please contact me at the phone number listed below or via e-mail at DSmith69143@ameren.com.

Thank you for your business. We look forward to serving you again in the future.

Sincerely,

Dustin Smith
Ameren Illinois
(217) 419-8107

Ameren Illinois
300 Liberty St.
Peoria, IL 61602



DASHED BLUE LINES INDICATE
APPROXIMATE PATH OF AMEREN
BORED IN SECONDARY (600V) UG
LINES NECESSARY TO POWER LIGHTS

AMEREN 100W LED
DECORATIVE STREET
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TRANSFORMER

AMEREN POLE WITH
TRANSFORMER



CITY OF DECATUR ILLINOIS

#1 GARY K. ANDERSON PLAZA

DECATUR, ILLINOIS 62523-1196

June 11, 2025

Re: Park Place and Cobb Avenue Street Lighting Changes

Dear Park Place or Cobb Avenue Resident / Property Owner:

Due to the poor condition of the existing streetlights on Cobb Avenue and Park Place and the high cost for rehabilitation or in-kind replacement, the City intends to work with Ameren to install and maintain their ornamental street lighting on these streets to replace the existing lights. The Ameren street lighting will be similar to those installed on various residential streets in the City as shown on the attachment.

In 2023, the residents and property owners on Cobb Avenue and Park Place were made aware of the poor condition of the ornamental lights on each street and the high cost of refurbishing the current lights or installing other City maintained ornamental street lighting. These costs continue to increase. The City is not willing to bear the full cost of refurbishing the current lights or install new City maintained lighting. Neighborhood meetings were held to discuss options with the hope of finding a mutually acceptable solution. Unfortunately, a solution that was acceptable to both the residents and the City was not achieved.

Ameren's design will reduce the number of streetlights on each street from 18-20 to 6-8. The City will remove the old lights, and Ameren will install and maintain the new lights at no cost to the property owners. It is anticipated that the street lighting work will begin in the fall of this year.

Additionally, in 2025, the City plans to work on improving the large Main Street entryway on Park Place.

If there are any questions, please contact me at (217) 424-2747 or via email at mnewell@decaturil.gov.

Sincerely,

Matthew C. Newell, P.E.
Public Works Director
City of Decatur, Illinois
(217) 424-2747



Council Memo
Public Works Department
No. 2026-09

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Robert Weil, Water Production Manager

SUBJECT:
Resolution Authorizing a Cash Rent Farm Lease with Craig Hill for Two DeWitt County Farms

SUMMARY RECOMMENDATION: It is recommended that the City Council approve the attached resolution authorizing a cash rent farm lease with Craig Hill for two DeWitt County farms.

BACKGROUND:

The City owns DeWitt County Wellfield (Farm #1) with 120 acres and the city purchased the second DeWitt County Farm (Farm #4) in late 2023 with 82.91 acres. First Illinois Ag Group (the City's farm management consulting firm) recommends that Mr. Hill be retained to farm both properties since he has successfully farmed the wellfield for many years including incorporating the City's sustainability practices into our farming operations. In 2025, the DeWitt Wellfield yielded an average of 74.2 bushels per acre, the highest soybean yield on record and the new farm yielded an average of 242.4 bushels per acre for corn. In both cases, yield was above the US averages for corn and soy, which were 186.0 bushels per acre and 53.0 bushels per acre, respectively. In 2025, net income for Farm #1 was \$30,168 and for Farm #4, \$24,080.

Since the soil quality of both farms is high, the leases are on a cash rent basis, with a bonus rent based on actual crop production and average market price, to maximize City income. Due to recent commodity price increases for corn and soybeans, First Illinois Ag Group also recommends that the base cash rent be increased by \$10 per tillable acre to \$350 per tillable acre. This will provide the City with slightly more base cash rent income than last year. These rents are typical for cash rent farm leases in our region.

Staff has researched the option of organic farming for the city-owned farms and does not recommend that approach for economic and practical reasons. Refer to the attached report from First Illinois Ag Group for additional information.

LEGAL REVIEW: The lease was provided to the Legal Department for review on December 31, 2025.

PRIOR COUNCIL ACTION:

January 16, 2024- The City Council authorized a similar Cash Rent Farm Lease with Craig Hill for the DeWitt County Wellfield (Farm #1).

January 21, 2025- The City Council authorized a similar Cash Rent Farm Lease with Craig Hill for the DeWitt County Wellfield (Farm #1 and Farm #4).

POTENTIAL OBJECTIONS: There are no known objections to this resolution.

INPUT FROM OTHER SOURCES:

Megan Fredrickson, First Illinois Ag Group

STAFF REFERENCE: Matt Newell, Public Works Director, Robert Weil, Water Production Manager. Matt will be present at the Council meeting.

BUDGET/TIME IMPLICATIONS: The anticipated expenses and revenues are consistent with the adopted budget.

ATTACHMENTS:

1. 2026-09 Resolution DeWitt Co. Farm Leases
2. 2026-09 DeWitt Farm #1 location map
3. 2026-09 Dewitt Farm #2 location map
4. 2026-09 Discussion of Organic Farming Options

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A CASH RENT FARM LEASE WITH
CRAIG HILL FOR TWO DEWITT COUNTY FARMS**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the Cash Rent Farm Lease presented to the Council herewith as Exhibit A and made part hereof, between Craig Hill and the City of Decatur, Illinois, be, and the same is hereby, received, placed on file and approved.

Section 2. That the Mayor and City Clerk be, and they are hereby, authorized and directed to execute said Cash Rent Farm Lease between the City of Decatur, Illinois and Craig Hill.

PRESENTED AND ADOPTED this 20th day of January 2025.

Julie Moore Wolfe, Mayor

ATTEST:

City Clerk

EXHIBIT A

(Upon completion and execution by the parties, this document shall become a binding lease)

CASH RENT FARM LEASE

THIS LEASE is entered into by and between LANDOWNER, CITY OF DECATUR FARM by and through the LANDOWNER'S AGENT, FIRST ILLINOIS AG GROUP, and TENANT, CRAIG HILL, 5867 E. WASHINGTON ST. ROAD, MAROA, IL 61756.

THE LANDOWNER leases to the Tenant, for agricultural purposes only, the following described real estate (hereinafter "premises"), including the fixed improvements thereon:

Farm #1 - The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-Six (36); and the North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-Six (36); all in Township Nineteen North (T19N), Range Three East (R3E) of the 3rd P. M., Creek Township, DeWitt County, Illinois, containing 120.0 acres, more or less, except the real estate where the City of Decatur wells, pump houses, and water holding ponds are located on the above described property.

Farm #4 - The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Nineteen North (T19N), Range Three East (R3E) of the Third Principal Meridian, (3rd P.M.), situated in the County of DeWitt in the State of Illinois, containing 82.91 acres, more or less.

A) LENGTH OF TENURE: The term of this Lease shall begin on the latter of March 1, 2026, or the date of signing of this Lease and shall end the last day of February 2027, or after all the crops on the premises have been harvested, whichever occurs first. Landowner may terminate this Lease without cause any time prior to March 1, 2026, by giving Tenant five (5) days advance written notice. In the event this Lease is terminated without cause by Landowner, the Tenant will be reimbursed for all farming operations completed at going custom rates and crop inputs purchased providing Tenant furnishes Landowner an invoice and receipts or other supporting material for such operations or purchases upon Landowner's request. This shall be Tenant's sole remedy in the event this Lease is terminated without cause.

B) RENT AND TIME OF PAYMENT: The tenant agrees to pay the landowner a base rent of \$350.00 per acre on 189.76 tillable acres, for a total of \$66,416.00 on or before March 15, 2026 (the "due date"). If the Landowner has not received the base rent, in full, by the due date, Landlord may terminate this Farm Lease and collect the unpaid rent, and Tenant shall immediately remit any farm program payments received for the lease year to the Agent. In the event Landowner has not received the rent, in full, by the due date and Landowner terminates lease, Landowner is not obligated to reimburse Tenant for farming operations or crop inputs purchased.

In addition to the base rent, the Landowner shall be entitled to a cash rent bonus that is 35% of the gross revenues generated on 2026 corn acres plus 45% of the gross revenues generated on the 2026 soybeans acres, plus 35% of all Farm Program Payments received in 2026, Less the initial base cash rent of **\$66,426.00**. The bonus rent shall be paid the latter of November 15th of the current lease year or within two weeks of the completion of harvest.

Gross Farm Income shall be calculated by the Farm Manager and reviewed by the Tenant Operator for the 2026 crop year by November 15th of the lease year. The gross farm income shall be derived by the following method.

Corn Income – The harvested (dry) bushels multiplied by the average closing price for fall delivery, paid by ADM Grain, Niantic, Illinois on each Wednesday, from January 1, 2026, through October 31, 2026.

Soybean Income – The harvested bushels multiplied by the average closing price for fall delivery, paid by ADM Grain, Niantic, Illinois, on each Wednesday, from January 1, 2026, through October 31, 2026.

Farm Program Payments – Tenant agrees to provide documentation to support any and all farm program payments received that are associated with said property.

Elevator settlement sheets or yield maps generated at harvest shall be used to verify production.

C) COVER CROPS: Tenant is required to plant a cover crop on all tillable acreage.

D) SOIL FERTILITY: Tenant shall apply and pay for, prior to planting this lease year, fertilizer as outlined on present lease year crop map. A paid fertilizer receipt to be provided to Landowner.

E) LANDOWNER AGREES TO PAY THE FOLLOWING EXPENSES:

1. Taxes on premises and improvements owned or held by Landowner.
2. Materials the Landowner deems necessary for repairs and improvements on the above-described premises.
3. Soil tests and limestone approved by Landowner.

F) LANDOWNER WILL NOT PAY FOR THE FOLLOWING: The Landowner shall not be obligated to pay for any fertilizer, seed, chemicals, machinery, power or labor, except skilled labor required to make repairs or improvements as expressly approved by Landowner.

G) TENANT SHALL HAVE THE FOLLOWING DUTIES IN OPERATING THE PREMISES:

1. To cultivate the premises faithfully and in a timely, thorough and businesslike manner.
2. To keep premises neat, and to prevent any unnecessary waste, damage, or soil erosion.
3. Not to allow noxious weeds to go to seed on said premises, but to destroy same; to cut all weeds, sprouts and brush in fence rows, drainage ditches, waterways; and on roads adjoining as often as needed each year without charge to the Landowner for labor.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair. To preserve established watercourses or ditches and to refrain from any operation that will injure them.
5. Not to burn corn stalks, cobs, straw or other residue grown on the premises, nor to remove any hay, cobs or straw or other residue except by agreement and only as permitted by law.
6. To clip small grain stubble and to prevent noxious weeds from going to seed.
7. Not to permit trampling of rotation fields by livestock and to prevent rooting by hogs.
8. To follow such crop rotation, tillage practices, fertilizer programs, herbicide programs, insecticide programs, conservation measures, and arrangements as are worked out with the Landowner or his Agent. Landowner is not liable for the cost of over application of fertilizer, limestone, herbicide, and/or insecticide.
9. To comply with pollution control and environmental protection requirements, and to implement soil erosion control practices.
10. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances. To read and follow instructions on the labels for the use of such materials in order to avoid injury or damages to persons or premises or both on the leased premises and adjoining areas. To comply with all applicable federal, state and local statutes, regulations, rules and ordinances.
11. Not to cut, bulldoze, damage or destroy (or permit any such damage or destruction) of trees without written permission of Landowner.
12. Not to permit, encourage, or invite other person or persons to use any part or all of the premises for any purpose or activity not directly related to its use for agricultural production, including hunting.
13. Not to either dispose of solid waste or permit others to dispose of solid waste on the premises.
14. Not to store chemicals on the premises other than the current season. When chemicals or petroleum products are stored on the premises, they will be only those planned to be used on the premises and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the premises.
15. To certify all acres planted and production harvested from the premises each year in compliance with the Government Program in effect at that time as required by the Farm Service Agency and provides a copy of certification to Landowner.
16. Roadside ditches will be mowed at least once after August 1 and once in September.

H) SPECIAL AGREEMENT: The tenant will not commit the Landowner to pay for repairs or improvements on the above-described premises.

I) ADDITIONAL AGREEMENTS:

1. Tenant shall not erect or permit to be erected upon said premises, any structure, building, fence or sign of any kind whatsoever, except by the written consent of the Landowner, nor purchase any materials or incur any expenses for the account of the Landowner without Landowner's express approval and will not make a claim for labor at any time unless Landowner has given written permission at a previous date.
2. Tenant shall not add electrical wiring, plumbing or heating without written permission of the Landowner, and when same is given it shall pass inspection of local building authorities, power company, and insurance companies. Said additions shall immediately become part of the Landowner's premises against which the Tenant will have no further claim unless otherwise agreed in writing.
3. Tenant shall not cut live trees for sale purposes or personal use.

4. Tenant shall provide Landowner with copies of bills for crop inputs, including seed, pesticides, fertilizer and any other product used for crop production.
5. As soon as the information is available, not later than August 1, during the term of this lease, Tenant will provide Landowner with a crop map of the premises noting field boundaries. Crop map information shall include tillage practices, acres and type of crop planted, planting dates, varieties of seed, fertilizers and their rates, limestone and their rates, and pesticides and their rates. Tenant also agrees to deliver to Landowner a copy of any FSA-578 Report of Commodities by July 15, during the term of this lease.
6. Tenant shall keep production from the premises separate from other grain. Not later than November 1, during the term of this lease, Tenant will provide the Landowner with date of harvest, acres harvested, and yield per acre. Production evidence shall be verified by delivery sheets or by other means acceptable to the local county FSA office. If Tenant uses yield monitoring and/or Global Positioning Equipment, Tenant agrees to provide Landowner a copy of any data collected. If the Tenant is permitted to store grain or equipment, any such storage shall be at the Tenant's sole risk and Landowner shall not be liable for any loss, damage or spoilage to the grain or equipment.
7. Tenant shall indemnify, defend, and hold harmless Landowner and First Illinois Ag Group, their shareholders, officers, directors, employees, agents, successors, assigns, and legal representatives from and against any and all losses, claims, damages, liabilities, expenses (including reasonable attorney fees and fees of technical consultants and expert witnesses), fines, penalties, and costs arising out of Tenant's operations conducted on the premises or performance of this Lease, except where caused by the negligence or willful misconduct of Landowner or First Illinois Ag Group in the operation or maintenance of the premises, including failure to pay rent even though this lease is terminated under paragraph entitled "Rent and Time of Payment." This indemnification provision shall survive expiration or termination of this lease. Tenant agrees that First Illinois Ag Group is executing this lease on behalf of and as the agent for Landowner and shall have no personal liability to Tenant with respect to this lease.
8. Tenant shall not apply nitrogen fertilizer in excess of University of Illinois nitrogen fertilizer recommendation for optimal economic benefit.
9. Tenant shall not apply ammonium sulfate.
10. Tenant shall not enter into any Carbon Sequestration Agreements on premises without Landowner's prior written consent.

J) FIELDWORK FOR NEXT YEAR'S CROP: Tenant shall not be authorized to prepare for crops to be harvested in the next crop year until receiving written permission to do so from Landowner. Where permission is granted and in the event the premises are not leased to the Tenant for the next lease year, Tenant will be reimbursed at going custom rates for the work performed and agrees to release all interest in the premises and crops on which the preparation is made. The granting of permission to prepare for the next crop does not constitute rental of the premises for the next lease year. If Tenant proceeds to prepare for next year's crops, without written permission, he may not be compensated for such work. Any reimbursement shall be at Landowner's option.

K) GOVERNMENTAL PROGRAM: Participation in Governmental Programs is at discretion of Landowner. The Tenant's right to retain farm program payments payable before or after beginning of the term of this lease is contingent on the Tenant's timely payment in full of the cash rent. If Tenant does enroll in government programs, Tenant shall be responsible to perform all program requirements.

Landowner shall receive 100% of Conservation Reserve Program payments. The Tenant shall maintain conservation reserve program improvements and acreage in accordance with USDA requirement.

L) MINERAL RIGHTS: Nothing in this lease shall confer upon the Tenant any right to minerals underlying said premises or any part thereof, but the same are hereby expressly reserved by the Landowner together with the full right, liberty and land room to them, to enter upon the premises and to bore, search and excavate for same to work and remove the same, and to deposit excavated rubbish, and with full liberty to pass over said premises with vehicles and lay down and work any such railroad track or tracks, tanks, pipe lines, powers and structures as may be necessary or convenient for the above purpose. Said Landowner, however, agrees to deduct from the annual rent, prorated for the premises so taken by him or his assigns for said uses when the rental of such premises is cash, and to reimburse the said Tenant for any actual damage he may suffer for his share of the crops destroyed where such premises is on grain rent and to release Tenant from obligation to continue farming the premises when development of resources interferes materially with Tenant's ability to make a satisfactory return.

M) LIABILITY: Landowner shall in no way be liable in damages for failure of the water supply or for any damage by the elements or otherwise to any of the improvements nor for any loss or damage while improvements are under construction or repair or for any failure to repair or alter or replace any buildings or improvements.

Tenant takes possession of the leased premises "as is." Tenant, his successors and assigns hereby release Landowner and First Illinois Ag Group for all claims of injuries or premises damage suffered by himself, his family, his employees and agents arising out of or in connection with the performance of this Lease; Tenant's, his family's, employees' and agents' presence on the premises; and Tenant's pursuance of his farming operations except where such claims or damages arise from or are caused by the negligence or willful misconduct of Landowner or First Illinois Ag Group in the operation or maintenance of the premises.

Tenant shall obtain and maintain during the term hereof an occurrence liability insurance policy, naming as additional insureds, both the Landowner and First Illinois Ag Group in its individual and fiduciary capacity with, at a very minimum, \$1 million combined single limit coverage for the term of this lease. Certificate of Insurance shall be issued and delivered to First Illinois Ag Group prior to lease taking affect.

N) SUBLEASING: The Tenant shall have no right to lease or sublet any part of the premises or to assign the lease to any person or persons whomsoever, without Landowner's prior written consent.

O) OTHER LEASES OR EASEMENTS: This Farm Lease is subject to, and Landowner reserves the right to continue with, or enter into, additional leases or easements of the Premises during the term hereof, examples of which are hereafter listed: wind energy leases or easements; solar energy leases or easements; coal, oil, or gas leases; pipeline easements or leases; utility easements or leases; telecommunication easements or leases; or leases or easements for similar uses. All proceeds of such additional leases or easements are, or will be, payable to Landowner, except for Tenant's reasonable crop damages, if any, for the term hereof, and Tenant hereby consents to such additional leases or easements and agrees to cooperate therewith.

P) TERMINATION: The Tenant agrees that at the expiration or termination of this lease the Tenant will yield possession of the premises to the Landowner without further demand or notice, in as good order and condition as when they were entered upon by the Tenant, loss by fire, flood, or tornado, and ordinary wear accepted. If the Tenant fails to yield possession, he shall pay to the Landowner a penalty of \$5.00 per acre per day for each day he remains in possession thereafter, in addition to any damages caused by the Tenant to the premises or improvements and said payments shall not entitle the Tenant to any interest or any kind of character in or on the premises.

Q) LANDOWNER'S LIEN: The Landowner's Lien provided by Section 9-316 of the Code of Civil Procedure, on crops grown or growing on the premises, shall secure payment of the rent herein specified. In addition, the Tenant grants to the Landowner a security interest in such crops to secure the faithful performance of the terms of this lease, including payment of rent. Tenant consents to any filing required by law to perfect the statutory Landowner's lien and security interest in crops. The Tenant agrees that the parties to whom crops grown on the premises may be sold will include only those listed below.

Names of potential purchasers of crops: **TOPFLIGHT GRAIN COOPERATIVE**

R) RIGHT OF ENTRY: The Landowner reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time for purpose of viewing them, of working or making repairs or improvements thereon, of developing mineral resources, for any recreational use of the premises including hunting and any other use that does not interfere with the Tenant's farming operations, or after notice of termination has been given and following severance of crops of tilling, preparing a seedbed, making seedlings, gleaning corn, applying fertilizers, and any other operation necessary to good farming by the succeeding operator, these operations not to interfere with the Tenant in carrying out the regular farming operations. The Landowner shall have the exclusive right to hunt and permit others to hunt.

S) FAILURE TO PERFORM: If the Tenant shall, from any cause, fail to comply with any of his agreements herein, the Landowner may at any time when such failure occurs after giving reasonable written notice of his intention to do so, take active possession of said premises and buildings thereon which the Tenant agrees to surrender, and employ other persons to tend said crop and perform all the agreements of the Tenant as herein contained as fully as the same are contemplated in this agreement and after deducting all monies advanced, or monies or grain due for the rent and the expense of attending such crop as aforesaid, to pay the residue, if any, to the Tenant. If the Tenant shall fail to pay the cash rent and advances, or account for the crop share as herein stipulated or shall fail to keep any of the agreements of this lease, all costs and attorney's fees of the Landowner in enforcing collection or performance shall be added to and become a part of the obligations payable by the Tenant hereunder and shall be considered rents. The obligation of Tenant to pay rent shall not be deemed to be waived, released or terminated by Landowner's service of any notice or suit.

T) FINANCIAL DISCLOSURE: It is agreed by and between the Landowner and the Tenant that the continued financial ability of Tenant to perform his obligations under the terms of this lease is a condition to the granting of the lease by the Landowner to the Tenant. Tenant shall furnish such financial information as may be requested, including a current financial statement. Failure to produce requested information shall constitute default under the foregoing paragraph.

U) SOIL CONSERVATION: The Landowner and Tenant confirm the common goal of minimizing soil erosion losses and preserving productivity of the premises. It is the Tenant's direct responsibility to implement any conservation tillage, crop rotation, and maintenance practices required by the Natural Resource Conservation Service and authorized by the Landowner to be in compliance with existing USDA Farm Programs as administered by the Farm Service Agency.

V) RELATIONSHIP OF PARTIES: It is agreed that the Tenant is an independent contractor. Landowner shall not be responsible for Tenant's employee's wages and payroll taxes. The relationship between the parties is such that neither is the agent or partner of the other for any purpose whatsoever. The rights of Tenant under this agreement are not assignable by him for any purpose.

W) SEVERABILITY: If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law. If a court having proper jurisdiction holds a particular Lease provision unreasonable, that restriction shall be modified to the extent necessary in the opinion of such court to make it reasonable and legally valid.

X) APPLICABLE LAW AND VENUE: The laws of the State of Illinois shall govern the validity, performance, and enforceability of this Lease. The parties irrevocably consent to the exclusive jurisdiction for any lawsuit arising under this Lease to be in the Circuit Court of Macon County, in Decatur, Illinois or, if applicable, the United States District Court for the Central District of Illinois, Urbana, Illinois Division.

Y) EXTENT OF AGREEMENT: The terms of this lease shall be binding upon the heirs, executors, administrators, and successors of both the Landowner and the Tenant in like manner as upon the original parties. Amendments to this lease may only be made in writing signed by the Landowner and the Tenant. All of the rights and privileges and reservations in favor of the Landowner may be exercisable by First Illinois Ag Group in its representative capacity.

Z) YOU ARE HEREBY NOTIFIED that **FIRST ILLINOIS AG GROUP** ("Agent") is a real estate licensee and is acting as Agent for **CITY OF DECATUR** ("Landowner") in this transaction. Agent is not representing you in this transaction and any benefit you receive as a result of Agent's work on this transaction is purely incidental and should not be construed as creating an agency relationship between you and Agent.

Agent owes the Landowner in this transaction undivided fiduciary duties, which include but are not limited to the duties of loyalty, disclosure, obedience, confidentiality, and reasonable care. Agent must put Landowner's interest first and negotiate the best terms and conditions for Landowner, not for you.

You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance, building inspection, equipment inspection, or other matters, it is your responsibility to consult a professional in those areas. In addition, you can choose to have the advice, assistance, and representation of your own real estate licensee. Do not assume that a real estate licensee is representing you or is acting on your behalf unless you have contracted in writing for such representation.

The Tenant grants permission to the Farm Service Agency to release any and all forms, documents, maps, contracts and yield data associated with the property referenced in the lease arrangement to First Illinois Ag Group and its representatives.

IN WITNESS WHEREOF, we affix our signatures below.

BY: Megan Fredrickson DATE: 12/30/25
FIRST ILLINOIS AG GROUP, AGENT for
CITY OF DECATUR

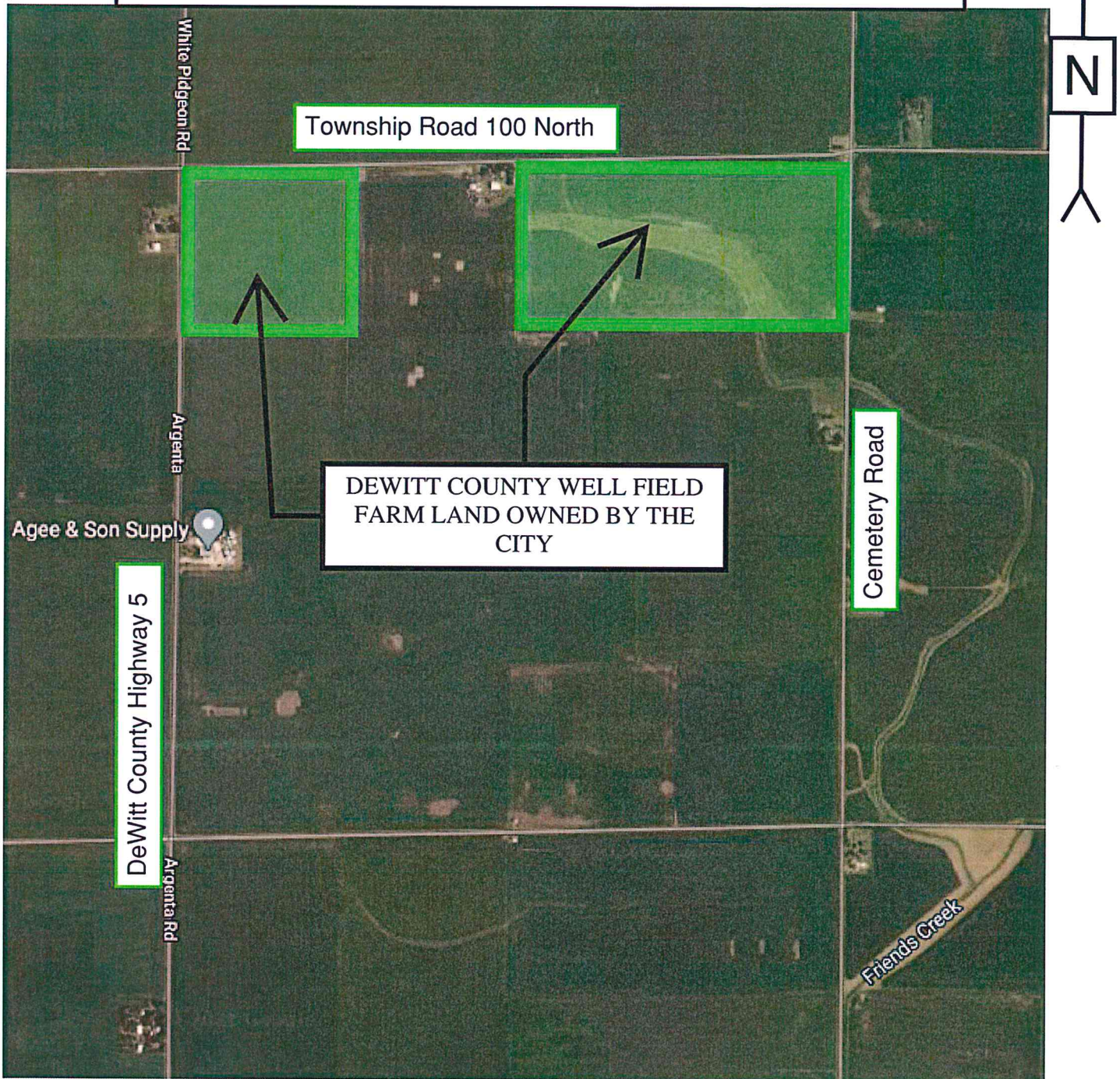
TENANT TAX I.D. _____

BY: Craig Hill DATE: 12/30/25
CRAIG HILL, TENANT

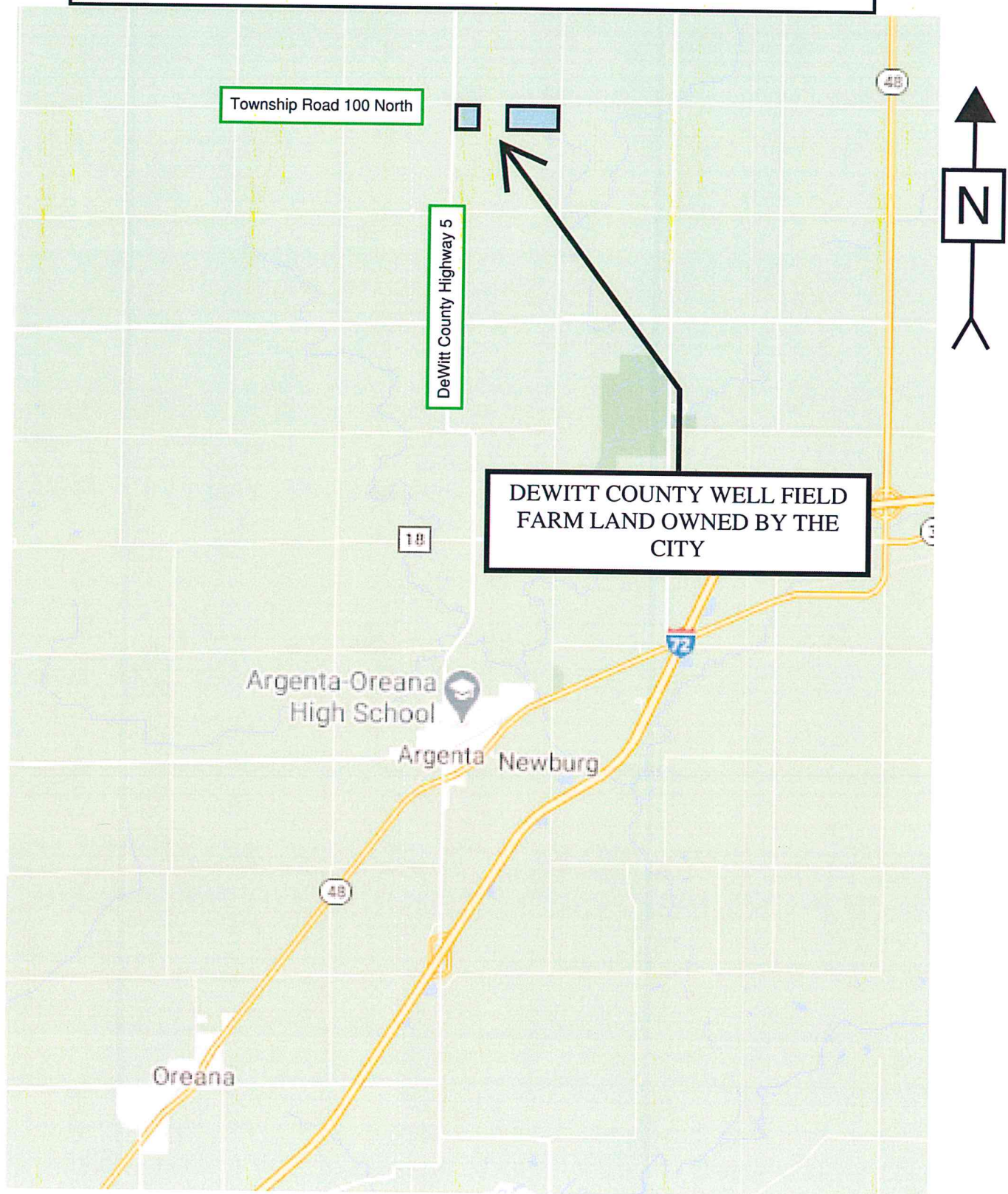
BY: _____ DATE: _____
MAYOR, CITY OF DECATUR

ATTEST: _____ DATE: _____
CITY CLERK

DeWitt County Water Well Field



DeWitt County Water Well Field





Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tract Cropland Total: 83.55 acres

2023 Program Year

Map Created November 17, 2022

Dewitt County Farm #4

Farm 3544

Tract 376

January 9, 2026

CITY OF DECATUR FARMLAND

Organic Farming Considerations



This report evaluates the potential implications of transitioning City of Decatur farmland to organic production. The appropriateness of such a transition depends on the City's primary objectives—whether those objectives emphasize maximizing financial return, advancing conservation practices, pursuing organic production, or a combination of these goals.

Key Considerations:

1. Limited Presence of Organic Farming in Central Illinois

Organic corn and soybean production is not common in Central Illinois. According to the USDA Organic Integrity Database, there are only nine certified organic producers across DeWitt, Macon, and Piatt Counties, with a combined total of 6,866 certified organic acres. Based on the 2022 Census of Agriculture, this represents approximately 1.06% of total cropland in the three-county area, indicating that the pool of qualified organic tenants is extremely limited.

Certified Organic Acreage by County:

- DeWitt County, IL: 172,097 cropland acres (1,037 certified organic acres)
- Macon County, IL: 251,582 cropland acres (3,466 certified organic acres)
- Piatt County, IL: 223,408 cropland acres (2,363 certified organic acres)
- Total: 647,087 cropland acres (6,866 certified organic acres)

2. Conservation Goals and Tradeoffs

The City of Decatur has expressed a desire to promote conservation practices on City-owned farms that could serve as examples throughout the watershed, particularly practices aligned with the Lake Decatur Water Quality Initiative Regional Conservation Partnership Program (RCPP), such as no-till or reduced-tillage farming and the use of cover crops.

While organic farming may align with certain environmental objectives, organic systems often rely on mechanical weed control methods such as cultivation and disking rather than chemical controls. If not carefully managed, these practices can increase soil disturbance and potentially lead to higher erosion and sediment loss. In some cases, conventional no-till systems with cover crops may outperform organic systems in erosion control, particularly where frequent tillage is required for weed suppression in organic production.

3. Organic Transition Period

USDA organic certification requires a three-year transition period during which prohibited inputs cannot be used, yet crops must be sold at conventional market prices. During this period, yields commonly decline while commodity prices received remain unchanged, resulting in reduced revenues.

Organic corn and soybean production typically experiences yield reductions of 15–30% or more compared to conventional systems. At the same time, labor and management costs often increase due to more intensive weed and pest control methods.

Additionally, organic grain marketing infrastructure in Central Illinois is limited. Many local elevators do not handle organic grain, potentially increasing transportation costs or requiring reliance on specialized buyers such as Clarkson Grain.

4. Lease Structure and Risk

Currently, the City farms are leased under a cash rent arrangement, meaning the tenant bears all production risk and receives 100% of the production. Under this lease structure, the City would not benefit from organic price premiums realized after the three-year transition period, as they do not receive a share of the crop.

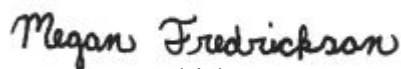
The benefit of the current cash rent lease with a bonus provision is that it limits risk by establishing a guaranteed base rent while still allowing for upside potential tied to yields and commodity prices. To fully capture organic premiums, the farms would need to transition to a crop-share lease, typically involving a 50/50 risk-sharing arrangement between landowner and tenant. In this arrangement the City would pay half of the input costs and receive half of the grain to market. This exposes the City to significantly greater risk, weather related production risk, commodity market volatility risk, etc. without guaranteeing increased profitability.

From an economic standpoint, cash rents in Central Illinois have remained high relative to operator returns in recent years. Without rent adjustments, it may be difficult for tenants to financially justify transitioning to organic production. If the City's primary objective is to maximize financial returns, an aggressive flat cash rent structure remains the most profitable and lowest-risk approach.

Conclusion

Based on the considerations outlined above, transitioning City of Decatur farmland to organic production under a crop-share lease would increase financial and operational risk without guaranteeing improved economic returns. Conservation objectives may be more effectively achieved through conventional production systems utilizing no-till practices and cover crops while maintaining the current cash rent lease structure. Under a cash rent arrangement, the City receives predictable income and avoids exposure to production risk, weather variability, and commodity price volatility. In contrast, pursuing organic price premiums would require a shift to a crop-share lease, increasing the City's financial exposure through shared input costs and marketing responsibilities without assurance of higher net returns. Given the limited availability of qualified organic tenants, anticipated yield reductions, and the multi-year transition period without premium pricing, maintaining the existing lease structure represents the most reliable and lowest-risk approach for leasing City-owned farmland while continuing to advance soil conservation goals consistent with the RCPP.

Sincerely,



Megan E. Fredrickson
Vice President and Department Head
Farm Manager

**Council Memo
Public Works Department
No. 2026-10**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Robert Weil, Water Production Manager

SUBJECT:
Resolution Authorizing a 2026 Cash Rent Farm Lease with Peter Pistorius for Farm #5 in Harristown

SUMMARY RECOMMENDATION: It is recommended that the City Council approve the attached resolution authorizing a 2026 cash rent farm lease with Peter Pistorius for Farm #5 in Harristown.

BACKGROUND:

First Illinois Ag Group, the City's farm management consulting firm, has a long track record of working with tenant farmers to ensure a good return on our investment in the land while also encouraging the use of regenerative agricultural practices.

Farm #5 is a newer farm purchased in 2025; it comprises 129.76 tillable acres of land surrounding the recently acquired property near Harristown. The farm produced 75.7 bushels per acre yield for soybeans in 2025. This farm will be planted in corn for the 2026 crop season.

LEGAL REVIEW: The lease was provided to the Legal Department for review on December 30, 2025

PRIOR COUNCIL ACTION:

January 16, 2024 - The City Council authorized a similar Cash Rent Farm Lease with Craig Hill for the DeWitt County Wellfield (Farm #1 and Farm #2).

April 1, 2024 – The City Council authorized the purchase of the Harristown Vulcan Pit.

January 21, 2025 - The City Council authorized a similar Cash Rent Farm Lease with Craig Hill for the DeWitt County Wellfield (Farm #1 and Farm #2).

March 17, 2025 – The City Council authorized a Cash Rent Farm Lease with Peter Pistorius for Farm #5 in Harristown

POTENTIAL OBJECTIONS: There are no known objections to this resolution.

INPUT FROM OTHER SOURCES:

Megan Fredrickson, First Illinois Ag Group

STAFF REFERENCE: Matt Newell, Public Works Director, Robert Weil, Water Production Manager. Matt will be present at the Council meeting.

BUDGET/TIME IMPLICATIONS: The anticipated expenses and revenues are consistent with the adopted budget.

ATTACHMENTS:

1. 2026-10 Resolution Harristown Farm Leases
2. 2026-10 Farm Lease Map Pistorius

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A 2026 CASH RENT FARM LEASE WITH
PETER PISTORIUS FOR FARM #5 IN HARRISTOWN**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the Cash Rent Farm Lease presented to the Council herewith as Exhibit A and made part hereof, between Peter Pistorius and the City of Decatur, Illinois, be, and the same is hereby, received, placed on file and approved.

Section 2. That the Mayor and City Clerk be, and they are hereby, authorized and directed to execute said Cash Rent Farm Lease between the City of Decatur, Illinois and Peter Pistorius.

PRESENTED AND ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

City Clerk

(Upon completion and execution by the parties, this document shall become a binding lease)

CASH RENT FARM LEASE

THIS LEASE is entered into by and between **LANDOWNER, CITY OF DECATUR FARM by and through the LANDOWNER'S AGENT, FIRST ILLINOIS AG GROUP, and TENANT, PISTORIUS FARMS, LLC, PETER PISTORIUS, PRESIDENT, 9044 DAMERY RD, BLUE MOUND, IL 62513**

THE LANDOWNER leases to the Tenant, for agricultural purposes only, the following described real estate (hereinafter "premises"), including the fixed improvements thereon:

Farm #5 - Macon County tillable acreage located in Parcel 1: That part of the South ½ of the Northeast ¼ of Section Thirty-Two (32) Township Sixteen (16) North, Range One (1) East of the 3rd P.M. (except that part heretofore conveyed for road purposes)

Parcel 2: Tract I: The Southwest ¼ of Section Twenty-Nine (29) and the West ½ of the Southeast ¼ of Section 29, except the south 20 feet thereof, all in Township Sixteen (16) North, Range One (1) East of the 3rd P.M., situated in Macon County, Illinois.

Tract II: All that part of the South ½ of the South ½ of the Southeast ¼ of the Southeast ¼ of Section Twenty-Nine (29), Township Sixteen (16) North, Range One (1) East of the 3rd P.M. , lying west of the public highway, known as the Lincoln Memorial Highway, as shown on plat recorded in Book 745. Page 165 of the records in the recorder's office of Macon County, Illinois. Situated in Macon County, Illinois.

Parcel 3:The South 20 feet of the West ½ of the Southeast ¼ of Section 29; the Northeast ¼ of the Northwest 1/4; the South ½ of the Northwest 1/4; and all of the North ½ of the Northeast ¼ lying west of County Highway Number 27; of Section 32; all in Township 16 North, Range 1 East of the 3rd Principal Meridian, Macon County, Illinois, described in detail as follows:

Beginning at a stone marking the Northwest corner of the Northeast ¼ of said Section 32; thence north 20 feet along the west line of the West 1/2 of the Southeast ¼ of said Section 29; thence south 89°27'16" east 1319.87 feet, more or less, to a point on the east line of the West ½ of the Southeast ¼ of said Section 29; thence south 20 feet along said east line to a point on the north line of the Northeast ¼ of said Section 32; thence S 89°27'16" east 755.40 feet along said north line to a point on the west right of way line of County Highway Number 27; thence south 14°53'15" east, 122.85 feet along said right of way line; thence along a curve to the right having a radius of 2764.90 feet for an arc distance of 537.33 feet; thence south 4°45'36" east 669.15 feet along said right of way line to a stone on the south line of the North ½ of the Northeast ¼ of said Section 32; thence north 89°31'01" west 2282.00 feet to a stone marking the southwest corner of the North ¼ of the Northeast ¼ of said Section 32; thence south 0°56'29" west 1313.70 feet to the southwest corner of the Northeast ¼ of said Section 32; thence south 89°50'22" west 2643.44 feet to the southwest corner of the Northwest ¼ of said Section 32; thence N 0°54'08" east 1329.76 feet to a stone marking the northwest corner of the South ½ of the Northwest ¼ of said Section 32; thence south 89°48'44" east 1322.04 feet; thence north 0°55'18" east 1321.73 feet; thence south 89°27'51" east 1322.41 feet to the point of beginning.

Parcel 4: Lot 2 in Decatur Vulcan addition, being a resurvey of a part of Lots 3 and 4 of Video Place in Section 22, Township 16 North, Range 2 East of the 3rd P.M., according to the plat thereof recorded April 27, 2004 as Document No. 1656146, situated in Macon County, Illinois.

A) LENGTH OF TENURE: The term of this Lease shall begin on the latter of March 1, 2026, or the date of signing of this Lease and shall end the last day of February 2027, or after all the crops on the premises have been harvested, whichever occurs first. Landowner may terminate this Lease without cause any time prior to March 1, 2026, by giving Tenant five (5) days advance written notice. In the event this Lease is terminated without cause by Landowner, the Tenant will be reimbursed for all farming operations completed at going custom rates and crop inputs purchased providing Tenant furnishes Landowner an invoice and receipts or other supporting material for such operations or purchases upon Landowner's request. This shall be Tenant's sole remedy in the event this Lease is terminated without cause.

B) RENT AND TIME OF PAYMENT: The tenant agrees to pay the landowner a base rent of **\$315.00 per acre on 129.76 tillable acres, for a total of \$40,874.40** on or before March 15, 2026 (the "due date"). If the Landowner has not received the base rent, in

full, by the due date, Landlord may terminate this Farm Lease and collect the unpaid rent, and Tenant shall immediately remit any farm program payments received for the lease year to the Agent. **In the event Landowner has not received the rent, in full, by the due date and Landowner terminates lease, Landowner is not obligated to reimburse Tenant for farming operations or crop inputs purchased.**

In addition to the base rent, the Landowner shall be entitled to a cash rent bonus that is 35% of the gross revenues generated on 2026 corn acres plus 45% of the gross revenues generated on the 2026 soybeans acres, plus 35% of all Farm Program Payments received in 2026, Less the initial base cash rent of **\$40,874.40** The bonus rent shall be paid the latter of November 15th of the current lease year or within two weeks of the completion of harvest.

Gross Farm Income shall be calculated by the Farm Manager and reviewed by the Tenant Operator for the 2026 crop year by November 15th of the lease year. The gross farm income shall be derived by the following method.

Corn Income – The harvested (dry) bushels multiplied by the average closing price for fall delivery, paid by ADM Grain, Niantic, Illinois on each Wednesday, from January 1, 2026, through October 31, 2026.

Soybean Income – The harvested bushels multiplied by the average closing price for fall delivery, paid by ADM Grain, Niantic, Illinois, on each Wednesday, from January 1, 2026, through October 31, 2026.

Farm Program Payments – Tenant agrees to provide documentation to support any and all farm program payments received that are associated with said property.

Elevator settlement sheets or yield maps generated at harvest shall be used to verify production.

C) SOIL FERTILITY: Tenant shall apply and pay for, prior to planting this lease year, fertilizer as outlined on present lease year crop map. A paid fertilizer receipt to be provided to Landowner.

D) LANDOWNER AGREES TO PAY THE FOLLOWING EXPENSES:

1. Taxes on premises and improvements owned or held by Landowner.
2. Materials the Landowner deems necessary for repairs and improvements on the above-described premises.
3. Soil tests and limestone approved by Landowner.

E) LANDOWNER WILL NOT PAY FOR THE FOLLOWING: The Landowner shall not be obligated to pay for any fertilizer, seed, chemicals, machinery, power or labor, except skilled labor required to make repairs or improvements as expressly approved by Landowner.

F) TENANT SHALL HAVE THE FOLLOWING DUTIES IN OPERATING THE PREMISES:

1. To cultivate the premises faithfully and in a timely, thorough and businesslike manner.
2. To keep premises neat, and to prevent any unnecessary waste, damage, or soil erosion.
3. Not to allow noxious weeds to go to seed on said premises, but to destroy same; to cut all weeds, sprouts and brush in fence rows, drainage ditches, waterways; and on roads adjoining as often as needed each year without charge to the Landowner for labor.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair. To preserve established watercourses or ditches and to refrain from any operation that will injure them.
5. Not to burn corn stalks, cobs, straw or other residue grown on the premises, nor to remove any hay, cobs or straw or other residue except by agreement and only as permitted by law.
6. To clip small grain stubble and to prevent noxious weeds from going to seed.
7. Not to permit trampling of rotation fields by livestock and to prevent rooting by hogs.
8. To follow such crop rotation, tillage practices, fertilizer programs, herbicide programs, insecticide programs, conservation measures, and arrangements as are worked out with the Landowner or his Agent. Landowner is not liable for the cost of over application of fertilizer, limestone, herbicide, and/or insecticide.
9. To comply with pollution control and environmental protection requirements, and to implement soil erosion control practices.
10. To use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances. To read and follow instructions on the labels for the use of such materials in order to avoid injury or damages to persons or premises or both on the leased premises and adjoining areas. To comply with all applicable federal, state and local statutes, regulations, rules and ordinances.
11. Not to cut, bulldoze, damage or destroy (or permit any such damage or destruction) of trees without written permission of Landowner.
12. Not to permit, encourage, or invite other person or persons to use any part or all of the premises for any purpose or activity not directly related to its use for agricultural production, including hunting.

13. Not to either dispose of solid waste or permit others to dispose of solid waste on the premises.
14. Not to store chemicals on the premises other than the current season. When chemicals or petroleum products are stored on the premises, they will be only those planned to be used on the premises and they will be in closed, tight containers above ground and clearly marked. No chemicals or chemical containers will be disposed of on the premises.
15. To certify all acres planted and production harvested from the premises each year in compliance with the Government Program in effect at that time as required by the Farm Service Agency and provides a copy of certification to Landowner.
16. Roadside ditches will be mowed a minimum of twice per year.

G) SPECIAL AGREEMENT: The tenant will not commit the Landowner to pay for repairs or improvements on the above-described premises.

H) ADDITIONAL AGREEMENTS:

1. Tenant shall not erect or permit to be erected upon said premises, any structure, building, fence or sign of any kind whatsoever, except by the written consent of the Landowner, nor purchase any materials or incur any expenses for the account of the Landowner without Landowner's express approval and will not make a claim for labor at any time unless Landowner has given written permission at a previous date.
2. Tenant shall not add electrical wiring, plumbing or heating without written permission of the Landowner, and when same is given it shall pass inspection of local building authorities, power company, and insurance companies. Said additions shall immediately become part of the Landowner's premises against which the Tenant will have no further claim unless otherwise agreed in writing.
3. Tenant shall not cut live trees for sale purposes or personal use.
4. As soon as the information is available, not later than August 1, during the term of this lease, Tenant will provide Landowner with a crop map of the premises noting field boundaries. Crop map information shall include tillage practices, acres and type of crop planted, planting dates, varieties of seed, fertilizers and their rates, limestone and their rates, and pesticides and their rates. Tenant also agrees to deliver to Landowner a copy of any FSA-578 Report of Commodities by July 15, during the term of this lease.
5. Tenant shall keep production from the premises separate from other grain. Not later than November 1, during the term of this lease, Tenant will provide the Landowner with date of harvest, acres harvested, and yield per acre. Production evidence shall be verified by delivery sheets or by other means acceptable to the local county FSA office. If Tenant uses yield monitoring and/or Global Positioning Equipment, Tenant agrees to provide Landowner a copy of any data collected. If the Tenant is permitted to store grain or equipment, any such storage shall be at the Tenant's sole risk and Landowner shall not be liable for any loss, damage or spoilage to the grain or equipment.
6. Tenant shall indemnify, defend, and hold harmless Landowner and First Illinois Ag Group, their shareholders, officers, directors, employees, agents, successors, assigns, and legal representatives from and against any and all losses, claims, damages, liabilities, expenses (including reasonable attorney fees and fees of technical consultants and expert witnesses), fines, penalties, and costs arising out of Tenant's operations conducted on the premises or performance of this Lease, except where caused by the negligence or willful misconduct of Landowner or First Illinois Ag Group in the operation or maintenance of the premises, including failure to pay rent even though this lease is terminated under paragraph entitled "Rent and Time of Payment." This indemnification provision shall survive expiration or termination of this lease. Tenant agrees that First Illinois Ag Group is executing this lease on behalf of and as the agent for Landowner and shall have no personal liability to Tenant with respect to this lease.
7. Tenant shall not apply nitrogen fertilizer in excess of University of Illinois nitrogen fertilizer recommendation for optimal economic benefit.
8. Tenant shall not apply ammonium sulfate as the primary source of nitrogen.
9. Tenant shall not enter into any Carbon Sequestration Agreements on premises without Landowner's prior written consent.

I) FIELDWORK FOR NEXT YEAR'S CROP: Tenant shall not be authorized to prepare for crops to be harvested in the next crop year until receiving written permission to do so from Landowner. Where permission is granted and in the event the premises are not leased to the Tenant for the next lease year, Tenant will be reimbursed at going custom rates for the work performed and agrees to release all interest in the premises and crops on which the preparation is made. The granting of permission to prepare for the next crop does not constitute rental of the premises for the next lease year. If Tenant proceeds to prepare for next year's crops, without written permission, he may not be compensated for such work. Any reimbursement shall be at Landowner's option.

J) GOVERNMENTAL PROGRAM: Participation in Governmental Programs is at discretion of Landowner. The Tenant's right to retain farm program payments payable before or after beginning of the term of this lease is contingent on the Tenant's timely payment in full of the cash rent. If Tenant does enroll in government programs, Tenant shall be responsible to perform all program requirements.

Landowner shall receive 100% of Conservation Reserve Program payments. The Tenant shall maintain conservation reserve program improvements and acreage in accordance with USDA requirement.

K) MINERAL RIGHTS: Nothing in this lease shall confer upon the Tenant any right to minerals underlying said premises or any part thereof, but the same are hereby expressly reserved by the Landowner together with the full right, liberty and land room to them, to enter

upon the premises and to bore, search and excavate for same to work and remove the same, and to deposit excavated rubbish, and with full liberty to pass over said premises with vehicles and lay down and work any such railroad track or tracks, tanks, pipe lines, powers and structures as may be necessary or convenient for the above purpose. Said Landowner, however, agrees to deduct from the annual rent, prorated for the premises so taken by him or his assigns for said uses when the rental of such premises is cash, and to reimburse the said Tenant for any actual damage he may suffer for his share of the crops destroyed where such premises is on grain rent and to release Tenant from obligation to continue farming the premises when development of resources interferes materially with Tenant's ability to make a satisfactory return.

L) LIABILITY: Landowner shall in no way be liable in damages for failure of the water supply or for any damage by the elements or otherwise to any of the improvements nor for any loss or damage while improvements are under construction or repair or for any failure to repair or alter or replace any buildings or improvements.

Tenant takes possession of the leased premises "as is." Tenant, his successors and assigns hereby release Landowner and First Illinois Ag Group for all claims of injuries or premises damage suffered by himself, his family, his employees and agents arising out of or in connection with the performance of this Lease; Tenant's, his family's, employees' and agents' presence on the premises; and Tenant's pursuance of his farming operations except where such claims or damages arise from or are caused by the negligence or willful misconduct of Landowner or First Illinois Ag Group in the operation or maintenance of the premises.

Tenant shall obtain and maintain during the term hereof an occurrence liability insurance policy, naming as additional insureds, both the Landowner and First Illinois Ag Group in its individual and fiduciary capacity with, at a very minimum, \$1 million combined single limit coverage for the term of this lease. Certificate of Insurance shall be issued and delivered to First Illinois Ag Group prior to lease taking affect.

M) SUBLEASING: The Tenant shall have no right to lease or sublet any part of the premises or to assign the lease to any person or persons whomsoever, without Landowner's prior written consent.

N) OTHER LEASES OR EASEMENTS: This Farm Lease is subject to, and Landowner reserves the right to continue with, or enter into, additional leases or easements of the Premises during the term hereof, examples of which are hereafter listed: wind energy leases or easements; solar energy leases or easements; coal, oil, or gas leases; pipeline easements or leases; utility easements or leases; telecommunication easements or leases; or leases or easements for similar uses. All proceeds of such additional leases or easements are, or will be, payable to Landowner, except for Tenant's reasonable crop damages, if any, for the term hereof, and Tenant hereby consents to such additional leases or easements and agrees to cooperate therewith.

O) TERMINATION: The Tenant agrees that at the expiration or termination of this lease the Tenant will yield possession of the premises to the Landowner without further demand or notice, in as good order and condition as when they were entered upon by the Tenant, loss by fire, flood, or tornado, and ordinary wear accepted. If the Tenant fails to yield possession, he shall pay to the Landowner a penalty of \$5.00 per acre per day for each day he remains in possession thereafter, in addition to any damages caused by the Tenant to the premises or improvements and said payments shall not entitle the Tenant to any interest or any kind of character in or on the premises.

P) LANDOWNER'S LIEN: The Landowner's Lien provided by Section 9-316 of the Code of Civil Procedure, on crops grown or growing on the premises, shall secure payment of the rent herein specified. In addition, the Tenant grants to the Landowner a security interest in such crops to secure the faithful performance of the terms of this lease, including payment of rent. Tenant consents to any filing required by law to perfect the statutory Landowner's lien and security interest in crops. The Tenant agrees that the parties to whom crops grown on the premises may be sold will include only those listed below.

Names of potential purchasers of crops: _____

Q) RIGHT OF ENTRY: The Landowner reserves the right personally or by agents, employees, or assigns to enter upon the premises at any reasonable time for purpose of viewing them, of working or making repairs or improvements thereon, of developing mineral resources, for any recreational use of the premises including hunting and any other use that does not interfere with the Tenant's farming operations, or after notice of termination has been given and following severance of crops of tilling, preparing a seedbed, making seedlings, gleaning corn, applying fertilizers, and any other operation necessary to good farming by the succeeding operator, these operations not to interfere with the Tenant in carrying out the regular farming operations. The Landowner shall have the exclusive right to hunt and permit others to hunt.

R) FAILURE TO PERFORM: If the Tenant shall, from any cause, fail to comply with any of his agreements herein, the Landowner may at any time when such failure occurs after giving reasonable written notice of his intention to do so, take active possession of said premises and buildings thereon which the Tenant agrees to surrender, and employ other persons to tend said crop and perform all the agreements of the Tenant as herein contained as fully as the same are contemplated in this agreement and after deducting all monies

advanced, or monies or grain due for the rent and the expense of attending such crop as aforesaid, to pay the residue, if any, to the Tenant. If the Tenant shall fail to pay the cash rent and advances, or account for the crop share as herein stipulated or shall fail to keep any of the agreements of this lease, all costs and attorney's fees of the Landowner in enforcing collection or performance shall be added to and become a part of the obligations payable by the Tenant hereunder and shall be considered rents. The obligation of Tenant to pay rent shall not be deemed to be waived, released or terminated by Landowner's service of any notice or suit.

S) FINANCIAL DISCLOSURE: It is agreed by and between the Landowner and the Tenant that the continued financial ability of Tenant to perform his obligations under the terms of this lease is a condition to the granting of the lease by the Landowner to the Tenant. Tenant shall furnish such financial information as may be requested, including a current financial statement. Failure to produce requested information shall constitute default under the foregoing paragraph.

T) SOIL CONSERVATION: The Landowner and Tenant confirm the common goal of minimizing soil erosion losses and preserving productivity of the premises. It is the Tenant's direct responsibility to implement any conservation tillage, crop rotation, and maintenance practices required by the Natural Resource Conservation Service and authorized by the Landowner to be in compliance with existing USDA Farm Programs as administered by the Farm Service Agency.

U) RELATIONSHIP OF PARTIES: It is agreed that the Tenant is an independent contractor. Landowner shall not be responsible for Tenant's employee's wages and payroll taxes. The relationship between the parties is such that neither is the agent or partner of the other for any purpose whatsoever. The rights of Tenant under this agreement are not assignable by him for any purpose.

V) SEVERABILITY: If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law. If a court having proper jurisdiction holds a particular Lease provision unreasonable, that restriction shall be modified to the extent necessary in the opinion of such court to make it reasonable and legally valid.

W) APPLICABLE LAW AND VENUE: The laws of the State of Illinois shall govern the validity, performance, and enforceability of this Lease. The parties irrevocably consent to the exclusive jurisdiction for any lawsuit arising under this Lease to be in the Circuit Court of Macon County, in Decatur, Illinois or, if applicable, the United States District Court for the Central District of Illinois, Urbana, Illinois Division.

X) EXTENT OF AGREEMENT: The terms of this lease shall be binding upon the heirs, executors, administrators, and successors of both the Landowner and the Tenant in like manner as upon the original parties. Amendments to this lease may only be made in writing signed by the Landowner and the Tenant. All of the rights and privileges and reservations in favor of the Landowner may be exercisable by First Illinois Ag Group in its representative capacity.

Y) YOU ARE HEREBY NOTIFIED that FIRST ILLINOIS AG GROUP ("Agent") is a real estate licensee and is acting as Agent for CITY OF DECATUR ("Landowner") in this transaction. Agent is not representing you in this transaction and any benefit you receive as a result of Agent's work on this transaction is purely incidental and should not be construed as creating an agency relationship between you and Agent.

Agent owes the Landowner in this transaction undivided fiduciary duties, which include but are not limited to the duties of loyalty, disclosure, obedience, confidentiality, and reasonable care. Agent must put Landowner's interest first and negotiate the best terms and conditions for Landowner, not for you.

You have the responsibility to protect your own interests. Carefully read all agreements to make sure they accurately reflect your understanding. If you need additional advice for legal, tax, insurance, building inspection, equipment inspection, or other matters, it is your responsibility to consult a professional in those areas. In addition, you can choose to have the advice, assistance, and representation of your own real estate licensee. Do not assume that a real estate licensee is representing you or is acting on your behalf unless you have contracted in writing for such representation.

The Tenant grants permission to the Farm Service Agency to release any and all forms, documents, maps, contracts and yield data associated with the property referenced in the lease arrangement to First Illinois Ag Group and its representatives.

IN WITNESS WHEREOF, we affix our signatures below.

Signed by:
BY: Megan Fredrickson DATE: Dec 30, 2025 | 11:37 AM C
1E75E23F571940D
FIRST ILLINOIS AG GROUP, AGENT for
CITY OF DECATUR

TENANT TAX I.D. _____

DocuSigned by:
BY: Pete Pistorius DATE: Dec 30, 2025 | 9:17 AM PS
D1C05A2EC3A84B9
PISTORIUS FARMS, LLC, TENANT
PETER PISTORIUS, PRESIDENT

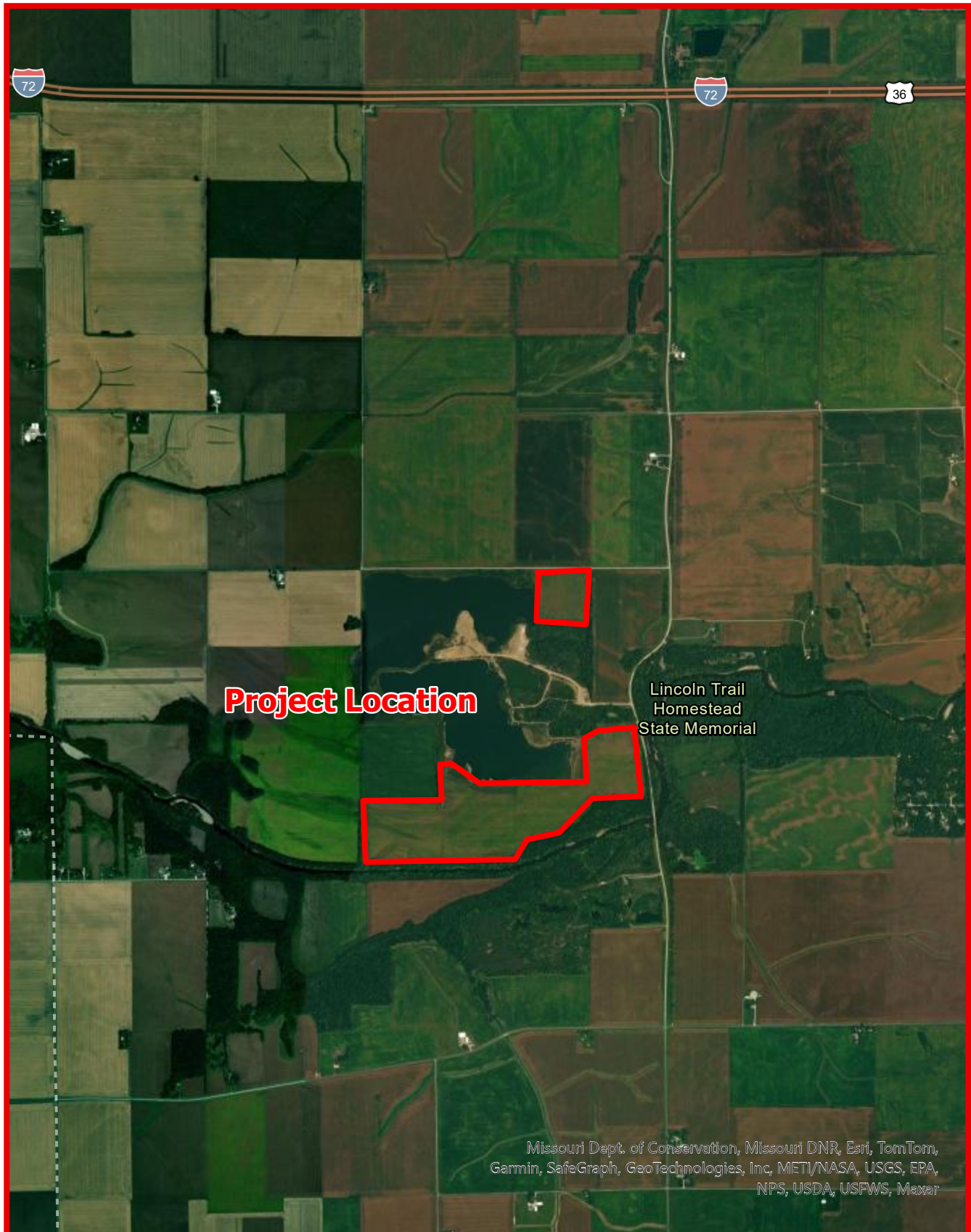
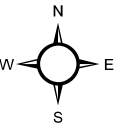
BY: _____ DATE: _____
MAYOR, CITY OF DECATUR

ATTEST: _____ DATE: _____
CITY CLERK

Revised 1/2026



Water Utility Farm Management Farm #5 Lease to Peter Pistorius



**Council Memo
Public Works Department
No. 2026-13**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Byron Bowman, Municipal Services Manager
Chris Bergschneider, Fleet Supervisor

SUBJECT:
Resolution Authorizing a Sourcewell Contract to Martin Equipment for the Purchase of Two (2) Backhoes

SUMMARY RECOMMENDATION: Staff recommends awarding a Sourcewell contract in the amount of \$244,500.00 to Martin Equipment of IL, Inc., to furnish two (2) 2026 John Deere 320 P-tier Backhoe Loaders.

BACKGROUND:

The Public Works, Water Distribution and Water Production Divisions, have requested two new backhoes to replace the existing backhoes, #128 and #181. The backhoes are used for debris removal, tree removal, and repair of water mains.

Units #128 and #181 have been selected to be replaced due to their age and condition.

Vendor	Quoted Price
Martin Equipment	\$244,500.00
Altorfer CAT	\$251,906.00

The replacement vehicles should be delivered by June 2026.

OTHER BIDDERS: Altorfer

DISPOSAL OF REPLACED UNIT: The old units are to be traded in.

LEGAL REVIEW: There are no contracts for Legal to review.

PRIOR COUNCIL ACTION:

None

POTENTIAL OBJECTIONS: There are no known objections

INPUT FROM OTHER SOURCES:

Fleet Maintenance wrote the bid specifications based on Water Distribution and Water Production Division needs.

STAFF REFERENCE: Matt Newell, Public Works Director, Chris Bergschneider, Fleet Supervisor. Matt Newell will be in attendance at the City Council meeting to answer any questions on this item.

BUDGET/TIME IMPLICATIONS: Funding for the equipment expenditure is provided in the approved FY2026 Budget.

ATTACHMENTS:

1. 2026-13 Backhoes Resolution
2. 2026-13 Altorfer Bid

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A SOURCEWELL CONTRACT TO MARTIN
EQUIPMENT FOR THE PURCHASE OF TWO (2) BACKHOES**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:**

Section 1. That the Sourcewell Bid from Martin Equipment of IL, Inc., received for Two (2) 2026 John Deere 320 P-Tier Backhoe Loaders presented herewith as Exhibit A be, and it is hereby, received, and placed on file.

Section 2. That the Sourcewell Bid from Martin Equipment of IL, Inc., in the amount of \$244,500.00, be accepted and a purchase order be awarded accordingly.

Section 3. That the Purchasing Supervisor be, and is hereby, authorized and directed to execute a purchase order between the City of Decatur, Illinois, and Martin Equipment of IL, Inc., for their quote price of \$244,500.00.

Section 4. That the City Manager be, and is hereby, authorized and directed to affect payment for the acquired equipment with terms and conditions as determined by the City Treasurer and approved by the City Manager, that the City may borrow money to make such payment, without any further authorization or direction from the Council, with terms and conditions as determined by the City Treasurer and approved by the City Manager, and that the City Treasurer and other officials of the City are authorized and directed to take any action as may be required by the City to effect such financing,

PRESENTED and ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

Kim Althoff, City Clerk



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887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

Quote Issued To: CITY OF DECATUR
2600 N JASPER
DECATUR IL 62526
2178755718

Quote Issued By: Zeke Wade

QUOTATION

Quote #: 1014304
Issue Date: 1/9/2026
Expire Date: 2/5/2026
FOB: Tolono

ITEMS LISTED FOR SALE

Item #	Year	Make	Model	Serial #	Hours	Quoted Sale Price
	2026	John Deere	320 P-Tier Backhoe Loader 24" JAW BUCKET			

Description

Hand Held Hydraulics

JDLink™

Level 2 Cab

Premium Package Radio

Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with
Limited Slip Differential

John Deere 4.5L - FT4/Stage IV

Galaxy 19.5L-24 12PR Rear & 12.5/80-18 10PR Front

Dual Batteries with Disconnect and Jump Post

450 lb. (204 kg.) Front Counterweight

Extendible Dipperstick

Auxiliary Hydraulics with One & Two Way Flow (Hammer &
Thumb/Swinger)

Pilot Controls, Two Lever, with Pattern Selection

Three-Function Loader Hydraulics, Single Lever

Deere Standard Quick Coupler - 42 in. Thumb Ready

Diagnostic Oil Sampling Ports

Engine Coolant Heater

Heavy-Duty Backhoe Bucket Cylinder

LED 4-Corner Beacon Lights

TRADE ALLOWANCES

EXHIBIT A



MARTINEQUIPMENT.COM

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887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

TIV #	Year	Make	Model	Serial #	Hours	Trade Allowance
003233	2017	JOHN DEERE	310SL	1T0310SLTHF314639	5247.00	
Total Trade Allowance:						\$33,000.00

NOTES

SOURCEWELL #66300

ADDITIONAL ITEMS:

60 mo / 2000 hr COMP WARRANTY = \$4,928.00

GALAXY 550 TIRES = \$1,900.00

QUOTE SUMMARY

Total Sale price:	\$153,250.00
Total Trade Allowance:	\$33,000.00
Subtotal:	\$120,250.00
Sales Tax:	\$0.00
Rent Applied:	\$0.00
Cash with Order:	\$0.00
Document Fee:	\$0.00
TOTAL:	\$120,250.00

Acceptance Signature: _____ Date: _____

*All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.
All prices are subject to expiration of any current sales programs and incentives.*



MARTINEQUIPMENT.COM



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887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

Quote Issued To: CITY OF DECATUR
2600 N JASPER
DECATUR IL 62526
2178755718

Quote Issued By: Zeke Wade

QUOTATION

Quote #: 1014314

Issue Date: 1/9/2026

Expire Date: 2/6/2026

FOB: Tolono

ITEMS LISTED FOR SALE

Item #	Year	Make	Model	Serial #	Hours	Quoted Sale Price
	2026	John Deere	320 P-Tier Backhoe Loader 24" JAW BUCKET			

Description

Hand Held Hydraulics

JDLink™

Level 2 Cab

Premium Package Radio

Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with
Limited Slip Differential

John Deere 4.5L - FT4/Stage IV

Galaxy 19.5L-24 12PR Rear & 12.5/80-18 10PR Front

Dual Batteries with Disconnect and Jump Post

450 lb. (204 kg.) Front Counterweight

Extendible Dipperstick

Auxiliary Hydraulics with One & Two Way Flow (Hammer &
Thumb/Swinger)

Pilot Controls, Two Lever, with Pattern Selection

Three-Function Loader Hydraulics, Single Lever

Deere Standard Quick Coupler - 42 in. Thumb Ready

Diagnostic Oil Sampling Ports

Engine Coolant Heater

Heavy-Duty Backhoe Bucket Cylinder

LED 4-Corner Beacon Lights

TRADE ALLOWANCES



MARTINEQUIPMENT.COM



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887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

TIV #	Year	Make	Model	Serial #	Hours	Trade Allowance
003234	2009	JOHN DEERE	310TJ	T0310TJ177063	3074.00	
Total Trade Allowance:						\$29,000.00

NOTES

SOURCEWELL #66300

ADDITIONAL ITEMS:

60 mo / 2000 hr COMP WARRANTY = \$4,928.00

GALAXY 550 TIRES = \$1,900.00 → RECOMMEND

QUOTE SUMMARY

Total Sale price:	\$153,250.00
Total Trade Allowance:	\$29,000.00
Subtotal:	\$124,250.00
Sales Tax:	\$0.00
Rent Applied:	\$0.00
Cash with Order:	\$0.00
Document Fee:	\$0.00
TOTAL:	\$124,250.00

Acceptance Signature: _____ Date: _____

*All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.
All prices are subject to expiration of any current sales programs and incentives.*



MARTINEQUIPMENT.COM

January 12th, 2026

City of Decatur – Fleet Services
2600 North Jasper Street
Decatur, IL 62526-4703



We are pleased to provide the following proposal for your review:

One (1) New CAT® 420-07 Backhoe Loader

Includes the following standard equipment and options:

Sound Suppressed, ROPS/FOPS Cab
Air Conditioner & Heater/ Defroster
CAT Comfort Air Suspension, Cloth Seat
Front & Rear Window Wipers / Washers
Four Halogen Head Lights, Four Rear Flood Lights
Hazard Flashers, Turn Signals, Stop & Tail Lights
Front Tires: 340 80-18
Rear Tires: 500 70-24
Single Tilt Loader
Return-To-Dig and Self-Leveling Controls
Single Stick Loader Control
Pin-On Front Bucket (no coupler)
Multi-Purpose Loader Hydraulics

CAT C3.6 ACERT™ Tier 4f Engine (NO DEF)
2WD/4WD Powershift Transmission (with 4 Wheel Braking)
120V Engine Heater
Two, Maintenance Free 850 CCA Batteries
Flip-Over Stabilizer Pads (Street or Dirt Flip Combo)
Six-Function Backhoe Hydraulics
Extendible-Stick (E-Stick) with Boom Wear Plate
1,015 lbs. Additional Counterweight
CAT Product Link Cellular
AM/FM/Bluetooth/Aux/USB Radio
Dual Mechanical Hoe Controls
Ride Control
Cold Weather Package

+ Wain-Roy JumpLatch for coupling Deere Buckets

+ Wain-Roy 24" 7.6 ft³ JAW Bucket w/ 4 Tips

+ CAT Side Mount Auxiliary Hydraulic Kit & Install

+ CAT 1.3 yd³ Multi-Purpose Loader Bucket (Pin-On)

Equipment Protection Plan (EPP):

Includes 12-Months Premier plus additional 36mo / 2,000hrs Powertrain + Hydraulics + Tech EPP.
Additional warranty options can be quoted to your liking upon request.

Availability:

Two machines in stock now with additional units being produced in Q1 & Q2.
Please allow up to 4 weeks lead time for Wain Roy JumpLatch and JAW Bucket.



New CAT 420-07 Backhoe Pricing as configured above:

Sourcewell Pricing on 2 units:	\$326,450	(=\$163,225 per unit)	
Less Salesman's Discretionary Discounting:	\$ -25,544	(=\$ -12,272 per unit)	
Net Pricing on 2 units:	\$301,906	(=\$150,953 per unit)	
Less 2017 Deere 310SL Trade-In:	\$ -26,500	(Serial # 1T0310SLTHF314639 @ 5,247hrs)	128
Less 2009 Deere 310SJ Trade-In:	\$ -23,500	(Serial # T0310TJ177063 @ 3,075hrs)	181
Net Pricing on 2 units after Trades:	\$251,906		
		÷ 2 units purchased	
Net Pricing per unit:	\$125,953	per unit with trade-ins & discounts applied.	

We appreciate the opportunity to submit this proposal, and trust that it will merit your favorable consideration.

Sincerely,

Brian Goudie

Machine Sales Representative | Altorfer CAT
309-824-8701 | brian.goudie@altorfer.com



**Council Memo
Public Works Department
No. 2025-14**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Byron Bowman, Municipal Services Manager
Chris Bergschneider, Fleet Supervisor

SUBJECT:

Resolution Authorizing a Sourcewell Contract to Martin Equipment for the Purchase of One (1) Skidsteer

SUMMARY RECOMMENDATION: Staff recommends awarding a Sourcewell contract in the amount of \$53,200.00 to Martin Equipment of IL, Inc., to furnish one (1) 2026 John Deere 325G Compact Track Loader.

BACKGROUND:

Public Works, Municipal Services Division, has requested one (1) new skidsteer to replace the existing skidsteer, #232. The new skidsteer would be used for debris removal, tree removal, street milling and other street work.

Unit #232 has been selected to be replaced due to its age and condition.

The replacement vehicle should be delivered in June 2026.

OTHER BIDDERS: Altorfer

DISPOSAL OF REPLACED UNIT: The old unit is to be traded in

LEGAL REVIEW: There are no contracts for Legal to review.

PRIOR COUNCIL ACTION:

None

POTENTIAL OBJECTIONS: There are no known objections.

INPUT FROM OTHER SOURCES:

Fleet Maintenance wrote the bid specifications based on Municipal Services Division needs.

STAFF REFERENCE: Matt Newell, Public Works Director, Chris Bergschneider, Fleet Supervisor. Matt Newell will be in attendance at the City Council meeting to answer any questions on this item.

BUDGET/TIME IMPLICATIONS: Funding for the equipment expenditure is provided in the approved FY2026 Budget.

ATTACHMENTS:

1. 2026-14 Skidsteer Resolution
2. 2026-14 Altorfer Bid

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A SOURCEWELL CONTRACT TO MARTIN
EQUIPMENT FOR THE PURCHASE OF ONE (1) SKIDSTEER**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:**

Section 1. That the Sourcewell Bid from Martin Equipment of IL, Inc., received for One (1) 2026 John Deere 325G Compact Track Loader presented herewith as Exhibit A be, and it is hereby, received, and placed on file.

Section 2. That the Sourcewell Bid from Martin Equipment of IL, Inc., in the amount of \$53,200.00, be accepted and a purchase order be awarded accordingly.

Section 3. That the Purchasing Supervisor be, and is hereby, authorized and directed to execute a purchase order between the City of Decatur, Illinois, and Martin Equipment of IL, Inc., for their quote price of \$53,200.00.

Section 4. That the City Manager be, and is hereby, authorized and directed to affect payment for the acquired equipment with terms and conditions as determined by the City Treasurer and approved by the City Manager, that the City may borrow money to make such payment, without any further authorization or direction from the Council, with terms and conditions as determined by the City Treasurer and approved by the City Manager, and that the City Treasurer and other officials of the City are authorized and directed to take any action as may be required by the City to effect such financing,

PRESENTED and ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

Kim Althoff, City Clerk



232

887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

Quote Issued To: CITY OF DECATUR
2600 N JASPER
DECATUR IL 62526
2178755718
Quote Issued By: Zeke Wade

QUOTATION

Quote #: 1014300
Issue Date: 1/8/2026
Expire Date: 2/5/2026
FOB: Tolono

ITEMS LISTED FOR SALE

Item #	Year	Make	Model	Serial #	Hours	Quoted Sale Price
	2026	John Deere	325G Compact Track Loader 4IN1 BUCKET 78"			

Description

Cab/Heat/AC, Power QT, SL & RC, 2Spd, LED Lights, Rev Fan
JDLink™
ISO-H Switchable Controls and EH Joystick Performance Package
Engine - Turbocharged - FT4
English Operator's Manual and Decals
Zig-Zag Bar Tread Pattern - 12.6 in. (320 mm) Tracks
2-Inch Seat Belt with Shoulder Harness
Air Suspension Seat (Cloth with Heat)
Rear View Camera
Cold Start Package
Radio, AM/FM with Bluetooth
Footrest with Floormat

TRADE ALLOWANCES

TIV #	Year	Make	Model	Serial #	Hours	Trade Allowance
003232	2008	BOBCAT	S300	A5GP20236	1049.00	
Total Trade Allowance:						\$23,000.00

NOTES

SOURCEWELL #66300

ADDITIONAL ITEMS:

60 mo / 2000 hr COMP WARRANTY ADD \$3,777.00

EXHIBIT A**MARTINEQUIPMENT.COM**



232

887 U.S. Route 45
P.O. Box 130
Tolono, IL 61880
T: (217) 485-6755
F: (217) 485-5795

QUOTE SUMMARY

Total Sale price:	\$76,200.00
Total Trade Allowance:	\$23,000.00
Subtotal:	\$53,200.00
Sales Tax:	\$0.00
Rent Applied:	\$0.00
Cash with Order:	\$0.00
Document Fee:	\$0.00
TOTAL:	\$53,200.00

Acceptance Signature: _____ Date: _____

*All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.
All prices are subject to expiration of any current sales programs and incentives.*



MARTINEQUIPMENT.COM

January 12th, 2026

City of Decatur – Fleet Services

2600 North Jasper Street
Decatur, IL 62526-4703

We are pleased to provide the following proposal for your review:



CAT® 265 XPS High Flow Compact Track Loader

Operating Weight: 10,492 lbs
Bar Tread Track: 17.7" wide

Standard Flow mode: 23gpm / 3,500psi
XPS High Flow mode: 34gpm / 4,061psi

265 XPS High Flow gets the T5 Tech Package.

Includes side lights, side cameras, ventilated heated suspended seat, X-Mount Cell Phone Holder, polycarbonate door.

CAT® 75hp / 280ft-lb C2.8T^A Turbocharged, After-Cooled Diesel Engine. NO DEF.

CAT® 80" Industrial Bucket, Bolt-On Edge & Side Cutters, Maximum External Counterweights

Plus the following standard options:

One-Piece Pressurized; Sound Suppressed ROPS/FOPS Cab
Integrated Air Conditioner Including Heater/Defroster
Two-Speed Transmission
Integrated Pattern Control Changer (ISO or H Pattern)
CAT Heated, Ventilated Air Suspension Seat
Headliner, Floor Mat, & Cup Holder
Electro-Hydraulic Hydrostatic Transmission Control
Deluxe Work Tool Control
Dual-Direction Self Leveling
All Major Controls on Advanced Joysticks
Integrated AM/FM/AUX/USB/BT Radio
Redesigned Universal Skid Steer Coupler
Lockable fuel fill access door
Cab-to-frame side sealing
17.7" Steel Embedded Rubber Bar Tread Tracks

Back-Up Alarm
Fully Suspended Undercarriage
Creep Control with Variable Increments
Push Start
Variable Speed Demand Fan
Heavy Duty Battery
120V Engine Coolant Heater
Hand (Dial) & Foot Throttle +Decel Pedal Mode
Front, Rear and SIDE VIEW LED Work Lights
8" Color Advanced Touchscreen Monitor
Rearview Camera plus SIDE VIEW Cameras
Drive line bottom guarding
Tilt cylinder guarding
Triple Flange Idlers Front & Rear
Highest Lifting CTL in its class

Equipment Protection Plan (EPP):

Includes 24mo / 2,000hrs Premier Warranty.
Includes 12mo Mileage for Warrantable issues.
Includes Level 4 - BASIC: 12mo / 500hrs PM2 kit.
Delivery & Machine Training at no additional charge.
Additional warranty options can be quoted to your liking upon request.

Availability:

3 Demo Units in stock now for immediate possession.
2 New Units arrive in March, pending prior sale.



New CAT 265 XPS High Flow Pricing as configured above:

Sourcewell Pricing:	\$ 95,931
Less Salesman's Discretionary Discounting:	\$ -8,066
Net Pricing:	\$ 87,865
Less 2008 Bobcat S300 Trade-In:	\$ -8,000 (Serial # A5GP20236 @ 1,049hrs)
Net Pricing:	\$ 79,865 with trade-ins & discounts applied.

DEMO UNIT / New CAT 265 XPS High Flow Pricing as configured above:

Altorfer has three 2025 CAT 265 XPS High Flow units that have 45 hours, 52 hours and 135 hours on them. These units have participated in trade shows, fair displays and light demonstrations during the 2025 season. These units are still considered NEW/UNSOLD and their full new warranties will begin at their delivery hours. Aside from the low hours accumulated, these are still in very like-new condition with no flaws or issues. Demo Unit reduced pricing available while existing demo units last.

New Machine Net Pricing (from above):	\$ 79,865 with trade-ins & discounts applied.
Less Demonstration Unit Credit:	\$ -1,000
Demonstration Unit Net Pricing:	\$ 78,865 with trade-ins, discounts & demo credit applied.

We appreciate the opportunity to submit this proposal, and trust that it will merit your favorable consideration.

Sincerely,

Brian Goudie

Machine Sales Representative | Altorfer CAT
309-824-8701 | brian.goudie@altorfer.com



**Council Memo
Public Works Department
No. 2026-12**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Matt Newell, Director of Public Works
Kelly Harrison, Procurement Officer

SUBJECT:
Resolution Authorizing a Sourcewell Contract for the Purchase of Four (4) Dump Trucks

SUMMARY RECOMMENDATION: Staff recommends awarding a Sourcewell Contract in the amount of \$858,920.00 to Midway Freightliner Inc. for (4) 2027 Freightliner 108SD Dump Trucks upfitted by Woody's Municipal.

BACKGROUND:

The Public Works Department has budgeted four (4) new dump trucks to replace four (4) existing dump trucks due to age and condition.

The trucks being replaced are:

#259 2018 Mack Granite GU432 with 6340 hours.

#264 2018 Mack Granite GU432 with 7144 hours.

#257 2019 International 7400 with 10268 hours.

#277 2009 International 7400 with 8239 hours.

The replacement trucks are estimated to be delivered in August 2026.

DISPOSAL OF REPLACED UNITS: The replaced trucks will be sold or auctioned.

LEGAL REVIEW: There are no contracts for Legal to review.

PRIOR COUNCIL ACTION:

None

POTENTIAL OBJECTIONS: There are no known objections.

INPUT FROM OTHER SOURCES:

Fleet Maintenance wrote bid specifications based on Public Works Department requirements.

STAFF REFERENCE: Matthew Newell, Public Works Director, Byron Bowman, Municipal Services Manager. Matthew Newell will be in attendance to answer any questions.

BUDGET/TIME IMPLICATIONS: Funds have been allocated in the 2026 budget for the replacement of these 4 dump trucks. The Sourcewell Contract amount is \$858,920.00 to Midway Freightliner Inc. for (4) 2027

Freightliner 108SD Dump Trucks upfitted by Woody's Municipal.

ATTACHMENTS:

1. 2026-12 Resolution Authorizing Sourcewell Contract to Midway Freightliner, Inc for the Purchase of (4)
Dump Trucks Fully Upfitted Completed Before Arr

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A SOURCEWELL CONTRACT FOR THE
PURCHASE OF FOUR (4) DUMP TRUCKS**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:**

Section 1. That the Sourcewell Contract from Midway Freightliner, received for four (4) dump trucks presented herewith as Exhibit A be, and it is hereby, received, and placed on file.

Section 2. That the Sourcewell Bid from Midway Freightliner, in the amount of \$858,920.00, be accepted and a purchase order be awarded accordingly.

Section 3. That the Purchasing Supervisor be, and is hereby, authorized and directed to execute a purchase order between the City of Decatur, Illinois, and Midway Freightliner, for their quote price of \$858,920.00 presented herewith as Exhibit A be, and it is hereby, received, and placed on file.

Section 4. That the City Manager be, and is hereby, authorized and directed to affect payment for the acquired equipment with terms and conditions as determined by the City Treasurer and approved by the City Manager, that the City may borrow money to make such payment, without any further authorization or direction from the Council, with terms and conditions as determined by the City Treasurer and approved by the City Manager, and that the City Treasurer and other officials of the City are authorized and directed to take any action as may be required by the City to effect such financing,

PRESENTED and ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

Kim Althoff, City Clerk

Prepared for:
 Christopher Bergschneider
 DECATUR ILLIOIS CITY OF
 1 Gary K Anderson Plaza
 Decatur, IL 62523
 Phone: 217-424-2762

Prepared by:
 Gary Keller
 Midway Freightliner, Inc.
 801 Marion City Road
 Palmyra, MO 63461
 Phone:

Q U O T A T I O N

108SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
 CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-
 FT @ 1200 RPM
 ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH
 PTO PROVISION
 MERITOR MS-21-14X 21,000# R-SERIES SINGLE REAR
 AXLE
 23,000# FLAT LEAF SPRING REAR SUSPENSION WITH
 RADIUS ROD
 DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP
 SINGLE FRONT AXLE

18,000# FLAT LEAF FRONT SUSPENSION
 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL
 CAB
 4350MM (171 INCH) WHEELBASE
 NO FIFTH WHEEL
 7/16X3-9/16X11-1/8 INCH STEEL FRAME
 (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
 1600MM (63 INCH) REAR FRAME OVERHANG
 TEM TO EVALUATE AND INSTALL FRAME RAIL
 REINFORCEMENT AS NEEDED FOR FRONT
 FRAME MOUNTED EQUIPMENT

		PER UNIT	TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (4)	\$ 107,211	\$ 428,844
EXTENDED WARRANTY		\$ 3,005	\$ 12,020
DEALER INSTALLED OPTIONS		\$ 104,738	\$ 418,952
CUSTOMER PRICE BEFORE TAX		\$ 214,954	\$ 859,816

TAXES AND FEES

FEDERAL EXCISE TAX (FET)	\$ (224)	\$ (896)
TAXES AND FEES	\$ 0	\$ 0
OTHER CHARGES	\$ 0	\$ 0

TRADE-IN

TRADE-IN ALLOWANCE	\$ (0)	\$ (0)
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BALANCE DUE	(LOCAL CURRENCY)	\$ 214,730	\$ 858,920
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COMMENTS:

Projected delivery on ____ / ____ / ____ provided the order is received before ____ / ____ / ____.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X _____ Date: ____ / ____ / ____.

Application Version 12.0.703
 Data Version PRL-30D.018
 Sourcewell- DeCatur SA 2026 108SD



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EXHIBIT A

Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtffoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.



Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-30D	SD PRL-30D (EFF:MY27 ORDERS)			STD
Data Version				
DRL-018	SPECPRO21 DATA RELEASE VER 018			N/C
Vehicle Configuration				
001-176	108SD PLUS CONVENTIONAL CHASSIS	6,829	3,748	\$135,290.00
004-227	2027 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	\$1,025.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-002	DOMICILED, USA 50 STATES (EPA CLEAN IDLE LABEL OR NO CLEAN IDLE REQUIRED)			STD
99D-027	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			STD
A85-011	CONSTRUCTION SERVICE			STD
A84-1GM	GOVERNMENT BUSINESS SEGMENT			N/C
AA4-003	DRY BULK COMMODITY			STD
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-1A0	FREIGHTLINER SD VOCATIONAL WARRANTY			STD
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs			
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 20000.0 lbs			

Application Version 12.0.703
Data Version PRL-30D.018
Sourcewell- DeCatur SA 2026 108SD



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Page 3 of 18

Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 38000.0 lbs			
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service				
AA3-018	FRONT PLOW/END DUMP BODY			N/C
AF3-1V4	GODWIN MANUFACTURING COMPANY			N/C
Tractor Service				
AA2-005	FLATBED TRAILER			N/C
AH6-001	SINGLE (1) TRAILER			N/C
Engine				
101-3BP	CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-FT @ 1200 RPM			\$3,055.00
Electronic Parameters				
79A-070	70 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79K-015	PTO MODE ENGINE RPM LIMIT - 2100 RPM			N/C
79P-004	PTO RPM WITH CRUISE SET SWITCH - 900 RPM			N/C
79Q-008	PTO RPM WITH CRUISE RESUME SWITCH - 1150 RPM			N/C
79U-002	PTO GOVERNOR RAMP RATE - 50 RPM PER SECOND			N/C
79V-001	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY			N/C
79W-024	CRUISE CONTROL BUTTON PTO CONTROL			N/C
79X-002	PTO SPEED 1 SETTING - 750 RPM			N/C
79Y-002	PTO SPEED 2 SETTING - 1000 RPM			N/C
79Z-016	PTO SPEED 3 SETTING - 1100 RPM			N/C
N 80G-014	PTO MINIMUM RPM - 650			N/C
80S-004	PTO 1, DASH SWITCH, ENGAGE WHILE DRIVING			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-108	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH SNOW DOOR	10		\$840.00

Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
292-235	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES			STD
290-017	BATTERY BOX FRAME MOUNTED			STD
281-001	STANDARD BATTERY JUMPERS			STD
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB			N/C
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2		\$145.00
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2		STD
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE			STD
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM			STD
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20		STD
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25	\$775.00
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT			(\$15.00)
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			N/C
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK	-35	-10	\$145.00
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			STD
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAIPIPE SHIELD(S)			N/C
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH			STD

Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED			STD
110-003	CUMMINS SPIN ON FUEL FILTER			STD
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER			STD
266-104	1115 SQUARE INCH ALUMINUM RADIATOR			STD
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT			STD
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-016	RADIATOR DRAIN VALVE			STD
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER	4		\$92.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
132-004	ELECTRIC GRID AIR INTAKE WARMER			STD
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH			STD
Transmission				
342-582	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION			STD
Transmission Equipment				
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV			STD
84B-002	ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES			STD
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD

Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY			STD
84N-011	NEUTRAL AT STOP ENABLED			\$420.00
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS			STD
85E-007	MAXIMUM ENGINE SPEED FOR PTO ENGAGEMENT 800 RPM			N/C
353-074	QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH BLUNTCUTS			\$455.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			\$95.00
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO	50		N/C
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			\$365.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			STD
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15		STD
346-013	TRANSMISSION OIL CHECK AND FILL WITH CROSSOVER TO CLEAR LH PTO AND DIRECT MOUNT PUMP			\$60.00
35T-001	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID			STD

Front Axle and Equipment

400-1BA	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	210		\$2,253.00
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10		N/C
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-023	CONMET CAST IRON FRONT BRAKE DRUMS			\$8.00
427-001	FRONT BRAKE DUST SHIELDS	5		\$102.00
409-006	FRONT OIL SEALS			STD

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Prepared for:
Christopher Bergschneider
DECATUR ILLIOIS CITY OF
1 Gary K Anderson Plaza
Decatur, IL 62523
Phone: 217-424-2762

Prepared by:
Gary Keller
Midway Freightliner, Inc.
801 Marion City Road
Palmyra, MO 63461
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD
405-003	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS			\$51.00
406-001	STANDARD KING PIN BUSHINGS			STD
536-012	TRW TAS-85 POWER STEERING	40		N/C
539-003	POWER STEERING PUMP			STD
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR			STD
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE			STD
Front Suspension				
620-005	18,000# FLAT LEAF FRONT SUSPENSION	290		\$767.00
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION			N/C
410-001	FRONT SHOCK ABSORBERS			\$121.00
Rear Axle and Equipment				
420-1N0	MERITOR MS-21-14X 21,000# R-SERIES SINGLE REAR AXLE		10	\$268.00
421-529	5.29 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	20	20	STD
452-001	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE		20	\$734.00
878-018	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE			N/C
87B-008	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			\$140.00
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)			N/C
451-023	CONMET CAST IRON REAR BRAKE DRUMS			\$43.00
425-002	REAR BRAKE DUST SHIELDS		5	\$65.00
440-006	REAR OIL SEALS			STD
426-1B2	BENDIX EVERSURE LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS			\$25.00
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			\$47.00

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Data Code	Description	Weight Front	Weight Rear	Retail Price
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				
622-001	23,000# FLAT LEAF SPRING REAR SUSPENSION WITH RADIUS ROD			STD
621-001	SPRING SUSPENSION - NO AXLE SPACERS			STD
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP			STD
623-005	FORE/AFT CONTROL RODS			STD
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-100	WABCO 4S/4M ABS			(\$179.00)
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
46E-001	STANDARD AIR MANAGEMENT UNIT			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD
483-004	WABCO OIL COALESCING FILTER FOR AIR DRYER			\$11.00
479-005	AIR DRYER MOUNTED INBOARD ON RH RAIL			N/C
460-058	STEEL AIR TANKS MOUNTED AFT INSIDE AND/OR BELOW FRAME JUST FORWARD OF REAR SUSPENSION			\$195.00
477-019	BW DV-2 AUTO DRAIN VALVE WITH HEATER TO WET TANK; DRAIN VALVE CABLES ON ALL OTHER TANKS			\$90.00
Trailer Connections				
476-998	NO AIR HOSE HANGER			STD
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS			N/C
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C

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Data Code	Description	Weight Front	Weight Rear	Retail Price
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
Wheelbase & Frame				
545-435	4350MM (171 INCH) WHEELBASE			N/C
546-102	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	240	130	\$1,450.00
548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT			N/C
552-030	1600MM (63 INCH) REAR FRAME OVERHANG			STD
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH			N/C
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION	140	-20	\$460.00
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 105.71 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 102.71 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 299.41 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 64.45 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 73.09 in			N/C
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in			
553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-003	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER	-12		\$50.00
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
572-001	STANDARD REARMOST CROSSMEMBER			STD
565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment				
556-1E5	14 INCH PAINTED STEEL BUMPER			STD
558-001	FRONT TOW HOOKS - FRAME MOUNTED	15		\$80.00
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE			STD
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESES WRAPPED IN ABRASION TAPE			STD
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD

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Fuel Tanks				
204-152	70 GALLON/264 LITER ALUMINUM FUEL TANK - LH	5		\$140.00
218-006	25 INCH DIAMETER FUEL TANK(S)			STD
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-001	FUEL TANK CAP(S)			STD
122-1H4	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR AND 12 VOLT PREHEATER	-5		\$35.00
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires				
093-1YU	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES	100		\$930.00
094-18X	CONTINENTAL HDL3EP 11R22.5 14 PLY RADIAL REAR TIRES		48	\$280.00
Hubs				
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels				
502-433	ACCURIDE 29039 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66		\$220.00
505-428	ACCURIDE 28828 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		52	STD
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior				
829-1A5	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
650-008	AIR CAB MOUNTING			STD
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			STD
667-037	SHORT FENDER WITH MUDFLAP			\$141.00
754-017	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10		\$115.00

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678-067	SAFETY YELLOW LH AND RH INTERIOR GRAB HANDLES AND LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT			\$80.00
646-041	STATIONARY BLACK GRILLE			STD
65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE			STD
644-004	FIBERGLASS HOOD			STD
652-001	FREIGHTLINER NAME PLATES			STD
690-002	TUNNEL/FIREWALL LINER			STD
727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK			(\$35.00)
726-001	SINGLE ELECTRIC HORN			STD
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS			STD
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
314-824	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER			\$162.00
311-001	DAYTIME RUNNING LIGHTS			STD
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS			STD
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-1BK	DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE			STD
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-1AP	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			STD
729-001	STANDARD SIDE/REAR REFLECTORS			STD
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS			(\$117.00)
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-029	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD			\$423.00
659-007	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITHOUT FLUID LEVEL INDICATOR			STD
Cab Interior				
055-017	PROFESSIONAL TRIM PACKAGE			N/C
707-105	MIST AND CARBON CLOTH INTERIOR "PROFESSIONAL"			N/C
70K-016	CARBON WITH BASE BLACK ACCENT			(\$100.00)

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Data Code	Description	Weight Front	Weight Rear	Retail Price
706-013	MOLDED DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD
785-027	(2) 12V DASH MOUNTED POWER OUTLETS			\$15.00
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS			STD
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-015	STANDARD HEATER PLUMBING			STD
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-034	PREMIUM INSULATION			\$145.00
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-004	REMOTE KEYLESS ENTRY AND 2 TRANSMITTERS	2		STD
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-003	KEY QUANTITY OF 3			\$9.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
740-998	NO MATTRESS	-20	-15	STD
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30		\$320.00
760-337	BASIC ISRINGHAUSEN HIGH BACK NON SUSPENSION TOOL BOX PASSENGER SEAT			\$195.00
759-007	DUAL DRIVER SEAT ARMRESTS, NO PASSENGER SEAT ARMRESTS	4		\$69.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-1AK	BLACK VINYL DRIVER SEAT COVER			(\$78.00)
761-1AK	BLACK VINYL PASSENGER SEAT COVER			(\$74.00)
763-101	BLACK SEAT BELTS			STD

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1 Gary K Anderson Plaza
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Palmyra, MO 63461
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Data Code	Description	Weight Front	Weight Rear	Retail Price
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			(\$124.00)
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD
Instruments & Controls				
106-002	ELECTRONIC ACCELERATOR CONTROL			STD
732-998	NO INSTRUMENT PANEL-DRIVER			STD
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS			STD
87L-001	ENGINE PTO SPEED CONTROL WITH PARK BRAKE INTERLOCK			N/C
870-001	BLACK GAUGE BEZELS			(\$1.00)
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS			STD
721-003	87 DECIBELS TO 112 DECIBELS AUTOMATIC SELF-ADJUSTING BACKUP ALARM		3	\$77.00
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
148-073	ENGINE REMOTE INTERFACE FOR REMOTE THROTTLE			\$134.00
48H-004	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH BLUNTCUTS			\$115.00
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP			\$6.00
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
864-022	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY			STD
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			\$60.00
736-998	NO OBSTACLE DETECTION SYSTEM			(\$4,324.00)
72J-998	NO DR ASSIST SYSTEM			N/C
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL			(\$1,019.00)
73B-998	NO LANE DEPARTURE WARNING SYSTEM			(\$1,080.00)
679-998	NO OVERHEAD INSTRUMENT PANEL			STD
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)	10		\$780.00
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-998	NO AM/FM RADIO ANTENNA			STD
749-998	NO CB RADIO MOUNTING PROVISION			STD
75W-002	SHARKFIN MULTI-BAND ANTENNA, RIGHT HAND BIAS ROOF MOUNTING LOCATION: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS			STD
78C-003	INTEROPERABLE SDAR ANTENNA			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES			N/C
8D4-998	NO FUEL SYSTEMS DATA SERVICE(SCO)			STD
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL			STD
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD

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329-133	FOUR EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO BETWEEN SEATS, BLUNTCUT			\$50.00
4C1-027	HARDWIRE SWITCH #1, ON/OFF LATCHING, 20 AMPS BATTERY POWER			\$90.00
4C2-025	HARDWIRE SWITCH #2, ON/OFF LATCHING, 20 AMPS IGNITION POWER			\$40.00
4C3-017	HARDWIRE SWITCH #3, ON/OFF LATCHING, 10 AMPS BATTERY POWER			\$25.00
4C4-005	HARDWIRE SWITCH #4, ON/OFF MOMENTARY, 20 AMPS IGNITION POWER			\$40.00
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			STD
482-001	STANDARD TRACTOR PROTECTION VALVE			N/C
883-001	TRAILER HAND CONTROL BRAKE VALVE			N/C
842-006	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY			N/C
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR			N/C
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
87T-998	NO WRG/SW-OPTL #2, CHAS, AIR			STD
Design				
065-000	PAINT: ONE SOLID COLOR			STD
Color				
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
964-020	STANDARD BLACK BUMPER PAINT			STD
963-003	STANDARD E COAT/UNDERCOATING			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Secondary Factory Options				
998-001	CORPORATE PDI CENTER IN-SERVICE ONLY			N/C
Sales Programs				
PMY-3D9	CY26 MY27 SD QUOTE SALES PROGRAM			N/C
RD4-998	NO DETROIT CONNECT FUEL ANALYTICS			STD

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price ** \$147,272.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight*	8097 lbs	4026 lbs	12123 lbs
Dealer Installed Options	0 lbs	0 lbs	0 lbs
Total Weight*	8097 lbs	4026 lbs	12123 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS	\$555.00
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES	N/C
RD3-998	NO SAFETY EVENT VIEWER	(\$180.00)
RAG-020	CUMMINS TARIFF CHARGE - \$205	\$205.00
PAT-026	STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 108/114 SD AND M2 106/112	\$1,500.00
R27-001	MY27 ESCALATOR	\$3,750.00

Application Version 12.0.703
Data Version PRL-30D.018
Sourcewell- DeCatur SA 2026 108SD



01/09/2026 2:37 PM

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Prepared for:
 Christopher Bergschneider
 DECATUR ILLIOIS CITY OF
 1 Gary K Anderson Plaza
 Decatur, IL 62523
 Phone: 217-424-2762

Prepared by:
 Gary Keller
 Midway Freightliner, Inc.
 801 Marion City Road
 Palmyra, MO 63461
 Phone:

P73-2FT STANDARD DESTINATION CHARGE \$3,375.00

Extended Warranty

WAI-47H	CUM 2017 L9: HD1 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES	\$2,040.00
WAX-101	CUM 2017 L9: AT3 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM AFTERTREATMENT. FEX APPLIES	\$965.00
Currency Exchange Rate		1.0000
Total Extended Warranty (Local Currency)		\$3,005.00

Dealer Installed Options

	Weight Front	Weight Rear	Price
WOODYS EQUIP TO INSTALL 12' GALION SS BED, CENTRAL HYD, BUYER'S 10' X 42" FLOW, HIWAY 6" TG SPREADER, HITCH	0	0	\$104,738.00
Total Dealer Installed Options	0 lbs	0 lbs	\$104,738.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



**Council Memo
Police Department
No. 26-01**

DATE: 1/20/2026

TO: Honorable Mayor Julie Moore Wolfe and City Council Members

FROM: Melissa Hon, Interim City Manager
Brad Allen, Chief of Police

SUBJECT:

Resolution Authorizing Payment to the Macon County Law Enforcement Training Center for New Police Officer Recruit Training (Recruit Class 25-27)

SUMMARY RECOMMENDATION: It is the recommendation of staff that invoice 26-1678, presented for new police officer recruit training totaling \$57,838.75, be paid to MCLETC.

BACKGROUND:

DPD uses the Macon County Law Enforcement Training Center for new police officer recruit training for initial training and state certification. The department is required to pay the invoices and then seek reimbursement from the state.

LEGAL REVIEW:

PRIOR COUNCIL ACTION:

Resolution 25-276 authorizing payment of MCLETC for Recruit Class 25-26.

POTENTIAL OBJECTIONS: None

INPUT FROM OTHER SOURCES:

STAFF REFERENCE: Brad Allen, Chief of Police, 217-424-2745 and Erik Ethell, Deputy Chief, 217-424-2745.

BUDGET/TIME IMPLICATIONS: The costs of these expenses have been included in the 2026 budget.

ATTACHMENTS:

1. MCLETC Council resolution
2. MCLETC Inv 25-27

RESOLUTION NO. R2026-_____

**RESOLUTION AUTHORIZING PAYMENT TO THE MACON COUNTY LAW
ENFORCEMENT TRAINING CENTER FOR NEW POLICE OFFICER RECRUIT
TRAINING**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:

Section 1. That the invoice presented to the City Council herewith from the Macon County Law Enforcement Training Center be, and the same is hereby, received, placed on file, and approved.

Section 2. That the City Manager or his designee be, and they are hereby, authorized and directed to execute payment to the Macon County Law Enforcement Training Center on behalf of the City of Decatur in an amount not to exceed \$57,838.75.

PRESENTED, PASSED, APPROVED, AND RECORDED this 20th day of January
2026.

JULIE MOORE WOLFE, MAYOR

ATTEST:

KIM ALTHOFF, CITY CLERK



Macon County Law Enforcement Training Center
1095 Rotary Way
Decatur, IL 62521

Invoice

Date	Invoice #
1/7/2026	26-1678

Bill To
Decatur Police Department 707 W South Side Dr Decatur IL 62521

Account #		121509/4588			Due Date		2/6/2026	
Date	Item	Quantity	Description	Unit	Rate	Amount		
8/25/29	BLEA Tuition	7	RC25-27 9/2-12/19/25 for Bivona, Eller, Girard, Kuncce, Nichols, Pearson and Top		8,140.00	56,980.00		
	OC Spray	7	*Tuition includes lodging, meals, wearables, supplies and ammunition		50.00	350.00		
	BLEA Tuition	0.0625	Elective		8,140.00	508.75		
			RC25-27 9/2-9/8/25 for Abbott					

E-mail
mpounder@richland.edu

**COUNCIL MEMO
OFFICE OF THE MAYOR
No. 2026-01**

DATE: January 20, 2025

TO: City Council Members

FROM: Honorable Mayor Julie Moore Wolfe
Kim Althoff, City Clerk

SUBJECT: Resolution Approving Reappointments – Zoning Board of Appeals

Council is asked to pass the proposed Resolution approving the reappointments of Joel Fletcher and Ryan Bolerjack to the Zoning Board of Appeals.

TO THE COUNCIL OF THE CITY
OF DECATUR, ILLINOIS:

Consent of the Council is hereby requested for the reappointments by the Mayor of the following named as members of the board or commission set opposite their respective name, to serve a term expiring upon the date set opposite their respective name or until their respective successor is appointed and qualified:

Joel Fletcher	Zoning Board of Appeals	9/1/2028
Ryan Bolerjack	Zoning Board of Appeals	9/1/2028

DATED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

RESOLUTION NO. R2026-_____
RESOLUTION APPROVING REAPPOINTMENTS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That consent of the Council be, and it is hereby, given to the reappointments by the Mayor of the person aforesaid as by said Mayor requested, which said request be, and it is hereby, received, placed on file and approved.

PRESENTED AND ADOPTED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

ATTEST:

City Clerk

TO THE COUNCIL OF THE CITY
OF DECATUR, ILLINOIS:

Having received your consent, I hereby reappoint the named in the foregoing request by you approved as therein requested.

DATED this 20th day of January 2026.

Julie Moore Wolfe, Mayor

CIVIL SERVICE COMMISSION
OPEN SESSION
MINUTES
December 2, 2025

Pursuant to notice, the Civil Service Commission of the City of Decatur met in regular session at 11:30 a.m.

PRESENT: CHAIR Todd Ray
VICE CHAIR Christina Arganbright
COMMISSIONER Greg Spain
COMMISSIONER Amy Spry
HUMAN RESOURCES MANAGER Teresa Jackson
ACTING SECRETARY Penny Rogers
TEMPORARY HR ASSISTANT Armonda Thompson
WATER SERVICES MANAGER, Randy Miller
WATER DISTRIBUTION SUPERVISOR, Jason Lawson

ABSENT: COMMISSIONER Tony Wilkins
ADMINISTRATIVE ASSISTANT Sherry Beasley

Call to Order

CHAIR Todd Ray called the meeting to order at 11:32 a.m.

Roll Call

Four out of five Commissioners were present at the time of roll call. Acting Secretary Penny Rogers declared a quorum does exist to conduct and approve business.

Chair Ray called for Appearance of Citizens:

No citizens were present.

The Minutes of the November 4, 2025, regular meeting were presented. Commissioner Greg Spain moved that the November 4, 2025, regular meeting minutes be approved, seconded by Commissioner Amy Spry and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright and Commissioners Greg Spain and Amy Spry, voted aye. Chair Ray declared the motion carried.

Vice Chair Christina Arganbright moved to recess to Closed Session under Open Meetings Act 5 ILCS 120/2(c) to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, seconded by Commissioner Amy Spry and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Commissioner Amy Spry moved to return to Open Session, seconded by Vice Chair Christina Arganbright and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Chair Ray called for Unfinished Business:

- A. Authorization Request to Approve Final Scores and Eligible Register for Transit Utility Worker, Vice Chair Christina Arganbright moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Greg Spain, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- B. Authorization Request to Approve Final Scores and Eligible Register for Engineering Technician I, Commissioner Greg Spain moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- C. Authorization Request to Approve Final Scores and Eligible Register for Construction Code Inspector (Plumbing), Commissioner Amy Spry moved the Authorization Request be received, placed on file, and approved, seconded by Vice Chair Christina Arganbright, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- D. Authorization Request to Approve Final Scores and Eligible Register for Police Patrol Officer, Commissioner Greg Spain moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- E. Authorization Request to Approve Final Scores and Promotional Register for Police Sergeant, Vice Chair Christina Arganbright moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Chair Ray called for New Business:

- A. Authorization Request to Approve Revision to Job Description for Permit Technician, Commissioner Greg Spain moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- B. Authorization Request to Approve Revision to Job Description for Water Plant Operator III, Commissioner Amy Spry moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Greg Spain, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- C. Authorization Request to Approve Job Announcement & Establish Promotional Register for Fire Lieutenant, Vice Chair Christina Arganbright moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- D. Receiving and Filing of Personnel Actions - Commissioner Greg Spain moved that the appointments, oral reprimands, civil service status requests, resignations, retirements, and probationary extension request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Chair Ray called for Other Business:

- A. There being no other business, Commissioner Amy Spry moved to adjourn the meeting, seconded by Commissioner Greg Spain, and upon call of the roll, Chair Todd Ray, Vice Chair Christina Arganbright, and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the meeting adjourned at 12:00 pm.

CIVIL SERVICE COMMISSION
OPEN SESSION MINUTES
December 2, 2025
Page 4

Respectfully Submitted,

A handwritten signature in blue ink that reads "Penny Rogers". The signature is written in a cursive, flowing style.

Penny Rogers
Acting Secretary

CIVIL SERVICE COMMISSION
OPEN SESSION
MINUTES
November 4, 2025

Pursuant to notice, the Civil Service Commission of the City of Decatur met in regular session at 11:30 a.m.

PRESENT: CHAIR Todd Ray
COMMISSIONER Greg Spain
COMMISSIONER Amy Spry
ACTING SECRETARY Penny Rogers
TEMPORARY HR ASSISTANT Armonda Thompson

ABSENT: VICE CHAIR Christina Arganbright
COMMISSIONER Tony Wilkins
HUMAN RESOURCES MANAGER Teresa Jackson
ADMINISTRATIVE ASSISTANT Sherry Beasley

Call to Order

CHAIR Todd Ray called the meeting to order at 11:31 a.m.

Roll Call

Three out of five Commissioners were present at the time of roll call. Acting Secretary Penny Rogers declared a quorum does exist to conduct and approve business.

Chair Ray called for Appearance of Citizens:

No citizens were present.

The Minutes of the October 7, 2025, regular meeting were presented. Commissioner Greg Spain moved that the October 7, 2025, regular meeting minutes be approved, seconded by Commissioner Amy Spry and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry, voted aye. Chair Ray declared the motion carried.

Commissioner Amy Spry moved to recess to Closed Session under Open Meetings Act 5 ILCS 120/2(c) to consider the appointment, employment, compensation, discipline, performance, or dismissal of specific employees, seconded by Commissioner Greg Spain and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Commissioner Greg Spain moved to return to Open Session, seconded by Commissioner Amy Spry and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Chair Ray called for Unfinished Business:

- A. Authorization Request to Approve Final Scores and Eligible Register for Police Patrol Officer, Commissioner Greg Spain moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

Chair Ray called for New Business:

- A. Authorization Request to Approve Job Announcement & Establish Promotional Register for Equipment Operator – Water Services, Commissioner Amy Spry moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Greg Spain, and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- B. Authorization Request to Approve Job Announcement & Establish Eligible Register for Construction Code Inspector (Plumbing), Commissioner Greg Spain moved the Authorization Request be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.
- C. Receiving and Filing of Personnel Actions - Commissioner Greg Spain moved that the appointments, oral reprimand, civil service status requests, probationary resignation, probationary termination, termination, and retirement be received, placed on file, and approved, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the motion carried.

CIVIL SERVICE COMMISSION

OPEN SESSION MINUTES

November 4, 2025

Page 3

Chair Ray called for Other Business:

- A. There being no other business, Commissioner Greg Spain moved to adjourn the meeting, seconded by Commissioner Amy Spry, and upon call of the roll, Chair Todd Ray and Commissioners Greg Spain and Amy Spry voted aye. Chair Ray declared the meeting adjourned at 11:50 am.

Respectfully Submitted,



Penny Rogers
Acting Secretary

**MINUTES OF THE MEETING
OF THE
DECATUR ZONING BOARD OF
APPEALS**

Thursday, August 14, 2025, 4:00 P.M.
Civic Center Theatre, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The August 14, 2025, meeting of the Decatur Zoning Board of Appeals was called to order at 4:02 P.M. by Chris Brodnicki who determined a quorum was present.

Members Present: Chris Brodnicki, Joel Fletcher, Ryan Bolerjack , Shawn Spain

Members Absent: Jeff Taylor

Staff Present: Joselyn Stewart, Kylie Reynolds, Amy Waks, Amy Goodman

II. Approval of Minutes: May 9, 2024

It was moved and seconded (Joel Fletcher / Shawn Spain) to approve the minutes of the May 9, 2024, meeting of the Zoning Board of Appeals. Motion carried.

III. New Business

- A. Case No. 25-04 Petition of WILLIAM AUSTIN AND DIANE ROGERS, for a variance in the provisions of the Zoning Ordinance (Ordinance #3512, as amended) to reduce the Side Yard Setback from 10 feet to 8 feet at 5135 East Harbour Court.

Mrs. Joselyn Stewart presented staff's recommendation to table due to the Petitioner not being present.

It was moved and seconded (Joel Fletcher / Ryan Bolerjack) to table Case. No. 25-04 as recommended by staff.

Upon call of the roll, Commission members Chris Brodnicki, Ryan Bolerjack, Joel Fletcher, Shawn Spain voted aye. Motion carried.

There were no objectors present.

IV. Appearance of Citizens

Jacqueline Bullard lives at 5190 Harbor Court and stated she was in attendance to ask questions and get more information, but since the case is tabled, she will attend next month.

V. Comments and Information from Commission Members

No commission members expressed comments.

VI. Adjournment

There being no further business, it was moved and seconded (Ryan Bolerjack / Shawn Spain) to adjourn the meeting.

Upon call of the roll, Commission members Chris Brodnicki, Ryan Bolerjack, Joel Fletcher, Shawn Spain voted aye. Motion carried.

Chris Brodnicki declared the meeting adjourned at 4:10 P.M.

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, July 3, 2025
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The July 3, 2025, meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Chair Susie Peck who determined a quorum was present.

Members Present: A.G. Webber, Matt Naber, Bobby Garner, Maurice Payne, Andrew Taylor, Josh Prasun, Susie Peck

Members Absent: James Schwarz, James Oliver

Staff Present: Joselyn Stewart, Amy Goodman, Amanda Wiese, Greg Crowe

II. Approval of Minutes of March 6, 2025, City Plan Commission Meeting

It was moved and seconded (Andrew Taylor/A.G. Webber) to approve the minutes of the May 1, 2025, meeting of the Decatur City Plan Commission. Motion carried with Maurice Payne sustaining.

III. New Business

A. Case No. 25-06 Petition of AMEREN ILLINOIS COMPANY to rezone the property located EAST OF 3826 CUNDIFF ROAD from R-1 Single Family Residence District to M-1 Intense Commercial/Light Industrial District.

It was moved and seconded (A.G. Webber/Matt Naber) to forward Case No. 25-06 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Upon call of the roll, Commission members A.G. Webber, Matt Naber, Bobby Garner, Maurice Payne, Andrew Taylor, Josh Prasun, Susie Peck voted aye. Motion carried.

B. Case No. 25-07 Petition of NOTIS LLC to rezone the property located at 136 SOUTH DIPPER LANE from B-2 Commercial District to R-6 Multiple Dwelling District.

It was moved and seconded (A.G. Webber/Bobby Garner) to forward Case No. 25-07 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Levi Lehman, Notis was affirmed by Amy Goodman and provided information on the rezoning stating it is planned to be sixteen to eighteen one and two bedroom apartments.

Upon call of the roll, Commission members A.G. Webber, Matt Naber, Bobby Garner, Maurice Payne, Andrew Taylor, Josh Prasun, Susie Peck voted aye. Motion carried.

IV. Appearance of Citizens

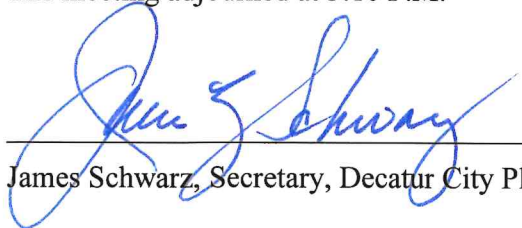
V. Comments and Information from Commission Members

VI. Adjournment

There being no further business, it was moved and seconded (Matt Naber/Bobby Garner) to adjourn the meeting.

Upon call of the roll, Commission members A.G. Webber, Matt Naber, Bobby Garner, Maurice Payne, Andrew Taylor, Josh Prasun, Susie Peck voted aye. Motion carried.

The meeting adjourned at 3:10 P.M.



James Schwarz, Secretary, Decatur City Plan Commission

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, May 1, 2025
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The May 1, 2025, meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by A.G. Webber who determined a quorum was present.

Members Present: A.G. Webber, Bobby Garner, Jim Schwarz, Josh Prasun, James Oliver

Members Absent: Matt Naber, Maurice Payne, Andrew Taylor, Susie Peck

Staff Present: Joselyn Stewart, Amy Goodman, Amanda Wiese, Lacie Elzy, Aaron Eubanks, Kirsten Born, Kylie Reynolds

II. Approval of Minutes of March 6, 2025, City Plan Commission Meeting

It was moved and seconded (Bobby Garner/Josh Prasun) to approve the minutes of the March 6, 2025, meeting of the Decatur City Plan Commission. Motion carried.

III. New Business

A. Case No. 25-05 Petition of GARFIELD SCHOOL ASSOCIATES, LP to rezone the property located at 1077 WEST GRAND AVENUE from R-3 Single Family Residence District to PD Planned Development District.

It was moved and seconded (Josh Prasun/Bobby Garner) to forward Case No. 25-05 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Eric Giswak, Maggie Giswak of Bywater Development and Marcia Mallor of TWM Engineering, were sworn in by Amy Goodman and were present in support of the rezoning. They addressed questions regarding contingencies and research marketability, Federal and State ADA accessibility, Management, charging stations, signage, boiler room, and water and storm sewers.

Upon call of the roll, Commission members A.G. Webber, Bobby Garner, Jim Schwarz, Josh Prasun, James Oliver voted aye. Motion carried.

IV. Appearance of Citizens

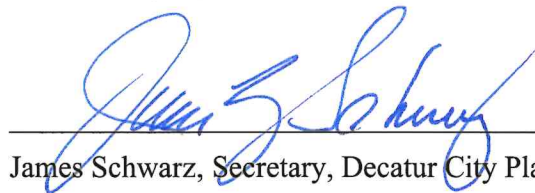
V. Comments and Information from Commission Members

VI. Adjournment

There being no further business, it was moved and seconded (Jim Schwarz/Bobby Garner) to adjourn the meeting.

Upon call of the roll, Commission members A.G. Webber, Bobby Garner, Jim Schwarz, Josh Prasun, James Oliver voted aye.

The meeting adjourned at 3:31 P.M.



James Schwarz, Secretary, Decatur City Plan Commission

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, March 6, 2025
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The March 6, 2025, meeting of the Decatur City Plan Commission was called to order at 3:00 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Andrew Taylor who determined a quorum was present.

Members Present: Matt Naber, Bobby Garner, Andrew Taylor, Josh Prasun, James Oliver

Members Absent: A.G. Webber, Maurice Payne, Jim Schwarz, Susie Peck

Staff Present: Joselyn Stewart, Greg Crowe, Amy Goodman, Amanda Wiese

II. Approval of Minutes of January 9, 2025, City Plan Commission Meeting

It was moved and seconded (Bobby Garner/Matt Naber) to approve the minutes of the January 9, 2025, meeting of the Decatur City Plan Commission. Motion carried.

III. New Business

A. Case No. 25-02 Petition of JOHN C ELLIS LODGE #17 to rezone the property located at 234 EAST MARIETTA STREET, from R-6 Multiple Dwelling District to B-2 Commercial District

It was moved and seconded (Bobby Garner/Matt Naber) to forward Case No. 25-02 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

James Billingsley, on behalf of Ron Wilson, was sworn in by Amy Goodman and is present in support of the rezoning.

Upon call of the roll, Commission members Matt Naber, Bobby Garner, Andrew Taylor, Josh Prasun, James Oliver voted aye. Motion carried.

B. Case No. 25-03 Petition of CORDARYL PATRICK, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT, for proposed amendments to the City of Decatur Zoning Ordinance (Ord. #3512, as amended) including but not limited to Section XXXIV Fences

It was moved and seconded (Bobby Garner/Matt Naber) to forward Case No. 25-03 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Upon call of the roll, Commission members Matt Naber, Bobby Garner, Andrew Taylor, Josh Prasun, James Oliver voted aye. Motion carried.

IV. Appearance of Citizens

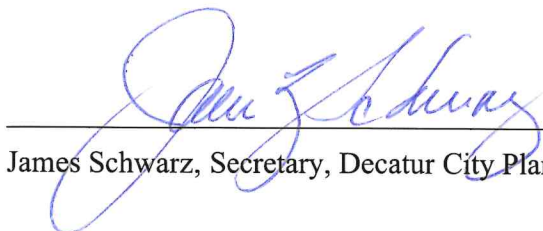
V. Comments and Information from Commission Members

VI. Adjournment

There being no further business, it was moved and seconded (Matt Naber/Bobby Garner) to adjourn the meeting.

Upon call of the roll, Commission members Matt Naber, Bobby Garner, Andrew Taylor, Josh Prasun, James Oliver voted aye.

Andrew Taylor declared the meeting adjourned at 3:07 P.M.



James Schwarz, Secretary, Decatur City Plan Commission

**MINUTES OF THE MEETING
OF THE
DECATUR CITY PLAN COMMISSION**

Thursday, January 9, 2025
City Council Chamber, Decatur Civic Center

I. Call to Order and Determination of a Quorum

The January 9, 2025, meeting of the Decatur City Plan Commission was called to order at 3:01 P.M. in the City Council Chamber, Third Floor of the Decatur Civic Center, by Jim Schwarz who determined a quorum was present.

Members Present: Matt Naber, Bobby Garner, Maurice Payne, Jim Schwarz, Andrew Taylor, James Oliver

Members Absent: A.G. Webber, Josh Prasun, Susie Peck

Staff Present: Joselyn Stewart, Amy Goodman, Amanda Wiese

II. Approval of Minutes of the December 5, 2024, City Plan Commission Meeting

It was moved and seconded (Andrew Taylor/Matt Naber) to approve the minutes of the December 5, 2024, meeting of the Decatur City Plan Commission. Motion carried.

III. New Business

A. Case No. 25-01 Petition of Reynolds Family Subdivision - Access Easement in the 2600 Block of South Taylor Road

It was moved and seconded (Andrew Taylor/Matt Naber) to forward Case No. 25-01 to the City Council with a recommendation of approval as set forth in the staff report.

Joselyn Stewart discussed staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Chad Wallace, Chastain, was sworn in by Amy Goodman and provided information on the subdivision.

Upon call of the roll, Commission members Matt Naber, Bobby Garner, Maurice Payne, Jim Schwarz, Andrew Taylor, James Oliver voted aye. Motion carried.

IV. Appearance of Citizens

V. Comments and Information from Commission Members

VI. Adjournment

There being no further business, it was moved and seconded (Matt Naber/Marvice Payne) to adjourn the meeting.

Upon call of the roll, Commission members Matt Naber, Bobby Garner, Maurice Payne, Jim Schwarz, Andrew Taylor, James Oliver voted aye.

Jim Schwarz declared the meeting adjourned at 3:11 P.M.



James Schwarz, Secretary, Decatur City Plan Commission

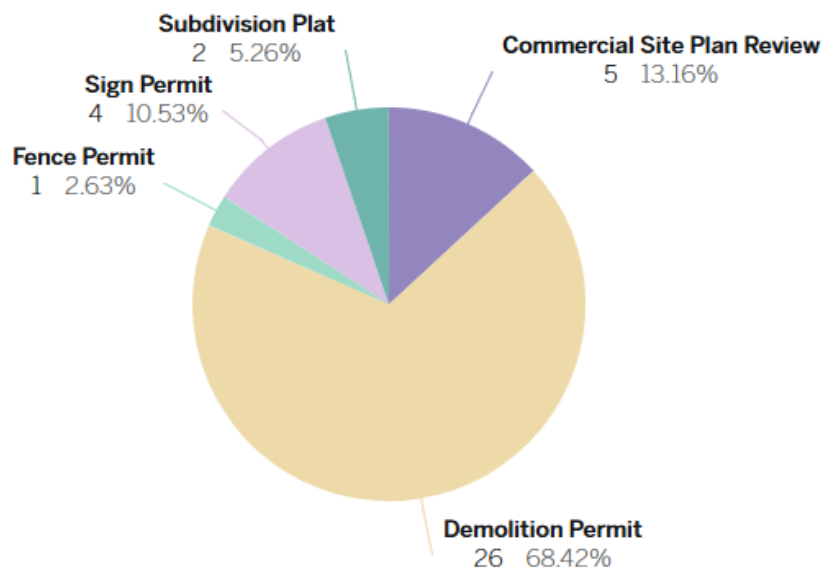
ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT MONTHLY REPORT

December 2025

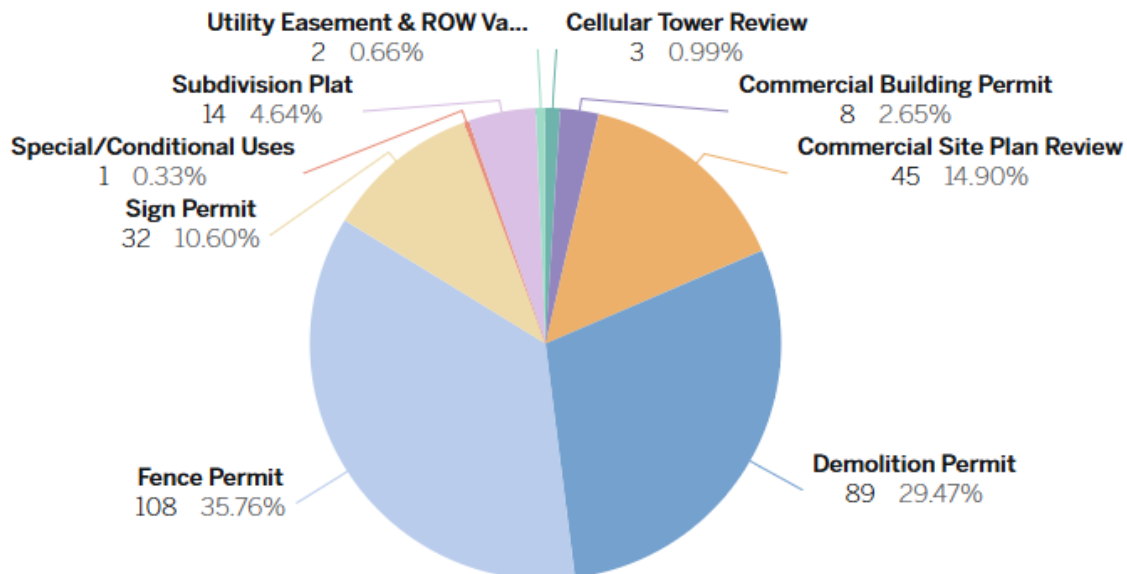
PLANNING AND DEVELOPMENT DIVISION

For the month of December, the Planning and Development staff processed and reviewed commercial site plans and various permits for zoning approval.

We have ongoing Economic Development projects both in the planning stage and under way. Some are very large projects that will have a significant positive impact if approved. Staff along with other departments held TRC meetings, Zoom meetings or conference calls for pending and ongoing developments, and have reviewed thirty-eight (38) submittals, broken down by review type below:



For 2025, staff reviewed three hundred and two (302) submittals, broken down by review type below:



Economic Development Updates:

The City is currently developing Requests for Proposals (RFPs) for City-owned property. Staff have been evaluating available parcels and drafting RFPs tailored to both neighborhood priorities and broader community needs. These RFPs will address a range of housing types, including single-family, multi-family, and rental opportunities. The Millikin RFP has been published.

RAISE Grant (Jasper St.): We have sent our draft agreement back to FHWA and IDOT. Based on our meeting with both entities; we estimate that final approval will take around 9-12 months.

BUILDING INSPECTIONS DIVISION

For December, we issued 106 permits broken down by permit type below. Of those, we had 1 permits with a value of over \$250,000. The Division performed 405 inspections and 8 consultations.

<u>PERMIT TYPE</u>	<u># ISSUED</u>	<u>WORK VALUE</u>
Commercial Building	2	\$652,003
Demolition	3	\$46,300
Electrical	15	\$98,477
Fence	3	\$41,394
Fire Protection System	1	\$15,105
Mechanical	21	\$147,807
Plumbing	26	\$116,309
Residential Building	10	\$194,437
Roof	7	\$79,625
Sign	4	\$119,592
Solar Photovoltaic System	14	\$483,246
Swimming Pool	0	\$0
Temporary Structure/Use	0	\$0
Wheelchair Ramp	0	\$0
TOTAL	1106	\$2,000,796

For 2025, we issued 2452 permits broken down by permit type below. Of those, we had 41 permits with a value of over \$250,000. The Division performed 5023 inspections and 111 consultations.

<u>Record Type</u>	<u>Count of Record #</u>	<u>Sum of Total Paid</u>	<u>Sum of Project Cost</u>
Boat Dock Permit	1	\$0.00	\$12,405.00
Certificate of Occupancy	11	\$0.00	\$0.00
Commercial Building Permit	65	\$394,591.19	\$74,363,224.86
Commercial Building Plan Review	38	\$0.00	\$0.00
Commercial Plan Review	1	\$0.00	\$0.00
Commercial Site Plan Review	2	\$0.00	\$0.00
Consultation Request	111	\$0.00	\$0.00
Demolition Permit	74	\$10,269.25	\$1,199,898.00
Electrical Permit	319	\$33,015.08	\$4,461,000.44
Fence Permit	104	\$6,962.78	\$1,412,212.20
Fire Protection Systems Permit	16	\$13,624.21	\$1,757,521.12
Mechanical Permit	227	\$52,077.08	\$6,396,952.01
Plumbing Permit	339	\$25,364.67	\$1,796,397.50
Residential Building Permit	161	\$37,280.59	\$7,052,917.12
Roof Permit	765	\$100,778.31	\$15,390,326.28
Selective Demolition Permit	8	\$5,937.50	\$0.00
Sign Permit	30	\$5,946.50	\$581,799.00
Solar Photovoltaic System Permit	327	\$70,931.97	\$10,179,167.02
Stop Work Order	21	\$0.00	\$0.00
Swimming Pool Permit	7	\$1,000.00	\$417,100.00
Temporary Structure/Use Permit	3	\$90.00	\$17,000.00
Unsafe Structure	1	\$0.00	\$0.00
Wheelchair Ramp Permit	6	\$0.00	\$9,000.00

Grand Total	2637	\$757,869.13	\$125,046,920.55
GRANTS DIVISION			

Program	2025 YTD Completed	In Progress
CDBG Residential Rehab	19	2
HOME Residential Rehab	7	1
CDBG Roof Replacement	2	15
Emergency Program	16	2
Residential Exterior Program	11	0
Business Façade Program	4	6
Homebuyer Assistance Program	2	0
HRAP Match Roof Replacement	3	0

*In progress is a fluid number. This includes steps for program eligibility.

Current Timeliness Ratio: $\$1,650,037.36(\text{unspent funds}) / \$1,313,759(\text{current allocation}) = 1.26$
 (Note: Timeliness Ratio increased from last month as we received our FY25 allocation. Timeliness ratio must be below 1.5. Enough funds have been expended ensuring we will pass the official timeliness test in March.)

The Grants Division has started contacting individuals on the roof application list. We are lining projects up to be ready to go in Spring when construction weather hits. All exterior project construction has finished. HRAP Match Roof Replacement was funding left over from the match portion of the HRAP Round 1 grant administered by Central Illinois Land Bank. Those funds have been fully expended.

Other happenings in the division...

- OpenGov grants portal is well on its way with training for the grants team expected to begin in February.
- Grant information sheets have started.
- Assisted other departments with grant applications
- Were notified of a successful grant award with information to come.

NEIGHBORHOOD INSPECTIONS DIVISION

Staff continued to enforce the International Property Maintenance Code and local City Ordinances (Chapters 48, 49, 56 and 70). The Division is committed to working with the citizens of Decatur to maintain a healthy and safe environment for those living here.

See attached for a summary of the work involved during the month of December 2025.

ATTACHMENT

NEW CASES	
Health & Safety (72 Hour)	129
Direct to Legal (Repeat Offenders)	0
Housing and Unfit	50
No Garbage Service	10
Nuisance	105
Secure of Abandoned Buildings	40
Weeds	0
TOTAL	334

RE-INSPECTION VISITS	
Code Enforcement	748
Weeds	0
TOTAL	748

CASES SENT TO LEGAL FOR COURT	
Code Enforcement	87
Weeds	0

WEED ABATEMENT	
Contractor Mowed	0
Owner Mowed	0
TOTAL	0

DEMOLITIONS	
Year-to-Date	
Demolished	30
New Cases	6
Sent to Legal	6
Sent to Council	0
Out to Bid	0
Contracts Granted	0
Contract Amount	\$0
Permits Issued	0
Permits Finaled	0
Active Demolitions	137

GARBAGE SERVICE COMPLAINTS	
Received	0

INVOICES*	
New Invoices	90
Dollar Amount	\$35,040.26

PAYMENTS RECEIVED**	
Weeds	\$0

* includes costs incurred by the City of Decatur - Health and Safety (72 hour), Securing of Abandoned Buildings and Weed Abatement

** reimbursement for costs incurred by the City of Decatur for weed abatement.



DECATUR FIRE DEPARTMENT

MEMORANDUM

2026-01

January 7, 2026

TO: Melissa Hon, Interim City Manager

FROM: Neil Elder, Fire Chief

RE: Monthly Report – December 2025

Call Volume & Operational Activity

In December alone, the Decatur Fire Department responded to 1,229 calls for service. The year concluded with a record-breaking 15,154 total calls in 2025, the highest in the department's history.

Incident Type Category	2025												Grand Total - Current
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1 - Fire	29	26	37	26	26	27	31	32	30	31	31	29	355
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	2	1	1	1	2	2	1	1	0	1	2	14
3 - Rescue & Emergency Medical Service Incident	927	843	911	779	904	858	940	1,020	837	892	801	792	10,504
4 - Hazardous Condition (No Fire)	27	18	43	25	103	46	41	38	42	25	32	24	464
5 - Service Call	121	104	144	121	107	113	107	128	141	142	109	113	1,450
6 - Good Intent Call	98	87	113	113	144	124	136	130	114	116	128	128	1,431
7 - False Alarm & False Call	79	57	83	70	68	63	88	75	73	66	62	80	864
8 - Severe Weather & Natural Disaster	0	0	0	0	0	0	0	0	0	0	0	0	0
9 - Special Incident Type	0	0	2	1	1	0	1	0	0	0	1	0	6
Grand Total	1,281	1,137	1,334	1,136	1,354	1,233	1,346	1,424	1,238	1,272	1,165	1,168	15,088

**BUSIEST COMPANIES IN
DECEMBER**

Unit	Count of Incidents
E1	586
E6	468
E3	457
E5	440
E4	303
T2	298
E7	214
T1	176

Apparatus & Equipment Planning

No new updates on the three new fire engines. Delivery remains track for May, as reported in November. The Apparatus Committee has made significant efforts to enhance efficiency and user usability.

Ladder Truck Replacement Proposal

The specifications for replacing the 2011 ladder truck have been deferred to the January Council meeting due to financial language considerations. Despite the delay, this replacement remains a high priority given the vehicle's age and the ongoing maintenance and repair demands of this essential piece of the fleet.

Personnel

Deputy Chief Toby Jackson's position was recommended for reclassification to Assistant Fire Chief as part of the recent city study. This change updates the department's organizational structure to include a Fire Chief, one Assistant Fire Chief, two Deputy Chiefs, and three Battalion Chiefs.

The Decatur Fire Department graduated three candidates in the fall who have recently begun shift work. All three completed the academy with State Fire Academy Certification, Firefighter/Advanced EMT (FAE), HazMat Operations, and EMT certification.

Due to recent openings, the department currently has four vacancies and anticipates making selections soon for the March academy.

Fire Prevention

In the month of December, the Fire Prevention Bureau conducted 17 Life Safety Inspections for Gaming Licenses. Inspector Jones (701) had 4 Fire Investigations. Inspector Stevens (702) had 5 Fire Investigations. Inspector Johnson (703) had 2 Fire investigations. Deputy Chief Lockwood (313) had 1 Fire Investigation. Inspectors Jones, Stevens, and Johnson attended a class to become certified Explosive Handlers through the Illinois Department of Natural Resources. This will aid in the confiscation of illegal fireworks. The Prevention Division installed 9 Residential Key Boxes and 11 Smoke Detectors. Inspector Jones handled 1 citizen complaint at the Cracker Barrel. The details are below.

Inspections – 17

Fire Investigations – 12

Smoke Detectors – 11

Key Boxes – 9

Complaints - 1

Training – DNR Explosives Class and
Vector Solutions Online Training



Training

Fire:

SCBA Confidence/Consumption Drill:

- All department members completed our annual SCBA confidence/consumption drill at Fire Station #1. This drill is designed to instill confidence in our members by having them complete a SCBA maze with common obstacles they may encounter on the fireground. Additionally, the consumption portion of the drill requires them to breath an SCBA bottle down to empty, so they know approximately how many minutes of air they have available per bottle. The course is an annual requirement for all of our members to complete.

High Rise Equipment Training:

- All department members were trained on new high-rise hose and equipment that the department recently received. This equipment is designed to be used in the many high-rise buildings in the City, but is available for everyday use as well. The new equipment was purchased using funding provided by a Norfolk & Southern Safety First grant.

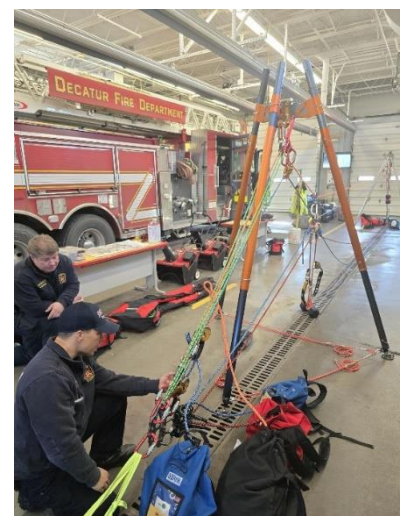
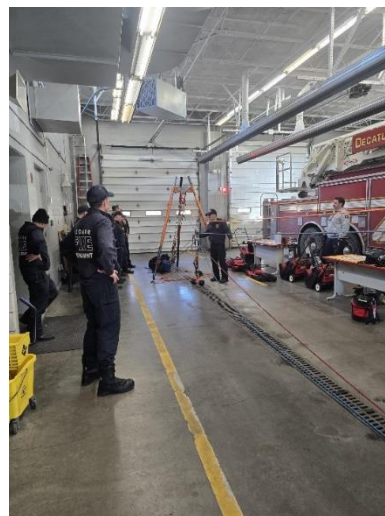
SCBA Fit Testing:

- All department members completed annual SCBA fit testing. This annual requirement ensures that our SCBA masks fit each member properly and do not allow outside contaminant to enter the breathing air while in use.
- Additionally, we were able to assist the Water Department by fit testing several of their employees who are required to wear breathing apparatus in the course of their duties.

Special Operations:

Rope Rescue Training:

- Members of the department technical rescue team completed rope rescue technician training at Fire Station #2. This training, conducted over 3 shift days, not only provided an opportunity for our TRT team to practice their skills, but also met the recertification requirements for one of their OSFM certifications. The training was led by Captain Ryan Pritts, who is one of the department's leading rope rescue technicians.



Monthly Report on Priorities and Projects
Information Technology Department
Fiscal Year 2025
December

This month, the Information Technology (IT) Department staff completed the following notable work/tasks. Additionally, project statuses and budget execution rates are listed below:

- Desktop/Client Systems upgraded the engineering/public works department to Windows 11 OS; Transit is at 90% complete for upgrades to Windows 11 and the devices left on the network cannot upgrade and will need to be replaced. Users will be contacted when IT is ready to deploy a replacement.
- Continuing work with OpenGov in permitting and Code Enforcement.
- IT updated form and publications relating to: Payroll, Risk Management, and DPD. Improved fillable PDF forms available on the Intranet in support of DPD.
- 42 IT projects are active, 22 are in development, 8 in testing, 3 (Server OS Upgrades, Core Switch Refresh, and Windows 11 upgrades) in implementation. 6 were recently completed and are in “clean-up.” Others not defined are waiting action.
- Corrected issue with the gas pump usage data not being reported correctly. Identified a failed power supply on networking equipment and replaced. This enabled the MSC Fleet to gather exact fuel usage data to appropriately bill departments for usage.
- Pulse Media (report attached as separate page) invested 61h 20m in city driven tasks.
- Current Budget Execution:

	FY2026	% Executed
SERVICE MIS EQUIP	\$106,017.46	0.00%
TELEPHONE/INTERNET	\$5,105.16	0.00%
TRAINNING/TRAVEL	\$18,021.05	0.00%
CONFERENCE/TRAVEL	\$9,000.00	0.00%
POSTAGE	\$50.00	0.00%
COMPUTER SOFTWARE	\$992,439.37	1.44%
PROFESSIONAL SERVICES	\$66,000.00	51.82%
MEMBERSHIP FEES	\$1,300.00	0.00%
OFFICE SUPPLIES	\$200.00	0.00%
EMPLOYEE RECOG SUPPLIES	\$250.00	0.00%
RISK MANAGEMENT	\$30,192.00	0.00%
SMALL CAPITAL	\$64,700.00	2.51%
LARGE CAPITAL	\$173,764.00	0.00%

- Upgrades to the Programable Logic Controllers at the South Water Treatment Plant to allow for newer network connectivity standards is ongoing. Additionally, we have extended network connectivity to the Regional Training Center and installed a Cisco Catalyst 9300 switch to allow for the fiber to be used at Firehouse 7, greatly increasing broadband capabilities for that location.

Pulse Marketing Monthly Report (Decatur website Webmaster)

LEAD: R. Huffer

City of Decatur — Monthly Activity Report

December 2025

Prepared by: Pulse Marketing

Executive Summary

This report details all work completed by Pulse Marketing for the City of Decatur during December 2025, including website maintenance, accessibility remediation, meetings, and ongoing support activities. Please note Pulse is Out of Office Dec 22nd - Jan 4th, although still conducted routine weekly City of Decatur tasks.

Total Time Invested: 61h 20m

Weekly Breakdown

Week 1 (December 1 - December 7)

- ECD Updates — Complete — 3h 45m
- 2x Road Closure — Complete — 0h 30m
- Search Log (11/20-11/26) — Complete — 1h 50m
- Search Log Review — Ongoing — 2h 35m
- Reviewing SEO and Broken Links Check — Ongoing — 1h 50m
- Accessibility — Ongoing — 4h 15m
- Email + Strategy Work — Ongoing — 1h 30m
- Weekly City of Decatur Call — Complete — 0h 30m

Week 1 Total: 16h 45m

Week 2 (December 8 - December 14)

- Remove September 2025 ZBA Items — Complete — 0h 25m
- GRR Pilot Program — Complete — 3h 10m
- Zero Reference Report Linked — Complete — 1h 20m
- Dev Portal Page — Complete — 2h 15m

- New Icons on Dev Portal — Complete — 0h 45m
- Search Log Review — Ongoing — 2h 15m
- Reviewing SEO and Broken Links Check — Ongoing — 2h 05m
- Accessibility — Ongoing — 2h 45m

- Email + Strategy Work — Ongoing — 1h 45m
- Weekly City of Decatur Call — Complete — 0h 30m

Week 2 Total: 17h 15m

Week 3 (December 15 - December 21)

- Accessibility Pricing Research — Complete — 0h 50m
- Employee Spotlight — Complete — 0h 35m
- Road Closure — Complete — 0h 25m
- Code Enforcement Complaints — Complete — 2h 40m
- GRR FAQ Update — Complete — 0h 30m
- Felicia Evans Name Update — Complete — 0h 15m
- Search Log Review — Ongoing — 2h 45m
- Reviewing SEO and Broken Links Check — Ongoing — 1h 35m
- Accessibility — Ongoing — 3h 30m
- Email + Strategy Work — Ongoing — 1h 20m
- DocAccess Intro Call - 30m
- Weekly City of Decatur Call — Complete — 0h 30m

Week 3 Total: 16h 25m

Week 4 (December 22 - December 28) - Partial OOO

- Total Yearly Uploaded Docs — Complete — 3h 55m
- Programs and Incentives Page Update — Complete — 1h 40m
- Search Log Review — Ongoing — 2h 25m
- Reviewing SEO and Broken Links Check — Ongoing — 2h 20m
- Accessibility — Ongoing — 2h 30m

- Email + Strategy Work — Ongoing — 1h 35m
- Weekly City of Decatur Call — Complete — 0h 30m

Week 4 Total: 14h 55m

Week 5 (December 29 - December 31) - Partial OOO

- Road Closure — Complete — 0h 25m
- Post Water Survey Pages — Complete — 0h 45m

- Road Closure (12/30) — Complete — 0h 20m
- Code Enforcement Complaints — Complete — 0h 30m
- Reviewing SEO and Broken Links Check — Ongoing — 1h 55m
- Accessibility — Ongoing — 3h 45m
- Email + Strategy Work — Ongoing — 1h 15m

Week 5 Total: 8h 35m

Meetings Held

- Weekly Syncs
- City of Decatur || DocAccess Intro - 12/19 - 36m

DECATUR ILLINOIS POLICE DEPARTMENT

2025 December Monthly Report

To: Mayor Julie Moore-Wolfe
City Council Members
Interim City Manager Melissa Hon

From: Chief Brad Allen

CHIEF'S OFFICE / ADMINISTRATIVE OPERATIONS DIVISION

Sworn Police Officer Staffing

Police Chief	1
Deputy Chief	3
Lieutenant	4
Sergeant	19
Patrol Officer	117
TOTAL	144

Budgeted (Authorized) 148 (154)

<u>Non-deployable:</u> Officers at Academy or in FTO	21
<u>Non-deployable:</u> Officers on Injury Status	4
<u>Retirements/Resignations</u> Expected Next Month	3

Civilian Employee Staffing

Executive Assistant	1
Crime Analyst	2
Records Clerk	2
Records Supervisor	1
Parking Enforcement	2
Digital Forensic Examiner	2
Police Support Officer	2
Police Support Specialist	1
FOIA Specialist	2
TOTAL	15

Freedom of Information (FOIA) Requests

Month: 263 **YTD:** 2,596

DECATUR ILLINOIS POLICE DEPARTMENT

2025 December Monthly Report

PATROL DIVISION

Community Engagement

	<u>Amount</u>	<u>YTD</u>
Community Meetings	0	15
Directed Patrols	226	1,174
Active Problem Oriented Policing Projects	0	0
Completed Problem Oriented Policing Projects	0	0

General Patrol Activity

	<u>Amount</u>	<u>YTD</u>
Calls for Service/CAD Incidents	3,668	50,697
Criminal Arrests	296	4,344
Felony Drug Arrests	24	312
Firearms Seized	13	235
Field Interviews	115	1,365
City Ordinance Arrests	17	228
Unlawful Use of Motor Vehicles	94	1,263

Traffic Accidents

	<u>Amount</u>	<u>YTD</u>
Traffic Accidents	198	2,245
Fatal Accidents	0	7
Personal Injury Accidents	26	415

Traffic Enforcement

	<u>Amount</u>	<u>YTD</u>
Traffic Citations	478	6,726
Written Warnings	242	4,163
Parking Citations	347	4,681

Traffic Targeted Enforcement Stats

	<u>Amount</u>	<u>YTD</u>
Driving Under the Influence (DUI) Arrests	17	219
DUI's Involving Accidents	7	86
Electronic Communication Device Stops	7	190
Speeding Stops	134	2,632

DECATUR ILLINOIS POLICE DEPARTMENT

2025 December Monthly Report

INVESTIGATIONS DIVISION

Street Crimes Drug Seizures / Activity

Drug	Amount		YTD	Price	Street Value
Cannabis	0	grams	8,094	\$10 / gram	\$80,940
Cocaine - Powder	0	grams	1,531	\$100 / gram	\$153,120
Cocaine - Crack	0	grams	473	\$100 / gram	\$47,310
Heroin	0	grams	99	\$300 / gram	\$29,700
Ecstasy	0	hits	35	\$20 / hit	\$700
Meth	688	grams	14,430	\$100 / gram	\$1,442,960
K2/Pills	0	pills	338		

	Amount	YTD
Search Warrants	1	45
Currency Seized	\$20,892	103,883
Firearms Seized	2	77
Vehicles Seized	0	13
Arrests	4	136

Detective Activity

	Amount	YTD
New Cases Assigned	124	1,922
Closed/Resolved Cases	61	1,196
Criminal Arrests	18	601
Homicides	1	9
Infant Death Investigations	1	3
Suicide Investigations	2	12
Missing Person Investigations	4	70
Computer/Cell Phone/Tech Exams	66	1,061

U.S. Marshals Great Lakes Task Force

	Amount	YTD
Felony Arrests	12	126
Misdemeanor Arrests	0	5
TOTAL	12	131

	Amount	YTD
Sex Offender Registrations	146	1,508

**Public Works Department
Monthly Report
December 2025**

Engineering:

Sanitary Sewer Herbicide Root Control Project:

Month Activity: Dukes Completed the 2nd year of application in March. The third and final year of application will be completed in 2026.

Project Background: The project was designed and advertised by Engineering Staff on December 13, 2023, with bids received on January 4, 2024. Dukes Root Control provided the lowest responsible bid, and the contract was awarded by City Council on January 16, 2024.

2024 Traffic Signal Improvement Project:

Month Activity: All work is complete with punch list and project closeout is in process.

Project Background: The project was designed and advertised by Engineering Staff on December 18, 2024, with bids received January 22, 2025. Bodine Electric of Decatur provided the lowest responsible bid, and the contract was awarded by the City Council on February 3rd, 2025.

Oakland and Grand Sewer Separation Project (Basin 5/6):

Month Activity: Work is on hold in December with the bore and jack under Rt 48 at Marietta is expected to continue in January.

Project Background: The project was designed by AECOM and advertised by Engineering Staff on December 17, 2024, with bids received February 11, 2025. Entler Excavating of Decatur provided the lowest responsible bid, and the contract was awarded by the City Council on February 18, 2025, pending a loan received by the IEPA. The City received the loan from the

IEPA Late March allowing for the project to be awarded to Entler. Work was completed in separate area north of Grand Ave (Basin 6), paving is scheduled for November. Due to the scheduling of railroad flaggers, the work on route 48 will be delayed until spring.

Allen Bend Pump Station Replacement

Month Activity: No work was completed in December. Work is scheduled to commence this spring with the electrical, force main and switchover over of the pump station.

Project Background: The project was designed and advertised by Engineering Staff on April 9, 2025, with bids received April 30, 2025. Burdick Plumbing and Heating provided the lowest responsible bid, and the contract was awarded by the City Council on May 19, 2025.

2024 Watermain Project

Month Activity: All work is complete with the punch list and cleanup scheduled for the spring.

Project Background: The project was designed and advertised by Engineering Staff on May 21, 2025, with bids received June 13, 2025. Ezell Excavating, Inc. provided the lowest responsible bid, and the contract was awarded by the City Council on July 7, 2025. Ezell completed the Deer Run, Highland Rd, McKinley and Pythian off MLK Jr.

2025 Manhole Rehabilitation Project

Month Activity: Work was completed with the manhole frame and cover replacements. Lining is scheduled to start in early spring.

Project Background: The project was designed and advertised by Engineering Staff on July 9, 2025, with bids received on July 30, 2025. Culy Contracting provided the lowest responsible bid, and the contract was awarded by the City Council on August 18, 2025.

2025 Storm Drainage Improvement Projects:

Month Activity: Work on Karen Dr was completed in November with the remaining work put on hold until the spring due to the inability to repair the asphalt roads.

Project Background: The project was designed and advertised by Engineering Staff on September 27, 2025, with bids received October 8, 2025. A&R Services provided the lowest responsible bid, and the contract was awarded by City Council on October 20, 2025. Work will be started in November.

2025 Street Restoration Project:

Month Activity: Paving of Imboden Drive was completed. All paving is on hold until the spring, but curb and sidewalk work may commence pending January and February weather.

Project Background: The project was designed and advertised by Engineering Staff on October 1, 2025, with bids received October 22, 2025. Dunn Company provided the lowest responsible bid, and the contract was awarded by City Council on November 3, 2025. Work is expected to start in November.

**MUNICIPAL SERVICES MONTHLY DATA
DECEMBER 2025**

ASPHALT	QUANTITY	HOURS	OTHER INFO
Dura Patcher (spray)	0 patches	0	
Lead Service Replacement / Asphalt	0 sq yds	0	
Milling / Asphalt	0 sq yds	0	
Miscellaneous / Asphalt	0	29.50	
Pothole Patch / Repair	2242 patches	340.50	
Street Repair / Asphalt	0 sq yds	0	
CONCRETE	QUANTITY	HOURS	OTHER INFO
Miscellaneous / Concrete	0	88.50	
SS Utility Cuts / Brickstreet Repair	0 sq yds	0	
SS Utility Cuts / Curb & Gutter	0 ln ft	0	
SS Utility Cuts / Driveway	0 sq yds	0	
SS Utility Cuts / Pavement	0 sq yds	0	
SS Utility Cuts / Sidewalk	0 sq ft	0	
Water Dept Cuts / Brickstreet Repair	0 sq yds	0	
Water Dept Cuts / Driveway	0 sq yds	0	

**Water Production Division
Monthly Report
December 2025**

Lake Decatur Water Level: Lake Decatur ended the month of December at a water level of 609.7, a drop of eight inches for the month. About $2\frac{5}{8}$ inches of rainfall was measured at the plant in December. For December 2023 and December 2024, the end-of-the-month water elevations were 613.9 and 613.2, respectively. At the current rate of decline, water intakes would not be affected until May 2026, and that is not a likely risk, given current precipitation forecasts.

Water Production: In December, 594.1 million gallons (MG) of potable water were pumped into the water distribution system. The MG pumped in December 2023 and December 2024 was 517.2 and 561.4, respectively.

Drought Response: The fact that the lake elevation has not been dropping as quickly as it did in September and October and that a fairly normal precipitation pattern has returned means that further restrictions will probably not be necessary to maintain an adequate water supply.

Chemical Feed Upgrades Continue: Three of the four lime feed systems have now been converted to hydrated lime. The final conversion is in progress.

Outreach from the FBI: Two FBI field agents visited the plant as part of their outreach program. They asked questions about cybersecurity and emergency planning and seemed to be satisfied with our security awareness and preparedness. They shared their contact information and provided additional information resources.

Lake Decatur Watershed Management Plan:

- We are thankful that Chris Pumphrey, our Lake Maintenance Manager, is back from medical leave.
- The Lake Patrol hiring process is underway with application deadline of January 9th.
- We received a report from American Farmland Trust evaluating agricultural use of the interior of the Oakley Sediment Basin. Based on the report, we are going to test the interest in renting 90 acres for miscanthus and another 80 acres for row crops.
- American Farmland Trust and the City of the Decatur is hosting workshop “Dollars and Sense in the Lake Decatur Watershed” on January 29 from 8:30-2:00 at the National Sequestration Education Center to discuss the ROI of edge of field practices, additional financial assistance for conservation practices, and hear from farmers that are using conservation methods.

Performance Outcomes:

1. Meet or exceed the federal and state drinking water standard for turbidity, chlorine and nitrate. Turbidity was elevated during December but did not exceed the standard¹. Cold weather was the major factor: the chemical and settling processes slowdown in water that is near freezing. A contributing factor is that the team is still learning the optimum dose for the new hydrated lime chemical. Also, several equipment failures contributed to the problem. We are reviewing our cold-weather procedures to prevent a recurrence of the problem.

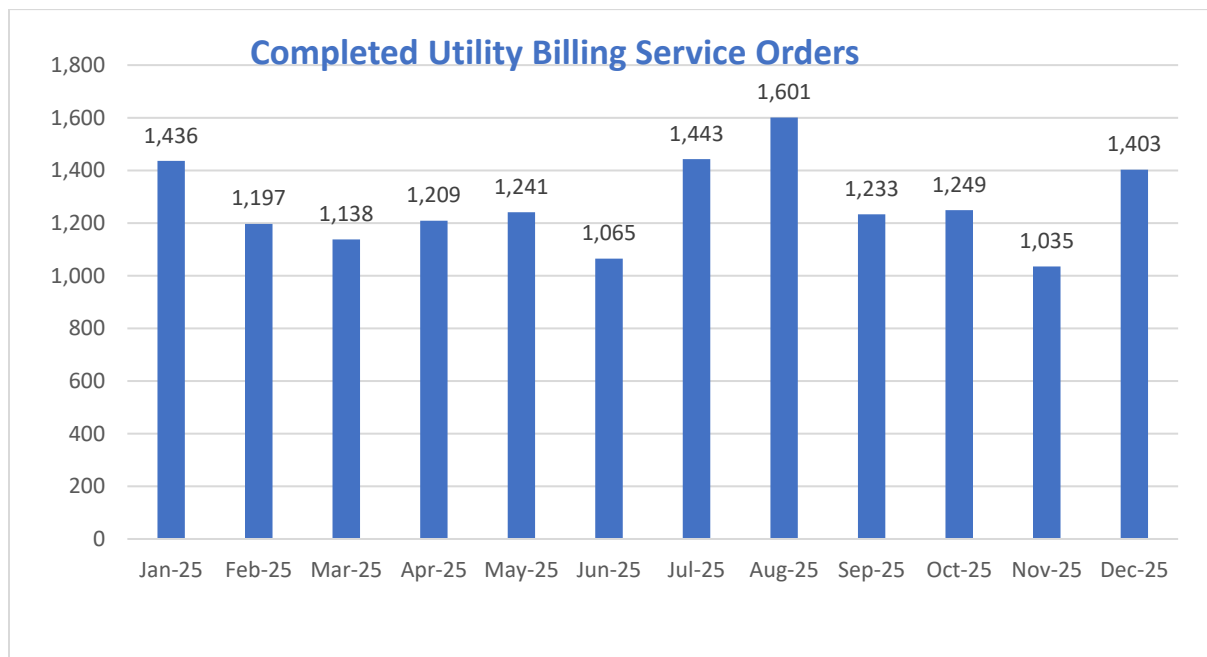
¹ For conventional and direct filtration systems, the turbidity standard of representative samples of a PWS's filtered water must be less than or equal to 0.3 NTU in at least 95 percent of the measurements taken each month. The turbidity standard of representative samples of a PWS's filtered water must not exceed 1 NTU at any time.

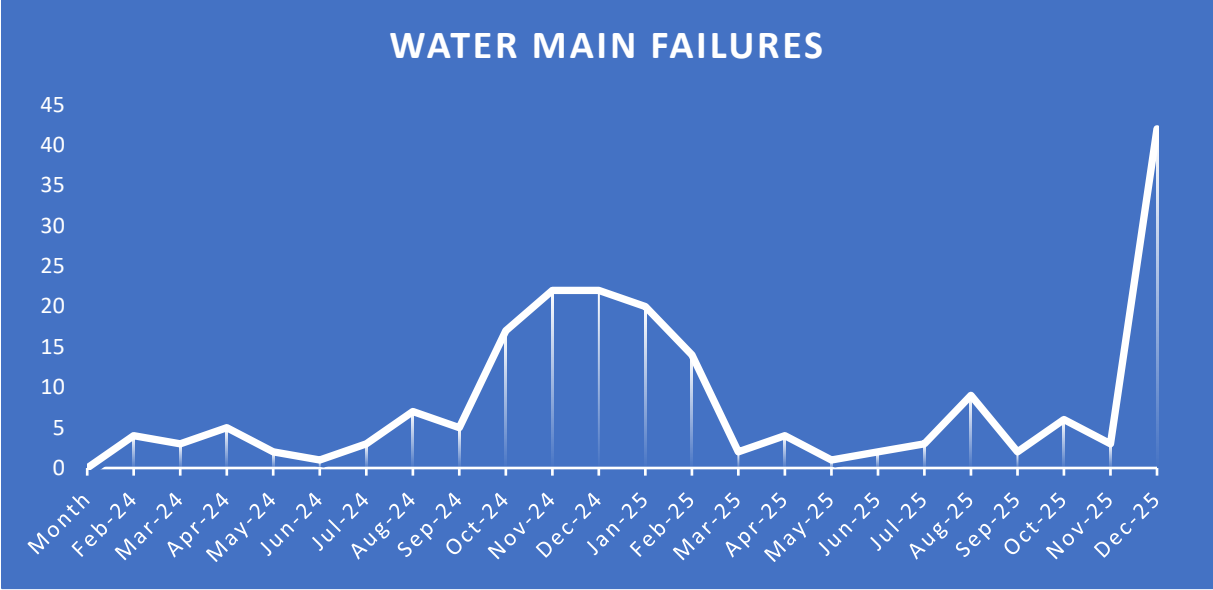
2. Monitor safety on Lake Decatur by recording the number of boat accidents and boat operating under the influences (OUIs) on the lake annually. No accidents or OUIs occurred this month.
3. Reduce the amount of sediment accumulating in the lake annually. Turbidity in the raw water entering the plant continues to be low, indicating low sediment.

Water Services:

December 2025

Water Services staff repaired 42 water main failures, 7 water services, 4 fire hydrants and inspected 80 system control valves and 3 fire hydrants. Completed 90 miscellaneous distribution system orders and 1,403 Utility Billing service orders. For 2025, water customers utilized the City's Cost Share Replacement Program to assist in the cost for the replacement of 95 galvanized water services.





Transportation Services Department

Monthly Report

December 2025

Mass Transit Division

For the month of December, the Mass Transit staff completed the following projects:

1. Confirmed an install date for the Modeshift card validators. These will be completed by the first week of February. This project was pushed back to due to a software issue in the validators that needed to be fixed.
2. The new DPTS rider cards were approved and delivered.
3. A grant-based project to demolish the rest of the Tommy House tire buildings is still pending IDOT approval.

Our ridership for the month consisted of the following:

Mon-Sun	Fixed Route	Paratransit	Micro	Total
Passenger Rides	65,722	1,797	18,396	85,915
Miles Driven	104,107	9,670	78,269	192,046
On Time Performance	88%	89%	93%	
Train Delays	7	5		12

Our ridership for FY2025 consisted of the following:

Mode Type	Total Miles	Total Passengers	Miles Per Passenger	Revenue Hours
Fixed Route	1,356,562	864,184	1.5	125,211
Paratransit	108,743	19,472	5.6	11,135
Microtransit (Sept- Dec)	258,951	62,758	4.1	15,142

FY2025 Breakout Ridership (these numbers are included in the overall numbers above):

Mode Type	RCC	DPS 61	Primient
Fixed Route	8,970	18,619	560

Facilities Maintenance Division

The Maintenance Manager has developed individualized building inspection reports for each facility based on the model that transit uses for the FTA requirements. Each City building will receive Quarterly inspections-these inspections will aid in long term capital planning and maintenance costs.

Snow removal and ice management was a priority for all facilities.

1. Transit Facilities: Monthly maintenance inspection completed and minor repairs made.
2. Library Facilities: Monthly maintenance inspection completed and minor repairs made. Library chiller punch list close to completion.
3. Police Facilities: Monthly maintenance inspection completed and minor repairs made.
4. MSC: Ongoing minor repairs
5. Fire Department: Ongoing repairs and projects across all fire stations.

Transit Maintenance & Electric Vehicle (EV) Division

For the month of December, the EV staff completed the following projects:

1. The Public EV chargers at the Civic Center, Library, Fairview Park, and Nelson Park have all been installed. The commissioning for use should be online Jan 26'.
2. Achieved 100% on time completion of all preventative maintenance tasks for assets.
3. Completed our annual parts inventory audit.