



DocId:9042181

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Return to:

**CLERK, CITY OF TROY
116 E. MARKET
TROY, IL 62294**

2026R21666
STATE OF ILLINOIS
MADISON COUNTY
07/28/2026 10:53 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
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RHSPS FEE:
OF PAGES: 12

**CITY OF TROY
ORDINANCE 2026 – 44**

CT450

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A
WATER SERVICE AND PRE-ANNEXATION AGREEMENT
(2009 Richview Drive, St. Jacob)**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 6th DAY OF JULY, 2026**

ORDINANCE NO. 2026-44

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE
AND PRE-ANNEXATION AGREEMENT
(2009 Richview Drive, St. Jacob, IL)**

WHEREAS, it is in the best interest of the City of Troy ("City"), Madison County, Illinois, to enter into an Agreement for Water Service and Pre-Annexation pertaining to the property owned by JOSEPH COULSON & SARA COULSON (MANORS AT KENSINGTON PARQUE LOT 42 90.03 X 167.69 IRR) PPID 09-2-22-11-05-101-003), and commonly known as 2009 Richview Drive, St. Jacob, IL; and

WHEREAS, an Agreement for Water Service and Pre-Annexation has been drafted, a copy of which is attached hereto and incorporated herein; and

WHEREAS, the Petitioner is described in the aforesaid Agreement and/or the legal owner of record of the territory which is the subject of said Agreement is ready, willing, and able to enter said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the City did, on the 6th day of July, 2026, hold and conduct a public hearing pursuant to notice and statute; and

WHEREAS, all other statutory requirements set forth by 65 ILCS 5/11 pertaining to Annexation Agreements have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, COUNTY OF MADISON, STATE OF ILLINOIS, as follows:

SECTION 1: That the Mayor is hereby authorized and directed to execute the Agreement for Water Service and Pre-Annexation and the City Clerk is authorized and directed to attest the same and affix thereto the Corporate Seal of the City.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED by the City Council of the City of Troy, Illinois, the 6th day of July, 2026 by at least a vote of two-thirds of the corporate authorities of the City of Troy, Illinois.

Aldermen Vote:

Dan Dawson	✓
Tim Flint	✓
Elizabeth Hellrung	✓
Nathan Henderson	ABSENT

Sam Italiano	✓
Debbie Knoll	✓
Tony Manley	✓
Troy Turner	✓

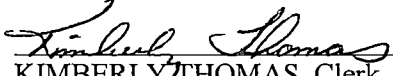
Ayes:	7
Nays:	0
Absent:	1
Abstain:	0

APPROVED:

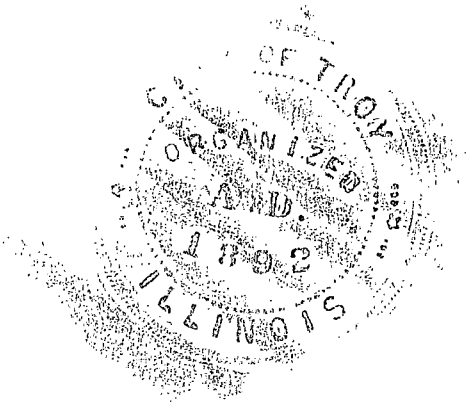


DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



CITY OF TROY, ILLINOIS
AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

Property Address: 2009 Richview Dr St Jacob IL 62281

Resident: Joseph Coulson

Resident: Sara Coulson

This Agreement made by and between the City of Troy, Illinois, a municipal corporation, hereinafter referred to as "City" and the undersigned owner(s), hereinafter referred to as "Petitioners".

WHEREAS, Petitioners are the owner(s) of record of all lands within the territory legally described in Exhibit A, which is attached hereto and incorporated herein by reference, and

WHEREAS, Petitioners are desirous of obtaining water from the City and further desirous of annexing said territory to the City as soon as said annexation can be legally and practicably accomplished, all in order that Petitioners can obtain the benefit of various City services, including, but not limited to, police protection, snow removal, water and sewer services and others, and

WHEREAS, the described territory is not now contiguous to the boundaries of the City, thus precluding an immediate annexation of said territory, and

WHEREAS, the City is desirous of expanding its boundaries through annexation, and

WHEREAS, Petitioners have requested that the City execute this Agreement for Water Service and Pre-Annexation and commit itself to the terms and provisions hereof, and

WHEREAS, the Mayor and City Council of the City have determined that the future annexation of the above-referenced territory would benefit the City and its citizens and coincide with the long range planning and development goals of the City, and

WHEREAS, the City Council of the City did, on the 6TH day of JULY, 2026, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 6TH day of JULY, 2026, the corporate authorities of the City did by vote of 7 to 0, authorize its appropriate officials to execute said Agreement for Water Service and Pre-Annexation on behalf of the City.

NOW, THEREFORE, the parties to this Agreement do hereby mutually acknowledge and agree as follows:

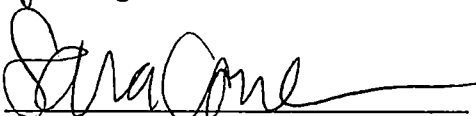
1. That the City of Troy will permit the Petitioners to connect to the water system of the City at the place and at the manner determined by the Water and Sewer Superintendent upon payment of the required fee, charges and deposits.
2. That water will be furnished to Petitioners at the rate as may from time to time be established by the Mayor and City Council of the City.
3. That Petitioners will pay for water furnished by the City at the rates for water service furnished to properties outside the City limits as established by Ordinance as long as this Agreement remains in effect.
4. That the City assumes no liability for either the supply or the pressure of the water to be furnished to the Petitioners.
5. That Petitioners will provide, install and maintain at their own cost and expense all necessary easements, pipes and attachments from the point of tap-on, and the plans and specifications for said work and performance of the same shall be subject to the approval of and done to the satisfaction of the Director of Public Works of the City.
6. That Petitioners shall at no time permit any other person, corporation, partnership or other entity to attach to the pipe or pipes authorized herein.
7. That at such time in the future as the boundaries of the City become contiguous to the territory herein referenced, the undersigned Petitioners, for themselves, their heirs, successors and assigns, in consideration of the foregoing, and the furnishing of water hereunder, that they shall, upon written request of the City, petition the City for annexation and shall execute all documents necessary to effect that end, and the City, by its duly authorized representatives, shall thereupon act as to cause and effect said annexation through Ordinance or otherwise, pursuant to the Illinois Municipal Code, Section 7-1-8 as amended, or by any means or methods of annexation then available and authorized by law.
8. That Petitioners, for themselves, their heirs, successors and assigns, agree that at such time as annexation becomes possible, that Petitioners, for themselves, their heirs, successors and assigns, will be responsible to pay for preparation of the Petitions and all other documents needed to perfect the annexation, including reasonable attorneys fees and a fee for preparation of the annexation map.

9. That this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns, for a period of twenty (20) years from date hereof. This Agreement shall be subject to a request for renewal prior to expiration if Petitioners still require City water.
10. That this Agreement shall constitute a covenant running with the land and shall supercede all previous contracts or agreements between the parties hereto relative to water supply and annexation of Petitioner's property.
11. That upon the execution of the Agreement, a copy thereof, shall be caused to be filed in the office of the Recorder of Deeds, Madison County, Illinois, so as to put on notice any and all persons having an interest herein that this Agreement is intended to, and does in fact constitute a covenant running with the land and is thereby binding upon each of the undersigned, their heirs, agents, assigns, transferees, grantees, and successors.


Owner Signature

Joseph Coulson
Printed Name

3/20/26
Date Signed


Owner Signature

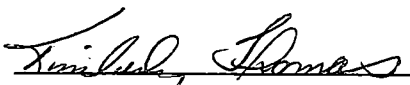
Sara Coulson
Printed Name

3/20/26
Date Signed

DATED this 20 day of March, 2026.

CITY OF TROY, ILLINOIS: on 6 July 2026.


Mayor, City of Troy


City Clerk, City of Troy



TRUSTEE'S DEED

147992

THIS INDENTURE made this 20th day of March, 2026, between SHANE W. GENTRY AS TRUSTEE OF THE SHANE W. GENTRY REVOCABLE TRUST U/A DATED AUGUST 30, 2022 AND KARA N. GENTRY AS TRUSTEE OF THE KARA N. GENTRY REVOCABLE TRUST U/A DATED AUGUST 30, 2022, grantor in consideration of the sum of One Dollar, receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the grantor as said trustees, CONVEY and WARRANT to JOSEPH COULSON AND SARA COULSON, HUSBAND AND WIFE

whose address is: 2009 Richview Dr., Saint Jacob, IL 62281

not as tenants in common, but as JOINT TENANTS, the following described real estate, to-wit:

Lot 42 in The Manors at Kensington Parque, a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 63, Page 166, (excepting the coal, oil, gas and other mineral rights underlying said premises) in Madison County, Illinois.

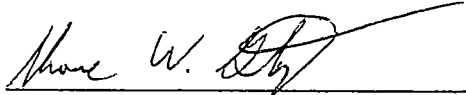
Commonly known as: 2009 Richview Dr., Saint Jacob, IL 62281

Permanent Parcel No. 09-2-22-11-05-101-003

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

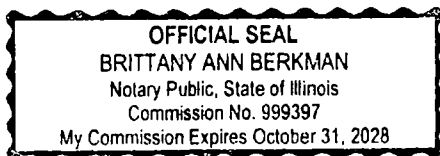
IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, have hereunto set their hand and seal the day and year first above written.

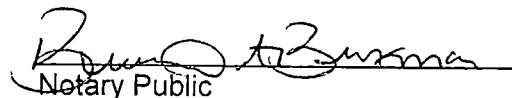


SHANE W. GENTRY AS TRUSTEE OF THE
SHANE W. GENTRY REVOCABLE TRUST U/A
DATED AUGUST 30, 2022

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT SHANE W. GENTRY AS TRUSTEE OF THE SHANE W. GENTRY REVOCABLE TRUST U/A DATED AUGUST 30, 2022 , personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 as such trustee for the uses and purposes therein set forth. Given under my hand and Official Seal this 20th day of March, 2026.



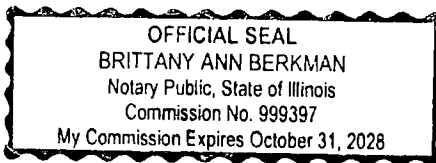

Notary Public

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, have hereunto set their hand and seal the day and year first above written.

Kara N. Gentry
KARA N. GENTRY AS TRUSTEE OF THE
KARA N. GENTRY REVOCABLE TRUST U/A
DATED AUGUST 30, 2022

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT KARA N. GENTRY AS TRUSTEE OF THE KARA N. GENTRY REVOCABLE TRUST U/A DATED AUGUST 30, 2022, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 as such trustee for the uses and purposes therein set forth. Given under my hand and Official Seal this 20th day of March, 2026.



Brittany Ann Berkman
Notary Public

Return Document to:

Joseph Coulson and Sara Coulson
2009 Richview Drive
Saint Jacob, IL 62281

Future Taxes To Grantee's Address:

Joseph Coulson and Sara Coulson
2009 Richview Drive
Saint Jacob, IL 62281

This Instrument Prepared By:
David M. Fahrenkamp, Attorney at Law
Attorney Registration # 3122820
205 N. Second Street, Suite 103
Edwardsville, Illinois 62025
618/656-4226

This instrument was prepared without advice or counsel by David M. Fahrenkamp.
This instrument prepared without title opinion, title examination and without
guarantee of description by the preparing attorney. The preparer assumes no
responsibility for merchantability of title.



AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)
THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
 (County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

☒ A. NOT A DIVISION OF LAND (parcel lines unchanged) () C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT;

___ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.

___ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.

___ 3. A sale or exchange of land between owners of adjoining and contiguous land.

___ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.

___ 7. A conveyance made to correct a description in prior conveyance.

___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

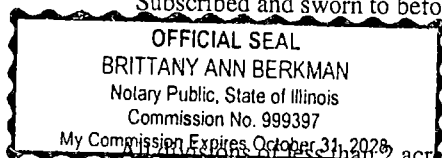
___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Shane W. Gentry SIGNATURE Shane W. Gentry DATE: 3/20, 2026
 (Please Print)

Subscribed and sworn to before me this 20th day of March, 2026



Brittany Ann Berkman
 Notary Public

Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

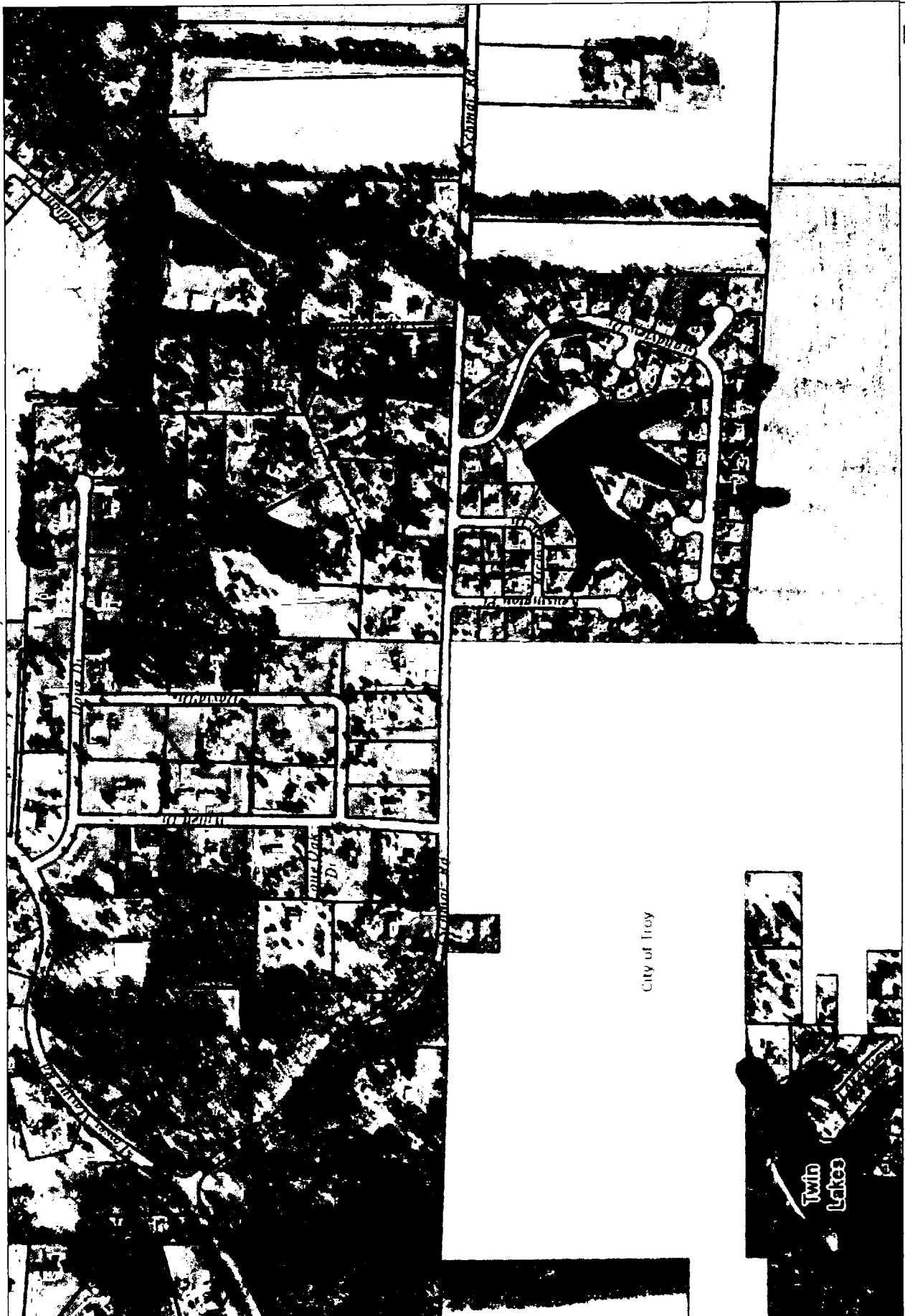
Date Submitted to Municipality (s) _____ (Please check one) () Municipality Jurisdiction () County Jurisdiction

Municipality (s) with Jurisdiction: _____

_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date
_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date

(Revised 8/11)

2009 Richview Drive, St. Jacob



City of Troy

Twin
Lakes



City of Troy
Missouri



City of Troy, Missouri
2009



CERTIFICATE OF PUBLICATION

State of Illinois)
County of Madison)

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published once a week for 1 successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Highland, in said County and State, by Scott J. Hoskins, its publisher, and that the first insertion was made in the paper published on the 18 day of June, 2026 A.D., and said newspaper was regularly published for six months prior to date of first publication of said notice.

Printer's Fee - \$ 15.20

TIMES-TRIBUNE

By: 

Highland, IL June 18, 2026 A.D.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on
Monday, July 6, 2026, at 6:22
p.m. (or immediately following
the previous meeting) at Troy
City Hall, 116 E. Market Street,
Troy, IL, to hear the petition
for Water Service and Pre-
Annexation submitted by: Joseph
Coulson & Sara Coulson -
2009 Richview Drive - Saint
Jacob, IL 62281 (parcel no
09-2-22-11-05-101-003). At this
time, any proponents/opponents
to the terms of the Water Service
and Pre-annexation Agreement
will be heard.
City Clerk - Kim Thomas

6-18

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County of Madison)

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Printer's Fee - \$ 15.20

TIMES-TRIBUNE

By: 
Highland, IL June 18, 2026 A.D.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on Monday, July 6, 2026, at 6:22 p.m. (or immediately following the previous meeting) at Troy City Hall, 116 E. Market Street, Troy, IL, to hear the petition for Water Service and Pre-Annexation submitted by: Joseph Coulson & Sara Coulson - 2009 Richview Drive - Saint Jacob, IL 62281 (parcel no 09-2-22-11-05-101-003). At this time, any proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.
City Clerk - Kim Thomas

6-18

END OF DOCUMENT