

# City of Rock Falls

603 W. 10<sup>th</sup> Street  
Rock Falls, IL 61071-2854

*Mayor*  
William B. Wescott  
815-380-5333

*City Administrator*  
Robbin Blackert  
815-564-1366



*City Clerk*  
815-622-1100  
Ext. 4

*City Treasurer*  
Kay Abner  
815-622-1100

Rock Falls City Council Agenda  
Council Chambers  
603 W 10<sup>th</sup> Street, Rock Falls IL 61071

February 18, 2020  
6:30 p.m.

**Call to Order at 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 February 4, 2020 Regular Council Meeting
2. Approval of bills as presented

## **Ordinances 2<sup>nd</sup> Reading and Adoption:**

1. Ordinance 2020-2467 - Amending Chapter 32, Article V, Section 32-343 of the Rock Falls Municipal Code (Connection; Application, Certificate of Wiring Compliance)
2. Ordinance 2020-2468 - Amending Chapter 16, Article V of the Rock Falls Municipal Code Relating to Fees for Liquor License Renewal and Sunday Sales and Compensation of Liquor Control Commissioner
3. Ordinance 2020-2469 - Amending Chapter 32, Article III, Section 32-150 of the Rock Falls Municipal Code (Survey of Water Users)
4. Ordinance 2020-2470 - Amending Chapter 6, Article III, Section 6-79 of the Rock Falls Municipal Code (Bond and Registration Requirements)
5. Ordinance 2020-2471 - Laydown and Storage Lease Agreement with Commonwealth Edison Company for a Portion of the property Comprising the Schmitt Addition to the City
6. Ordinance 2020-2472 - Authorizing the Publication of Notice of the Invitation to Bid for the Sale of Real Property 214 W 12<sup>th</sup> Street, Rock Falls, IL 61071

**City Administrator Robbin Blackert**

## **Information/Correspondence**

James Reese, City Attorney  
Brian Frickenstein, City Engineer

## **Department Heads**

## **Alderman Reports/Committee Chairman Requests**

### **Ward 1**

Alderman Bill Wangelin  
Alderman Gabriella Palmer

### **Ward 2**

Alderman Glen Kuhlemier – Finance/Insurance/Investment Committee Chairman  
Alderman Brian Snow – Building Code Committee Chairman

1. Resolution 2020-837 – Authorizing the Sale of Surplus Real Estate 200 ½ E. 4<sup>th</sup> Street, Rock Falls, IL 61071

### **Ward 3**

Alderman Jim Schuneman – Utility Committee Chairman/Tourism Committee Chairman

1. Approval for Tourism to purchase a 2019 RAM ProMaster 2500 Cargo High Roof Van from Ken Nelson Auto Group 1100 N. Galena Avenue, Dixon Illinois 61021 in the amount of \$28,440.00
2. Approve proposed change to Procedures Governing Utility Service

Alderman Rod Kleckler – Public Works/Public Property Committee Chairman

### **Ward 4**

Alderman Lee Folsom – Police/Fire Committee Chairman

Alderman Violet Sobottka – Ordinance/License/Personnel/Safety Committee Chairman

## **Mayor's Report**

### **Executive Session**

1. Personnel – Section 2(c)(1) – Employee hiring, firing, compensation, discipline and performance

### **Action Taken from Executive Session**

### **Adjournment**

Next City Council meeting – March 3, 2020 at 6:30 p.m.

Posted: February 14, 2020

Michelle Conklin, Deputy 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

February 4, 2020

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 6:30 p.m. February 4, 2020 in the Council Chambers by Mayor William B. Wescott.

Deputy City Clerk Michelle Conklin called the roll following the pledge of allegiance. A quorum was present including Mayor Wescott, Aldermen Palmer, Kuhlemier, Schuneman, Kleckler, Folsom and Sobottka. Alderman Wangelin and Snow being absent. In addition Attorney Matt Cole, Attorney Tim Zollinger and City Administrator Robbin Blackert were present.

Sam Smith, Program Coordinator for the Rock Falls Chamber of Commerce updated the City Council on upcoming events.

Consent Agenda items 1 and 2 were read aloud by Deputy City Clerk Michelle Conklin.

1. Approval of the Minutes of the January 21, 2020 Regular Council Meeting
2. Approval of bills as presented

A motion was made by Alderman Schuneman and second by Alderman Folsom to approve Consent Agenda items 1 and 2.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Schuneman and second by Alderman Sobottka to approve the first reading of:

1. Ordinance 2020-2467 – Amending Chapter 32, Article V, Section 32-343 of the Rock Falls Municipal Code (Connection; Application, Certificate of Wiring Compliance)
3. Ordinance 2020-2469 – Amending Chapter 32, Article III, Section 32-150 of the Rock Falls Municipal Code (Survey of Water Users)
4. Ordinance 2020-2470 – Amending Chapter 6, Article III, Section 6-79 of the Rock Falls Municipal Code (Bond and Registration Requirements)

**Viva Voce Vote, motion carried.**

A motion was made by Alderman Kuhlemier and second by Alderman Sobottka to make changes to the language in Section 16-364 to read May 1, 2021 and approve the first reading of:

2. Ordinance 2020-2468 – Amending Chapter 16, Article V of the Rock Falls Municipal Code Relating to Fees for Liquor License Renewal and Sunday Sales and Compensation of Liquor Control Commissioner

**Viva Voce Vote, motion carried.**

A motion was made by Alderman Sobottka and second by Alderman Schuneman to approve Ordinance 2020-2463 – Temporarily Extending the Hours of Operation of Licensed Premises in Connection with the Northern IL Dart Tournament.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Sobottka and second by Alderman Palmer to approve Ordinance 2020-2464 – Authorizing a Variance Pursuant to the Petition of James W. Johnson and Kathleen N. Johnson 1500 11<sup>th</sup> Avenue, Rock Falls, IL 61071.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Schuneman and second by Alderman Sobottka to approve Ordinance 2020-2465 - Approving Contract and Authorizing the Purchase and Financing of Personal Property (2-2020 International MV607 Altec Digger Derrick DH45TR).

**Vote 6 aye, motion carried.**

A motion was made by Alderman Palmer and second by Alderman Kuhlemier to approve Ordinance 2020-2466 - Exempting Compliance with Certain Restrictive Covenants and Conditions Affecting Lots 14 and 15 of Subdivision 7 in the Rock Falls Industrial Park PIN # 11-34-152-009.

Vote 5 aye, 1 nay (Kleckler).

Ordinance requires 2/3 majority vote, Mayor Wescott voted aye.

**Final Vote 6 aye, 1 nay, motion carried.**

City Administrator Robbin Blackert informed the City Council that the Finance Committee will be meeting on March 31, 2020 at 8:15 a.m. to review the Fiscal Year 2021 Budget.

A motion was made by Alderman Kuhlemier and second by Alderman Schuneman to approve the Utility Office Write-Offs from October 2019 through December 2019.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Kuhlemier and second by Alderman Schuneman to approve the Agreement for Services with Terracon Consultants, Inc. 192 Exchange Blvd, Glendale Heights, IL 60139 for the Limestone Building Property 2019 USEPA Cleanup Grant Project.

**Vote 6 aye, motion carried.**

Mayor Wescott informed the City Council that the Building Code Committee scheduled for February 5, 2020 is being cancelled and the meeting will be rescheduled for February 12, 2020 at 5:15 p.m.

A motion was made by Alderman Sobottka and second by Alderman Palmer to enter into executive session for the purposes of:

1. Personnel - Section 2(c)(1) - Employee hiring, firing, compensation, discipline and performance
2. Section 2(c)(21) - Review of Closed Session Minutes

**Vote 6 aye, motion carried. (6:50 p.m.)**

A motion was made by Alderman Sobottka and second by Alderman Palmer to return to regular session.

**Vote 6 aye, motion carried. (7:09 p.m.)**

A motion was made by Alderman Sobottka and second by Alderman Folsom to approve hiring Shay Smith for the Wastewater Treatment Plant with a start date of February 5, 2020.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Kleckler to release the Executive Session minutes that were reviewed.

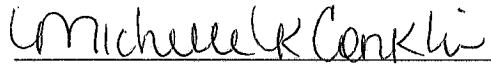
**Motion died for lack of second.**

A motion was made by Alderman Schuneman and second by Alderman Sobottka that the Executive Session Minutes that were reviewed will remain closed.

**Vote 5 aye, 1 nay (Kleckler), motion carried.**

A motion was made by Alderman Folsom and second by Alderman Sobottka to Adjourn.

**Viva Voce Vote, motion carried. (7:12 p.m.)**



Michelle K. Conklin, Deputy City Clerk

CITY OF ROCK FALLS

Rock Falls, Illinois 02/18/2020

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:

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Tourism		2885.56
General Fund		116907.13
Building Code Demolition		956.50
Industrial Development		110.00
Electric		650993.64
Fiber Optic Broadband	Taxable	15519.10
	Tax exempt	2156.88
Sewer		318153.71
Water		27147.77
Garbage		41778.10
Customer Service Center		52.38
Drug Fund		2607.70
Motors Fuel Tax Fund		41737.40
Customer Utility Deposits		<u>\$633.16</u>
		\$1,221,639.03

Alderman Kuhlemier  
Alderman Kleckler  
Alderman Wangelin  
Alderman Palmer

DATE: 02/06/20  
TIME: 13:23:26  
ID: AP443000.WOW

CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
TOURISM			
05	TOURISM		
2528	LAMAR ADVERTISING COMPANY	13,158.00	2,460.00
2796	U.S. CELLULAR	3,704.03	109.22
5032	COMCAST	4,028.84	5.82
	TOURISM		2,575.04
GENERAL FUND			
01	ADMINISTRATION		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	3,630.00
4392	WILLIAM B WESCOTT	2,103.55	40.00
5032	COMCAST	4,028.84	5.82
753	ROCK FALLS CHAMBER OF COMMERCE	5,500.00	500.00
T0005246	ARC APPRAISALS		1,250.00
	ADMINISTRATION		5,425.82
02	CITY ADMINISTRATOR		
4972	ROBBIN BLACKERT	458.00	40.00
5032	COMCAST	4,028.84	2.91
	CITY ADMINISTRATOR		42.91
03	PLANNING/ZONING		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	55.00
	PLANNING/ZONING		55.00
04	BUILDING		
2083	KEN NELSON AUTO MALL		1,548.30
2797	MARK SEARING	360.00	40.00
4995	CLOUDPOINT GEOGRAPHICS INC	57,009.25	1,312.50
5032	COMCAST	4,028.84	11.63
5220	TECHNOLOGY FINANCE CORP	9,495.52	30.43
	BUILDING		2,942.86

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CITY OF ROCK FALLS  
 DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
05	CITY CLERK'S OFFICE		
5032	COMCAST	4,028.84	11.63
	CITY CLERK'S OFFICE		11.63
06	POLICE		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	220.00
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	56.64
2380	AUTOZONE	610.90	32.36
2451	MENARDS	3,876.82	200.97
295	PAM ERBY	900.00	50.00
350	GISI BROS. INC.	13,502.58	221.02
5032	COMCAST	4,028.84	90.02
795	SBM BUSINESS EQUIPMENT CENTER	8,872.82	250.56
	POLICE		1,121.57
10	STREET		
1023	WILLETT, HOFMANN & ASSOCIATES	178,081.24	9,081.70
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	14.38
2301	STERLING NAPA	100.08	37.47
4913	MID-WEST TRUCKERS ASSOC INC	1,094.25	82.80
5032	COMCAST	4,028.84	5.82
5220	TECHNOLOGY FINANCE CORP	9,495.52	243.47
55	ARAMARK UNIFORM SERVICES, INC.	10,734.98	228.64
T0005087	PIONEER RESEARCH	14,769.25	3,118.75
T0005245	MICHAEL KOBBERMAN		220.00
	STREET		13,033.03
12	PUBLIC PROPERTY		
533	ELECTRONICS, INC.	8,533.82	39.00
	PUBLIC PROPERTY		39.00
13	FIRE		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	220.00



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CITY OF ROCK FALLS  
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INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
13	FIRE		
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	8.14
2699	WHITESIDE COUNTY HEALTH DEPT	4,140.00	330.00
295	PAM ERBY	900.00	50.00
423	AT&T	20,348.18	72.17
4396	GARY COOK	483.89	40.00
4664	STAPLES ADVANTAGE	948.20	80.29
4796	VERIZON WIRELESS	15,806.06	167.04
5032	COMCAST	4,028.84	20.36
	FIRE		988.00
INDUSTRIAL DEVELOPMENT FUND			
14	INDUSTRIAL DEVELOPMENT		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	110.00
	INDUSTRIAL DEVELOPMENT		110.00
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	2,117.21	84.80
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	770.00
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	52.98
305	FEDEX	82.84	48.24
4148	BHMG ENGINEERS	128,785.93	44,801.55
4361	FERGUSON WATERWORKS #2516	87,811.14	1,198.94
4626	ENGEL ELECTRIC CO.	18,058.51	146.50
4730	FLETCHER-REINHARDT CO	13,900.58	6,587.80
4913	MID-WEST TRUCKERS ASSOC INC	1,094.25	298.20
4995	CLOUDPOINT GEOGRAPHICS INC	57,009.25	2,433.34
5018	USIC LOCATING SERVICES LLC	10,408.18	116.94
5032	COMCAST	4,028.84	29.08
5220	TECHNOLOGY FINANCE CORP	9,495.52	517.39
529	LAWSON PRODUCTS, INC.	3,489.12	260.89
T0004071	RIVER CITY TURF & ORNAMENTAL		392.00
	OPERATION & MAINTENANCE		57,738.65
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		

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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
FIBER OPTIC	BROADBAND/TAXABLE		
23	FIBER OPTIC BROADBAND/TAXABLE		
2451	MENARDS	3,876.82	35.17
5197	COS SYSTEMS INC	4,500.00	500.00
5224	TACHYON FIBER DESIGN LLC	33,399.90	1,000.00
5225	SYNDEO NETWORKS INC	145,453.18	13,542.50
5255	SMARTRG INC	3,000.00	375.00
	FIBER OPTIC BROADBAND/TAXABLE		15,452.67
SEWER FUND			
30	SEWER		
1023	WILLETT, HOFMANN & ASSOCIATES	178,081.24	3,312.15
4040	ILLINOIS ENVIRONMENTAL	579,099.97	119,019.45
5273	DPS EQUIPMENT SERVICES INC	47,000.00	113,000.00
	SEWER		235,331.60
38	OPERATION & MAINTENANCE		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	220.00
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	11.41
2301	STERLING NAPA	100.08	59.98
2655	MISSISSIPPI VALLEY PUMP, INC.	21,413.00	6,984.00
34	ALTORFER INC.	35,212.44	944.93
4027	WHITESIDE COUNTY RECORDER	2,415.50	65.25
4086	BUSHMANS SERVICE	652.72	145.13
4207	O'REILLY AUTOMOTIVE INC	4,833.45	56.82
4361	FERGUSON WATERWORKS #2516	87,811.14	1,198.95
4796	VERIZON WIRELESS	15,806.06	76.02
4913	MID-WEST TRUCKERS ASSOC INC	1,094.25	9.00
4995	CLOUDPOINT GEOGRAPHICS INC	57,009.25	2,433.33
5032	COMCAST	4,028.84	20.36
5141	CINTAS CORPORATION	1,177.39	43.10
5220	TECHNOLOGY FINANCE CORP	9,495.52	182.61
	OPERATION & MAINTENANCE		12,450.89
WATER FUND			
40	WATER		
1023	WILLETT, HOFMANN & ASSOCIATES	178,081.24	4,644.90

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CITY OF ROCK FALLS  
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INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
40	WATER		
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	73.22
2451	MENARDS	3,876.82	104.02
67	B & D SUPPLY CO.	1,030.34	74.70
	WATER		4,896.84
48	OPERATION & MAINTENANCE		
1110	MARTIN EQUIPMENT OF IA-IL, INC	406.39	1,400.00
1449	QUALITY READY MIX	24,173.92	620.00
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	220.00
194	GRUMMERT'S HARDWARE - R.F.	6,710.53	8.08
2212	ALLIANCE MATERIALS, INC.	2,752.28	130.17
2451	MENARDS	3,876.82	159.99
2796	U.S. CELLULAR	3,704.03	305.46
2847	PDC LABORATORIES, INC.	2,865.50	354.00
4027	WHITESIDE COUNTY RECORDER	2,415.50	108.25
4361	FERGUSON WATERWORKS #2516	87,811.14	4,115.52
4528	MODERN SHOE SHOP	1,657.92	197.99
4707	KIMBALL MIDWEST	4,239.85	66.98
4796	VERIZON WIRELESS	15,806.06	114.03
4913	MID-WEST TRUCKERS ASSOC INC	1,094.25	218.40
4995	CLOUDPOINT GEOGRAPHICS INC	57,009.25	2,433.33
5032	COMCAST	4,028.84	14.54
5141	CINTAS CORPORATION	1,177.39	36.78
5176	DIRECT IN SUPPLY	905.20	145.54
5220	TECHNOLOGY FINANCE CORP	9,495.52	213.04
55	ARAMARK UNIFORM SERVICES, INC.	10,734.98	102.34
67	B & D SUPPLY CO.	1,030.34	134.28
	OPERATION & MAINTENANCE		11,098.72
GARBAGE FUND			
50	GARBAGE		
1472	WARD, MURRAY, PACE & JOHNSON	88,093.28	55.00
4446	MORING DISPOSAL, INC.	390,921.38	82.50
	GARBAGE		137.50

CUSTOMER SERVICE CENTER

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CITY OF ROCK FALLS  
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INVOICES DUE ON/BEFORE 02/07/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
5032	COMCAST	4,028.84	20.36
	CUSTOMER SERVICE CENTER		20.36
DRUG FUND			
56	DRUG ABUSE		
683	P. F. PETTIBONE & CO.	957.20	607.70
T0003052	T.A. LICOCCHI CONSTRUCTION		2,000.00
	DRUG ABUSE		2,607.70
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
1023	WILLETT, HOFMANN & ASSOCIATES	178,081.24	5,045.88
	MOTOR FUEL TAX		5,045.88
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005243	JOHN ALLEN		28.86
T0005244	WILLIAM BRELSFORD		17.49
T0005247	RIVER PLACE SOUTH #S-111		146.45
T0005248	AUSTIN BRANDS		19.96
	CUSTOMER UTILITY DEPOSITS		212.76
	TOTAL ALL DEPARTMENTS		371,338.43

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CITY OF ROCK FALLS  
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INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
TOURISM			
05	TOURISM		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	9.15
5015	CARD SERVICE CENTER	59,311.22	301.37
	TOURISM		310.52
GENERAL FUND			
01	ADMINISTRATION		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	9.15
4011	SAUK VALLEY BANK & TRUST CO.	1,018,679.03	45,870.30
5015	CARD SERVICE CENTER	59,311.22	4,593.02
621	MUNICIPAL CODE CORPORATION	275.00	4,460.85
795	SBM BUSINESS EQUIPMENT CENTER	9,123.38	88.48
	ADMINISTRATION		55,021.80
02	CITY ADMINISTRATOR		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	4.57
795	SBM BUSINESS EQUIPMENT CENTER	9,123.38	88.48
	CITY ADMINISTRATOR		93.05
04	BUILDING		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	18.30
350	GISI BROS. INC.	13,723.60	139.63
4827	KELLEY WILLIAMSON COMPANY	10,699.60	79.74
5015	CARD SERVICE CENTER	59,311.22	209.35
	BUILDING		447.02
05	CITY CLERK'S OFFICE		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	18.30
5015	CARD SERVICE CENTER	59,311.22	78.43
795	SBM BUSINESS EQUIPMENT CENTER	9,123.38	107.00
	CITY CLERK'S OFFICE		203.73

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INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	1,096.77
2268	SINNISSIPPI ROD AND GUN CLUB		2,000.00
2380	AUTOZONE	643.26	48.74
2699	WHITESIDE COUNTY HEALTH DEPT	4,470.00	105.00
4508	LEXISNEXIS RISK SOLUTIONS	270.00	30.00
4558	WHITESIDE COUNTY GIS		133.22
5015	CARD SERVICE CENTER	59,311.22	452.40
5177	DUSTIN SUGARS		63.09
533	LECTRONICS, INC.	8,572.82	318.00
651	NICOR	33,005.51	168.29
683	P. F. PETTIBONE & CO.	1,564.90	17.00
752	ROCK FALLS AREA DOG CONTROL	3,478.94	541.17
825	ILLINOIS SECRETARY OF STATE	204.00	151.00
T0005250	ETHAN RILEY		46.96
T0005251	MITCH OTTENHAUSEN		56.31
	POLICE		5,227.95
07	CODE HEARING DEPARTMENT		
4931	MUNICIPAL SYSTEMS INC	7,624.81	469.34
	CODE HEARING DEPARTMENT		469.34
10	STREET		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	778.38
194	GRUMMERT'S HARDWARE - R.F.	6,935.38	67.47
4207	O'REILLY AUTOMOTIVE INC	4,890.27	39.46
4827	KELLEY WILLIAMSON COMPANY	10,699.60	1,333.70
5141	CINTAS CORPORATION	1,257.27	52.74
651	NICOR	33,005.51	974.61
852	S.J. SMITH CO INC	1,956.29	119.18
T0005206	GRIZZLY GARAGE DOOR	333.00	863.00
	STREET		4,228.54
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	8,899.86
4651	MOST PLUMBING & MECHANICAL LLC	14,319.98	349.00

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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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GENERAL FUND			
12	PUBLIC PROPERTY		
5015	CARD SERVICE CENTER	59,311.22	64.58
651	NICOR	33,005.51	240.52
	PUBLIC PROPERTY		9,553.96
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	1,070.76
325	FOSTER COACH SALES	35.28	80.44
4827	KELLEY WILLIAMSON COMPANY	10,699.60	36.47
4866	LOESCHER	14,451.40	250.00
4925	WIRFS INDUSTRIES, INC		15,996.40
5015	CARD SERVICE CENTER	59,311.22	60.89
5296	BRADFORD SUPPLY CO		2.08
651	NICOR	33,005.51	504.88
	FIRE		18,001.92
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	93,593.28	956.50
	BUILDING CODE DEMOLITION FUND		956.50
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	9,270.99
194	GRUMMERT'S HARDWARE - R.F.	6,935.38	83.99
364	GRUMMERTS HARDWARE - STERLING	1,234.89	119.67
4207	O'REILLY AUTOMOTIVE INC	4,890.27	17.90
437	ILLINOIS MUNICIPAL ELECTRIC	3,395,576.57	444,478.55
4626	ENGEL ELECTRIC CO.	18,205.01	350.80
5015	CARD SERVICE CENTER	59,311.22	260.16
5141	CINTAS CORPORATION	1,257.27	43.16
5188	ALTEC CAPITAL SERVICES, LLC		136,557.00
533	ELECTRONICS, INC.	8,572.82	139.00
651	NICOR	33,005.51	124.32
66	STERLING CHEVROLET CO.	1,486.35	166.55
964	UUSCO	15,659.95	1,142.90

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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
T0004677	AMEREN ILLINOIS		500.00
	OPERATION & MAINTENANCE		593,254.99
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		
5015	CARD SERVICE CENTER	59,311.22	66.43
	FIBER OPTIC BROADBAND/TAXABLE		66.43
FIBER OPTIC BROADBAND/TXEXEMPT			
24	FIBER OPTIC BROADBAND/TXEXEMPT		
5071	MILLENNIUM	7,131.59	2,156.88
	FIBER OPTIC BROADBAND/TXEXEMPT		2,156.88
SEWER FUND			
30	SEWER		
4030	FISCHER EXCAVATING, INC.		37,533.60
5071	MILLENNIUM	7,131.59	2,156.88
	SEWER		39,690.48
38	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	19,497.98
1449	QUALITY READY MIX	24,793.92	316.00
1853	MOORE TIRES INC.	5,738.01	28.46
2451	MENARDS	4,376.97	36.70
2517	WM CORPORATE SERVICES, INC	14,191.10	665.42
4207	O'REILLY AUTOMOTIVE INC	4,890.27	38.56
4446	MORING DISPOSAL, INC.	391,003.88	1,800.00
4684	SCHMITT PLUMBING & HEATING INC	40,632.95	3,900.00
4827	KELLEY WILLIAMSON COMPANY	10,699.60	136.65
5015	CARD SERVICE CENTER	59,311.22	375.00
533	ELECTRONICS, INC.	8,572.82	69.00
651	NICOR	33,005.51	3,816.97
	OPERATION & MAINTENANCE		30,680.74



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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
40	WATER		
2656	RIVER CITY FENCING, INC.	13,824.00	190.00
838	THE SHERWIN - WILLIAMS CO.	643.66	48.85
	WATER		238.85
48	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	2,202.01	39.96
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	7,836.80
194	GRUMMERT'S HARDWARE - R.F.	6,935.38	67.87
4361	FERGUSON WATERWORKS #2516	94,324.55	557.62
4827	KELLEY WILLIAMSON COMPANY	10,699.60	308.66
5015	CARD SERVICE CENTER	59,311.22	350.00
5296	BRADFORD SUPPLY CO		997.03
55	ARAMARK UNIFORM SERVICES, INC.	11,065.96	102.34
651	NICOR	33,005.51	470.44
T0005121	DORNER COMPANY	5,496.74	182.64
	OPERATION & MAINTENANCE		10,913.36
GARBAGE FUND			
50	GARBAGE		
4446	MORING DISPOSAL, INC.	391,003.88	41,640.60
	GARBAGE		41,640.60
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
1289	CITY OF ROCK FALLS UTILITIES	420,501.91	32.02
	CUSTOMER SERVICE CENTER		32.02
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
1023	WILLETT, HOFMANN & ASSOCIATES	195,119.99	5,045.88
5183	COMPASS MINERALS AMERICA		31,645.64
	MOTOR FUEL TAX		36,691.52

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TIME: 10:17:46  
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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 6

INVOICES DUE ON/BEFORE 02/14/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005226	ALTISOURCE	96.13	72.16
T0005249	CELIE JONES		228.18
T0005252	MARCELLA DINGMAN		120.06
	CUSTOMER UTILITY DEPOSITS		420.40
	TOTAL ALL DEPARTMENTS		850,300.60

CITY OF ROCK FALLS

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ORDINANCE NO. 2020-2467

**ORDINANCE AMENDING CHAPTER 32, ARTICLE V, SECTION 32-343  
OF THE ROCK FALLS MUNICIPAL CODE  
(CONNECTION; APPLICATION, CERTIFICATE OF WIRING COMPLIANCE)**

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ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**ORDINANCE AMENDING CHAPTER 32, ARTICLE V, SECTION 32-343  
OF THE ROCK FALLS MUNICIPAL CODE  
(CONNECTION; APPLICATION, CERTIFICATE OF WIRING COMPLIANCE)**

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

**SECTION 1:** Chapter 32, Article V, Division 1, Section 32-343, as amended, shall be further amended to read as follows:

**“Sec. 32-343. – Connection; application, certificate of wiring compliance.**

Applications for connection and service to the municipal electric distribution system shall be made in writing to the director of electrical utilities and shall be accompanied by a certificate of the director that the wiring of the premises complies with all ordinances of the city and with any applicable provisions of building codes in effect and adopted from time to time by the city, and with any provisions of the National Electrical Code as in effect from time to time, as may be applied by duly adopted ordinance of the city. No premises, whether located within or without limits of the city, shall be connected to the electrical distribution system of the city unless the premises complies with the provisions of this section. In addition, in each of the following instances, in order for a structure to be connected, remain connected or be reconnected to the electrical distribution system of the city, the structure, regardless of whether located within or without the limits of the city, shall conform to the requirements of city ordinances and adopted and in effect building and electrical codes which require a minimum of 100 amps capacity service panel and external disconnect, and the application for connection shall be accompanied by a certificate of the director of electrical utilities or his designee that the service does comply. The instances are:

- (1) When the structure has been damaged by fire or other catastrophic event the repair for which necessitates the issuance of a building permit;
- (2) When renovation, remodeling or addition is to be made to the structure for which a building permit is required to be issued;
- (3) When ownership of the real estate upon which the structure is situated structure changes, except for a change of ownership from one spouse to another, from one spouse to both spouses, when the change is in compliance with a property settlement following a dissolution of marriage, or from one co-tenant to another co-tenant or co-tenants.

A violation of any of the provisions of this section shall be punishable as a Class B violation in accordance with section 1-41.”

**SECTION 2:** In all other respects, Chapter 32, Article V, Division 1 shall remain in full force and effect as previously adopted and/or amended.

**SECTION 3:** The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 4:** The City Clerk is directed to publish this Ordinance in pamphlet form.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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CITY OF ROCK FALLS

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ORDINANCE NO. 2020-2468

**ORDINANCE AMENDING CHAPTER 16, ARTICLE V  
OF THE ROCK FALLS MUNICIPAL CODE  
RELATING TO FEES FOR LIQUOR LICENSE RENEWAL AND SUNDAY SALES  
AND COMPENSATION OF LIQUOR CONTROL COMMISSIONER**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**ORDINANCE AMENDING CHAPTER 16, ARTICLE V  
OF THE ROCK FALLS MUNICIPAL CODE  
RELATING TO FEES FOR LIQUOR LICENSE RENEWAL AND SUNDAY SALES  
AND COMPENSATION OF LIQUOR CONTROL COMMISSIONER**

**WHEREAS**, Section 4-3 of the Liquor Control Act of 1934 (235 ILCS 5/1-1 et. seq.) authorizes the City Council of the City of Rock Falls (the “City”) to fix and pay compensation to the local liquor control commissioner as may be deemed necessary for the proper performance of the duties vested in him or her; and

**WHEREAS**, the liquor control commissioner of the City currently receives no compensation for the performance of the duties vested in him or her; and

**WHEREAS**, after much discussion and due to the significant amount of time required to be invested with the position, the Mayor and City Council (collectively, the “Corporate Authorities”) of the City have determined it in the best interests of the City to fix and pay a yearly compensation to the City’s liquor control commissioner; and

**WHEREAS**, the Corporate Authorities, after review of the current fee schedule of the City with respect to liquor licenses, has further deemed it necessary and in the best interests of the City to increase the liquor license renewal fees and fees for Sunday sales with respect to the same, all as more specifically set forth herein.

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

**SECTION 1:** The Corporate Authorities of the City hereby find that all of the recitals contained in the preambles to this Ordinance are true and correct and do incorporate them into this Ordinance by this reference.

**SECTION 2:** Chapter 16, Article V, Division 2, Section 16-389, subsections (1) through (5), as amended, shall be further amended to read as follows:

**“Sec. 16-389. – License classifications; fees.**

...

(1) *Class A (Taverns).*

- a. Class A-1 license shall authorize the sale of alcoholic liquor in the original container for consumption off premises, or by the glass, drink or other container for consumption on the premises. A bar and or a lounge is available for customer use. The annual renewal fee for such Class A-1 license shall be ~~\$1,600.00~~1,750.00, payable in advance.

- b. Class A-2 shall authorize the sale of alcoholic liquor in the original container for consumption off premises, or by the glass, drink or other container for consumption on the premises on Sundays. A bar and or lounge is available for customer use. No such license shall be issued unless the applicant therefor is the holder of a Class A-1 license. The annual renewal fee for such Class A-2 license shall be ~~\$300.00~~450.00 payable in advance.
- (2) *Class B (Restaurant, bowling alley, banquet facility, campground, club or hotel).*
- a. Class B-1, shall authorize the sale of any alcoholic beverage for consumption by the drink on the premises only, and which shall be issued to a restaurant, bowling alley, banquet facility, club or hotel. The annual renewal fee for such license shall be ~~\$1,100.00~~1,250.00, payable in advance.
  - b. Class B-2, shall authorize the sale of any alcoholic beverage for consumption by the drink on the premises only, and which shall be issued to a restaurant, bowling alley, banquet facility, club or hotel for sales on Sundays. No such license shall be issued unless the applicant therefor is the holder of a Class B-1 license. The annual renewal fee for such B-2 license shall be ~~\$300.00~~450.00, payable in advance.
  - c. Class B-3, shall authorize the sale seven days each week of any alcoholic beverage in the original container for consumption off the premises, or by the glass, drink or other container for consumption on the premises, where a bar or other lounge area is available for customer use, and shall be issued only to a campground. The annual renewal fee for such B-3 license shall be ~~\$1,400.00~~1,550.00, payable in advance.
- (3) *Class C (Grocery store, package store or drug store).*
- a. Class C-1, shall authorize the sale of alcoholic liquor in the original package only for consumption off the premises, and which shall be issued only to a grocery store, package store or drug store. The annual renewal for such license shall be ~~\$1,200.00~~1,350.00 payable in advance.
  - b. Class C-2, shall authorize the sale of alcoholic liquor in the original package only for consumption off the premises, and which shall be issued only to a grocery store, package store or drug store for sales on Sunday. No such license shall be issued unless the applicant therefor is the holder of a Class C-1 license. The annual



renewal fee for such C-1 license shall be ~~\$300.00~~450.00 payable in advance.

(4) *Class D (Convenience store).*

- a. Class D-1, shall authorize the sale of beer and wine only in the original package for consumption only off premises, and which shall be issued only to a convenience store. The annual renewal for such license shall be ~~\$1,200.00~~1,350.00 payable in advance.
- b. Class D-2, shall authorize the sale of beer and wine only in the original package for consumption only off premises, and which shall be issued only to a convenience store for sales on Sunday. No such license shall be issued unless the applicant therefor to is the holder of a Class D-1 license. The annual renewal fee for such D-2 license shall be ~~\$300.00~~450.00 payable in advance.

(5) *Class E (Beer and wine restaurant).*

- a. Class E-1, authorizes the licensee to sell to the general public beer and wine by the drink for consumption on the premises only; provided that such sales shall only be in conjunction with the sale of food for consumption on premises. All liquor service shall be at tables or booths. No bar or lounge shall be available for customer use. Service of alcoholic liquor shall be during the time that food is available to be served. The annual renewal for such license shall be ~~\$1,000.00~~1,150.00 payable in advance.
- b. Class E-2, authorizes the licensee to sell to the general public beer and wine by the drink for consumption on the premises only; provided that such sales shall only be in conjunction with the sale of food for consumption on premises for Sunday sales. All liquor service shall be at tables or booths. No bar or lounge shall be available for customer use. Service of alcoholic liquor shall be during the time that food is available to be served. No such license shall be issued, unless the applicant therefor is the holder of a Class E-1 license. The annual renewal fee for such E-1 license shall be ~~\$300.00~~450.00 payable in advance.”

**SECTION 3:** In all other respects, Chapter 16, Article V, Division 2, Section 16-389 shall remain in full force and effect as previously adopted and/or amended.

**SECTION 4:** Chapter 16, Article V, Division 1, as amended, shall be further amended by the addition of a new Section 16-364 to read as follows:

**“Sec. 16-364. – Compensation of local liquor control commissioner.**

The salary for the office of local liquor control commissioner is hereby fixed at \$3,600.00 per year, to be payable in equal monthly increments, and said salary shall become effective beginning on and after May 1, 2021.”

**SECTION 5:** In all other respects, Chapter 16, Article V, Division 1, as amended, shall remain in full force and effect as previously adopted and/or amended.

**SECTION 6:** The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 7:** The City Clerk is directed to publish this Ordinance in pamphlet form.

**SECTION 8:** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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CITY OF ROCK FALLS

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ORDINANCE NO. 2020-2469

**ORDINANCE AMENDING CHAPTER 32, ARTICLE III, SECTION 32-150  
OF THE ROCK FALLS MUNICIPAL CODE  
(SURVEY OF WATER USERS)**

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ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**ORDINANCE AMENDING CHAPTER 32, ARTICLE III, SECTION 32-150  
OF THE ROCK FALLS MUNICIPAL CODE  
(SURVEY OF WATER USERS)**

**WHEREAS**, in connection with the operation of a public water supply system, the City of Rock Falls (the “City”) is required to perform periodic surveys and investigations to determine whether actual or potential hazards to the public water supply exist; and

**WHEREAS**, pursuant to authority from the Illinois Environmental Protection Agency (the “IEPA”), the City is permitted to increase the minimum period in which such surveys and investigations of the public water supply system must be regularly completed, from a period of every two (2) years to every three (3) years; and

**WHEREAS**, the Mayor and City Council of the City (collectively, the “Corporate Authorities”) deem it in the best interests of the City and its residents to amend the City’s ordinances with respect to such surveys and investigations, to reflect the increased period in which the same must be conducted.

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

**SECTION 1:** The statements contained in the preamble paragraphs of this Ordinance are true and accurate and are hereby incorporated into this Section 1 as if more fully set forth herein.

**SECTION 2:** Chapter 32, Article III, Division 4, Section 32-150, as amended, shall be further amended to read as follows:

**“Sec. 32-150. – Survey of water users.**

The superintendent of water shall cause surveys and investigations to be made of commercial, industrial and other properties served by the public water supply to determine whether actual or potential hazards to the public water supply exist. Such surveys and investigations shall be made a matter of public record and shall be repeated at least every ~~two~~three (3) years or as often as the superintendent of water shall deem necessary. Records of such surveys shall be maintained and available for review for a period of at least five years.”

**SECTION 3:** In all other respects, Chapter 32, Article III, Division 4, Section 32-150 shall remain in full force and effect as previously adopted and/or amended.

**SECTION 4:** The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 5:** The City Clerk is directed to publish this Ordinance in pamphlet form.

**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYE

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CITY OF ROCK FALLS

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ORDINANCE NO. 2020-2470

**ORDINANCE AMENDING CHAPTER 6, ARTICLE III, SECTION 6-79  
OF THE ROCK FALLS MUNICIPAL CODE  
(BOND AND REGISTRATION REQUIREMENTS)**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**ORDINANCE AMENDING CHAPTER 6, ARTICLE III, SECTION 6-79  
OF THE ROCK FALLS MUNICIPAL CODE  
(BOND AND REGISTRATION REQUIREMENTS)**

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

**SECTION 1:** Chapter 6, Article III, Division 1, Section 6-79, as amended, shall be further amended by the addition of a new subsection (e) to read as follows:

**“Sec. 6-79. – Bond and registration.**

- (e) A violation of any provision in this section shall be punishable as a Class B violation as provided in section 1-41.”

**SECTION 2:** In all other respects, Chapter 6, Article III, Division 1, Section 6-79 shall remain in full force and effect as previously adopted and/or amended.

**SECTION 3:** The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

**SECTION 4:** The City Clerk is directed to publish this Ordinance in pamphlet form.

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYE

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CITY OF ROCK FALLS

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ORDINANCE NO. 2020-2471

**AN ORDINANCE AUTHORIZING MAYOR AND CITY CLERK  
TO EXECUTE A NEW LAYDOWN AND STORAGE LEASE AGREEMENT  
WITH COMMONWEALTH EDISON COMPANY FOR A PORTION  
OF THE PROPERTY COMPRISING THE SCHMITT ADDITION TO THE CITY**

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ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

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**AN ORDINANCE AUTHORIZING MAYOR AND CITY CLERK  
TO EXECUTE A NEW LAYDOWN AND STORAGE LEASE AGREEMENT  
WITH COMMONWEALTH EDISON COMPANY FOR A PORTION  
OF THE PROPERTY COMPRISING THE SCHMITT ADDITION TO THE CITY**

**WHEREAS**, the City of Rock Falls (“City”) has received a request and proposal from Commonwealth Edison Company to lease a portion of property comprising the SCHMITT addition to the City of Rock Falls; and

**WHEREAS**, the City has authority pursuant to 65 ILCS 5/11-76-1 to lease real estate owned by the City for any term not exceeding 99 years; and

**WHEREAS**, the power to lease real property owned by the City is to be exercised by an ordinance passed by three-fourths of the corporate authorities of the City then holding office at any regular meeting or special meeting called for that purpose; and

**WHEREAS**, the portion of the SCHMITT addition sought, a second time, by Commonwealth Edison Company for use as a laydown and storage site on a temporary basis is presently unoccupied and not in current use by the City, but is targeted for future development; and

**WHEREAS**, Commonwealth Edison Company has tendered a proposed lease agreement, a copy of which is attached hereto as Exhibit A, and the property proposed to be leased is not presently being used nor intended to be used for the duration of the attached lease; and.

**WHEREAS**, the City Council has considered the proposed lease agreement attached hereto and labeled as Exhibit A and has determined that it is in the best interests of the City to lease the property identified therein to Commonwealth Edison Company, on the terms and conditions set forth therein.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Rock Falls, Whiteside County, Illinois, as follows:

**SECTION 1:** The City hereby finds that all of the recitals contained in the preambles to this Ordinance are full, true, and correct and does incorporate them into this Ordinance by this reference.

**SECTION 2:** The Mayor and the City Clerk are hereby authorized to execute, on behalf of the City the proposed laydown and storage lease tendered by Commonwealth Edison Company, a copy of which is attached to this ordinance as Exhibit A.

**SECTION 3:** The City finds that the customary practice of requiring a first and second reading of ordinances is not applicable or necessary in this case, and that this Ordinance shall become effective upon its passage.

**SECTION 4:** The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

**SECTION 5:** All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 6:** The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

Passed by the Mayor and the City Council of the City of Rock Falls, Whiteside County, State of Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor William B. Wescott

ATTEST:

\_\_\_\_\_  
City Clerk

Alderman Voting Aye

Alderman Voting Nay

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## LAYDOWN AND STORAGE LEASE

THIS LAYDOWN AND STORAGE LEASE (the "Lease") is dated as of February 12, 2020, by and between CITY OF ROCK FALLS, Rock Falls, Illinois 61071 (hereafter called "Landlord") and COMMONWEALTH EDISON COMPANY, an Illinois corporation (hereafter called "Tenant").

Landlord, for and in consideration of the rent reserved herein, and of the covenants, conditions and agreements of Tenant hereinafter mentioned, hereby demises and leases to the Tenant, that portion of Landlord's property so designated on the drawing attached hereto and made a part hereof, as Exhibit "A" (hereafter called "**Leased Premises**") as hereinafter referred to, is depicted (or legally described) on the Exhibit "B" both Exhibits are attached hereto and made a part hereof. The Leased Premises includes, without limitation, approximately 4.5+ acres of property for laydown and storage.

1. **Term:** The term of this Lease shall commence on May 1, 2020, and end on January 31, 2021, unless sooner terminated as hereinafter provided (the "**Initial Term**"). If the tenant wishes to request an extension of the initial term. Tenant shall provide City with written note of any request for extension, and duration thereof, on or before January 1, 2021 (the extension request). Upon formal approval by the city, the Initial Term shall be extended until month date that Landlord specifies, if the City determines to grant a requested extension or portion thereof. If the City fails to or refuses to grant such a requested extension The Lease, will terminate on January 31, 2021. For purposes of this Lease, the term "**Term**" shall mean and refer to the Initial Term and the Extension Term, if applicable.

2. **Purpose:** The Leased Premises are to be used for (a) the laydown and storage of materials and equipment in connection with Tenant's business, and (b) parking of vehicles and equipment (the "**Permitted Use**").

3. **Removal of Property:** Tenant agrees that upon termination of this Lease and any supplementary modification and extension thereof or by expiration of its Term or otherwise, Tenant will, at its sole cost and expense, remove from the Leased Premises any and all materials and equipment stored by Tenant on the Leased Premises. The Leased Premises shall be surrendered in substantially the same or similar condition as when delivered to Tenant, reasonable wear and tear excepted.

4. **Rent:** Tenant shall pay Landlord rent \$4000.00 per calendar month on or before the first day of each calendar month within the Initial Term and \$4000.00 per calendar month on or before the first day of each calendar month during the Extension Term, if applicable.

ALL rent payments to be mailed to:

City of Rock Falls

603 West 10<sup>th</sup> St.

Rock Falls, IL 61071

unless otherwise designated by the Landlord in writing. If the term of this Lease ends on a day other than the last day of a calendar month, the rent payable for that calendar month shall be apportioned on a per diem basis.

5. Condition of Leased Premises: Tenant has examined the Leased Premises and knows its condition. Except as set forth on Exhibit "C" attached hereto and made a part hereof and except as otherwise contained herein, no representations as to the condition and repair of the Leased Premises have been made by Landlord. Except as set forth on Exhibit B", no agreements to make any alterations, repairs or improvements in or about the Leased Premises have been made by Landlord.

6. Alterations by Tenant: No alterations will be made by Tenant without prior written consent by Landlord, which shall not be unreasonably withheld, delayed or conditioned. Tenant after receiving consent may fill, grade, and level the Lease Premises for storage purposes. Tenant will not be required to remove any such alterations..

7. Maintenance of Leased Premises: Landlord, at its sole cost and expense, shall maintain (or cause to be maintained) the Leased Premises, including, without limitation, (a) all electric, gas, and water and sewer utilities serving the Leased Premises, (b) all portions of the Leased Premises gravel and the roadway gravel, (c) the repair and replacement of all buildings, structures, fixtures, and equipment located on or in the Leased Premises, (d) all surface and stormwater drainage for the Leased Premises (such that there is no surface or stormwater issues that will impair, in any way, Tenant's use of the Leased Premises), and (e) the Facilities. In addition, Landlord, at its sole cost and expense, shall keep and maintain the Leased Premises together with any fences, gates, wheel stops, barricades and other improvements located thereon, in a clean, neat, orderly and slightly condition, at all times during the Term of this Lease.

8. Zoning and Permits: Landlord assumes sole responsibility for compliance with all applicable zoning laws and ordinances, building codes and governmental regulations. Landlord hereby represents and warrants that the Leased Premises is properly zoned for the Permitted Use and that Landlord does not need to seek a zoning change to permit the Permitted Use of the Leased Premises. In the event Tenant is prohibited from using the Leased Premises as intended by Tenant, Tenant may terminate this Lease upon giving Landlord no less than five (5) days written notice, whereupon this Lease shall terminate and Rent shall be prorated to the date of termination.

9. Sale/Termination: In the event Landlord desires to sell the parcel which contains the Leased Premises, it shall provide Tenant with one hundred fifty (150) days' notice to vacate the property. Upon receipt of such notice, Tenant shall take all steps necessary to remove items located on the Leased Premises and return the same to the City in the same condition originally provided subject to reasonable wear and tear and agrees that Lease shall terminate on the 151st day following said notice. Sale of less than the entire parcel shall not permit the City to terminate that Lease.

10. Environmental: Tenant shall perform a Phase 1 environmental site assessment (ECA) by a qualified contractor of its' choice, prior to occupation of the Leased Premises. Tenant further agrees, at its sole cost, to perform a final Phase 1 ESA at the end of occupation by Tenant of the Leased Premises and to utilize Landlord's contractor, Terracon Consultants. A copy of any report created by either environmental consultant shall be provided to the Landlord and to the Tenant.

11. Default; Remedies: If Tenant defaults in the payment of the rent herein reserved or any part thereof or in any of the covenants and agreements herein contained to be kept by Tenant, Landlord shall provide Tenant written notice of such default and Tenant shall have ten (10) days to cure such default; provided, however, that if any such default cannot be reasonably

cured within such ten (10) day period, Tenant shall be given such additional time as is reasonably necessary to cure such default so long as Tenant commences such cure within such ten (10) day period and diligently pursue such cure thereafter. If Tenant fails to cure any such default within such ten-day period, or such additional time as may be reasonably necessary to cure such event of default as described above, Landlord may, at its election, without notice or demand to Tenant, to declare that term ended, the Lease terminated, and thereupon to re-enter the Leased Premises, with process of law, and to expel, remove and put out Tenant, or any person or persons occupying the Leased Premises, without prejudice to any remedies, which might otherwise be used for arrears of rent or preceding breach covenants.

12. Attorneys' Fees: Tenant and Landlord shall pay all the costs, charges and expenses, including the fees of counsel, agents and others retained by the other party, incurred for enforcing the Tenant's or Landlord's obligations hereunder, or incurred by the other party in any litigation, negotiation or transaction, in which the Tenant or Landlord causes the other party, without the other party's fault, to become involved or concerned.

13. Receipt of Money: No receipt of money by the Landlord from the Tenant, after the termination of this Lease, or after the service of any notices, or after the commencement of any suit, or after final judgment for possession of the premises, shall renew, reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit.

14. Waiver: No waiver of any default by the Tenant or Landlord shall be implied from any omission by the other party to take any action on account of such default, if such default persists or be repeated, and no express waiver shall affect any default, other than the default specified in the express waiver, and that only for the time and to the extent therein stated: the invalidity or unenforceability of any provision hereof shall not affect or impair any other provision.

15. Headings: Headings of sections are for convenience only, and do not limit or construe the contents of the sections.

16. Early Occupancy: If Tenant shall occupy the Leased Premises, prior to the beginning of the Term, with the Landlord's consent, all the provisions of this Lease shall be in full force and effect, as soon as the Tenant occupies the Leased Premises, except that no rent or any other costs or charges of any kind or nature shall be due and payable for the period of such early occupancy.

17. No Affiliation: By signing this Lease, Landlord affirms and states that it is not an employee of Commonwealth Edison Company, nor has any affiliated interest in the Commonwealth Edison Company.

18. Notices: All notices to Tenant shall be in writing: to Commonwealth Edison Company, c/o Real Estate Asset Management, Three Lincoln Centre, 4<sup>th</sup> Floor, Oakbrook Terrace, Illinois 60181, or at such other place as Tenant may from time-to-time designate in writing. All notices to Landlord shall be in writing; addressed to Landlord at City of Rock Falls, 603 West 10<sup>th</sup> St. Rock Falls, IL 61071, or at such other place as Landlord may, from time-to-time, designate in writing. The term, "in writing", shall include telegraphic, telecopier, telex, electronic mail or similar means of transmitting writings.

19. Insurance: The Tenant shall provide a certificate of Insurance naming the City of Rock Falls as an additional insured, in accordance with the limits as required by the City's

Municipal Insurance Carrier. The limits for General Liability shall be \$1,000,000. In addition, the City of Rock Falls shall be held harmless, for "use of Municipal Properties" covered under this agreement.

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals all as of the day and year first above written.

**LANDLORD:**

CITY OF ROCK FALLS

By: \_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk

**TENANT:**

COMMONWEALTH EDISON COMPANY

By: Mark Primm

MARK PRIMM,

Director of Real Estate and Facilities



**EXHIBIT A**  
**Leased Premises**  
**(attached)**



**Exhibit A - L15508 Rebuild - Proposed Layout**  
 Yard City of Rock Falls, Rock Falls, Illinois 61071  
 Whiteside County 17-03-100-006, S3 T20N R7E  
 ——— Proposed Layout Yard

## Exhibit B

### Legal Description

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 4TH P.M., WHITESIDE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 0°00'40" WEST, A DISTANCE OF 1315.61 FEET ON THE WEST LINE OF SAID NORTHWEST QUARTER, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89°55'30" EAST, A DISTANCE OF 199.08 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHWEST QUARTER TO THE EAST RIGHT OF WAY LINE OF A PUBLIC HIGHWAY DESIGNATED SBI ROUTE 88 (IL ROUTE 40), AND THE POINT OF BEGINNING; THENCE NORTH 0°20'50" WEST, A DISTANCE OF 165.04 FEET (165 FEET) ON SAID RIGHT OF WAY LINE; THENCE NORTH 0°41'27" WEST, A DISTANCE OF 432.90 FEET (439.16 FEET) ON SAID RIGHT OF WAY LINE; THENCE SOUTH 89°34'58" WEST, A DISTANCE OF 69.00 FEET ON SAID RIGHT OF WAY LINE; THENCE NORTH 1°51'58" EAST, A DISTANCE OF 507.78 FEET (510.32 FEET) ON SAID RIGHT OF WAY LINE, TO THE SOUTH LINE OF THE PREMISES CONVEYED TO COMMONWEALTH EDISON; THENCE NORTH 88°09'22" EAST, A DISTANCE OF 611.81 FEET ON THE SOUTH LINE OF SAID PREMISES; THENCE NORTH 89°35'58" EAST, A DISTANCE OF 577.63 FEET ON THE SOUTH LINE OF SAID PREMISES; THENCE SOUTH 0°24'02" EAST, A DISTANCE OF 1127.18 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°55'30" WEST, A DISTANCE OF 1138.31 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING. EXCEPTING 50% INTEREST IN ALL MINERAL RIGHTS, INCLUDING BUT NOT LIMITED TO OIL, GAS, ASSOCIATED HYDROCARBONS, COAL, LIGNITE, SULPHUR, PHOSPHATE, LEAD, ZINC, COPPER, IRON ORE, AND OTHER METALLIC ORES, SODIUM, SALT, URANIUM, THORIUM, MOLYBDENUM, VANADIUM, GEOTHERMAL ENERGY, TITANIUM AND OTHER FISSIONABLE MATERIALS, GOLD, SILVER (AND OTHER PRECIOUS METALS), BAUXITE, LIMESTONE AND OTHER STONES, GYPSUM AND OTHER MINERALS (EXCLUDING SAND, GRAVEL AND CLAY) UNDERLYING THE LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID OIL, GAS, ASSOCIATED HYDROCARBONS, COAL, LIGNITE, SULPHUR, PHOSPHATE, LEAD, ZINC, COPPER, IRON ORE, AND OTHER METALLIC ORES, SODIUM SALT, URANIUM, THORIUM, MOLYBDENUM, VANADIUM, GEOTHERMAL ENERGY, TITANIUM AND OTHER FISSIONABLE MATERIALS, GOLD, SILVER (AND OTHER PRECIOUS METALS), BAUXITE, LIMESTONE AND OTHER STONES, GYPSUM AND OTHER MINERALS (EXCLUDING SAND, GRAVEL AND CLAY) AND OTHER MINERALS. SITUATED IN THE COUNTY OF WHITESIDE AND STATE OF ILLINOIS.

## **EXHIBIT C**

- 1. Tenant shall be permitted to install necessary security equipment within the Leased Premises and may remove such upon termination of the Lease.**
- 2. Parking – Tenant shall be entitled to use of the parking area designated on Exhibit “A” for vehicles and equipment on a shared basis with other tenants in the Facilities.**
- 3. Tenant shall be entitled to install conex boxes, crew trailers and portable toilet facilities on the property.**
- 4. Tenant shall be entitled to have ingress and egress and ability to turnaround within landlords property.**



# Exelon®

Exelon Corporation  
BSC Insurance  
2301 Market St., S21-1  
Philadelphia, PA 19101

Phone: 215-841-4739  
Fax: 215-841-5432  
[www.exeloncorp.com](http://www.exeloncorp.com)

February 10, 2020

City of Rock Falls  
603 West 10th St.  
Rock Falls, Illinois 61071

Re: Laydown and Storage Yard Lease for the term of May 2020 to January 2021

Regarding the above referenced agreement please be advised that Commonwealth Edison Company is covered under a self-insurance program maintained by its parent company, Exelon Corporation, and we will self-insure its obligations as they may arise. Commonwealth Edison Company is thus hereby named as an insured to this program. The self-insurance program is more fully described as follows:

1. **Commercial General Liability** – Exelon Corporation maintains a self-insured retention of \$10 million per occurrence. We also maintain excess liability insurance above this self-insured retention.
2. **Automobile Liability** – Exelon is a qualified self-insurer in Illinois for automobile liability
3. **Workers' Compensation and Employer's Liability** – Exelon is a qualified self-insurer in Illinois for all statutory benefits and employer's liability.
4. **Property/All Risk Insurance** – Exelon Corporation maintains excess "all risk" property insurance on a replacement cost basis with a self-insured retention of \$10,000,000.

Exelon Corporation shall consider the above-described program of self-insurance to be continuous and shall provide at least thirty (30) days prior written notice of cancellation to the addressee of this letter. This letter will also confirm that the City of Rock Falls is added as an additional insured under our self-insured program with respect to our self-insurance program as required by written contract subject to policy terms, conditions and exclusions. We trust this information is satisfactory.

Should you have any questions, please contact me at (215) 841-4739.

Sincerely,

*Elisa Khan*

Elisa Khan  
Senior Risk Analyst, Insurance  
Exelon Corporation

CITY OF ROCK FALLS

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**ORDINANCE NO.** 2020-2472

**ORDINANCE AUTHORIZING THE PUBLICATION OF NOTICE  
OF THE INVITATION TO BID FOR THE SALE OF REAL PROPERTY  
214 W. 12<sup>TH</sup> STREET, ROCK FALLS, IL 61071  
PIN #11-33-227-029**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,  
this \_\_\_\_ day of \_\_\_\_\_, 2020.

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**ORDINANCE NO. 2020-2472**

**ORDINANCE AUTHORIZING THE PUBLICATION OF NOTICE  
OF THE INVITATION TO BID FOR THE SALE OF REAL PROPERTY  
214 W. 12<sup>TH</sup> STREET, ROCK FALLS, IL 61071  
PIN #11-33-227-029**

**WHEREAS**, pursuant to Section 11-76-1 of the Illinois Municipal Code (65 ILCS 5/1-1 et. seq.), the corporate authorities of a municipality may by ordinance authorize the sale of real property owned by the municipality; and

**WHEREAS**, the City of Rock Falls, Whiteside County, Illinois (the “City”) holds fee simple title to the real property commonly known as 214 W. 12<sup>th</sup> Street, Rock Falls, Illinois 61071, and being more particularly described on Exhibit A, attached hereto (the “Real Property”); and

**WHEREAS**, the Mayor and City Council of the City (collectively, the “Corporate Authorities”) have reviewed the needs of the City with reference to the Real Property and has made a careful study of said needs; and

**WHEREAS**, the Corporate Authorities are of the opinion that the Real Property is no longer necessary, appropriate, required for the use of, profitable to, or in the best interests of the City; and

**WHEREAS**, the Corporate Authorities have determined that it is in the best interests of the City that the Real Property be sold.

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

**SECTION 1:** The preambles to this Ordinance are true and correct and are hereby incorporated into this Section 1 as if more fully set forth herein.

**SECTION 2:** The City Clerk is directed to publish in the Sauk Valley News, a daily newspaper published within the City, a notice in the form as shown on Exhibit B, attached hereto, at least once a week for three (3) successive weeks, with the first publication to be not less than thirty (30) days before April 7, 2020, seeking and advertising bids for the purchase of the Real Property. The notice shall state that all bids be submitted to the City Clerk’s Office and that said bids will be accepted from the date of publication until 2:00 P.M. on April 7, 2020. All bids will be made in the form as required and specified in the notice. All of the terms and conditions of the notice shall apply to and govern the rights of the City with respect to bids so received.

**SECTION 3:** The bid opening shall be at a regular meeting of the City Council at City Hall, Rock Falls, Illinois at 6:30 p.m. on April 7, 2020. A formal real estate contract shall be executed by the successful bidder at the time the Corporate Authorities award the bid to the bid

deemed to be in the best interests of the City. The real estate contract shall then be signed by the Mayor and City Clerk, the form of which contract will be available to bidders prior to the submission of bids.

**SECTION 4:** The Real Property is currently zoned R-2 under the City's Zoning Ordinance and is improved with a residential dwelling. The successful bidder shall agree to accept the Real Property in "as-is" condition. The City expressly disclaims any warranties, express or implied, relating in any way to the Real Property, including but not limited to any warranty relating to the environmental condition of the Real Property.

**SECTION 5:** The sale shall be subject to final approval of the price and other contract terms by the Corporate Authorities and shall not be completed and consummated without its approval. Notwithstanding the foregoing, the minimum bid requirement for the purchase of the Real Property shall be five hundred dollars (\$500.00).

**SECTION 6:** The Corporate Authorities reserve the right to reject any and all bids and to waive any and all informalities or irregularities in the bidding.

**SECTION 7:** The Corporate Authorities find that the customary practice of requiring a first and second reading of ordinances is not applicable or necessary in this case, and that this Ordinance shall become effective upon its passage.

**SECTION 8:** If any section, paragraph, or provision of this Ordinance 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 Ordinance.

**SECTION 9:** All ordinances, resolutions, motions, or parts thereof in conflict herewith and the same are hereby repealed.

**SECTION 11:** This Ordinance shall be in full force and effect upon its adoption, approval, and publication as required by law.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



AYE

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NAY

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**EXHIBIT A**

**PROPERTY LOCATED AT:** 214 W. 12<sup>th</sup> Street, Rock Falls, Illinois 61071

Lot Four in Garden City Subdivision in the Northeast  
Quarter of Section 33, Township 21 North, Range 7 East  
of the 4<sup>th</sup> P.M., situated in the City of Rock Falls,  
Whiteside County, Illinois, commonly known as 214  
West 12<sup>th</sup> Street, Rock Falls, Illinois 61071.

PIN #11-33-227-029

**TERMS OF SALE:** Cash sale only/As-is condition

**ZONING:** R-2

**USE:** Residential

**EXHIBIT B**

(attach public notice form)

CITY OF ROCK FALLS

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RESOLUTION NO. 2020-837

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE  
200 ½ E. 4<sup>TH</sup> STREET, ROCK FALLS, IL 61071  
PIN #11-27-152-002**

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ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_\_  
day of \_\_\_\_\_, 2020.

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**RESOLUTION NO. 2020-837**

**RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL ESTATE  
200 ½ E. 4<sup>TH</sup> STREET, ROCK FALLS, IL 61071  
PIN #11-27-152-002**

**WHEREAS**, Section 11-76-4.2 of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq. (the “Code”) authorizes an alternative method for the sale of surplus real property in any municipality with a population of less than 20,000 that is situated within a county that has had an unemployment rate, as determined by the Illinois Department of Employment Security, higher than the national unemployment average, as determined by the U.S. Department of Labor, for at least one (1) month during the six (6) months preceding the adoption of a resolution to sell surplus real estate; and

**WHEREAS**, for the month of October, 2019, the unemployment rate in Whiteside County, as determined by the Illinois Department of Employment Security, was 4.0%, which was higher than the national unemployment average for the United States of 3.3%, as determined by the United States Department of Labor; and

**WHEREAS**, the City of Rock Falls (the “City”) has a population of less than 20,000; and

**WHEREAS**, on May 21, 2019, the City Council of the City of Rock Falls adopted Ordinance 2019-2424, which ordinance authorized the sale of certain surplus real estate of the City, being more particularly described on Exhibit A, attached hereto (the “Real Estate”), by bid pursuant to Section 11-76-1 of the Code, and received no bid for the purchase of the Real Estate on such occasion; and

**WHEREAS**, in the event that the City has received no acceptable offer on the Real Estate after adoption of such an ordinance for sale, Section 11-76-4.2(c) of the Code further authorizes the sale of said Real Estate by: (i) the staff of the City; (ii) listing with local licensed real estate agencies; or (iii) public auction; and

**WHEREAS**, an ordinance having been adopted by the City for the sale of the Real Estate pursuant to Section 11-76-1 of the Code, and no bid for the purchase of the same having been received, the Mayor and the City Council (collectively, the “Corporate Authorities”) hereby find that the requirements of Section 11-76-4.2(c) of the Code are satisfied.

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

**SECTION 1:** The preambles to this resolution are true and correct and are hereby incorporated in this Section 1 as if fully set forth herein.

**SECTION 2:** The Corporate Authorities of the City hereby declare and find that the Real Estate is no longer necessary or appropriate for the uses of the City, and that the sale of the Real Estate is in the best interests of the City.

**SECTION 3:** The terms of the sale, a legal description of the Real Estate, and its current size, use and zoning are set forth on Exhibit A attached hereto.

**SECTION 4:** The Real Estate is currently a zoned R-2 under the City's Zoning Ordinance and is improved with a dwelling structure. The successful bidder shall enter into a real estate contract with the City for the purchase of the Real Property and shall agree to accept the Real Property in "as-is" condition. The real estate contract shall provide that the successful bidder agree (i) to bring the exterior of the structure into compliance with all health, safety, building and property maintenance codes of the City within one (1) year from the date of sale; and (ii) to bring the interior of the structure into compliance with the provisions of said codes within three (3) years. The deed to such Real Property shall be held in escrow pending completion of the foregoing items. The City expressly disclaims any warranties, express or implied, relating in any way to the Real Property, including but not limited to any warranty relating to the environmental condition of the Real Property.

**SECTION 5:** The City Clerk is hereby directed to publish this resolution upon passage once a week for three (3) successive weeks in a daily or weekly newspaper published in Whiteside County. No sale shall be conducted until at least thirty (30) days after first publication.

**SECTION 6:** Offers or bids may be submitted to Mark Searing, City of Rock Falls Building Official, at 603 West 10<sup>th</sup> Street, Rock Falls, IL 61071, who is further authorized to solicit offers or bids for the purchase of the Real Estate on behalf of the City, and is directed to submit any such offers or bids to the Corporate Authorities for review and consideration. Notwithstanding the foregoing, the minimum bid requirement shall be for the sum of five hundred dollars (\$500.00).

**SECTION 7:** Upon submission of any offers or bids to purchase by the Building Official, the Corporate Authorities are authorized to accept any offer or bid determined by them to be in the best interests of the City by a vote of three-fourths (3/4) of the corporate authorities then holding office.

**SECTION 8:** The provisions and sections of this resolution shall be deemed to be separable, and the invalidity of any portion of this resolution shall not affect the validity of the remainder.

**SECTION 9:** All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 10:** 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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYE

NAY

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**EXHIBIT A**

**SURPLUS REAL ESTATE**

**PROPERTY LOCATED AT:** 200 ½ E. 4<sup>th</sup> Street, Rock Falls, Illinois 61071

Part of Lots 1, 9 and 10 in Block 19, Original Town (now City) of Rock Falls, Whiteside County, Illinois, described as follows: Beginning at a point on the Northerly line of said Lot 10, 98.0 feet Northeasterly (as measured on said Northerly line) of the Northwest corner of said Lot 10; thence extending Northeasterly on the Northerly line of Lot 10 and Lot 1, 43.0 feet to a point 70.65 feet (as measured on the Northerly line of said Lot 1) Southwesterly of the Northeast corner of said Lot 1; thence Southeasterly parallel with the Westerly line of said Lots 9 and 10, 84.0 feet; thence Southwesterly parallel with the said Northerly line of Lots 1 and 10, 43.0 feet; thence Northwesterly parallel with the said Westerly line of Lots 9 and 10, 84.0 feet to the said point of beginning, commonly described as 200 ½ E. 4<sup>th</sup> Street, Rock Falls, IL 61071.

PIN No. 11-27-157-002

**TERMS OF SALE:** Cash sale only/As is condition

**ZONING:** R-2

**USE:** Residential



# Purchase Agreement



Jeffrey McGulre  
 Ken Nelson Auto Group  
 1100 N. Galena Avenue  
 Dixon, IL 61021

Buyer	Co-Buyer	Vehicle
City of Rock Falls Tourism Megan Horsman E: (815) 622-1106		2019 RAM ProMaster 2500 High Roof VIN: 3C6TRVDG1KE509653 Stock #: MK001 Mileage: 5 Color: Bright White Clearcoat

Purchase Details	
Retail Price:	\$40,080.00
Sales Price:	\$27,850.00
Savings:	\$12,230.00
Accessories:	\$0.00
Service Contract:	\$0.00
Government Fees:	\$301.00
Proc/Doc Fees:	\$289.00
Total Taxes:	\$0.00
<b>Total Sales Price:</b>	<b>\$28,440.00</b>
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
<b>Cash Price:</b>	<b>\$28,440.00</b>

X \_\_\_\_\_  
 Customer Signature

X \_\_\_\_\_  
 Manager Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

Disclaimer:  
 With Approved Credit

Printed 2/7/20 10:08 AM

# New 2019 Ram ProMaster Cargo High Roof

Ken Nelson Auto Group  
1100 N. Galena Ave., Dixon, IL 61021  
800.556.5080



815-288-4455
www.KenNelsonAuto.com

**MSRP** **\$40,080**

**Price** ~~\$37,622~~

*see 1st page*

<b>Vehicle Details</b>	
Trim:	High Roof
Stock #:	MK001
VIN:	3C6TRVDG1KE509653
Exterior Color:	Bright White Clearcoat
Interior Color:	Black
Mileage:	5
Doors:	3
Engine:	6 cyl 3.6l Gasoline
Transmission:	6-Speed Automatic
Drivetrain:	FWD

### Description

---Internet Price based on MSRP: \$40,080 - \$ 2,708 Ken Nelson Discount - \$ 2,000 Rebate - \$ 2,000 Midwest Commercial Bonus rebate (Business Owners) - \$ 750 Conquest Bonus rebate (Must own Qualifying Competitive Brand vehicle) - \$ 1,000 Commercial Upfit Bonus Cash.---

2019 Ram ProMaster 2500 3D Cargo Van  
3.6L 6-Cylinder FWD High Roof Bright White Clearcoat

---- Sale price does not include tax, title, license fees, \$269 doc fee. Sale price includes manufacturer rebates. Not responsible for pricing errors. Contact dealer for most current pricing information. Call Ken Nelson Auto Group to schedule your appointment today! 1-866-787-6921. Offers end 02-03-2020. ----

### Warranty Information

Corrosion Perforation - All Panels	Unlimited miles
Corrosion Perforation - Outer Panels	Unlimited miles
New Car Basic Warranty	36,000 miles
Powertrain	60,000 miles
Roadside Assistance	60,000 miles

### Awards & Accolades

- Highest Satisfaction: Popular Brand (2019 Model)
- Most Ideal Overall Brand (2019 Model)

# New 2019 Ram ProMaster Cargo High Roof

Ken Nelson Auto Group  
100 N. Galena Ave. Dixon, IL 61021  
800.556.5080

Auto Pacific

- **Most Ideal Popular Brand (2019 Model)**

Auto Pacific

Auto Pacific

## Options

- Interior Convenience Group|Quick Order Package 21A|Side Wall Paneling Upper & Lower|4 Speakers|AM/FM radio|Integrated Voice Command w/Bluetooth|Media Hub (USB
- AUX|Media Input Hub|Radio: Uconnect 3 w/5" Display|Air Conditioning|Power steering|Power windows|Remote keyless entry|Steering wheel mounted audio controls|Heavy Duty Suspension|Traction control|4-Wheel Disc Brakes|ABS brakes|Dual front impact airbags|Dual front side impact airbags|Front anti-roll bar|Front wheel independent suspension|Low tire pressure warning|Overhead airbag|Brake assist|Electronic Stability Control|ParkSense Rear Park Assist System|MOPAR Rear Assist Handles|Side Wall Paneling Lower|Speed Control|96" Wide Exterior Mirrors|Bodyside moldings|Front License Plate Bracket|Rear Hinged Doors w/Fixed Glass|Turn signal indicator mirrors|Wide Power Heated Mirrors|12V Rear Auxilliary Power Outlet|5.0" Touchscreen Display|Auxilliary Switches|Driver door bin|Front reading lights|Illuminated entry|Locking Glove Box|Outside temperature display|Shelf Above Roof Trim|Steering Wheel Mounted Audio Controls|Tachometer|Telescoping steering wheel|Trip computer|Cloth Bucket Seats|Driver 6-Way Adjustable Lumbar Seat|Front Bucket Seats|Cargo Net|Passenger door bin|Underseat Storage Tray|Center Wheel Cap|Wheels: 16" x 6.0" Steel|Deep Tint Sunscreen Glass|Variably Intermittent wipers|3.86 Axle Ratio|--- Internet Price based on MSRP: \$40
- 080 - \$ 2
- 000 Rebate - \$ 2
- 000 Commercial Upfit Bonus Cash,---
- 708 Ken Nelson Discount - \$ 2
- 000 Midwest Commercial Bonus rebate (Business Owners) - \$ 750 Conquest Bonus rebate (Must own Qualifying Competitive Brand vehicle) - \$ 1

# New 2019 Ram ProMaster Cargo High Roof

Ken Nelson Auto Group  
1100 N. Galena Ave | Dixon, IL 61021  
800-656-5080

\*Pricing of vehicles on this web site does not include options that may have been installed at the Dealership. Pricing may include current promotions and/or incentives. Monthly payment calculator is an estimate and does not include tax, title, license or \$179 doc fees. Please contact the Dealership for latest pricing and monthly payment. Published price subject to change without notice to correct errors or omissions or in the event of inventory fluctuations. Price good for 2 days only, please contact store by email or phone for details.

Based on 2019 EPA mileage estimates, reflecting new EPA fuel economy methods beginning with 2008 models. Use for comparison purposes only. Do not compare to models before 2008. Your actual mileage will vary depending on how you drive and maintain your vehicle.

While every effort has been made to ensure display of accurate data, the vehicle listings within this web site may not reflect all accurate vehicle items, accessories and color may vary. All inventory listed is subject to prior sale. The vehicle photo displayed may be an example only. Vehicle photos may not match exact vehicle. Please confirm vehicle price with Dealership. See Dealership for details.

While we check with car manufacturers and other sources to confirm the accuracy and completeness of the data contained in this chart, we make no guarantees or warranties, either expressed or implied, with respect to the data in this report. Although we make every attempt to keep this chart up to date, all warranty information is subject to change without notice.

## General Procedures Governing Utility Service

City of Rock Falls, Illinois

Approved/June 28, 2013

- d. A final bill will be generated reflecting the date service discontinuance was requested by the customer.
  - e. Any existing deposit being held by RFU will be credited to the final bill for the service location from which the customer is discontinuing service. If the application of an existing deposit to the final bill results in a credit balance, the customer will be reimbursed by check by the RFU. If the amount of the credit balance is less than one dollar (\$1.00), that amount will be credited to the new account.
  - f. If the Final Bill amount for the previous location has not been paid by the due date, the delinquent balance owed will be transferred to the new account.
  - g. A deposit must be obtained for the account being established for the new service location prior to the creation of a service order. (Please refer to the Deposit Section of this manual)
  - h. Final billing generated by customers calling in must be verified with social security numbers.
2. **New customers in the RFU service area.**
- a. A *Rock Falls Utilities Application For Service and Deposit Record* (including Tenant Authorization to Release Information) must be completed for the new service location. All information must be completed including owner information for rental property. For rental customers, a copy of the lease must be presented. No persons appearing on the lease can be in arrears with the City. A copy of a current Illinois Identification Card or Driver's License must be copied and kept on file together with Social Security numbers which must be obtain from each applicant for service.
  - b. A copy of the *Rock Falls Utilities Application For Service and Deposit Record* (including Tenant Authorization to Release Information) shall be scanned and placed in the customer's account information. The original will also be kept for record purposes.
  - c. Social security number(s) and names must be referenced through the ONLINE Utility Exchange program to check for deposit determination and identity verification. Social security number(s) and names must be cross-referenced to check for delinquent charges from any previous accounts whether or not the customer declares that they have lived within the RFU previously. When a new customer has a delinquent balance, that balance must be paid in full prior to establishing a new account.
  - d. The deposit must be obtained prior to the creation of a service order. (Please refer to the Deposit section of this manual)
  - e. When a customer no longer resides at the service address (ie deceased, moved, new tenant, etc.), the new customer must apply to get services in their name. If the City determines that this has not been done, a letter will