



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
October 06, 2026
7:00 P.M.

The City Council meeting will be held in the Council Chambers. Participation (only) join at <https://meet.goto.com/COFH> or dial in at 1 (786) 535-3211 - Access Code: 808-004-661 - Please mute your phone during the meeting. To install the application: <https://meet.goto.com/install>

A. Pledge of Allegiance

B. Invocation

C. Call to Order

D. Roll Call

E. Public Participation

F. Consent Agenda:

City Council Minutes – September 15, 2026

G. Committee Reports

H. Communications from Mayor

I. Communication from Elected Officials

J. UNFINISHED BUSINESS

None

K. NEW BUSINESS

Proposed Ordinance No. 47-'26 an Ordinance officially naming the property at 9950 Bunkum Rd. "Kupsky Community Park" as a special recognition to honor Mayor Mark Kupsky of Fairview Heights. (Community Committee)

Proposed Resolution No. 61-'26 an Resolution authorizing the Mayor to enter into a purchase agreement with Morrow Brothers for the purchase of a 2026 F-150 Truck for use by the Parks and Recreation Department. (Community Committee)

Proposed Resolution No. 62-'26 an Resolution authorizing the Mayor to enter into a purchase agreement with Morrow Brothers for the purchase of a 2026 F-350 Truck for use by the Parks and Recreation Department. (Community Committee)

Proposed Resolution No. 63-'26 an Resolution authorizing the City of Fairview Heights to execute an Agreement for Deed in Lieu of Foreclosure . (Community Committee)

L. MOTION

M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
September 15, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsky in the City Council Chambers, 10025 Bunkum Road, Fairview Heights, IL and also conducted virtually for guest attendees and City Council members per Resolution 4391-2021 with the Pledge of Allegiance and Invocation by City Clerk Karen Kaufhold.

ROLL CALL

Roll call of Aldermen present: Jeff Harris, Derrick King, Frank Menn, Josh Frawley, Anthony LeFlore, James Winkeler, Brenda Wagner, Barbara Brumfield and Peck. Alderman Bill Poletti was absent – excused. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

PUBLIC PARTICIPATION

Sharon Kassing – Director to the Midwest Salute of the Arts – discussed what the Midwest Salute to the Arts is about and their recent 38th Annual Festival.

City Clerk Karen Kaufhold added a brief comment in regards to the Midwest Salute to the Arts and the support from the City of Fairview Heights.

CONSENT AGENDA

Alderman Brumfield moved to approve the September 1st, 2026 City Council Meeting Minutes and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$3,594,829.38. Seconded by Alderman Menn.

Roll call on the September 1st, 2026 City Council Meeting Minutes and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$3,594,829.38 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

COMMITTEE REPORTS

The Mayor announced that the Community Committee Meeting will be on Wednesday, September 16, 2026 at 7:00 P.M. Alderman Frank Menn will chair the meeting since the Mayor will at I.M.L (Illinois Municipal League).

COMMUNICATIONS FROM THE MAYOR

Mayor Mark talked about the success of World-Wide Technology's NASCAR Truck Parade that took place on Friday, September 11, 2026. On Saturday, September 12, 2026, Holy Trinity Church sponsored a 5k and a fun run, later that evening they held a picnic. Additionally, there was a Fishing Rodeo at Moody Park, Touch a Truck at St Clair Square Mall Parking lot and an Autism Awareness Walk starting at Moody/Longacre Park. Mayor would like to thank the Parks and Recreation for the great job they did hosting the Fishing Rodeo, to City Clerk Karen Kaufhold, Art Knepper, Police Volunteers, Alderman Anthony LeFlore, Frank Menn, Pat Peck, Brenda Wagner and Derrick King for all their help, support and assistance during the event. Mayor Kupsky thanked the City of Fairview

Heights Library for sponsoring the Touch a Truck Event, as well as the Public Works Department and Police Department

for their efforts in making the event a success. The Mayor spoke on the progress of Longacre Drive, which should be completed by the end of the week. Mayor Kupsy spoke on the recent mass layoffs from the Belleville News Democrat which included our local reporter Jennifer Green who was presented with a Proclamation of Recognition from the City of Fairview Heights. The Mayor briefly spoke on the upcoming Annual Illinois Municipal League Conference and his vacation schedule. During his absence Director of Public Works John Harty and Finance Director Gina Radar will be available for any questions, concerns or issues. Renovations for the Council Chambers Room will start soon, the next City Council Meeting will meet in the basement of the City of Fairview Heights Library.

COMMUNICATIONS FROM ELECTED OFFICIALS

Alderman Brenda Wagner wanted to thank Public Works Director, John Harty, for his efforts in working with the contractors and residents during the construction on Longacre Drive. Alderman Wagner also reminded the Council Members that the Annual Track or Treat at The REC was approaching, so please let her know if you would like to participate.

Alderman Pat Peck shared positive feedback she received from resident, Sharon Zajack, on the improvements being done to Longacre Drive.

UNFINISHED BUSINESS

Proposed Ordinance No. 45-'26 an Ordinance amending Ordinance No. 190, "The Revised Code", thereby creating Section 18 of Chapter 8 – Business Regulations – Mobile Retail Vendor Licensure. Proposed Resolution No. 45-'26 was read for the second time.

Roll call on Proposed Ordinance No. 45-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Ordinance No. 45-'26 passed on 9 yeas.

Proposed Ordinance No. 45-'26 now becomes **ORDINANCE NO. 2032-2026**

NEW BUSINESS

Proposed Ordinance No. 46-'26 an Ordinance affirming the donation of Real Estate from the City of Fairview Heights to the St. Clair County Transit District to facilitate the construction of a bike trail.

Motion made by Alderman Peck. Seconded by Alderman Wagner. Proposed Ordinance No. 46-'26 was read for the first time.

Alderman Peck made a motion to advance Proposed Ordinance No. 46-'26 to the second reading. Seconded by Alderman Frawley.

Roll call to advance Proposed Ordinance No. 46-'26 to the second reading showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Roll call on Proposed Ordinance No. 46-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Ordinance No. 46-'26 passed on 9 yeas.

Proposed Ordinance No. 46-'26 now becomes **ORDINANCE NO. 2033-2026**

NEW BUSINESS - CONTINUED

Proposed Resolution No. 52-'26 a Resolution authorizing the Mayor to enter into a purchase agreement with Modern Communications for the purchase of an A/V Streaming Systems. Motion made Alderman LeFlore. Seconded by Alderman Brumfield.

Roll call on Proposed Resolution No. 52-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 52-'26 passed on 9 yeas.

Proposed Resolution No. 52-'26 now becomes **RESOLUTION NO. 4732-2026**

Proposed Resolution No. 53-'26 a Resolution Amending Resolution No. 4028-2016; a Resolution Adopting a complete and current City of Fairview Heights Personnel Code. Motion made Alderman Brumfield. Seconded by Alderman Harris.

Mayor Mark discussed an email he received from Alderman Bill Poletti asking to delay Proposed Resolution No. 53-'26, expressing his concerns and wanting to rework the language with the section on A.I. (Artificial Intelligence). Mayor acknowledged Alderman Poletti's concerns regarding A.I., but noting that postponing Proposed Resolution No. 53-'26 will affect the entire Personnel Code, not just the A.I.- specific section. In Mayor's email response back to Alderman Poletti, he suggests if changes need to be made in the future an amendment can be made. Our I.T. Director Chris Elliot has worked diligently with the language, working with other municipalities and H.R. Director Becky Thompson. I.T. Director briefly spoke on his approach drafting the language on the A.I. section. The Mayor left it up to the Council to move forward or postpone Proposed Resolution No. 53-'26. The Council elects to move forward with Propose Resolution No. 53-'26.

Roll call on Proposed Resolution No. 53-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 53-'26 passed on 9 yeas.

Proposed Resolution No. 53-'26 now becomes **RESOLUTION NO. 4733-2026**

Proposed Resolution No. 54-'26 a Resolution authorizing the Mayor on behalf of the City to enter into a contract with PGAV Planners LLC to provide professional services for completing necessary tasks related to the creation of a Star Bond District. Motion made Alderman LeFlore. Seconded by Alderman Menn.

Roll call on Proposed Resolution No. 54-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 54-'26 passed on 9 yeas.

Proposed Resolution No. 54-'26 now becomes **RESOLUTION NO. 4734-2026**

Proposed Resolution No. 55-'26 a Resolution authorizing the purchase of certain items related to Streetscape improvements within the Lincoln Trail Corridor. Motion made Alderman LeFlore. Seconded by Alderman Harris.

Roll call on Proposed Resolution No. 55-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 55-'26 passed on 9 yeas.

Proposed Resolution No. 55-'26 now becomes **RESOLUTION NO. 4735-2026**

Proposed Resolution No. 56-'26 a Resolution authorizing the purchase of certain items related to Streetscape improvements within the Lincoln Trail Corridor. Motion made Alderman Menn. Seconded by Alderman Peck.

Roll call on Proposed Resolution No. 56-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 56-'26 passed on 9 yeas.

Proposed Resolution No. 56-'26 now becomes **RESOLUTION NO. 4736-2026**

Proposed Resolution No. 57-'26 a Resolution authorizing the Mayor to enter into an agreement on behalf of the City of Fairview Heights with Bulk Storage Inc. for the Salt Dome Roof Replacement.

Motion made Alderman Menn. Seconded by Alderman Wagner.

Roll call on Proposed Resolution No. 57-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 57-'26 passed on 9 yeas.

Proposed Resolution No. 57-'26 now becomes **RESOLUTION NO. 4737-2026**

Proposed Resolution No. 58-'26 a Resolution authorizing the Mayor to enter into an agreement on behalf of the City with Millennia Professional Services of Illinois, LTD. to provide professional engineering and surveying services for the Blumberg Lake Drainage improvements project. Motion made Alderman Harris. Seconded by Alderman Wagner.

Roll call on Proposed Resolution No. 58-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 58-'26 passed on 9 yeas.

Proposed Resolution No. 58-'26 now becomes **RESOLUTION NO. 4738-2026**

Proposed Resolution No. 59-'26 a Resolution authorizing the Mayor to execute a Temporary Construction Easement with the St. Clair County Transit District to facilitate the construction of a bike trail. Motion made Alderman Wagner. Seconded by Alderman Winkeler.

Roll call on Proposed Resolution No. 59-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 59-'26 passed on 9 yeas.

Proposed Resolution No. 59-'26 now becomes **RESOLUTION NO. 4739-2026**

Proposed Resolution No. 60-'26 a Resolution of support for the City to install a donated Bronze Plaque on the front of City Hall honoring the Pleasant View Sanatorium. Motion made Alderman Wagner. Seconded by Alderman Harris.

Roll call on Proposed Resolution No. 60-'26 showed Aldermen Harris, King, Menn, Frawley, LeFlore, Winkeler, Wagner, Brumfield and Peck voting "Yea". Alderman Bill Poletti was absent from the vote. Motion passes with 9 yeas.

Proposed Resolution No. 60-'26 passed on 9 yeas.

Proposed Resolution No. 60-'26 now becomes **RESOLUTION NO. 4740-2026**

Motion made by Alderman Wagner to adjourn. Seconded by Alderman Peck.
Motion carried.

Meeting adjourned at 7:34 P.M.

Respectfully submitted,

Karen Kaufhold
CITY CLERK

DRAFT

PROPOSED ORDINANCE NO. 47-‘26

AN ORDINANCE OFFICIALLY NAMING THE PROPERTY AT 9950 BUNKUM RD “KUPSKY COMMUNITY PARK” AS A SPECIAL RECOGNITION TO HONOR MAYOR MARK KUPSKY OF FAIRVIEW HEIGHTS

WHEREAS, the City of Fairview Heights owns and maintains property at 9950 Bunkum Rd that has historically been utilized for recreational purposes, including The Rec Complex and outdoor track; and

WHEREAS, the City of Fairview Heights is expanding recreational opportunities at the property through the development of the new Field House and additional park amenities; and

WHEREAS, the City Council finds that establishing an official name for the property at 9950 Bunkum Rd will provide a clear and consistent identity for the area and its recreational facilities; and

WHEREAS, Mayor Mark Kupsky has dedicated more than 30 years of service to the City of Fairview Heights through his service in various elected and official capacities; and

WHEREAS, throughout his years of service, Mayor Mark Kupsky has made it a priority to provide and expand recreational opportunities for the residents of Fairview Heights and surrounding communities, including spearheading the development of The REC and Field House recreational facilities; and

WHEREAS, the City of Fairview Heights desires to recognize Mayor Kupsky's dedicated service and commitment to providing recreational opportunities to the community by officially designating and naming the property located at 9950 Bunkum Road as “Kupsky Community Park”;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS, AS FOLLOWS:

SECTION 1. The property located at 9950 Bunkum Road, Fairview Heights including The REC, outdoor track, Field House, and park area is hereby officially designated and shall be known as “Kupsky Community Park.”

SECTION 2. The official name “Kupsky Community Park” shall be used by the City of Fairview Heights in City records, maps, signage, publications, websites, promotional materials, facility schedules, and other official City communications relating to the property.

SECTION 3. The Mayor, City Clerk, and appropriate City staff are hereby authorized and directed to take such actions as may be necessary to implement the official designation of the property as Kupsky Community Park, including the installation of appropriate signage and City records.

SECTION 4. All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

PROPOSED RESOLUTION NO. 61-'26

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MORROW BROTHERS FOR THE PURCHASE OF A 2026 F-150 TRUCK FOR USE BY THE PARKS AND RECREATION DEPARTMENT.

WHEREAS, the Parks and Recreation Department is in need of a 2026 Ford F-150 Truck;
and,

WHEREAS, Morrow Brothers has submitted prices of FORTY-SEVEN THOUSAND FOUR HUNDRED ONE DOLLARS AND NO CENTS (\$47,401.00) for the F-150 truck.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS:

That the Mayor be and is hereby authorized to enter into a purchase agreement with Morrow Brothers, 1242 Main Street, Greenfield, Illinois 62044, for one 2026 Ford F-150 truck in the amount of FORTY-SEVEN THOUSAND FOUR HUNDRED ONE DOLLARS AND NO CENTS (\$47,401.00) per the proposal attached hereto, made a part hereof, and marked "Exhibit A."

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED:

APPROVED:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK



MORROW BROTHERS FORD, INC.

FORD FOR IV GENERATIONS
1242 MAIN ST. - GREENFIELD, IL 62044
Phone: 217-368-3037 Fax: 217-368-3517

MOTOR VEHICLE PURCHASE
AGREEMENT/BILL OF SALE

DATE: 09/22/26
City of Fairview Heights

ADDRESS: 10025 Bunkum Road
Fairview Heights, IL 62208
PHONE: (618) 397-0616

TAX FORM NO.

YEAR	MAKE	NEW/ USED	STOCK NO.	SERIAL NO.	KEY NO.
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Ford NEJ
Salesman: John A.R. Wellenkamp
FIN CODE: P.O. NO.:

PLEASE PAY FROM THIS INVOICE - NET 10 DAYS

SETTLEMENT

CASH PRICE OF VEHICLE	\$ 47,176.00
LESS TRADE-IN ALLOWANCE	\$ N/A
DIFFERENCE	\$ 47,176.00
DOC FEE	\$ 52.00
SALES TAX	\$ N/A
LICENSE & TITLE	\$ 173.00
DELIVERY	\$ N/A
SERVICE CONTRACTS	\$ N/A
PAYOFF	\$ N/A
REBATE	\$ N/A
DEPOSIT	\$ N/A
CASH ON DELIVERY	\$ 47,401.00
AMOUNT FINANCED AT	\$ N/A

TRADE-IN

YEAR MAKE MODEL BODY TYPE MILEAGE

VIN NO COLOR

LIENHOLDER'S NAME & ADDRESS ACCT NO. PAYOFF DATE
N/A

BUYER'S SIGNATURE

DATE 09/22/26

PROPOSED RESOLUTION NO. 62-'26

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MORROW BROTHERS FOR THE PURCHASE OF A 2026 F-350 TRUCK FOR USE BY THE PARKS AND RECREATION DEPARTMENT.

WHEREAS, the Parks and Recreation Department is in need of a 2026 Ford F-350 Truck; and,

WHEREAS, Morrow Brothers has submitted prices of ONE HUNDRED NINE THOUSAND NINE HUNDRED TWENTY-THREE DOLLARS AND NO CENTS (\$109,923.00) for the F-350 truck.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS:

That the Mayor be and is hereby authorized to enter into a purchase agreement with Morrow Brothers, 1242 Main Street, Greenfield, Illinois 62044, for one 2026 Ford F-350 truck in the amount of ONE HUNDRED NINE THOUSAND NINE HUNDRED TWENTY-THREE DOLLARS AND NO CENTS (\$109,923.00) per the proposal attached hereto, made a part hereof, and marked "Exhibit A."

This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED:

APPROVED:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

WWW.MORROWBROTHERSFORDINC.COM

1242 Main Street • Greenfield, IL • 62044

Phone (217) 368-3037 • Fax (217) 368-3517 • Toll Free 1-877-368-3038



STATE OF ILLINOIS
FORD F350/450/550/600 SUPER DUTY CHASSIS CAB
GOVERNMENT PRICING

ORDERING AGENCY: CITY OF FAIRVIEW HEIGHTSCONTACT PERSON: JOHN PROCTOR CELL: 314-280-9021

FORD FLEET # _____ PURCHASE ORDER # _____

QUANTITY: 1 COST EACH: \$ _____ADDRESS: 10025 BUNKUM ROADCITY: FAIRVIEW HEIGHTS ZIP CODE: 62208 TAX EXEMPT # E999 - 14808PHONE: 314-280-9021 FAX: _____ EMAIL: PROCTOR@COFH.ORG

TOTAL ORDER COST: \$ _____

SIGNATURE [Signature] TITLE PARK SUPERVISORAcceptance of an order by Ford Motor Company does not constitute a commitment to build or a guaranteed delivery date.

Morrow Brothers Ford Inc.
1242 Main Street
Greenfield, IL 62044

Phone # 1-217-368-3037
Cell # 1-217-494-7957 Fax # 1-217-368-3517
Email: paul@morrowbrothersfordinc.com

PLEASE SUBMIT THIS SIGNED FORM WITH ORDER

PAYMENT DUE UPON DELIVERY

Acceptance of an order by Ford Motor Company does not constitute a commitment to build or a guaranteed delivery date.

Ford Super Duty Chassis Cab DRW Standard Equipment

Engine 7.3L V8 Gasoline	Tow Hooks – (2) Front
4-Wheel Disc Anti-Lock Brake System (ABS)	(6) LT245/75R17E AS Tires (F350)
Transmission TorqShift 10-Speed Automatic	Windshield Wipers – Intermittent
Air Conditioning	Black Vinyl Floor Covering
Power Windows/Locks/Mirrors	Outside Temperature Display
Remote Keyless Entry	Overhead Console w/Storage and Map Lights
Cruise Control w/Tilt, Telescoping Wheel	PowerPoint – Auxiliary (2) in Dash
SYNC 4 Bluetooth Communications	Vinyl 40/20/40 Seat, Armrest, Cup Holder
Transmission PTO Provision	Front & Side Impact Airbags
Trailer Tow Mirrors with Power/Heated	SecuriLock® Passive Anti-Theft System
Glass 7-Wire Trailer Harness w/Relays	Auto Lamp (Auto On/Off Headlamps)
Daytime Running Lights	Audio – AM/FM Stereo/MP3 Player
Up-Fitter Switches (6)	Roof Clearance Marker Lights

Exterior Colors and Seating Options

☐ UM Agate Black Metallic	☒ AS Vinyl 40/20/40 Standard	\$0.00
☐ M7 Carbonized Gray Metallic	☐ 1S Cloth 40/20/40 Seating, Reg. or Ext. Cab	\$100.00
☐ PQ Race Red Add \$190.00	☐ 1S Cloth 40/20/40 Seating, Crew Cab	\$300.00
☐ Z1 Oxford White	☐ 1S Vinyl Bucket Seats for all Cabs	\$360.00
☒ E9 Argon Blue Metallic Add \$190.00	☐ 4S Cloth Bucket Seat(s) Reg. or Ext. Cab	\$515.00
☐ DR Avalanche Add \$190.00	☐ 4S Cloth Bucket Seats Crew Cab	\$615.00
	☐ VSO Paint: Green, Orange, Yellow, etc.	\$880.00

F350 / F450 / F550 / F600 Chassis Cab DRW Configurations and Options

☒ F350 Reg. Cab DRW 4x2 60" CA 14k GVWR	\$47,478.00	☐ F550 Reg. Cab DRW 4x2 60" CA 19k GVWR	\$56,303.00
☐ F450 Reg. Cab DRW 4x2 60" CA 16k GVWR	\$55,274.00	☐ F600 Reg. Cab DRW 4x2 60" CA 22k GVWR	\$58,678.00
☐ Extended Cab 60" CA	\$2,860.00	☐ 99T/44G 6.7L V8 Turbo Diesel Engine	\$9,996.00
☐ Crew Cab 60" CA	\$3,860.00	☒ Limited Slip Rear Axle	\$390.00
☐ 84" CA	\$210.00	☒ 4x4 Four Wheel Drive	\$2,970.00
☐ 108" CA F450 - F600	\$410.00	☒ TBM/TGK All-Terrain Tires (6)	\$210.00
☐ 120" CA F450 - F600	\$610.00	☒ 473 Plow Prep Dual Batteries, HD Alternator	\$730.00
☐ 63C Aft Axle Frame Extension F450 - F600	\$280.00	☒ 18B Platform Running Boards	\$420.00
☐ 41H Engine Block Heater	\$230.00	☐ GSB Grip Strut Running Boards	\$540.00
☒ 41P Skid Plates	\$150.00	☐ 872 Rear View Camera Prep	\$510.00
☐ 96V Fog Lights, Remote Start	\$398.00	☐ 52S Interior Work Surface 40/20/40 only	\$140.00
☐ 43K 2kW On Board Pro Power	\$1,370.00	☐ 43C 120V/400W In Dash Outlet	\$210.00
☐ 76C Back-Up Alarm	\$135.00	☒ WTX WeatherTech Floor Liners	\$240.00
☐ 61L Front Wheel Well Liners	\$180.00	☒ 52B Trailer Brake Controller	\$290.00
☐ FEM Fire Extinguisher w/mount	\$170.00	☒ 512 Spare Tire & Jack	\$350.00
☒ KWR Extra Key w/Remote	\$230.00	☐ CDS CD ROM Service Manual	\$375.00
☐ DL1 Delivery Per Single Unit	\$300.00	☒ MLT New M License/Title REQUIRED ILSOS	\$225.00
☒ APO Agency Pick Up NO FUEL	\$0.00	☐ APF Agency Pick Up Full of Fuel	\$180.00

Snow Plows and Spreaders

Plows include: Quick attach, E-hydraulic, Power angle, raise, high carbon cutting edge, halogen lights, shoe kits.

☒	Western 9' Pro PLUS Plow	\$9,390.00	☐	Western Wide-Out XL 8'6" - 11' Plow	\$11,998.00
☐	Western MVP3 9' 6" V-Plow	\$10,998.00	☐	Upgrade to LED Plow Lights	\$490.00
☐	Western 10' Pro PLUS H.D. Plow	\$10,290.00	☒	Poly Snow Deflector	\$240.00

LED Warning Lights, Cab Guard, Ladder Rack, Liftgate

☐	Whelen 16" LED Minibar w/Quick-Fit	\$960.00	☒	Whelen 4 Corner LED Warning	\$960.00
☐	Whelen RST Interior Lightbar Rear w/TA	\$1,290.00	☒	Whelen 54" Liberty II LED Lightbar	\$2,770.00
☐	Whelen FST Interior Lightbar Front	\$1,290.00	☐	Ladder Rack 700# capacity	\$1,770.00
☐	Cab Guard / Headache Rack	\$990.00	☐	1,500# Steel Platform Liftgate, S/B	\$4,880.00
☐	Overhead Material Rack 1000 lbs. Capacity	\$2,460.00	☐	1,500# Aluminum Platform Liftgate, S/B	\$5,360.00

Service Body and Options

☐	6 Compartment 9' Service Body, White	\$13,185.00	☒	Flip-Tops for Service Body	\$1,690.00
☐	6 Compartment 11' Service Body, White	\$14,960.00	☒	Ctech Drawers starting at	\$1,780.00
☐	Master Locking System	\$970.00	☐	LED Compartment Lighting	\$980.00
☐	Paint other than white	\$TBD	☐	E-Track w/2 Ratchet Straps	\$590.00

Dump Bodies and Options

☒	9' Steel Dump Body Painted Black ^{To MATCH CAB}		☐	Upgrade to 11' Dump Body	\$16,677.00
☐	14" Sides: Select Fixed or Fold-Down Sides		☒	Rear Hitch Plate w/Receiver, D-Safety Rings, Tr	\$970.00
☐	Cab Shield, Double Acting Tailgate	\$15,877.00	☐	Underbody Tool Box	\$1,470.00
☐	Power Up/Down DA Electric/Hydraulic Hoist		☒	Powder Coat Complete Dump Body ^{To MATCH CAB}	\$2,980.00
☐	LED B/T/T, Back-Up Alarm		☐	UTG Stainless Steel Electric Spreader	\$8,980.00
			☒	V-Box Stainless Steel Electric ^{HYDRAULIC} Spreader	\$9,980.00

Central Hydraulics and Stainless Steel Bodies Available Upon Request

Flat Beds and Cargo Van Bodies Available Upon Request

F650 and F750 Chassis Cabs and Bodies Available Upon Request

Requests / Notes:

CENTRAL HYDRAULICS For ① Plow ② Dump Body ③ V Box SPREADER

Trade In Vehicle Information

VIN: _____ Miles: _____ Color: _____

Condition: _____

Email pictures to: richie@morrowbrothersfordinc.com

Verify that all of your Illinois Sales Tax Exemption Certificate Information is correct

- ✓ If not, contact us immediately.
- ✓ **Do not discard** - your Illinois Sales Tax Exemption Certificate is an important tax document that authorizes you to purchase tangible personal property for use or consumption tax-free.



02/02

OFFICIAL DOCUMENT State of Illinois - Department of Revenue OFFICIAL DOCUMENT

Illinois Sales Tax Exemption Certificate

CITY OF FAIRVIEW HEIGHTS

10025 BUNKUM RD
FAIRVIEW HEIGHTS IL 62208-1703

Sales Tax Exemption Certificate

Issue date: 02/11/2025	Sales Tax Exemption	E99914808
Expiration date: 03/01/2030	Organization type:	Governmental

This entity is authorized under the Retailers' Occupation Tax Act to purchase tangible personal property for use or consumption tax-free.

ILLINOIS REVENUE
Director
Director

OFFICIAL DOCUMENT - DO NOT DESTROY



MORROW BROTHERS FORD, INC.

FORD FOR IV GENERATIONS
1242 MAIN ST. - GREENFIELD, IL 62044
Phone: 217-368-3037 Fax: 217-368-3517

MOTOR VEHICLE PURCHASE
AGREEMENT/BILL OF SALE

DATE: 09/15/26

TAX FORM NO.

SOLD TO: City of Fairview Heights

YEAR	MAKE	NEW/ USED	STOCK NO.	SERIAL NO.	KEY NO.
------	------	--------------	-----------	------------	---------

ADDRESS: 10025 Bunkum Road
Fairview Heights, IL 62208

2026	FORD	NEW	14013	1FDRF3HNXTFF22967	P1353
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Salesman: Paul Muehling

PHONE: (618) 397-0616

FIN CODE:

P.O. NO.:

PLEASE PAY FROM THIS INVOICE - NET 10 DAYS

SETTLEMENT

CASH PRICE OF VEHICLE \$ 109,698.00

LESS TRADE-IN ALLOWANCE \$ N/A

DIFFERENCE \$ 109,698.00

DOC FEE \$ 52.00

SALES TAX \$ N/A

LICENSE & TITLE \$ 173.00

DELIVERY \$ N/A

SERVICE CONTRACTS \$ N/A

PAYOFF \$ N/A

REBATE \$ N/A

DEPOSIT \$ N/A

CASH ON DELIVERY \$ 109,923.00

AMOUNT FINANCED AT \$ N/A

TRADE-IN

YEAR	MAKE	MODEL	BODY TYPE	MILEAGE
------	------	-------	-----------	---------

VIN NO	COLOR
--------	-------

LIENHOLDERS NAME & ADDRESS	ACCT NO.	PAYOFF DATE
----------------------------	----------	-------------

N/A

BUYERS SIGNATURE _____

DATE 09/15/26 _____

PROPOSED RESOLUTION NO. 63-'26**A RESOLUTION AUTHORIZING THE CITY OF FAIRVIEW HEIGHTS TO EXECUTE AN AGREEMENT FOR DEED IN LIEU OF FORECLOSURE**

THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS (THE "CITY"), IS A DULY ORGANIZED AND EXISTING MUNICIPALITY CREATED UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF ILLINOIS.

THE CITY IS NOW OPERATING UNDER THE PROVISIONS OF THE ILLINOIS MUNICIPAL CODE, AS SUPPLEMENTED AND AMENDED, AND AS A HOME RULE MUNICIPALITY PURSUANT TO ARTICLE VII OF THE ILLINOIS CONSTITUTION OF 1970; AND IN THE EXERCISE OF ITS HOME RULE POWERS.

WHEREAS, A property exists within the corporate boundaries of the City commonly known as 1413 Third Avenue, Fairview Heights, IL 62208 (the "Property"):

WHEREAS, the City holds liens, recorded against the Property in the St. Clair County Recorder's Office as Document Nos. A02893877, A02893854, and A02338341, which secure costs incurred by the City for lawn services pursuant to the City of Fairview Heights Codified Ordinance 15-3-7; and

WHEREAS, after receiving a demand for repayment, the Property owners have determined that it is in the Property owners' best interests to avoid payment and allow the City to seek recovery via foreclosure; and;

WHEREAS, in order to avoid the time and expense of a foreclosure suit, to minimize further financial losses to the Parties and to expedite the orderly transfer of ownership of the Property from the Property owners' to the City, the Parties agree to convey the Property to the City in lieu of foreclosure, subject to the terms and conditions set forth in the Agreement for Deed in Lieu of Foreclosure attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS, AS FOLLOWS:

SECTION 1. This City Council hereby authorizes that the City's Finance Director, Mayor, Clerk and/or other appropriate officials, are hereby directed to execute on behalf of the City the Agreement for Deed in Lieu of Foreclosure attached hereto.

SECTION 2. This Resolution shall be effective immediately upon its passage by the City Council and approval by the Mayor as provided by law.

PASSED:

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN KAUFHOLD, CITY CLERK

AGREEMENT FOR DEED IN LIEU OF FORECLOSURE

This Agreement is made and entered into this ____ day of October, 2026 (“Effective Date”), by and between Valentine F. and Christina Zagorski (hereinafter “Zagorskis”) and the City of Fairview Heights, an Illinois municipal body corporate and politic (hereinafter “City”)(collectively, “the Parties”).

Recitals

WHEREAS, Zagorskis hold fee simple title to real property legally described in **Exhibit A** hereto and commonly known as 1413 Third Avenue, Fairview Heights, IL 62208 (the “Property”):

WHEREAS, the City holds liens, recorded against the Property in the St. Clair County Recorder’s Office as Document Nos. A02893877, A02893854, and A02338341 (the “Liens”), which secure costs incurred by the City for lawn services pursuant to the City of Fairview Heights Codified Ordinance 15-3-7; and

WHEREAS, after receiving a demand for repayment, Zagorskis have determined that it is in Zagorski’s best interests to avoid payment and allow the City to seek recovery via foreclosure; and;

WHEREAS, in order to avoid the time and expense of a foreclosure suit, to minimize further financial losses to the Parties and to expedite the orderly transfer of ownership of the Property from Zagorskis to the City, the Parties agree to convey the Property to the City in lieu of foreclosure, subject to the terms and conditions set forth herein;

NOW THEREFORE, the Parties agree as follows:

Agreement

1. *Recitals*. All above-stated recitals are incorporated by reference herein.
2. *Conveyance of Property*. Pursuant to 735 ILCS 5/15-1401, the City will accept and record a Quit Claim Deed from Zagorskis (“Deed”) in lieu of foreclosure, substantially in the form of **Exhibit B** to this Agreement, conveying the Property to the City provided that:
 - a. All liens and encumbrances against the Property, except the Liens and any outstanding property taxes, have been released or otherwise extinguished;
 - b. The Deed shall be conveyed in lieu of foreclosure of the Lien and collection of the underlying debt; and
 - c. The Parties satisfy or obtain waivers of all local requirements reasonably required to effectuate the transfer of the Property to the City.

3. *Closing.* The Parties agree to complete the conveyance and acceptance of the title from Zagorskis to the City (“Closing”) within thirty (30) days of the Effective Date. The Parties will determine, in writing, the location and time of the Closing.

4. *Title.* At the City’s request and expense, Zagorskis shall order a commitment for an ALTA owner’s policy of title insurance by a title company licensed to operate in the State of Illinois (“Title Commitment”), to identify any title encumbrances and defects relating to the Property. Prior to conveyance to, Zagorskis will execute any and all documents necessary to clear exceptions on the Title Commitment.

5. *Zagorskis Acknowledgment and Representation.* Zagorskis acknowledge that it has taken all desired steps to identify the current fair market value of the Property and opportunities to sell the Property. Zagorskis understand that the fair market value of the Property may exceed the value of the Liens, and nevertheless Zagorskis believe and represent that the deed in lieu conveyance set forth herein is a reasonable, intended and voluntary act.

6. *Rights of Inspection; Inspection Period.* The City, its counsel, accountants, agents and other representatives, shall have full and continuing access to the Property and all parts thereof, upon reasonable notice to Zagorskis. The City and its agents and representatives shall also have the right to enter upon the Property at any time related to this transaction, including inspecting, surveying, engineering, testing of mechanical systems, performance of environmental tests and such other work as the City shall consider appropriate (the “Inspections”), provided that the City shall hold Zagorskis harmless and fully indemnify Zagorskis against any damage, claim, liability or cause of action arising from or caused by the actions of the City, its agents, or representatives upon the Property, and shall have the further right to make such inquiries of governmental agencies and utility companies, and to make such feasibility studies and analyses as it considers appropriate. Zagorskis shall cooperate with the City with respect to the Inspections, including but not limited to the execution of any documents reasonably necessary for such Inspections, provided that Zagorskis shall bear no expense in connection therewith.

7. *Termination.* Either Party may terminate this Agreement at any time prior to Closing.

8. *Remedies.* If either Party defaults in the performance of this Agreement, the non-defaulting Party’s sole and exclusive remedy shall be to either: (i) terminate this Agreement; or (ii) pursue specific performance, at the non-breaching party’s discretion.

9. *Attorney Review.* Purchaser’s execution of this Agreement shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain and consult with legal counsel regarding the Agreement and the Exhibits attached hereto. Further, the terms of the Agreement are not to be construed against any party because that party drafted the Agreement or construed in favor of any Party because that Party failed to understand the legal effect of the provisions of the Agreement.

10. *Hold Harmless*. Pursuant to 735 ILCS 5/15-1401, the City relieves and holds Zagorskis harmless from any and all personal liability with respect to said Mortgage, including but not limited to any liability on the part of the Zagorskis to pay the underlying debt secured by the Liens.

11. *Counterparts*. The Parties agree that this Agreement may be executed in multiple counterparts, which may be signed and delivered separately.

12. *Successors and Assigns*. This Agreement shall be binding on the heirs, administrators, executors, and assigns of the respective parties hereto.

[Remainder Left Blank]

The parties agree to the above terms by signing below.

City of Fairview Heights, Illinois

Valentine F. and Christina Zagorski

By: _____
Mark T. Kupsky
Mayor

By: _____
Valentine F. Zagorski

Attest: _____
Karen Kaufhold
Clerk

By: _____
Christina Zagorski

EXHIBIT A

LEGAL DESCRIPTION

Lot 8 of “SECOND ADDITION TO DAVINROY PLACE”; reference being had to the plat thereof recorded in the Recorder’s Office of St. Clair County, Illinois in Book of Plats “44” on page 106.

Subject to easements, conditions and restrictions of record and hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions laws of the State of Illinois.

Property Index Number: 02-25.0-106-022

Property Address: 1413 Third Avenue, Fairview Heights, IL 62208

EXHIBIT B
FORM OF DEED

QUIT CLAIM DEED

MAIL TO:

T. Adam Hoerner
Becker, Hoerner, & Ysursa, P.C.
5111 West Main St.
Belleville, IL 62226
(618) 235-0020
tah@bhylaw.com

MAIL TAX BILLS TO:

Valentine F. and Christina Zagorski
1328 Eileen St.
Collinsville, IL 62234-4219

THE GRANTORS, **Valentine F. and Christina Zagorski**, for and in consideration of the full satisfaction and release of, and in lieu of any foreclosure action taken with respect to, any and all liens held by Grantee relating to the real property conveyed herein, CONVEYS AND QUIT CLAIMS to:

City of Fairview Heights

an Illinois municipal body corporate and politic under the laws of the State of Illinois (“GRANTEE”), all interest in the following described Real Estate situated in the County of St. Clair, in the State of Illinois, to wit:

Legal Description: **See Exhibit A.**

Property Index Number: 02-25.0-106-022

Property Address: 1413 Third Avenue, Fairview Heights, IL 62208

SUBJECT TO: covenants, conditions, restrictions and easements of record, and all general real estate taxes and assessments.

In Witness Whereof, said Grantors have caused this instrument to be duly executed in its name and behalf this _____ day of _____, 20____.

GRANTORS: Valentine F. and Christina Zagorski

By: Valentine F. Zagorski

By: Christina Zagorski

STATE OF ILLINOIS)
)
COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this _____ day of _____, 2026.

Notary Public

AFFIX TRANSFER TAX STAMP

OR

“Exempt under provisions of Paragraph _____”

Section 4, Real Estate Transfer Tax Act.

DATE: _____

Grantors, Grantee, or Representative

This Instrument was Prepared by: T. Adam Hoerner, Attorney at Law
Whose Address is: 5111 West Main Street
Belleville, IL 62226

Exhibit A to Deed

Legal Description

Lot 8 of “SECOND ADDITION TO DAVINROY PLACE”; reference being had to the plat thereof recorded in the Recorder’s Office of St. Clair County, Illinois in Book of Plats “44” on page 106.

Subject to easements, conditions and restrictions of record and hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions laws of the State of Illinois.

Property Index Number: 02-25.0-106-022

Property Address: 1413 Third Avenue, Fairview Heights, IL 62208

STATEMENT BY GRANTORS AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20__ Signature: _____

Grantors or Agent

SUBSCRIBED and SWORN to before me

this ____ day of _____, 20__.

NOTARY PUBLIC

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20__ Signature: _____

Grantee or Agent

SUBSCRIBED and SWORN to before me

this ____ day of _____, 20__.

NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed to be recorded in St. Clair County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)