

City of Rock Falls

603 W. 10th Street
Rock Falls, IL 61071-2854

Mayor
William B. Wescott
815-380-5333

City Administrator
Robbin D. Blackert
815-564-1366



City Clerk
Eric Arduini
815-622-1104

City Treasurer
Kay Abner
815-622-1100

City Council Agenda Rock Falls Council Chambers January 2nd, 2019 6:30 p.m.

Call to Order @ 6:30 p.m.
Pledge of Allegiance
Roll Call

Audience Requests:

Community Affairs:

Bethany Bland, President / CEO, Rock Falls Chamber of Commerce.

Consent Agenda:

1. Approval of the Minutes of the December 18th, 2018 Regular Council Meeting.
2. Approval of bills as presented.

City Administrator Robbin Blackert:

1. Approval of **Resolution 2019-814** authorizing a letter of objection to the Whiteside County Board relating to a request for special use permit for solar farm on property at 25856 w. Rock Falls Road (PIN 10-25-400-013).

Information/Correspondence:

Eric Arduini, City Clerk

James Reese, City Attorney

Brian Frickenstein, City Engineer

1. Approval to accept all unit price proposals for 2019 MFT General Maintenance materials from all of the vendors.

Department Heads:

Alderman Reports/Committee Chairman Requests:

Ward 1

Alderman Daehle Reitzel

Ward 2

Alderman Glen Kuhlemier – Finance Committee Chairman

Alderman Brian Snow – Building Code Committee Chairman

1. Approval of **Resolution 2019-812** authorizing the sale of surplus real estate at 719 9th Avenue.
2. Approval of **Resolution 2019-813** authorizing the sale of surplus real estate at 241 Avenue F.
3. Approval of the City Safety Coordinators
4. Approval of the hiring of Jessica Mangan for the Administrative Assistant position in the Building Department.

Ward 3

Alderman Jim Schuneman

Alderman Rod Kleckler

Ward 4

Alderman Lee Folsom

Alderman Violet Sobottka

Mayor's Report:

Executive Session:

Any action taken from Executive Session:

Adjournment:

Next City Council Meeting 01-15-2019

Posted 12-28-2018

Eric Arduini, City Clerk

The City of Rock Falls is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with Disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in the meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Mark Searing, ADA Coordinator, at 1-815-622-1108; promptly to allow the City of Rock Falls to make reasonable accommodations within 48 hours of the scheduled meeting.

**REGULAR MEETING MINUTES OF THE MAYOR AND
ALDERMEN OF THE CITY OF ROCK FALLS
December 18th, 2018**

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order by Mayor William B. Wescott at 6:30 p.m. on December 18th, 2018 in the Council Chambers of Rock Falls.

City Clerk Eric Arduini called the roll following the pledge of allegiance. A quorum was present including Aldermen Daehle Reitzel, Brian Snow, Glen Kuhlemier, Rod Kleckler, Lee Folsom, and Violet Sobottka. Alderman Schuneman was absent. In addition City Administrator Robbin Blackert and Attorney Matt Cole were present.

Consent Agenda:

The consent agenda was read aloud by City Clerk Eric Arduini. A motion to approve the consent agenda as read by omnibus designation was made by Alderman Snow and second by Alderman Sobottka.

1. Approval of the minutes of the December 4th, 2018 Regular Council Meeting.
2. Approval of bills as presented.
3. Approval of the job description for Building Department Administrative Assistant.

Vote 6 Aye, motion carried

City Administrator Robbin Blackert:

City Administrator Robbin Blackert presented the redevelopment agreement with Zesty Meatloaf LLC for lots 1, 2 and 3 of the Reliant Subdivision. She noted that there was a typo that was corrected concerning the hotel name. A motion to approve the agreement was made by Alderman Kuhlemier, and second by Alderman Snow.

Vote 5 Aye, motion carried (Alderman Reitzel recused himself from this vote)

Administrator Blackert is looking to submit a \$250,000 cleanup grant application for the Limestone property. A developer could work with Terracon to design cleanup and remediation into a design on the site. The development itself could be a cap for any contamination. The grant could pay for soil that may need to be replaced. A motion was made by Alderman Snow, and second by Alderman Sobottka for the approval to submit the USEPA Clean up grant application in January 2019 in an amount not to exceed \$300,000.

Vote 5 Aye, motion carried (Alderman Reitzel recused himself from this vote)

The City was not awarded the cleanup grant last time. The City is only submitting one application this time. The grant application size has been reduced from 20 pages to 10 pages. Terracon will be putting the finishing touches on it, and the grant will be peer reviewed before it goes to the USEPA.

Information/Correspondence:

Eric Arduini, City Clerk

Clerk Arduini reminded the Council that the next City Council meeting will be held on Wednesday January 2nd 2019 instead of January 1st.

Department Heads:

Wayne Shafer, Rock Falls Fibernet

Rock Falls Fibernet Director Wayne Shafer informed the Council that after years of planning, and a year of construction, Fibernet began delivering services in August. They are currently working to deliver to even more customers.

Alderman Reports/Committee Chairman Requests:**1st Ward****Alderman Daehle Reitzel:**

A motion was made by Alderman Kuhlemier, and second by Alderman Sobottka to approve the engineering agreement for reconstruction of 3rd Avenue with Willett Hofmann and Associates 212 3rd Ave, Sterling, IL – IEPA Project Plan Reporting Services \$19,000, Design Phase Engineering Services \$110,600, and Construction Phase Engineering Services \$122,500.

Alderman Kuhlemier note that 3rd Avenue deserves it.

Vote 6 Aye, motion carried

Alderman Reitzel wishes everyone a Merry Christmas

2nd Ward**Alderman Glen Kuhlemier**

A motion was made by Alderman Kuhlemier, and second by Alderman Snow to approve the following Tourism event dates:

1. Food Truck Fridays will be held on May 4th, June 7th, July 5th, and August 2nd.
2. Art in the Park Walk will be held Sept. 7th.
3. Fishing Tournament Sept 27th -29th.

Viva Voce Vote, Motion carried

Alderman Kuhlemier wishes everyone a Merry Christmas and Happy Holidays.

Alderman Brian Snow

A motion was made by Alderman Snow, and second by Alderman Reitzel for the hiring of Robert Watts for the laborer position in the Water Department. He will begin on January 7th, 2018.

Vote 6 Aye, motion carried

Alderman Snow wished everyone a Merry Christmas, and a happy and safe new year.

3rd Ward

Alderman Rod Klecker

Alderman Kleckler reported that it seems like the ward is running fine.
Alderman Kleckler did watch the eagles, and they beat the Rams 30-23.

4th Ward

Alderman Violet Sobottka

Alderman Sobottka wished everyone a Merry Christmas, a happy new year, and safe travels.

Mayor's Report

A motion was made by Alderman Snow, and second by Alderman Reitzel for the appointment of Michael Clark who serves on the IDC to Chairman of Industrial Development Commission.

Viva Voce Vote, Motion carried

A motion was made by Alderman Snow, and second by Alderman Kuhlemier to approve **Resolution 2018-809** authorizing the agreement for payment to ComEd in the amount of \$100,000 for preliminary engineering at the Avenue A substation.

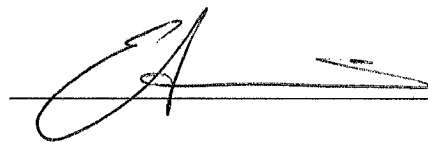
Vote 6 Aye, motion carried

Mayor Wescott wishes everyone a Merry Christmas, and a Happy New Year.

Adjournment

With nothing else for the good of the Council, a motion was made by Alderman Folsom, and second by Alderman Sobottka to adjourn at 6:45pm

Viva Voce Vote, motion carried

 City Clerk Eric Arduini

CITY OF ROCK FALLS

Rock Falls, Illinois January 2, 2019

To the Mayor and City Council of the City of Rock Falls, Your Committee on Finance would respectfully report that they have examined the following bills presented against the City, and have found the same correct and would recommend the payment of the various amounts to the several claimants as follows:

Tourism		\$1,701.54
General Fund		\$16,771.12
Electric		\$116,554.24
IT Fund		\$65.00
Fiber Optic/Broadband	Taxable	\$4,049.72
Fiber Optic/Broadband	Tax Exempt	\$4,215.17
Sewer		\$22,115.89
Water		\$6,901.44
Garbage		\$42,336.04
Customer Service Center		\$1,642.27
Motor Fuel Tax	Bond Fund	\$111,430.00
Customer Utility Deposits		<u>\$491.00</u>
		\$328,273.43

Alderman Kuhlemier
Alderman Kleckler

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TIME: 13:15:53
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TOURISM			
05	TOURISM		
172	CITY OF ROCK FALLS	2,999.93	3.14
200	COM ED	1,859.86	25.81
4664	STAPLES ADVANTAGE	794.20	5.35
5015	CARD SERVICE CENTER	50,525.37	613.14
5032	COMCAST	8,009.61	4.76
5245	MEGAN HORSMAN	2,500.00	34.34
T0004617	JOURNAL & TOPICS NEWSPAPERS	2,579.00	855.00
T0004988	CENTRACARE HEALTH		160.00
	TOURISM		1,701.54
GENERAL FUND			
01	ADMINISTRATION		
172	CITY OF ROCK FALLS	2,999.93	1.41
2985	WALMART COMMUNITY/SYNCB	4,794.92	199.00
4331	CIRCUIT CLERK OF LEE COUNTY	7,283.00	75.00
4664	STAPLES ADVANTAGE	794.20	86.12
5015	CARD SERVICE CENTER	50,525.37	607.00
5032	COMCAST	8,009.61	4.76
	ADMINISTRATION		973.29
02	CITY ADMINISTRATOR		
1493	WILLIAM & MARY COMPUTER CENTER	62,868.90	37.00
172	CITY OF ROCK FALLS	2,999.93	1.63
5032	COMCAST	8,009.61	2.38
	CITY ADMINISTRATOR		41.01
04	BUILDING		
172	CITY OF ROCK FALLS	2,999.93	21.62
3010	CUSTOM MONOGRAM	1,799.75	119.00
5032	COMCAST	8,009.61	9.51
837	SHELL	51,811.93	107.41
	BUILDING		257.54

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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
05	CITY CLERK'S OFFICE		
172	CITY OF ROCK FALLS	2,999.93	225.78
5015	CARD SERVICE CENTER	50,525.37	91.76
5032	COMCAST	8,009.61	9.51
795	SBM BUSINESS EQUIPMENT CENTER	8,327.71	97.00
	CITY CLERK'S OFFICE		424.05
06	POLICE		
1293	CHARLES B. HOLM	1,200.00	150.00
1493	WILLIAM & MARY COMPUTER CENTER	62,868.90	255.50
172	CITY OF ROCK FALLS	2,999.93	9.63
194	GRUMMERT'S HARDWARE - R.F.	3,783.09	57.54
432	ILLINOIS FIRE & POLICE	1,310.00	187.50
4796	VERIZON WIRELESS	10,584.75	280.20
4994	JARRETT LUDWIG		100.62
5015	CARD SERVICE CENTER	50,525.37	424.30
5032	COMCAST	8,009.61	73.63
55	ARAMARK UNIFORM SERVICES, INC.	8,564.85	86.30
837	SHELL	51,811.93	2,572.40
	POLICE		4,197.62
07	CODE HEARING DEPARTMENT		
172	CITY OF ROCK FALLS	2,999.93	90.82
	CODE HEARING DEPARTMENT		90.82
10	STREET		
2301	STERLING NAPA	4,610.96	12.99
2451	MENARDS	5,372.40	18.66
2631	HOUSE'S TRUCK & AUTO REPAIR	2,704.01	827.68
2735	SLIM-N-HANKS	65.00	175.00
2985	WALMART COMMUNITY/SYNCB	4,794.92	69.13
4207	O'REILLY AUTOMOTIVE INC	3,909.49	119.17
4528	MODERN SHOE SHOP	1,804.41	397.99
4656	THOMPSON TRUCK AND TRAILER	1,759.26	104.73
4773	QUALITY CHEMICAL CO MIDWEST	6,965.47	865.48
4963	CUSTOM PRODUCTS CORP	1,055.60	1,148.86

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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
10	STREET		
5032	COMCAST	8,009.61	4.76
55	ARAMARK UNIFORM SERVICES, INC.	8,564.85	134.68
631	MURRAY & SONS EXCAVATING, INC	154,330.90	771.50
837	SHELL	51,811.93	1,120.04
	STREET		5,770.67
12	PUBLIC PROPERTY		
4451	DAVIS COMPLETE INC	2,728.00	1,305.00
4640	TERRACON CONSULTANTS	59,057.37	1,062.50
	PUBLIC PROPERTY		2,367.50
13	FIRE		
172	CITY OF ROCK FALLS	2,999.93	6.79
194	GRUMMERT'S HARDWARE - R.F.	3,783.09	12.58
2301	STERLING NAPA	4,610.96	49.99
2718	TOM ROWZEE	15,446.87	85.00
2985	WALMART COMMUNITY/SYNCB	4,794.92	115.48
3173	MUNICIPAL EMERGENCY SERVICES	29,848.66	395.90
432	ILLINOIS FIRE & POLICE	1,310.00	187.50
4544	UPS	102.97	12.25
5015	CARD SERVICE CENTER	50,525.37	94.50
5032	COMCAST	8,009.61	36.54
837	SHELL	51,811.93	840.43
956	UNIFORM DEN INC	3,061.90	111.66
	FIRE		1,948.62
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
T0004982	ART JOHNSON APPRAISAL SERVICE		700.00
	BUILDING CODE DEMOLITION FUND		700.00
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		

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CITY OF ROCK FALLS
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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	1,876.46	38.43
1493	WILLIAM & MARY COMPUTER CENTER	62,868.90	1,423.50
172	CITY OF ROCK FALLS	2,999.93	3.98
2985	WALMART COMMUNITY/SYNCB	4,794.92	14.76
423	AT&T	12,245.72	168.73
4358	BROWNSTOWN ELECTRIC SUPPLY CO	30,041.42	5,824.00
440	IMUA	4,329.00	500.00
4528	MODERN SHOE SHOP	1,804.41	179.99
4620	TRI-COUNTY OPP COUNCIL	775.66	58.95
4626	ENGEL ELECTRIC CO.	13,671.27	3,376.05
5008	POWER SYSTEM ENGINEERING INC	83,408.69	2,322.50
5022	AIMS MECHANICAL, LLC	342,308.00	1,160.00
5032	COMCAST	8,009.61	23.78
795	SBM BUSINESS EQUIPMENT CENTER	8,327.71	6.79
837	SHELL	51,811.93	1,414.42
T0001866	TERRY WOLF		38.36
T0004990	COMED		100,000.00
	OPERATION & MAINTENANCE		116,554.24
IT FUND			
22	IT FUND		
4826	ILLINOIS GIS ASSOCIATION		65.00
	IT FUND		65.00
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		
1493	WILLIAM & MARY COMPUTER CENTER	62,868.90	550.00
5015	CARD SERVICE CENTER	50,525.37	555.66
5038	ULINE		2,340.84
5200	WALKER & ASSOCIATES, INC.	403,487.66	492.64
837	SHELL	51,811.93	110.58
	FIBER OPTIC BROADBAND/TAXABLE		4,049.72
FIBER OPTIC BROADBAND/TXEXEMPT			
24	FIBER OPTIC BROADBAND/TXEXEMPT		

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CITY OF ROCK FALLS
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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

FIBER OPTIC	BROADBAND/TXEXEMPT		
24	FIBER OPTIC BROADBAND/TXEXEMPT		
5015	CARD SERVICE CENTER	50,525.37	81.84
5218	COMMUNICATIONS & ELECTRICAL	53,527.13	633.33
5249	JC FIBER TECH INC	1,463.50	3,500.00
	FIBER OPTIC BROADBAND/TXEXEMPT		4,215.17
SEWER FUND			
30	SEWER		
631	MURRAY & SONS EXCAVATING, INC	154,330.90	9,630.10
	SEWER		9,630.10
38	OPERATION & MAINTENANCE		
1165	COMPLETE ELECTRICAL CONTR. INC	85,350.47	5,205.50
172	CITY OF ROCK FALLS	2,999.93	10.09
194	GRUMMERT'S HARDWARE - R.F.	3,783.09	8.07
200	COM ED	1,859.86	204.50
2451	MENARDS	5,372.40	111.44
2656	RIVER CITY FENCING, INC.		216.40
423	AT&T	12,245.72	722.70
4529	RAYNOR DOOR AUTHORITY	155.00	325.00
4684	SCHMITT PLUMBING & HEATING INC	6,761.15	4,114.00
4796	VERIZON WIRELESS	10,584.75	147.01
5015	CARD SERVICE CENTER	50,525.37	160.88
5032	COMCAST	8,009.61	16.64
5131	METROPOLITAN INDUSTRIES, INC.	5,833.50	848.00
837	SHELL	51,811.93	395.56
	OPERATION & MAINTENANCE		12,485.79
WATER FUND			
40	WATER		
2718	TOM ROWZEE	15,446.87	1,450.00
	WATER		1,450.00
48	OPERATION & MAINTENANCE		

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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

WATER FUND			
48	OPERATION & MAINTENANCE		
1165	COMPLETE ELECTRICAL CONTR. INC	85,350.47	465.90
172	CITY OF ROCK FALLS	2,999.93	8.08
194	GRUMMERT'S HARDWARE - R.F.	3,783.09	150.00
2985	WALMART COMMUNITY/SYNCR	4,794.92	64.78
4207	O'REILLY AUTOMOTIVE INC	3,909.49	21.99
4656	THOMPSON TRUCK AND TRAILER	1,759.26	935.85
4707	KIMBALL MIDWEST	3,125.83	159.74
4773	QUALITY CHEMICAL CO MIDWEST	6,965.47	1,136.97
5032	COMCAST	8,009.61	11.89
5238	FDF INC	2,800.00	250.00
55	ARAMARK UNIFORM SERVICES, INC.	8,564.85	91.77
631	MURRAY & SONS EXCAVATING, INC	154,330.90	1,245.60
67	B & D SUPPLY CO.	602.94	242.10
837	SHELL	51,811.93	666.77
	OPERATION & MAINTENANCE		5,451.44
GARBAGE FUND			
50	GARBAGE		
4446	MORING DISPOSAL, INC.	274,144.14	42,336.04
	GARBAGE		42,336.04
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
1493	WILLIAM & MARY COMPUTER CENTER	62,868.90	7.50
172	CITY OF ROCK FALLS	2,999.93	105.49
5015	CARD SERVICE CENTER	50,525.37	27.64
5032	COMCAST	8,009.61	16.64
771	PINNEY PRINTING CO	4,023.08	1,485.00
	CUSTOMER SERVICE CENTER		1,642.27
MFT BOND FUND			
61	MFT BOND & INTEREST		
4011	SAUK VALLEY BANK & TRUST CO.	256,246.36	111,430.00
	MFT BOND & INTEREST		111,430.00

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CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/21/2018

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
1289	CITY OF ROCK FALLS UTILITIES	328,548.49	50.00
T0002287			50.00
T0004983			150.00
T0004984			41.00
T0004985			50.00
T0004986			50.00
T0004987			50.00
T0004989			50.00
CUSTOMER UTILITY DEPOSITS			491.00
TOTAL ALL DEPARTMENTS			328,273.43

CITY OF ROCK FALLS

RESOLUTION NO. 2019-814

**RESOLUTION AUTHORIZING LETTER OF OBJECTION TO THE
WHITESIDE COUNTY BOARD RELATING TO A REQUEST FOR
SPECIAL USE PERMIT FOR SOLAR FARM ON PROPERTY AT
25856 W. ROCK FALLS ROAD (PIN 10-25-400-013)**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS 2nd DAY OF JANUARY, 2019

Published in pamphlet form by authority of the City Council of the City of Rock Falls, this ____
day of January, 2019.

RESOLUTION NO. 2019-814

**RESOLUTION AUTHORIZING LETTER OF OBJECTION TO THE
WHITESIDE COUNTY BOARD RELATING TO A REQUEST FOR
SPECIAL USE PERMIT FOR SOLAR FARM ON PROPERTY AT
25856 W. ROCK FALLS ROAD (PIN 10-25-400-013)**

WHEREAS, Sunrise Energy Ventures submitted an application for a special use permit to the Whiteside County Building & Zoning Department for construction of a community solar project in Hopkins Township (the “Project”); and

WHEREAS, consideration of the application was referred to the City of Rock Falls, as the subject property is located within the City’s 1.5 mile extraterritorial jurisdiction; and

WHEREAS, the Plan Commission for the City of Rock Falls duly considered the matter at a meeting on December 13, 2018, at which time no representative of Sunrise Energy Ventures was present to provide information and to discuss the Project with the members of the Commission; and

WHEREAS, the City Administrator Robbin Blackert presented at the Plan Commission and discussed the incompatibility of the Project with both the Whiteside County and the City’s Comprehensive Plans for future land use with the members of the Plan Commission regarding the subject property and the request for special use permit for a solar farm; and

WHEREAS, the members of the Plan Commission unanimously voted to recommend that the City object to the Project as incompatible with both the Whiteside County and the City’s adopted Comprehensive Plans.

NOW, THEREFORE, BE IT RESOLVED, by the members of the City Council of the City of Rock Falls, Illinois, as follows:

1. The recitals and preambles to this Resolution are incorporated herein as if fully set forth herein.

2. The Mayor is authorized to execute a letter of objection to the Whiteside County Board and the Whiteside County Building & Zoning Department, setting forth the City's objection and outlining the general basis therefor.

3. The City Clerk is hereby authorized to provide a copy of this Resolution to any party so requesting.

4. All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

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

Passed by the Mayor and the City Council of the City of Rock Falls on the 2nd day of January, 2019.

Mayor

ATTEST:

City Clerk

AYE

NAY

City of Rock Falls

603 W. 10th Street
Rock Falls, IL 61071-2854

Mayor

William B. Wescott
815-380-5333

City Administrator

Robbin D. Blackert
815-564-1366



City Clerk

Eric Arduini
815-622-1104

City Treasurer

Kay Abner
815-622-1100

January 2, 2019

Whiteside County

Re: 25856 W. Rock Falls Rd.
Parcel # 10-25-400-013

(Application for Special Use Permit for Solar Farm)

Dear Joel Horn:

The following is in response to a request by Whiteside County to determine whether the City has objection to issuance of a special use permit for a solar farm proposed to be located at 25856 W. Rock Falls Rd. (PIN # 10-25-400-013).

Upon receipt of the request that the City consider the matter, it was referred to the City Plan Commission. The Plan Commission met on December 13, 2018, at which time no representative of the developer attended to present any additional information. The City Administrator, Robbin Blackert, also was present and made a presentation regarding concerns related to the siting of the project – particularly that the project was incompatible with the County and City's adopted comprehensive plans. The proposed siting is located on agricultural land within a mile and a half of the City's limits and is primarily used for farming. According to both the County and the City's adopted comprehensive plans, existing uses, including farming and rural uses, should continue in those areas until more urban development is market-feasible. Therefore, the property should remain used for farming and rural purposes to maintain its compatibility with the surrounding properties.

Pursuant to the recommendation of the Plan Commission, the City Council voted to object to the project on January 2, 2019. It is the opinion of the City that the project, where located, is incompatible with the City's adopted comprehensive plan. The City is further concerned that the proposed development would negatively affect property values

and future tax base opportunities. It does not provide housing or any significant job creation plan for future development in those properties within a mile and a half of the City's current corporate boundaries.

Finally, the developer did not have a representative present at the December 13, 2018 Plan Commission meeting. This affected the Plan Commission's opportunity to clarify any outstanding questions and to have the developer address concerns. Without the ability to discuss these issues, the City cannot endorse such a project to move forward when located within its extraterritorial jurisdiction.

Please note the City's objection to this project and continue to keep us informed as matters progress.

Very truly yours,

William B. Wescott, Mayor
City of Rock Falls



December 24, 2018

Mayor and City Council
City of Rock Falls
603 W. 10th Street
Rock Falls, Illinois 61071

Re: Section 19-00000-00-GM
General Maintenance

Dear Mayor and City Council:

Material proposals were received and read yesterday for 2019 MFT General Maintenance activities. All proposals were reviewed for accuracy and completeness and a copy of the bid tab is attached.

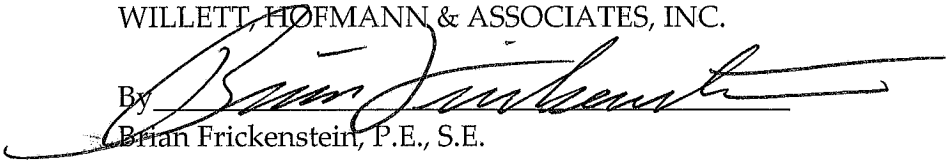
It is the recommendation of our office to accept all of the unit price proposals from all of the vendors. Instead of requiring the Street Department to utilize one vendor for each item, the department will have maximum flexibility to make use of all vendors, as conditions and situations dictate.

If you have any questions or concerns regarding the proposals or the recommendation, please do not hesitate to contact me.

Yours very truly,

WILLETT, HOFMANN & ASSOCIATES, INC.

By


Brian Frickenstein, P.E., S.E.

BDF: bf

Encl.

C: Eric Arduini, City Clerk
Robbin Blackert
Larry Spinka, Street Supt.
Colby Ardis

ROCK FALLS, ILLINOIS
VARIOUS STREETS
SECTION 19-00000-00-GM
MATERIAL PROPOSAL
WHA No. 1430Z18

TABULATION OF BIDS

BID OPENING: December 21, 2018
10:30 a.m.
Rock Falls Council Chambers

ATTENDED BY: Brian Frickenstein, WHA
Eric Arduini, Rock Falls
Colby Ardis, IDOT
Robbin Blackert, Rock Falls

CONTRACTOR			Civil Materials		Alliance Materials		Asphalt Sales Co.		Tri-State Asphalt	
BID BOND			\$1,000 Cashier Check		\$300 Cashier Check		\$1,000 Cashier Check		\$1,000 Cashier Check	
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1 Bituminous Patching Mixture (Group I)	200	Ton	\$85.00	\$17,000.00						
Location			Palmyra Road							
Miles / Adjusted Unit Cost			10 miles / \$86.70							
2 Aggregate Surface Course, Type B (CA-6)	160	Ton			\$5.60	\$896.00				
Location					Pilgram Road					
Miles / Adjusted Unit Cost					12.70 Miles / \$7.57					
3 Seal Coat Aggregate, Class C, 3/8" (CA-16)	275	Ton			\$9.90	\$2,722.50				
Location					K's Corner					
Miles / Adjusted Unit Cost					4.2 Miles / \$11.02					
4 HFE-150 Emulsion	15,000	Gal.					\$2.14	\$32,100.00	\$1.95	\$29,250.00
Location							N / A		N / A	
Miles / Adjusted Unit Cost							N / A		N / A	
TOTAL BID PROPOSAL										

Submitted Unit Cost of \$125.00
per ton for UPM Bituminous
Patching Mixture (Group II,
Proprietary)

Price Includes Delivery Charge
Minimum Load: 5,000 Gallons

Price Includes Delivery Charge
Minimum Load: 5,000 Gallons

CITY OF ROCK FALLS

RESOLUTION NO. 2019- 812

RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE
711 9TH AVENUE, ROCK FALLS, IL 61071

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS _____ DAY OF _____, 2019

Published in pamphlet form by authority of the City Council of the City of Rock Falls, this _____
day of _____, 2019.

RESOLUTION NO. 2019-812

RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE
711 9TH AVENUE, ROCK FALLS, IL 61071

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-76-4.1, a statute entitled "Sale of Surplus Real Estate", the corporate authorities of a municipality may, by resolution, authorize the sale of surplus public real state; and

WHEREAS, the City of Rock Falls has determined that a certain property, the legal description and address of which are set forth on Exhibit A hereto, is surplus property and not necessary or useful to or for the best interests of the City; and

WHEREAS, the City has obtained an appraisal on the property by a duly licensed real estate appraiser which is available for public inspection; and

WHEREAS, pursuant to 65 ILCS 5/11/76-4.1, a sale of surplus real property may be conducted by City staff; and

WHEREAS, 65 ILCS 5/11-76-4.1 requires that this resolution be published at the first opportunity following its passage in a paper published in the county where the municipality is located; and

WHEREAS, the corporate authorities are empowered to accept any contract proposal determined by them to be in the best interests of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event to be less than 80 % of the appraised value.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Rock Falls, Whiteside County, Illinois, as follows:

1. The corporate authorities of the City of Rock Falls hereby authorize the sale of surplus public real estate as set forth on Exhibit A attached hereto. The City staff may conduct

such sale and receive contract proposals, which in no event may be accepted at a price less than 80% of the appraised value.

2. The City Clerk is hereby directed to publish this Resolution at the first opportunity following its passage in a newspaper published in the municipality.

3. That upon such publication, the corporate authorities of the City of Rock Falls may review and choose to accept any contract proposal determined by them to be in the best interests of the City by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value.

4. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

5. All resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

6. This Resolution shall be in full force and effect upon its adoption, approval, and publication as required by law.

This Resolution approved this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

AYE

NAY

SURPLUS REAL ESTATE

PROPERTY LOCATED AT: 711 9th Avenue, Rock Falls, IL 61071

The South Half of Lot 3, Block 1 of John W. Martin's
Subdivision of the Southwest Quarter of Section 28,
Township 21 North, Range 7 East of the 4th P.M.,
Whiteside County, Illinois, according to the Plat
recorded July 26, 1897 in Plat book 5 page 55,
commonly known as 711 9th Avenue, Rock Falls,
Illinois 61071.

PIN No. 11-28-381-007

TERMS OF SALE: Cash sale only/As is condition

ZONING: R-2

USE: Residential (Vacant Lot)

CITY OF ROCK FALLS

RESOLUTION NO. 2019- 813

RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE

241 AVENUE F, ROCK FALLS, IL 61071

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS _____ DAY OF _____, 2019

Published in pamphlet form by authority of the City Council of the City of Rock Falls, this _____
day of _____, 2019.

RESOLUTION NO. 2019-813

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE
241 AVENUE F, ROCK FALLS, IL 61071**

WHEREAS, pursuant to the Illinois Municipal Code, 65 ILCS 5/11-76-4.1, a statute entitled "Sale of Surplus Real Estate", the corporate authorities of a municipality may, by resolution, authorize the sale of surplus public real state; and

WHEREAS, the City of Rock Falls has determined that a certain property, the legal description and address of which is set forth on Exhibit A hereto, is surplus property and not necessary or useful to or for the best interests of the City; and

WHEREAS, the City has obtained an appraisal on the property by a duly licensed real estate appraiser which is available for public inspection; and

WHEREAS, pursuant to 65 ILCS 5/11/76-4.1, a sale of surplus real property may be conducted by City staff; and

WHEREAS, 65 ILCS 5/11-76-4.1 requires that this resolution be published at the first opportunity following its passage in a paper published in the county where the municipality is located; and

WHEREAS, the corporate authorities are empowered to accept any contract proposal determined by them to be in the best interests of the municipality by a vote of two-thirds of the corporate authorities then holding office, but in no event to be less than 80 % of the appraised value.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Rock Falls, Whiteside County, Illinois, as follows:

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2. The City Clerk is hereby directed to publish this Resolution at the first opportunity following its passage in a newspaper published in the municipality.

3. That upon such publication, the corporate authorities of the City of Rock Falls may review and choose to accept any contract proposal determined by them to be in the best interests of the City by a vote of two-thirds of the corporate authorities then holding office, but in no event at a price less than 80% of the appraised value.

4. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

5. All resolutions, motions or parts thereof in conflict herewith shall be and the same are hereby repealed.

6. This Resolution shall be in full force and effect upon its adoption, approval, and publication as required by law.

This Resolution approved this ____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

AYE

NAY

SURPLUS REAL ESTATE

PROPERTY LOCATED AT: 241 Avenue F, Rock Falls, IL 61071

Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 27, Township 21 North, Range 7 East of the 4th P.M., Whiteside County, Illinois; thence South 1 chain, thence North 100 feet which will be the point of beginning, thence South 50 feet; thence East to the West boundary of the Illinois and Mississippi Canal; thence Northeast along the West boundary of said Canal to the point directly opposite the point of beginning; thence West to the place of beginning commonly known as 241 Avenue F, Rock Falls, Illinois 61071.

PIN No. 11-27-203-007

TERMS OF SALE: Cash sale only/As is condition

ZONING: R-2

USE: Residential (Vacant Lot)

City Safety Coordinator- Ed Cox

- Street - Larry Spinka
- Water - Ted Padilla
- Wastewater - Ed Cox
- City Hall & Community - Mark Searing
- Electric - Larry Hanrahan
- Police - Mark Davis
- Fire - Cris Bouwens