

**AGENDA
CHILlicothe CITY COUNCIL
CITY COUNCIL CHAMBER
JANUARY 12, 2026
7:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL BY CLERK

READING OF MINUTES OF PREVIOUS MEETING BY CLERK

PETITIONS AND COMMUNICATIONS BY CLERK

PETITIONS AND COMMUNICATIONS FROM THE MAYOR AND ALDERPERSON

COUNCIL COMMITTEE COMMUNICATIONS

ANYONE WITH BUSINESS CONCERNING CITY GOVERNMENT

PRESENTATION OF BILLS, TRANSFERS AND PAYROLLS FOR PAYMENT AND DISCUSSION

MAYOR HUGHES

1. Presentation – Shademakers – Christmas Light Up Contest Awards

PUBLIC WORKS COMMITTEE – ALDERPERSON SHARP

1. Approve – Ordinance – Easement Agreement – Tobin
2. Approve – Expenditure – Martin Equipment – Backhoe Repair

FINANCE COMMITTEE – ALDERPERSON CRABTREE

1. Approve – Civic Plus Scope of Work Agreement
2. Approve – Fritch Heating & Cooling Proposal – Mini Split Heating & Cooling

PUBLIC SAFETY COMMITTEE – ALDERPERSON BREDEMAN

1. Update – Regarding Agreement between Fire District and City of Chillicothe – Property Maintenance

CEMETERY & PARKS COMMITTEE – ALDERPERSON LEVELL

1. Approve – Partial Expenditure – Master Craft Memorial – Columbarium Phase 2 Addition
2. Approve - Transfer of Funds From – Cemetery Set Aside

JUDICIAL COMMITTEE – ALDERPERSON GEHRIG

1. Refer – City Attorney – Code Amendment Increase Inspection Fees

STURGEON LANE PROPERTY COMMITTEE – ALDERPERSON CRABTREE

1. Closed Session - Section 2(c)(11) to discuss litigation, when an Action Against, Affecting, or on Behalf of the City of Chillicothe is Probable, Imminent, or Pending Before a Court.
2. Approve -The Filing of Eviction Proceedings for 1121 Sturgeon Lane.
3. Approve – Advertising for Bids for Removal of Abandon Property at the Sturgeon Lane Property
4. Approve – Waiving Bid Process for the Removal of Abandon Property at the Sturgeon Lan Property
5. Approve – Opening of Proposals and Award or Reject Proposals
6. Approve – Reallocation of Appropriation Line Item Amount – Sturgeon Lane Property
7. Update – Status of Sturgeon Land Property

ADJOURNMENT

AGENDA CLERK

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

A regular meeting of the City Council of the City of Chillicothe, Peoria County, Illinois, met in Regular Session in person January 12, 2026 at 7:00 P.M. with Mayor Michael D. Hughes presiding and with proper notice having been posted.

Mayor Hughes called the meeting to order at 7:00 P.M.

The Pledge of Allegiance, to the Flag of the United States of America, was recited.

Chairman Hughes directed Clerk Byrnes to take roll.

Present:
Mayor Michael D. Hughes
City Clerk Jill M. Byrnes
City Treasurer Andrea Bredeman

Alderspersons Present:
Barry Bredeman, Patricia Westerman-Connor,
Brett Cantwell, Michael Crabtree, Courtney Gehrig,
Sandi Levell, Patrick Semtner, Gary Sharp

Also Present:
City Attorney Kevin Day
Attorney Taylor Cascia
Police Chief Jeremy Cooper
Office Manager Denise Passage
Economic Development Director Amanda Beadles
Superintendent of Public Works Shawn Sutherland

Absent:
City Engineer Josh Harken

Chairman Hughes declared a Quorum present

**CITY OF CHILlicoTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

The Minutes of the Regular Council Meeting on December 8, 2025 were presented. Motion Alderperson Semtner, second Alderperson Bredeman, that the Council dispense with the reading of the Minutes of the December 8, 2025 Regular Council Meeting and approve the Minutes as presented.

Motion Carried Via Voce vote.

PETITIONS AND COMMUNICATIONS BY THE CLERK:

Clerk Byrnes presented the following Committee and Commission Minutes:

- 1. Police Commission – 10/21/2025**
- 2. Marketing & Tourism Commission – 12/1/2025**
- 3. Finance Committee 12/10/2025**
- 4. Cemetery & Parks Committee – 12/16/2025**

Communications by the Clerk:

- 1. City Treasurers Report – 11/30/2025**
- 2. City Collector's Report – 12/2025**
- 3. City Budget Report – 12/2025**
- 4. City Engineer Report – 1/7/2026**

I am in receipt of an EPA letter dated 12/2/2025 in reference to Violation Notice number W-2025-50224 listing 7 violations. A copy of the letter has been forwarded to both Superintendent Sutherland and City Engineer Josh Harken.

I am in receipt of a Thank You note which reads:

Your participation in the Peoria County Bicentennial Bison Project helped bring a one-of-a-kind public art experience to life. Through your sponsorship and creativity of you artist, our county celebrated its 200-year history in a way that inspired connection and pride. Thank you for sharing your bison and for helping make the Bicentennial a lasting memory for all who call Peoria County home.

With sincere appreciation.

James C. Dillon, Chairperson Peoria County Board

ANNOUNCEMENT: The Ghosts in the Park 2026 event was approved at the December 8, 2025 Council meeting. Susan Lawson who submitted the original Special Event Request attended the 1/6/2026 Public Safety Committee meeting requesting a date change from 10/9/2026 to 9/25/2026, event and band times remain unchanged, there were no objections from the Committee. An updated Special Event Request application has been emailed out to all appropriate individuals.

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Motion Alderperson Levell, second Alderperson Crabtree, that the petitions and communications as presented by Clerk Byrnes be accepted and placed on file.

Motion Carried Via Voce vote.

PETITIONS AND COMMUNICATIONS FROM THE MAYOR AND ALDERPERSONS:

None

COUNCIL COMMITTEE COMMUNICATIONS:

Alderperson Semtner announced that there would be a Human Resources Committee meeting on Thursday 1/15/2026 at 4:30 p.m. Alderperson Semtner read a statement regarding upcoming annual performance reviews of the four department heads that report to the Mayor. (See attached) Mayor Hughes stated he disagreed with Alderperson Semtner statement, and is acting within the current policy.

ANYONE WITH BUSINESS CONCERNING CITY GOVERNMENT:

Rebecca Hawkins, 301 W. Maple, addressed the Council stating her concerns regarding posting of upcoming meetings. (See attached)

TJ Tarabulski, 105 Hickory Street, addressed the Council with concerns over open burning and who enforces the burning schedule. He stated he and his wife walk throughout the City both during the day and at night and regularly see and smell burning of both yard waste and rubbish.

Motion Alderperson Crabtree, second Alderperson Bredeman, that the bills as presented be paid and the payrolls and transfers be approved.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

MAYOR HUGHES:

Presentation – Shademakers – Christmas Light Up Contest Awards.

Alderperson Connor announced the award winners of the 6th Annual Christmas Light Up Chillicothe Contest.

Brad & Kami Lockenvitz, 510 Sycamore Street for Traditional

Ray Nicklin & June West, 216 Sandyshores for Whimsical

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Each winner received a photo snow globe of their decorated property and a gift card to Nat's.

PUBLIC WORKS COMMITTEE:

Motion Alderperson Sharp, second Alderperson Gehrig, that the Council approve Ordinance 26-01-01, an Ordinance approving the Perpetual Access and Maintenance Easement Agreement between the City of Chillicothe and MKJEA Properties, LLC.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

Motion Alderperson Sharp, second Alderperson Bredeman, that the Council approve an expenditure of \$6,486.98, payable to Martin Equipment for the repair of the backhoe. Payable from the Road & Bridge Fund.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

FINANCE COMMITTEE:

Motion Alderperson Crabtree, second Alderperson Levell, that the Council approve the Statement of Work for online hosting of the Municipal Code, at a cost of \$950.00, payable to CivicPlus, LLC. Payable from the General Fund and authorize the Mayor and City Staff to take all reasonable and prudent actions necessary to execute the statement of work.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Motion Alderperson Crabtree, second Alderperson Sharp, that the Council approve an expenditure of \$6,500.00, payable to Fritch Heating and Cooling for the purchase and installation of a mini split heating and cooling system for the Economic Development Office at City Hall. Payable from the General Fund.

Roll Call Vote was:

Ayes: **Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp**

Nays: **None**

Chairman declared motion carried.

PUBLIC SAFETY COMMITTEE:

Update – Regarding Agreement between the Fire District and City of Chillicothe – Property Maintenance.

Alderperson Bredeman referred the issue to City Attorney Day. Attorney Day informed the Council that there was an initial meeting several months ago with the Fire Protection District to discuss the Property Maintenance Police and each parties' obligations under that agreement. The Fire Protection District took those comments under advisement and discussed internally. This past Wednesday they contacted the City and informed the City they are now ready for another meeting, available meeting dates were provided to them, however a definitive meeting date has not yet been set.

CEMETERY & PARKS COMMITTEE:

Motion Alderperson Levell, second Alderperson Gehrig, that the Council approve proceeding with the Columbarium Phase 2 Addition at a total cost of \$77,858.00, with an expenditure of \$38,928.00 payable to Master Craft Memorials/Peoria Wilber Vault Co., for a down payment for the purchase and installation of two Columbarium Phase 2 units at the City Cemetery. Payable from the General Fund.

Note: This is a non-budgeted item. There is sufficient money appropriated.

Roll Call Vote was:

Ayes: **Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp**

Nays: **None**

Chairman declared motion carried.

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Motion Alderperson Levell, second Alderperson Gehrig, that the Council approve the transfer of \$38,928.00 for the Cemetery Set Aside Account to the General Fund for the funding of the down payment for the Columbarium Phase 2 additions to be placed in the Cemetery.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

JUDICIAL COMMITTEE:

Motion Alderperson Gehrig, second Alderperson Crabtree, that the Council authorize the City Attorney to draft an Ordinance amending the City Code to increase the electrical inspection fee from \$65.00 to \$75.00.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

Chairman declared motion carried.

STURGEON LANE PROPERTY COMMITTEE:

*Alderperson Crabtree withdrew Agenda Item #1 – Closed Session, Attorney Day and Chief Cooper informed the Council that as of 6:00 p.m. this evening all structures at Sturgeon Lane Property were vacant.

*Alderperson Crabtree withdrew Agenda Item #2 – Filing of Eviction Proceedings

*Alderperson Crabtree announced that Agenda Item #4 would be moved up, that vote would determine the need for Agenda Item #3

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Motion Alderperson Crabtree, second Alderperson Gehrig, that the Council waive the competitive bid process for the demolition of the structures on the Sturgeon Lane Property.

Roll Call Vote was:

Ayes: Cantwell, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: Bredeman, Connor

Chairman declared motion carried.

*Alderperson Crabtree withdrew Agenda Item #3

Motion Alderperson Crabtree, second Alderperson Sharp, that the Council open the sealed proposals for the demolition of the structures on the Sturgeon Lane Property.

Roll Call Vote was:

Ayes: Cantwell, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: Bredeman, Connor

Chairman declared motion carried.

*Sealed proposals were opened and presented by Clerk Byrnes as follows:

Schaefer & Sons Construction: \$33,300.00

Joe Forbis Services: \$36,000.00

New View Landscaping and Tree Service: \$47,700.00

Magshine : \$24,500.00

See attached.

Motion Alderperson Semtner, second Alderperson Levell, that the Council accept the proposal from Schaefer & Son Construction at a cost of \$33,300.00 for the demolition of all structures on the Sturgeon Lane Property and authorize the Mayor, City Attorney and City Staff to take all reasonable and prudent actions necessary to execute the proposal for the demolition of all structure on the Sturgeon Lane Property. Payable from the General Fund.

**CITY OF CHILLICOTHE
COUNCIL MEETING
MINUTES OF A REGULAR MEETING
JANUARY 12, 2026**

Roll Call Vote was:

Ayes: Cantwell, Levell, Semtner, Sharp

Nays: Bredeman, Gehrig

Abstain: Connor, Crabtree

Chairman declared motion carried.

*Aldersperson Crabtree withdrew Agenda Item #5-B- Reject all proposals

Motion Aldersperson Crabtree, second Aldersperson Sharp, that the Council approve a General Fund appropriation line item transfer as follows:

Transfer \$20,000.00 from 01-11-895 Annexation Incentive to 01-11-913 Community Planning, for expenses associated with the purchase of Sturgeon Lane Trailer Park.

Roll Call Vote was:

Ayes: Bredeman, Cantwell, Connor, Crabtree,
Gehrig, Levell, Semtner, Sharp

Nays: None

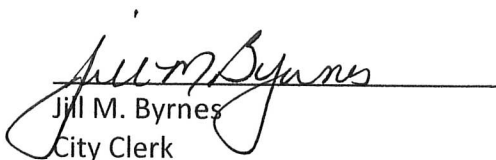
Chairman declared motion carried.

UPDATE – STATUS OF STURGEON LANE PROPERTY:

Aldersperson Crabtree reiterated that all properties at Sturgeon Lane were vacant. Attorney Day stated that he had followed up with Ameren to retire all services at the property.

Motion Aldersperson Sharp, second Aldersperson Bredeman, that the meeting adjourn at 8:10: p.m.

Mayor Hughes declared the meeting adjourned.


Jill M. Byrnes
City Clerk

From: Rebecca Hawkins beccahawk@icloud.com
Subject: Request the City of Chillicothe Provide a Schedule of Regular Meetings
Date: Dec 31, 2025 at 5:21:34 PM
To: mayor@cityofchillicotheil.org, slevell@cityofchillicotheil.org,
mcrabtree@cityofchillicotheil.org

Good afternoon,

Every Friday the calendar on the cities' website and the bulletin board outside city hall is ONLY updated for that upcoming week's details for regularly scheduled committee meetings. I am writing to request the City of Chillicothe to comply with the Open Meetings Act (5ILCS 120/2.02, 2.03) to "...provide the **schedule** of regular meetings at the beginning of each calendar or fiscal year and shall state the regular date, times and places of such meetings."

Looking over the past 5 years of data about committee meeting dates and times, eight committees and the city council regularly meet on a bi-weekly and/or *monthly* basis at city hall thus satisfying the legal definition of 'regular meeting', in my opinion. These are:

- | | | |
|------------------------|-----------|--|
| 1) City Council | bi-weekly | second Monday <u>and</u> fourth Monday at 7 PM |
| 2) Cemetary & Parks | monthly | second Tuesday following the first city council meeting at 4:30 PM |
| 3) Economic Dev | monthly | first Tuesday following the first city council meeting at 4:30 PM |
| 4) Fiance | monthly | first Wednesday following the second city council meeting at 4:30 PM |
| 5)Judicial | monthly | first Wednesday following the second city council meeting at 4:30 PM |
| 6) Marketing & Tourism | monthly | first Monday prior to the first city council meeting at 3:30 PM |
| 7) Police Commission | monthly | second Tuesday following the first city council meeting at 10 AM |

8) Public Safety monthly first Tuesday prior to the first city council meeting at 4:30 PM

9) Public Works bi-weekly first Wednesday prior to the first city council meeting and the second Wednesday following the first city council meeting at 4:30 PM

The other committees listed are either no longer meeting like the Bike Path Task Force, meet on an 'as need basis' like Human Resources, met four or less times in 2025 like Shademakers, etc.

Thank you for your time and consideration regarding this request to post the *schedule* of regular committee meetings at the beginning of the calendar or fiscal year to comply with the Open Meetings Act.

Respectfully,

Rebecca Hawkins
Teacher, K-9 Elementary Education

2025-2026 SCHEDULE FOR REGULAR CITY OF CHILLICOTHE BOARDS AND COMMISSIONS MEETINGS

Below is a list of meeting dates and times for regular City of Chillicothe Boards and Commissions meetings for the 2025- 2026 fiscal year. The dates and times referenced below may be subject to change. All Boards and Commissions meetings are called and noticed at least 48 hours in advance of the meeting in accordance with the Open Meetings Act. Once a Boards and Commissions meeting has been formally called, a notice/agenda will be posted in accordance with the Open Meetings Act.

Notices/Agendas for Boards and Commissions meetings are posted outside of City Hall and are made available electronically on the calendar featured on the City of Chillicothe website.

Plan Commission – *Meets the first Tuesday of each month. Meeting Time 7:00 p.m. – City Hall 908 N. Second St.

Zoning Board of Appeals – *Meets the third Wednesday of each month should a variance be submitted Meeting Time 5:30 p.m. – City Hall 908 N. Second St.

Marketing and Tourism Commission – * Meets the first Monday of each month. Meeting Time 3:30 p.m. – City Hall 908 N. Second St.

Shademakers – *Meets the Tuesday before the second City Council meeting of the month. Meeting Time 4:30 p.m. – City Hall 908 N. Second St.

Police Pension - *Meets the Last Tuesday of the month of each Quarter of the Fiscal year. Meeting Time 3:30 p.m. – Chillicothe Police Station 823 N. Second St.

*** The dates and times referenced above may be subject to change. Regular Boards and Commissions Meetings will be noticed in accordance with the Open Meetings Act.***

A schedule of regular City Council meetings for the 2025-2026 fiscal year can be found on the City of Chillicothe website.

**CITY OF CHILLICOTHE
908 N. SECOND STREET
CHILLICOTHE, IL 61523**

**SCHEDULED CITY OF CHILLICOTHE COUNCIL MEETINGS
FOR FISCAL YEAR 2025-2026**

**REGULARLY SCHEDULED MEETINGS CONVENE ON THE
SECOND AND FOURTH
MONDAY OF EACH MONTH AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

**MAY 12, 2025
MAY 27, 2025 (TUESDAY)
JUNE 9, 2025
JUNE 23, 2025
JULY 14, 2025
JULY 28, 2025
AUGUST 11, 2025
AUGUST 25, 2025
SEPTEMBER 8, 2025
SEPTEMBER 22, 2025
OCTOBER 13, 2025
OCTOBER 27, 2025
NOVEMBER 11, 2025
NOVEMBER 24, 2025
DECEMBER 8, 2025
DECEMBER 22, 2025 – CANCELED
JANUARY 12, 2026
JANUARY 26, 2026
FEBRUARY 9, 2026
FEBRUARY 23, 2026
MARCH 9, 2026
MARCH 23, 2026
APRIL 13, 2026
APRIL 27, 2026**

Mayor, fellow council members, and members of the public:

I would like to make a brief statement regarding the upcoming annual performance reviews of our four department heads who report to the mayor.

The mayor has indicated that these reviews will not be put in writing by him. I want to acknowledge for the record that current city policy does not require written evaluations, and procedurally, the mayor is acting within that policy.

That said, I am concerned about moving away from our past practice of providing written performance reviews. Historically, written evaluations have been an important management tool and a safeguard for both the city and its employees. They create a clear, shared record of expectations, accomplishments, and areas for improvement, and they help ensure consistency, fairness, and accountability.

From a risk-management and legal standpoint, written reviews protect the city by documenting that expectations were communicated and performance was addressed in good faith. They also provide department heads with clarity, due process, and a meaningful opportunity to understand and improve their performance.

Written evaluations are widely recognized as a best practice in both the public and private sectors and are strongly recommended by professional municipal organizations like the Illinois Municipal League and the Illinois Municipal Code. While evaluations remain confidential, having a documented process strengthens effective governance and public trust.

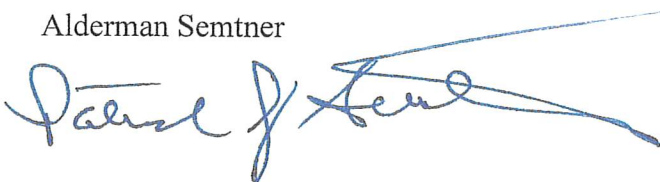
I appreciate the mayor's indication that this topic will be discussed at the next Human Resources Committee meeting, and I look forward to that conversation.

My intent tonight is not to challenge the mayor's authority, but to place on the record my belief that written performance reviews serve the long-term interests of transparency, accountability, and organizational stability. I encourage our HR Committee and this Council to consider whether our practices—or policies—should be revisited going forward.

Thank you.

01-12-2026

Alderman Semtner

A handwritten signature in blue ink, appearing to read "Daniel J. Semtner", with a long horizontal flourish extending to the right.

SCHAEFER & SON CONSTRUCTION

2530 East Santa Fe Road

Chillicothe, IL 61523

309-274-4373

309-635-1736

FEIN: 80-0870477

BID

City of Chillicothe
Proposal Submitted To

309-274-2020
Phone

Address: 908 N Second St. 61523

Date: 01/06/2026

Job Location: Sturgeon Lane Mobile Homes

We Hereby Submit Specifications For:

This bid is for the demolition of (9) nine mobile homes debris at the Sturgeon Lane Mobile Homes. This will include any debris in the yards and any small sheds.

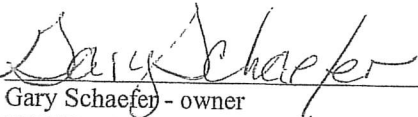
All utilities for Ameren and the City of Chillicothe will be removed and shut off.

All material will be sent to an EPA landfill via GFL Environmental this is according to Peoria County regulations.

Prevailing wages will be paid. Insurance coverage is included with this bid.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:

PAYMENT TO BE MADE AS FOLLOWS: Thirty-Three Thousand Three Hundred Dollars \$33,300.00


Gary Schaefer - owner

Signature:

NOTE: This proposal may be withdrawn by us if not accepted within 90 days.

This invoice should be paid in full within 30 days. Thank You

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

The customer agrees to pay for all material required before the start of above said job. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado, and other necessary insurance. We are covered by the proper insurance.

Backfill for the area of excavation may take a week or months to settle completely, it is best for it to settle over a winter. If dug in the winter it should settle by summer. All this is assuming the right weather and type of soil.



SCHASU-01

ANDRACONIT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
NFP Property & Casualty Services, Inc.
7910 Lehigh Crossing
Victor, NY 14564

CONTACT NAME: Susan Pearce

PHONE (A/C, No, Ext): (585) 523-1691

FAX (A/C, No):

E-MAIL ADDRESS: Sue.Pearce@nfp.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Clear Spring Property and Casualty Company 15563

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

Gary Schaefer
DBA: Schaefer & Son Excavating
2530 East Santa Fe Road
Chillicothe, IL 61523

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY					
	CLAIMS-MADE ☒ OCCUR		C698745570	3/8/2025	3/8/2026	EACH OCCURRENCE \$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ 100,000
						MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						\$
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	☒ POLICY ☐ PRO-JECT ☐ LOC					
	OTHER:					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea. accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB ☐ OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE					AGGREGATE \$
	DED ☐ RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☒ Y ☐ N	N/A			E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Chillicothe
908 N 2nd St.
Chillicothe, IL 61523

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Gustav Krantz	
Turner - Hicks Agency, Inc		PHONE (A/C, No, Ext): (309) 274-6221	FAX (A/C, No): (309) 274-5107
226 N 4th St. Ste A		E-MAIL: gkrantz@turnerhicks.com	
Chillicothe IL 61523		INSURER(S) AFFORDING COVERAGE	
INSURED		INSURER A: Wesco Insurance Co. NAIC #: 26135	
Schaefer & Sons Excavating		INSURER B:	
2530 E Santa Fe Rd		INSURER C:	
Chillicothe IL 61523		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

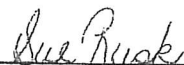
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$
	CLAIMS-MADE ☐ OCCUR ☐					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					PERSONAL & ADV INJURY \$
	POLICY ☐ PRO-JECT ☐ LOC ☐					GENERAL AGGREGATE \$
	OTHER:					PRODUCTS - COM/OP AGG \$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO					BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐					BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐					PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR ☐					EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE ☐					AGGREGATE \$
	DED ☐ RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N ☒ N/A	WWC3806025	08/06/2025	08/06/2026	E.L. EACH ACCIDENT \$ 100000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 100000
						E.L. DISEASE - POLICY LIMIT \$ 500000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

CITY OF CHILLICOTHE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
908 N 2ND ST CHILLICOTHE IL 61523	AUTHORIZED REPRESENTATIVE 



P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800) 645-2402 E: asksurety@rllicorp.com
RLISURETY.COM

CONTINUATION CERTIFICATE

RLI Insurance Company hereby continues in force Bond No. RSB0350761
briefly described as Sewer Tapper
bound unto the City Of Chillicothe
on behalf of Gary W Schaefer DBA Schaefer & Son Construction

Location Name & Address:	Bill To Name & Address (if different):
<u>Gary W Schaefer DBA Schaefer & Son Construction</u>	<u>Gary W Schaefer DBA Schaefer & Son Construction</u>
<u>2530 E Santa Fe Rd</u>	<u>2530 E Santa Fe Rd</u>
<u>Chillicothe, IL 61523</u>	<u>Chillicothe, IL 61523</u>

in the sum of \$ 10,000.00 Dollars, for the term beginning March 15, 2026 and
ending March 15, 2027 subject to all the covenants and conditions of the original bond referred to above.

This Continuation Certificate is executed upon the express condition that the Undersigned company's liability under said bond and under this and all Continuation Certificates issued in connection therewith shall not be cumulative and shall not in any event exceed the amount of said bond as hereinbefore set forth.

Dated this 16th day of December, 2025.



RLI Insurance Company

By

Eric Raudins

Sr. Vice President

THIS MUST BE FILED WITH THE OBLIGEE.

Joe Forbis services

One 4812 North Riverview Rd.,
Chillicothe, IL 61523
309-648-5584
Forbis 580@gmail.com
309-648-5584

To the city of Chillicothe, Illinois

908 2nd St., Chillicothe, IL 61523

Proposal of work

Sturgeon Lane trailer park

Demolition of nine Mobile home trailers and all outbuildings, cleanup, and removal of all debris in a timely matter ,

Prevailing wage applies

\$36,000. To be paid on completion

City will cover all demolition permits Will not be responsible for anyone trespassing on job site Could road be temporary closed with barricades access for house at end of lane for safety all utilities be disconnected

Work will be overseen by Sean with the city of Chillicothe Public Works

Joe Forbis services. It accepted sign here

City of Chillicothe

Sturgeon Ln Mobile Home Park Demolition

New View Landscaping and Tree Service
Rick Hamm- 309-635-5200

NEW VIEW

Landscaping and Tree Service- Rick Hamm- 309-635-5200
PO box 506
Rome IL 61562

SALES QUOTE

QUOTE #785

PREPARED FOR

City of Chillicothe- Sturgeon Ln Mobile homes
908 N 2nd St
Chillicothe IL 61523

PREPARED DATE
1/8/2026

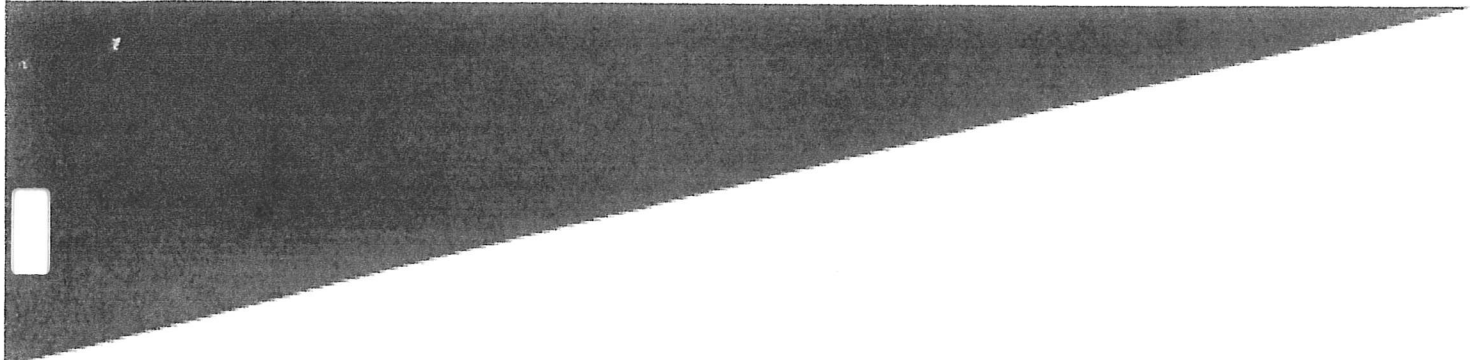
EXP. DATE

2/16/2026

ITEM	QTY	PRICE	TOTAL
Mobile home removal/ disposal	9	\$5300-per	\$47,700

\$47,700

THIS QUOTATION IS SUBJECT TO THE FOLLOWING
TERMS AND CONDITIONS:

- 
1. All mobile homes (9) will be removed and disposed of. Including all surrounding sheds, decks, and other junk/debris
 2. Utilities such as sewer and water will be disconnected and capped at each location.
 3. City of Chillicothe shall be responsible for contacting Ameren and having the gas and electric disconnected at each location.
 4. This quote does not include any type of dirt work, concrete/asphalt removal, or grass seed.

AGREED AND ACCEPTED:

NAME

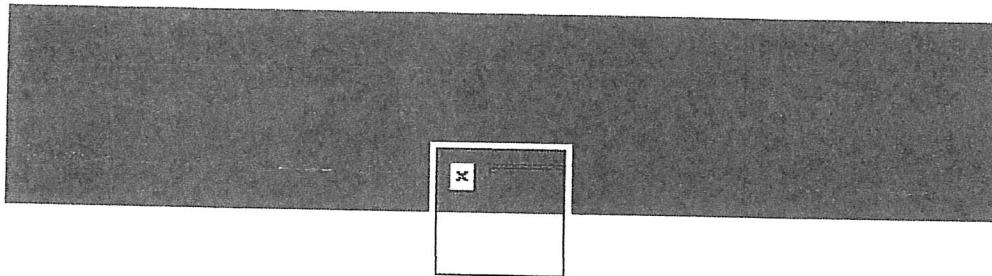
TITLE

DATE

Denise Passage

From: Magshine <messenger@messaging.squareup.com>
Sent: Friday, January 9, 2026 7:32 AM
To: Denise Passage
Subject: Your estimate was updated (#8779)

Follow Up Flag: Follow up
Flag Status: Flagged



Magshine

Estimate Updated

\$24,500.00

Estimate

View Estimate

Estimate #8779 updated

January 9, 2026

Customer

City Of Chillicothe .

City Of Chillicothe

abeadles@cityofchillicotheil.org

Chillicothe, IL 61523

Additional Recipients

dpassage@cityofchillicotheil.org

cityclerk@cityofchillicotheil.org

Message

We look forward to working with you.

Single Wide Trailers Demo

\$24,500.00

- Complete Demo and Removal of 9 single wide trailers
- All water, electric and any other utilities to be shut off by city or proper service company.
- Price may increase if more dumpsters are needed depending on the amount of content/ material inside of trailers.
- Price may increase if concrete(foundations sidewalks, etc) need removed. Along with that dirt may need brought in to finish grade.
- Any and all issues or questions will be addressed through the city first before decisions are made.
- Half down payment of estimate is required before starting
- Finished grade of land (seeding, etc) will be weather permitting
- Time from start to finish may vary depending on weather or if any other issues arise

Subtotal

\$24,500.00

Total

\$24,500.00

Magshine

magnificentshine@hotmail.com

(309) 642-9918

Please contact Magshine about its privacy practices.



PUBLIC COMMENT:

Meeting: City Council Meeting Date: 1/12/2026

Time: 7:00 p.m. Place/Room: City Hall

Name	Address	Phone
1. <u>Robert H. White</u>	<u>201 Maple St N</u>	<u>Unlisted for publication</u>
2. <u>T.J. Tarabulski</u>	<u>105 Hickory St</u>	<u>309 360 8382</u>
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		