

RESOLUTION R-2025-48

**A RESOLUTION ACCEPTING THE TRANSFER OF A CERTAIN PRIVATE WATER MAIN WITHIN THE EDISON MIDDLE SCHOOL PROPERTY TO THE CITY OF WHEATON**

**WHEREAS**, the School Board of Community Unit School District 200 has submitted a formal request to transfer the ownership and maintenance of a private water main within the Edison Middle School property to the City of Wheaton; and

**WHEREAS**, the School Board has met all the requirements of Section 74-70 of the Wheaton City Code in order to effectuate the transfer of ownership and maintenance of the private water main within the Edison Middle School property to the City.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois that the City of Wheaton hereby accepts ownership and maintenance of the private water main within the Edison Middle School property as described on the Bill of Sale, Deed of Dedication, and Affidavit attached hereto and made a part hereof as Exhibit A.

**ADOPTED** this 16<sup>th</sup> day of June 2025.

  
Philip J. Suess  
Mayor

ATTEST:

  
Andrea Renedale

City Clerk

**Roll Call Vote:**

Ayes: Councilwoman Robbins  
Councilman Weller  
Councilwoman Bray-Parker  
Councilwoman Brice  
Councilman Brown  
Mayor Suess

Nays: None  
Absent: Councilman Clousing  
Motion Carried Unanimously

## BILL OF SALE

## EXHIBIT A

Seller, Community Unit School District 200, an Illinois public school district (the "Seller") is the current owner of the water main and four associated fire hydrants (the "Property") located at Edison Middle School, 1125 South Wheaton Avenue, Wheaton, Illinois 60187.

In accordance with the applicable provisions of Section 74-70 of the Code of Ordinances of the City of Wheaton, the Seller desires for the City of Wheaton to accept the Property and to convey title to the Property to the City of Wheaton.

The Seller, in consideration of Ten and No/100 Dollars (\$10.00), receipt whereof is acknowledged as adequate, good and valuable consideration, does sell, assign, transfer and set over title and ownership to the City of Wheaton, an Illinois municipal corporation (the "City"), in DuPage County, Illinois, the Property, namely the water main line, the four associated fire hydrants, all valves, and necessary accessory items and equipment. The service line past the valve from the water main to the school shall remain the property of Community Unit School District 200.

The Seller covenants to the City that: (1) the Seller is the lawful owner of the Property; (2) the Property is free from all liens and encumbrances; (3) the Seller has the right to convey title to the accepted Property and to make this Bill of Sale; and (4) the execution of this Agreement is an authorized act of the Seller.

IN WITNESS WHEREOF, the Seller has signed and sealed this Bill of Sale this 30<sup>th</sup> day of May 2025.

By: BRIAN K O'LEEFFE  
Name: BRIAN K O'LEEFFE  
Title: Assistant Supt. for Business Operations

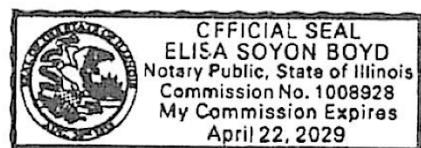
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

**NOTARY ACKNOWLEDGEMENT**

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that, Brian K. O'Keeffe, 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 signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Owner for the uses and purposes therein set forth.

Given under my hand and official seal this 30<sup>th</sup> day of May, 2025.

Notary Public



## DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Community Unit School District owns certain properties in the City of Wheaton, DuPage County Illinois known as Edison Middle School, and does hereby dedicate in fee simple forever, the herein described water system facilities on said property to the City of Wheaton, Illinois, a municipal corporation.

This dedication includes the following:

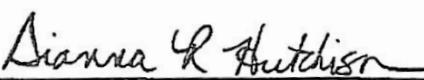
Existing water main and extensions from the water main up to and including the master shut off valves or corp stop to the building, also including all fire hydrants and water main valves; and

All said utilities depicted on the Edison Middle School Plat of Consolidation and located within the Plat of Easement Grant prepared by Keith E Bollinger of Prairie Land Survey Company dated July 23<sup>rd</sup>, 2019.

Said facilities are dedicated to the perpetual use of the public and may be maintained, modified, removed, or replaced by the City of Wheaton

  
\_\_\_\_\_  
Brad Paulsen

Subscribed and sworn to before  
me this 13<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
                          ) SS

## **AFFIDAVIT OF BRAD PAULSEN**

After being duly sworn, I, Brad Paulsen, do hereby state that I am over 21 years of age, and if called to testify, I could competently testify to the following facts on my own personal first-hand knowledge:

1. I am the Board President of the Board of Education of Community Unit School District 200 (the "School District").
2. The School District owns the water main and four associated fire hydrants ("Private Utility") located at Edison Middle School, 1125 S. Wheaton Avenue, Wheaton, Illinois 60187.
3. There are no liens or judgments which adversely affect title to the Private Utility.
4. There are no substantial defects in the Private Utility.
5. The School District is the owner of the Private Utility.

## FURTHER AFFIANT SAYETH NAUGHT



  
Brad Boulier

Subscribed and sworn to before  
me this 13<sup>th</sup> day of November, 2019.

Sianka R Hutchison  
NOTARY PUBLIC

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING TRANSFER OF UTILITIES TO THE  
CITY OF WHEATON**

**WHEREAS**, the Board of Education of Community Unit School District 200 (the "Board") owns the water main and four associated fire hydrants ("Private Utility") located at Edison Middle School, 1125 South Wheaton Avenue, Wheaton, Illinois 60187; and

**WHEREAS**, the Board desires to transfer and convey ownership and maintenance of the Private Utility to the City of Wheaton ("City") pursuant to Section 74-70 of the Code of Ordinances for the City of Wheaton; and

**WHEREAS**, the Board finds that it is in the best interests of Community Unit School District 200 ("District") to transfer and convey ownership of the Private Utility to the City in order to reduce operations and maintenance costs and to increase efficiencies.

**NOW THEREFORE BE IT RESOLVED** as follows:

**Section 1.** The Board hereby authorizes and directs that ownership of the Private Utility be transferred from the District to the City.

**Section 2.** The Board hereby authorizes and directs its Board President to execute the attached Affidavit, in substantially the form attached as Exhibit A.

**Section 3.** The Board further directs the Superintendent of the District, or his designee, to execute the bill of sale, deed of dedication, and all other documents necessary to accomplish the transfer of the Private Utility from the District to the City, subject to review and approval of the District's legal counsel.

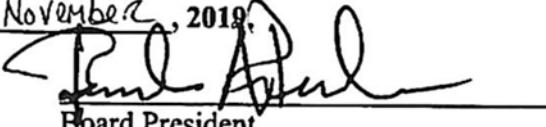
**Section 4.** This resolution shall take effect immediately upon its passage.

AYES: 7

NAYS: 0

**PRESENT:** (1) Booton, Crabtree, Erickson, Hanlon, Long, Mathiesen, Paulsen

ADOPTED this 13<sup>th</sup> day of November, 2019,

  
\_\_\_\_\_  
Board President

ATTEST:   
\_\_\_\_\_  
Board Secretary