

City of Rock Falls

603 W. 10th 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

May 19, 2020
6:30 p.m.

Governor Pritzker's Executive Orders No. 2020-07 and No. 2020-18, suspends the in-person attendance requirement for members of the public body and allows for remote participation. In light of the current COVID-19 public health emergency and the prohibition of public gatherings of 10 or more, the City Council has chosen to conduct the City Council Meeting remotely.

If you would like to listen to the meeting, please go to <https://zoom.us/j/93957486639>

To submit questions or comments for the Audience Request portion of the meeting:

Submit your questions to meeting@rockfalls61071.com prior to May 19, 2020 at 3:00 p.m. and your questions and/or comments, if appropriate, will be read during the meeting and addressed at that time.

Call to Order at 6:30 p.m.

Pledge of Allegiance

Roll Call

Audience Requests

Consent Agenda

1. Approval of the Minutes of the May 5, 2020 Regular City Council Meeting
2. Approval of bills as presented
3. Forward the Petition Requesting Rezoning of Real Estate from Larry McCormick for 301-303 E 3rd Street, Rock Falls IL to the Planning Zoning Commission
4. Recognition of Emma Lutz - Awardee of the Groundwater/Electric \$1,000.00 Scholarship

City Administrator Robbin Blackert

1. Retirement of Fire Chief Gary Cook

Information/Correspondence

James Reese, City Attorney

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. Approve sale of 200 ½ E 4th Street, Rock Falls IL to Jack Wilson 10104 Edward St, Rock Falls, IL in the amount of \$603.00

Ward 3

Alderman Jim Schuneman – Utility Committee Chairman/Tourism Committee Chairman

1. Approve Resolution 2020-838 – Approving a Water Tower Space License Agreement with Rotary Airlock, LLC
2. Approve Change Order #2 for Tri-City Electric Co. 6225 N. Brady, Davenport, IA 52806 in the amount of \$50,906.94
3. Approve generator repair estimates by Inman Electric Motors, 318 No. 30th Road, LaSalle, IL 61301 in the amount of \$11,133.00 for Generator I and \$41,287.00 for Generator II
4. Approve Letter of Interest with Surf Broadband Solutions, P.O. Box 1401, La Porte, IN 46352

Alderman Rod Kleckler – Public Works/Public Property Committee Chairman

1. Reject all bids received for the 3rd Avenue Reconstruction Project

Ward 4

Alderman Lee Folsom – Police/Fire Committee Chairman
Alderman Violet Sobottka – Ordinance/License/Personnel/Safety Committee Chairman

Mayor's Report

Adjournment

Next City Council meeting – June 2, 2020 at 6:30 p.m.

Posted: May 15, 2020

Michelle Conklin, Deputy City Clerk

REGULAR MEETING MINUTES OF THE MAYOR AND ALDERMEN
OF THE CITY OF ROCK FALLS

May 5, 2020

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was held electronically (via Zoom) due to the COVID-19 Pandemic and Illinois Governor Pritzker's stay at home order. The meeting was called to order at 6:30 p.m. May 5, 2020.

The City Council recited the Pledge of Allegiance.

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

Mayor Wescott opened the Public Hearing at 6:02 p.m. to provide interested parties an opportunity to express their views on the proposed Downstate Small Business Stabilization application funded by Community Development Block Grant (CDBG) funds.

Deputy City Clerk Michelle Conklin stated that there were no written comments received from the public.

City Administrator Robbin Blackert stated that we have received 6 Downstate Small Business Stabilization applications funded by Community Development Block Grant (CDBG) funds. All applicants will use these funds for 60 days of working capital, the total amount of the grant request will be \$147,520.00. The following are the applicants and the amount of grant funds that they are applying for.

Arthur's Garden Delicatessen, Inc. - Applied for \$25,000.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (utilities) and supplies.

Ren & Ken Enterprises, Inc. d/b/a The Cooler - Applied for \$25,000.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (utilities) and to replenish their stock. Once kegs are tapped they do not have a very long shelf life so some of the grant funds will be used to replenish their on tap stock.

Touch of Thai Properties, LLC - Applied for \$22,520.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (rent and utilities) and restaurant supplies.

Wheelock Furniture - Applied for \$25,000.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (utilities) and stock that they are scheduled to receive this month.

Ahlstrand & Ahlstrand, Inc. d/b/a Corner Tap - Applied for \$25,000.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (utilities) and to replenish their stock. They will use some of the grant funds to replenish their on tap stock.

Harold's Furniture, Inc. - Applied for \$25,000.00, the scope of the project will be 60 days of working capital for employee salaries, occupancy (utilities) and stock that they are scheduled to receive.

Ren and Ken Enterprises, Inc. and Ahlstrand & Ahlstrand, Inc. have not been open at all, Wheelock Furniture and Harold's have been able to schedule appointments and take online orders. Arthur's Garden Delicatessen, Inc. has been able to keep their drive through open but are not getting the amount of the restaurant traffic that they had. Touch of Thai Properties, LLC does not have a drive through so they have not been getting close to the business that they were.

The community needs these businesses and we are really thankful for the 6 that have applied.

Discussion of the Community Development needs of the City of Rock Falls are to keep our graduates living in Rock Falls, which we have been addressing. Other community needs have been for median income housing and one of the things that Rock Falls has been desperate for is a large, full service grocery store. Because of COVID-19, it is important to keep as many businesses going as possible to enable the City to maintain its goals for community development and housing within the City.

Mayor Wescott closed the Public Hearing at 6:43 p.m.

There were written comments received for the audience request section of the meeting. These questions were read into the record by Deputy City Clerk Michelle Conklin.

Marshall Doane, 1111 Avenue B, Rock Falls asked about the process involved in determining which roads are going to be repaved first. Also, Marshall Doane asked if there was any way that the fences placed around the lift stations and electrical boxes could be something more aesthetically pleasing than 12 foot chain link with barbed wire. These types of fences are making a negative financial impact on the homes next to these lift stations.

Mayor Wescott referred the road questions to the Public Works/Public Property Committee and the fencing questions to the Utilities Committee.

Consent Agenda items 1 through 9 were read aloud by Deputy City Clerk Michelle Conklin.

1. Approval of the Minutes of the April 21, 2020 Regular City Council Meeting
2. Approval of bills as presented
3. Resolution 2020-842 – Resolution in support of Arthur's Garden Delicatessen, Inc. application for the Downstate Small Business Stabilization Grant
4. Resolution 2020-843 – Resolution in support of Harold's Furniture, Inc. application for the Downstate Small Business Stabilization Grant
5. Resolution 2020-844 – Resolution in support of Wheelock Furniture application for the Downstate Small Business Stabilization Grant
6. Resolution 2020-845 – Resolution in support of Touch of Thai Properties, LLC application for the Downstate Small Business Stabilization Grant
7. Resolution 2020-846 – Resolution in support of Ren & Ken Enterprises, Inc. d/b/a The Cooler application for the Downstate Small Business Stabilization Grant
8. Resolution 2020-847 – Resolution in support of Ahlstrand & Ahlstrand, Inc. d/b/a Corner Tap application for the Downstate Small Business Stabilization Grant
9. Approve the renewal of License Agreement No. 3316 between the City of Rock Falls and the Illinois Department of Natural Resources for a parcel of land at the Hennepin Canal (Route 40 Kiosk) for a period of 5 years (August 1, 2020 – July 31, 2025)

A motion was made by Alderman Snow and second by Alderman Wangelin to approve Consent Agenda items 1 through 9.

Vote 6 aye, motion carried.

A motion was made by Alderman Snow and second by Alderman Kleckler to approve the bid proposal from Marking Specialists Corp, 1622 Princeton Ave, Arlington Heights, IL 60005 in the amount of \$60,881.95 for the Intersection Pavement Striping project. Administrator Blackert informed the City Council that the amount that the City of Rock Falls will owe for this project is \$32,876.00.

Vote 6 aye, motion carried.

A motion was made by Alderman Snow and second by Alderman Wangelin to approve the sale of 214 W 12th Street, Rock Falls IL to Charles Davis, 1717 Woodburn, Sterling IL in the amount of \$2,000.00.

Vote 6 aye, motion carried.

A motion was made by Alderman Schuneman and second by Alderman Snow to Award the bid for the Sanitary Sewer System Improvements - W. 5th Street Sanitary Sewer Lining Project to Visu-Sewer of Illinois, LLC, 9014 S. Thomas Ave, Bridgeview, IL 60455 in the amount of \$113,370.80.

Vote 6 aye, motion carried.

A motion was made by Alderman Schuneman and second by Alderman Sobottka to approve Change Order No. 1 in the amount of \$73,900.00, Tri-City Electric 6225 N. Brady, Davenport, IA 52806 for the Avenue A Substation Upgrades Installation.

Vote 6 aye, motion carried.

A motion was made by Alderman Wangelin and second by Alderman Schuneman to approve Resolution 2020-848 - Resolution Authorizing a Local Hospitality and Small Business Grant Program.

Vote 5 aye, 1 recuse (Snow) motion carried.

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

Viva Voce Vote, motion carried. (7:09 p.m.)



Michelle K. Conklin, Deputy City Clerk

CITY OF ROCK FALLS

Rock Falls, Illinois 05/19/2020

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:

| | | |
|-----------------------------|---------|-----------------|
| Tourism | | 30360.64 |
| General Fund | | 396349.61 |
| Industrial Development Fund | | 110.00 |
| Electric | | 1145019.78 |
| Fiber Optic Broadband | Taxable | 19707.50 |
| Sewer | | 143899.45 |
| Water | | 83406.36 |
| Garbage Fund | | 41729.04 |
| Customer Service Center | | 3578.27 |
| Customer Utility Deposits | | <u>\$208.72</u> |
| | | \$1,864,369.37 |

Alderman Kuhlemier
Alderman Kleckler
Alderman Wangelin
Alderman Palmer

DATE: 05/07/20
TIME: 16:51:08
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 05/08/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|--------------|--------------------------------|--------------------------|------------|
| ----- | | | |
| TOURISM | | | |
| 05 | TOURISM | | |
| 2083 | KEN NELSON AUTO MALL | | 28,440.00 |
| 2796 | U.S. CELLULAR | | 109.13 |
| 689 | PITNEY BOWES GLOBAL | | 2.36 |
| T0001402 | ROCK FALLS EAGLES CLUB | | 750.00 |
| T0003035 | BYERS ENTERPRISES LLC | | 750.00 |
| T0005295 | CHAKRA TREE CRYSTALS | | 300.00 |
| | TOURISM | | 30,351.49 |
| GENERAL FUND | | | |
| 01 | ADMINISTRATION | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 3,630.00 |
| 4392 | WILLIAM B WESCOTT | | 40.00 |
| 4941 | MUNICIPAL INSUR COOP AGENCY | | 255,199.56 |
| 689 | PITNEY BOWES GLOBAL | | 0.89 |
| 753 | ROCK FALLS CHAMBER OF COMMERCE | | 500.00 |
| | ADMINISTRATION | | 259,370.45 |
| 02 | CITY ADMINISTRATOR | | |
| 4972 | ROBBIN BLACKERT | | 100.00 |
| 689 | PITNEY BOWES GLOBAL | | 1.45 |
| | CITY ADMINISTRATOR | | 101.45 |
| 03 | PLANNING/ZONING | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 55.00 |
| 689 | PITNEY BOWES GLOBAL | | 59.61 |
| | PLANNING/ZONING | | 114.61 |
| 04 | BUILDING | | |
| 2797 | MARK SEARING | | 40.00 |
| 4566 | HARRIS COMPUTER SYSTEMS | | 1,690.42 |
| 689 | PITNEY BOWES GLOBAL | | 11.20 |
| | BUILDING | | 1,741.62 |

DATE: 05/07/20
 TIME: 16:51:08
 ID: AP443000.WOW

CITY OF ROCK FALLS
 DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 05/08/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|--------------|------------------------------|--------------------------|------------|
| ----- | | | |
| GENERAL FUND | | | |
| 05 | CITY CLERK'S OFFICE | | |
| 4566 | HARRIS COMPUTER SYSTEMS | | 8,806.66 |
| 689 | PITNEY BOWES GLOBAL | | 87.89 |
| | CITY CLERK'S OFFICE | | 8,894.55 |
| 06 | POLICE | | |
| 1448 | IL DEPT OF INNOVATION & | | 398.43 |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 220.00 |
| 194 | GRUMMERT'S HARDWARE - R.F. | | 71.96 |
| 2380 | AUTOZONE | | 55.98 |
| 295 | PAM ERBY | | 50.00 |
| 350 | GISI BROS. INC. | | 167.44 |
| 4631 | WHITESIDE COUNTY | | 99,542.62 |
| 533 | ELECTRONICS, INC. | | 318.00 |
| 689 | PITNEY BOWES GLOBAL | | 18.00 |
| | POLICE | | 100,842.43 |
| 07 | CODE HEARING DEPARTMENT | | |
| 689 | PITNEY BOWES GLOBAL | | 24.92 |
| | CODE HEARING DEPARTMENT | | 24.92 |
| 10 | STREET | | |
| 689 | PITNEY BOWES GLOBAL | | 0.10 |
| | STREET | | 0.10 |
| 12 | PUBLIC PROPERTY | | |
| 533 | ELECTRONICS, INC. | | 39.00 |
| | PUBLIC PROPERTY | | 39.00 |
| 13 | FIRE | | |

DATE: 05/07/20
TIME: 16:51:08
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 05/08/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|-----------------------------|------------------------------|--------------------------|------------|
| ----- | | | |
| GENERAL FUND | | | |
| 13 | FIRE | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 220.00 |
| 295 | PAM ERBY | | 50.00 |
| 4396 | GARY COOK | | 40.00 |
| 5291 | BRADY FRANKS | | 470.39 |
| 689 | PITNEY BOWES GLOBAL | | 5.04 |
| | FIRE | | 785.43 |
| INDUSTRIAL DEVELOPMENT FUND | | | |
| 14 | INDUSTRIAL DEVELOPMENT | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 110.00 |
| | INDUSTRIAL DEVELOPMENT | | 110.00 |
| ELECTRIC FUND | | | |
| 20 | OPERATION & MAINTENANCE | | |
| 1224 | AIRGAS USA LLC | | 51.91 |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 770.00 |
| 1527 | RESCO | | 19,320.00 |
| 1737 | GATEWAY SUPPLY, LTD | | 98.95 |
| 1853 | MOORE TIRES INC. | | 1,825.88 |
| 2187 | BORDER STATES INDUSTRIES INC | | 5,782.09 |
| 219 | CRESCENT ELECTRIC | | 105.58 |
| 2451 | MENARDS | | 89.98 |
| 283 | ANIXTER INC | | 43,306.30 |
| 4030 | FISCHER EXCAVATING, INC. | | 439.50 |
| 4148 | BHMG ENGINEERS | | 2,259.00 |
| 4207 | O'REILLY AUTOMOTIVE INC | | 251.06 |
| 4215 | POWER LINE SUPPLY | | 2,865.40 |
| 4606 | TOWER EQUIPMENT CORP | | 863.00 |
| 4730 | FLETCHER-REINHARDT CO | | 1,304.93 |
| 4903 | VERTIV SERVICES INC | | 1,295.00 |
| 4941 | MUNICIPAL INSUR COOP AGENCY | | 173,999.70 |
| 4995 | CLOUDPOINT GEOGRAPHICS INC | | 2,433.34 |
| 5008 | POWER SYSTEM ENGINEERING INC | | 1,075.00 |
| 5012 | A C MCCARTNEY | | 975.71 |
| 5018 | USIC LOCATING SERVICES LLC | | 272.86 |
| 533 | ELECTRONICS, INC. | | 149.00 |
| 689 | PITNEY BOWES GLOBAL | | 5.01 |
| | OPERATION & MAINTENANCE | | 259,539.20 |

DATE: 05/07/20
TIME: 16:51:08
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 05/08/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|-------------|--------------------------------|--------------------------|------------|
| ----- | | | |
| FIBER OPTIC | BROADBAND/TAXABLE | | |
| 23 | FIBER OPTIC BROADBAND/TAXABLE | | |
| 5216 | CLOUD NINE COMMUNICATIONS | | 790.00 |
| 5225 | SYNDEO NETWORKS INC | | 13,542.50 |
| | FIBER OPTIC BROADBAND/TAXABLE | | 14,332.50 |
| SEWER FUND | | | |
| 38 | OPERATION & MAINTENANCE | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 220.00 |
| 2379 | STANDARD EQUIPMENT COMPANY | | 1,122.81 |
| 4119 | USA BLUE BOOK | | 296.41 |
| 4941 | MUNICIPAL INSUR COOP AGENCY | | 104,399.82 |
| 4995 | CLOUDPOINT GEOGRAPHICS INC | | 2,433.33 |
| 533 | ELECTRONICS, INC. | | 78.00 |
| 689 | PITNEY BOWES GLOBAL | | 5.71 |
| | OPERATION & MAINTENANCE | | 108,556.08 |
| WATER FUND | | | |
| 40 | WATER | | |
| 4361 | FERGUSON WATERWORKS #2516 | | 1,795.18 |
| | WATER | | 1,795.18 |
| 48 | OPERATION & MAINTENANCE | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 220.00 |
| 194 | GRUMMERT'S HARDWARE - R.F. | | 54.88 |
| 2796 | U.S. CELLULAR | | 305.17 |
| 2847 | PDC LABORATORIES, INC. | | 314.50 |
| 34 | ALTORFER INC. | | 1,725.00 |
| 4027 | WHITESIDE COUNTY RECORDER | | 1.50 |
| 4941 | MUNICIPAL INSUR COOP AGENCY | | 46,399.92 |
| 4995 | CLOUDPOINT GEOGRAPHICS INC | | 2,433.33 |
| 5284 | UTILITY SERVICE CO INC | | 18,620.00 |
| 55 | ARAMARK UNIFORM SERVICES, INC. | | 105.56 |
| 689 | PITNEY BOWES GLOBAL | | 2.35 |
| 795 | SBM BUSINESS EQUIPMENT CENTER | | 134.50 |
| | OPERATION & MAINTENANCE | | 70,316.71 |

DATE: 05/07/20
TIME: 16:51:08
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 05/08/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|---------------------------|------------------------------|--------------------------|------------|
| ----- | | | |
| GARBAGE FUND | | | |
| 50 | GARBAGE | | |
| 1472 | WARD, MURRAY, PACE & JOHNSON | | 55.00 |
| | GARBAGE | | 55.00 |
| CUSTOMER SERVICE CENTER | | | |
| 51 | CUSTOMER SERVICE CENTER | | |
| 689 | PITNEY BOWES GLOBAL | | 46.25 |
| | CUSTOMER SERVICE CENTER | | 46.25 |
| CUSTOMER UTILITY DEPOSITS | | | |
| 75 | CUSTOMER UTILITY DEPOSITS | | |
| T0004844 | HOSPICE SOURCE | | 85.09 |
| T0005293 | APRIL SIMON | | 39.89 |
| T0005294 | JESSIE PLANTHABER | | 20.88 |
| | CUSTOMER UTILITY DEPOSITS | | 145.86 |
| | TOTAL ALL DEPARTMENTS | | 857,162.83 |

DATE: 05/13/20
TIME: 16:29:16
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 05/15/2020

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|--------------|-------------------------------|--------------------------|------------|
| ----- | | | |
| TOURISM | | | |
| 05 | TOURISM | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 9.15 |
| | TOURISM | | 9.15 |
| GENERAL FUND | | | |
| 01 | ADMINISTRATION | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 9.15 |
| 795 | SBM BUSINESS EQUIPMENT CENTER | 134.50 | 14.50 |
| | ADMINISTRATION | | 23.65 |
| 02 | CITY ADMINISTRATOR | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 4.57 |
| 795 | SBM BUSINESS EQUIPMENT CENTER | 134.50 | 14.50 |
| | CITY ADMINISTRATOR | | 19.07 |
| 04 | BUILDING | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 18.30 |
| 795 | SBM BUSINESS EQUIPMENT CENTER | 134.50 | 63.38 |
| | BUILDING | | 81.68 |
| 05 | CITY CLERK'S OFFICE | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 18.30 |
| 795 | SBM BUSINESS EQUIPMENT CENTER | 134.50 | 107.00 |
| | CITY CLERK'S OFFICE | | 125.30 |
| 06 | POLICE | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 1,076.59 |
| 194 | GRUMMERT'S HARDWARE - R.F. | 126.84 | 4.04 |
| 4508 | LEXISNEXIS RISK SOLUTIONS | | 30.00 |
| 4572 | CHARLES SCHWAB & CO INC | | 2,761.78 |

DATE: 05/13/20
TIME: 16:29:16
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 2

INVOICES DUE ON/BEFORE 05/15/2020

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|--------------|------------------------------|--------------------------|------------|
| ----- | | | |
| GENERAL FUND | | | |
| 06 | POLICE | | |
| 4692 | PANTHER UNIFORMS, INC. | | 1,338.00 |
| 5052 | ABRA AUTO BODY & GLASS | | 50.00 |
| 5096 | TREASURER, STATE OF ILLINOIS | | 20.00 |
| 5097 | ILLINOIS STATE POLICE | | 120.00 |
| 5098 | ILLINOIS OFFICE OF THE | | 120.00 |
| 5277 | PAPER RECOVERY SERVICE CORP | | 60.00 |
| 651 | NICOR | | 73.64 |
| 752 | ROCK FALLS AREA DOG CONTROL | | 480.42 |
| | POLICE | | 6,134.47 |
| 07 | CODE HEARING DEPARTMENT | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 29.49 |
| 4931 | MUNICIPAL SYSTEMS INC | | 300.00 |
| T0005299 | KOLTON MORGAN | | 120.51 |
| | CODE HEARING DEPARTMENT | | 450.00 |
| 10 | STREET | | |
| 110 | BONNELL INDUSTRIES, INC. | | 671.72 |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 784.86 |
| 4827 | KELLEY WILLIAMSON COMPANY | | 204.93 |
| T0005087 | PIONEER RESEARCH | | 3,648.00 |
| | STREET | | 5,309.51 |
| 12 | PUBLIC PROPERTY | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 6,327.86 |
| 4640 | TERRACON CONSULTANTS | | 1,037.50 |
| 651 | NICOR | | 182.74 |
| | PUBLIC PROPERTY | | 7,548.10 |
| 13 | FIRE | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 1,050.58 |
| 423 | AT&T | | 102.34 |

DATE: 05/13/20
 TIME: 16:29:16
 ID: AP443000.WOW

CITY OF ROCK FALLS
 DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 05/15/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|-------------------------------|--------------------------------|--------------------------|------------|
| ----- | | | |
| GENERAL FUND | | | |
| 13 | FIRE | | |
| 4385 | DINGES FIRE COMPANY | | 129.81 |
| 4428 | MABAS DIVISION 30 | | 355.00 |
| 4571 | CHARLES SCHWAB & CO INC | | 2,761.78 |
| 4664 | STAPLES ADVANTAGE | | 38.49 |
| 4702 | JOHNSON APPLIANCE REPAIR | | 32.98 |
| 482 | JOHNSON OIL CO | | 51.40 |
| 651 | NICOR | | 220.89 |
| | FIRE | | 4,743.27 |
| ELECTRIC FUND | | | |
| 20 | OPERATION & MAINTENANCE | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 14,544.02 |
| 1527 | RESCO | 19,320.00 | 149.52 |
| 194 | GRUMMERT'S HARDWARE - R.F. | 126.84 | 30.58 |
| 2557 | ASPLUNDH TREE EXPERT CO. | | 1,973.50 |
| 283 | ANIXTER INC | 43,306.30 | 725.04 |
| 34 | ALTORFER INC. | 1,725.00 | 522,110.90 |
| 437 | ILLINOIS MUNICIPAL ELECTRIC | | 342,341.25 |
| 4544 | UPS | | 72.47 |
| 4938 | MICHLIG ENERGY LTD | | 1,835.59 |
| 5008 | POWER SYSTEM ENGINEERING INC | 1,075.00 | 782.50 |
| 5210 | RITZ SAFETY LLC | | 149.36 |
| T0000715 | WILLIAM LILLY | | 28.85 |
| T0005297 | SHANTELL HARDIEK | | 237.00 |
| T0005298 | EMMA LUTZ | | 500.00 |
| | OPERATION & MAINTENANCE | | 885,480.58 |
| FIBER OPTIC BROADBAND/TAXABLE | | | |
| 23 | FIBER OPTIC BROADBAND/TAXABLE | | |
| 5197 | COS SYSTEMS INC | | 500.00 |
| 5207 | INTERNET SERVICES PROVIDER NET | | 4,500.00 |
| 5255 | SMARTRG INC | | 375.00 |
| | FIBER OPTIC BROADBAND/TAXABLE | | 5,375.00 |
| SEWER FUND | | | |
| 30 | SEWER | | |

DATE: 05/13/20
 TIME: 16:29:16
 ID: AP443000.WOW

CITY OF ROCK FALLS
 DEPARTMENT SUMMARY REPORT

PAGE: 4

INVOICES DUE ON/BEFORE 05/15/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|------------|--------------------------------|--------------------------|------------|
| ----- | | | |
| SEWER FUND | | | |
| 30 | SEWER | | |
| 631 | MURRAY & SONS EXCAVATING, INC | | 3,881.00 |
| | SEWER | | 3,881.00 |
| 38 | OPERATION & MAINTENANCE | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 21,424.32 |
| 1449 | QUALITY READY MIX | | 388.50 |
| 194 | GRUMMERT'S HARDWARE - R.F. | 126.84 | 42.39 |
| 2517 | WM CORPORATE SERVICES, INC | | 909.56 |
| 318 | FIVE STAR ENTERPRISES | | 999.00 |
| 34 | ALTORFER INC. | 1,725.00 | 3,286.00 |
| 4446 | MORING DISPOSAL, INC. | | 1,500.00 |
| 4827 | KELLEY WILLIAMSON COMPANY | | 198.26 |
| 651 | NICOR | | 2,714.34 |
| | OPERATION & MAINTENANCE | | 31,462.37 |
| WATER FUND | | | |
| 40 | WATER | | |
| 1449 | QUALITY READY MIX | | 354.38 |
| | WATER | | 354.38 |
| 48 | OPERATION & MAINTENANCE | | |
| 1052 | SAUK VALLEY MEDIA | | 1,287.00 |
| 1224 | AIRGAS USA LLC | 51.91 | 42.20 |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 7,317.61 |
| 1449 | QUALITY READY MIX | | 660.75 |
| 194 | GRUMMERT'S HARDWARE - R.F. | 126.84 | 7.46 |
| 2212 | ALLIANCE MATERIALS, INC. | | 207.15 |
| 337 | GARAGE DOOR SPECIALISTS | | 287.00 |
| 4655 | WHEELHOUSE, INC. | | 79.25 |
| 4827 | KELLEY WILLIAMSON COMPANY | | 193.00 |
| 55 | ARAMARK UNIFORM SERVICES, INC. | 105.56 | 105.56 |
| 651 | NICOR | | 253.11 |
| T0005298 | EMMA LUTZ | | 500.00 |
| | OPERATION & MAINTENANCE | | 10,940.09 |

DATE: 05/13/20
TIME: 16:29:16
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 05/15/2020

| VENDOR # | NAME | PAID THIS FISCAL YEAR | AMOUNT DUE |
|---------------------------|------------------------------|--------------------------|--------------|
| ----- | | | |
| GARBAGE FUND | | | |
| 50 | GARBAGE | | |
| 4446 | MORING DISPOSAL, INC. | | 41,674.04 |
| | GARBAGE | | 41,674.04 |
| CUSTOMER SERVICE CENTER | | | |
| 51 | CUSTOMER SERVICE CENTER | | |
| 1289 | CITY OF ROCK FALLS UTILITIES | | 32.02 |
| 760 | ROCK FALLS POSTMASTER | | 3,500.00 |
| | CUSTOMER SERVICE CENTER | | 3,532.02 |
| CUSTOMER UTILITY DEPOSITS | | | |
| 75 | CUSTOMER UTILITY DEPOSITS | | |
| T0005296 | ERICA ADAMS | | 62.86 |
| | CUSTOMER UTILITY DEPOSITS | | 62.86 |
| | TOTAL ALL DEPARTMENTS | | 1,007,206.54 |

PETITION REQUESTING REZONING OF REAL ESTATE

TO: City Council of the City of Rock Falls, Illinois

IN RE: Application of Larry G. McCormick
(Petitioner)

_____, and _____, Petitioners,
hereby respectfully petition the City Council of the City of Rock Falls, Illinois, as follows:

1. Petitioners are the owners of the real property located at _____
301-303 E. 3rd Street
(Address of Property)

which is legally described as: Pin no. 1127152025

NOTE: If Petitioners are not the owners of the real property, then the interest of Petitioners in the real property must be disclosed and all information pertaining to ownership and other interests in the property must be disclosed. Attach a separate sheet which details the right and interest of Petitioners in the real property.

2. Said real property is presently classified under the Zoning Ordinance of the City of Rock Falls as R-3.
(Present Zoning Ordinance)

3. Petitioners request that the zoning classification of said real estate be changed to M-U1 ^{oversight} _{parking} and that the zoning map of the City of Rock Falls be amended to reflect such change.

4. Petitioners further request that the City Council refer this application to the Planning Commission of the City of Rock Falls for conducting a public hearing on the proposed change and amendment.

5. Petitioners have submitted, and placed on file with the Building Official of the City of Rock Falls copies of any proposed Ordinance for change of zoning or for amendment to the map, and/or copies of any and all maps or plans for the development proposed upon said real estate.

Dated: 5-14-20

[Signature]
(Petitioner)

Mary G. McCormick
(Petitioner)

Rock Falls Fire Department

603 W 10th St, Rock Falls, IL 61071

815-622-1135 Fax 815-622-1114

WWW.RockFalls61071.com

Gary F Cook

Fire Chief

May 7, 2020

Robbin Blackert

City Administrator

Rock Falls, IL 61071

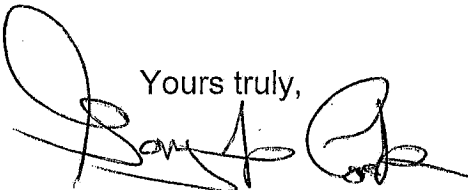
Dear Robbin:

It is time for me to start a new chapter in life, selling our home here and moving to Queen Creek, Arizona.

I will be retiring from my position as Fire Chief, my last day on the job will be July 2nd. My remaining days will be using up remaining vacation days, the last day on the books will be Monday August 10th. I also will be using four personal days between now and the last day of duty.

It has truly been an honor to serve the city, I have been blessed to work with many wonderful and talented people. Thank you for everything.

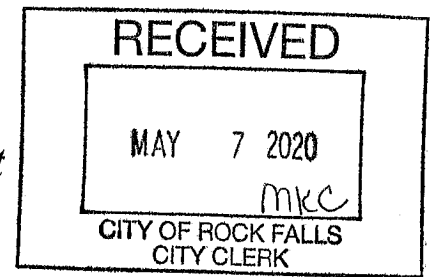
Yours truly,



Gary F Cook

Fire Chief

Twin City Joint Fire Command



Cris Bouwens

Deputy Chief

BID TAB
200 ½ East 4th Street
April 1, 2020 – Building Committee

| BIDDER | DOLLAR AMOUNT |
|-------------------------|------------------|
| Jack Wilson | \$603.00 |
| Martin Sanders | \$501.00 |
| Kyle & Erica Wyckstandt | \$650.00 |

RESOLUTION 2020-838

WHEREAS, the City of Rock Falls owns an elevated water storage tower located at East Seventeenth Street and Industrial Park Road within the City of Rock Falls, Illinois; and

WHEREAS, Rotary Airlock, LLC (“Rotary”) is an industrial company owning and operating a production facility within the industrial park of the City of Rock Falls near the elevated water storage tower referred to in the paragraph hereof; and

WHEREAS, Rotary employs multiple persons and through such employment, benefits the City of Rock Falls by contributing to the revenue base of the City; and

WHEREAS, Rotary has requested of the City a license to utilize a portion of the elevated water storage tower and the area around said tower for installation of a communications antennae to enable Rotary to transmit communications between its facility located within the industrial park of the City and other facilities of Rotary located elsewhere; and

WHEREAS, Rotary has offered to make payment to the City for the use of said elevated water storage tower for the purpose, and has proposed an Agreement in the form as attached hereto entitled “Water Tower Space License; and

WHEREAS, the granting of a license to utilize space at the water tower of the City to Rotary will not interfere with nor burden the City nor cause harm to the property and facilities of the City, and the payment by Rotary of a license fee for the use of space at or near the water tower will be of benefit to the City and its resident; and

WHEREAS, the City Council has reviewed the terms and conditions of the proposed “Water Tower Space License” and has determined that it is in the best interest of the City that the same be approved.

NOW, THEREFORE, be it resolved by the City Council of the City of Rock Falls that:

Section 1. The statements contained in the preamble paragraphs to this resolution are found and declared to be true and accurate and they are incorporated herein.

Section 2. The Water Tower Space License Agreement, in form as attached hereto, is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the same and to exchange signed copies thereof with copies signed and executed by Rotary Airlock, LLC.

Section 3. This Resolution shall be effective upon this passage and adoption according to law, and the Water Tower Space License will be effective upon its complete execution by the Mayor, City Clerk and Rotary Airlock, LLC by its authorized representatives.

Passed this _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

AYE

NAY

WATER TOWER SPACE LICENSE

This agreement is made as of this _____ day of _____, 2020 by and between the City of Rock Falls, a municipal corporation, of Whiteside County, Illinois ("City") and Rotary Airlock, LLC., an Illinois limited liability company, of Rock Falls, Illinois ("Licensee") and is as follows:

WHEREAS, City owns an elevated water storage tower structure located at East 11th Street and Industrial Park Road ("Tower"), within the city limits of City; and

WHEREAS, Licensee desires to utilize the Tower of City for placement of a wireless repeater antenna, and City has determined that use by Licensee of space near the base of the Tower will not interfere with City's use or operation of said Tower;

NOW, THEREFORE, IN CONSIDERATION of the mutual promises contained herein, the parties agree that:

1. City does hereby grant to Licensee a license and the right to install apparatus of Licensee upon the base of the Tower for the purpose of installation, maintenance and operation of a repeater antenna and other devices and supporting cables and apparatus (all said items being collectively referred to herein as "the Antenna") for broadcast and receipt of wireless communications for the internal use of Licensee only, and not for resale, either wholesale or retail. For this purpose, Licensee shall have reasonable access to the Tower and grounds for the installation and maintenance of said Antenna. Licensee's rights shall extend only to the installation and maintenance of the Antenna as described herein, and for no other use or purpose.

2. Licensee shall pay to City the sum of \$50.00 per month, payable on the 15th day of each month in advance beginning June 1, 2020, for the use of the Tower as described herein.

3. (a) This agreement shall be for a three (3) year term commencing on the 1st day of the month following execution of this agreement, and terminating on the last day of the month which is the thirty-sixth (36th) month following commencement.

(b) At termination of this Agreement, Licensee shall surrender possession and remove all equipment installed upon the Tower, without further demand or notice by City. Failure by Licensee to remove the equipment and Antenna at termination shall constitute a holding over, and Licensee shall thereafter pay to City ten times the amount of the license fee specified herein (or in any amendment or alteration hereto) for each month or part thereof during which such holding over shall occur. If such a holding over shall occur, City may terminate any rights of Licensee which may have accrued during such period of holding over by notice in writing to Licensee ten (10) days in advance of the date of termination. Upon failure of Licensee to remove the Antenna and

equipment installed following such notice, City shall be entitled, at any time after expiration of said ten (10) day period, to remove said Antenna and equipment at its discretion. Licensee hereby waives, relinquishes and releases any and all claims which it may have against City for damage to any of the Antenna and equipment which may be removed by City pursuant to this right. Upon failure of Licensee to retrieve the Antenna and equipment removed within thirty (30) days following its removal, such Antenna and equipment shall be deemed abandoned by Licensee, and City shall be entitled to dispose of the Antenna and equipment at its discretion, and Licensee hereby waives, relinquishes and releases any and all claims which it may have in and to any of the Antenna and equipment so removed by City or in and to any proceeds of disposal of same.

4. Licensee shall be responsible for obtaining and installing all equipment for the use of the Tower by Licensee. All such equipment or other materials installed or attached to the Tower shall be and remain the property of Licensee, until abandoned as may be provided herein. Any such equipment attached and placed in or upon the Tower shall be attached and placed only in accordance with specifications and requirements of City, and Licensee shall not cause damage to the tower (except as permitted by City) in such installation. At termination of this agreement, Licensee shall be responsible for reinstating the Tower to its condition as existed prior to the installation of the equipment, and upon failure of Licensee to correct or return the Tower to such original condition, City may undertake to make such correction or return of condition and the cost and expense incurred by City shall then be charged to Licensee. In addition, Licensee shall assure that all equipment and materials placed in or upon the Tower shall comply with all regulations, rules and directives of the Federal Aviation Administration, is installed and operated in compliance with all requirements of the F.C.C. and any other governmental agency with authority over the equipment or its use, and the manufacturer of the equipment. All persons engaged or employed by Licensee to perform work upon the Tower, which work requires climbing or scaling ladders, scaffolding or other climbing apparatus in or upon the Tower, shall be certified under the standards of the Occupational Safety and Health Act ("OSHA") and shall be required to adhere to all required safety standards. Any equipment provided for climbing or scaling the Tower or any ladders, scaffolding or climbing apparatus shall be certified as compliant with OSHA standards. Licensee shall exhibit to City all necessary certificates as evidence of compliance with the required OSHA standards.

5. The grant of rights under this Agreement shall be non-exclusive and City shall be entitled, at any time, to license or lease space or to permit other use of the Tower by any and all other persons, firms or corporations for other uses, provided that none of such additional uses shall unreasonably interfere with the use of the Antenna placed upon the Tower by Licensee.

6. Licensee shall be responsible for any and all damage caused by Licensee to the property of City during the installation, removal, location, maintenance or existence of the Antenna placed upon the Tower. No entry shall be made upon the Tower by any agent or representative of Licensee except upon advance notice to City. City shall be entitled to have a representative onsite to observe any installation, maintenance or repairs being conducted by Licensee.

7. In installation of the Antenna upon the Tower or in any repair or maintenance work to or removal of the Antenna from the Tower, Licensee shall not at any time interfere with the normal operations of City.

8. Licensee does hereby agree to indemnify and hold City harmless from any and all liability, costs, claims, demands and causes of action whatsoever which may hereafter be asserted or made against City as a result of the Licensee's attachments and equipment, or as the result of the negligence or other wrongdoing of any of the employees or agents of Licensee, or as the result of the use and operation pursuant to this lease by the Licensee of any part of the Tower, and such obligation to indemnify shall include an obligation to defend City from any claims or demands made and for payment of all expenses incurred or damages assessed against City, including reasonable attorney fees and costs of litigation.

9. Licensee shall provide City with a Certificate of Insurance which shall be in force and effect at all times during the term of this Agreement, establishing that Licensee has comprehensive general liability insurance coverage with a combined single limit of one million dollars (\$1,000,000.00) for bodily injury and property damage, and such Certificate shall contain the following endorsement: "This policy shall not be cancelled nor shall renewal thereof be refused unless notice of such proposed cancellation or non-renewal shall have been given to the City of Rock Falls, Illinois at least thirty (30) days in advance of the effective date of such cancellation or non-renewal."

10. (a) City agrees that Licensee may assign this Agreement and all rights granted to Licensee hereunder to (i) any affiliate ("Affiliate"), (ii) any entity which is merged or consolidated with Licensee or purchases a majority or controlling percentage ("Controlling Percentage") in the ownership or assets of Licensee, or of the Antenna of Licensee, or with which Licensee effectuates a change in control ("Change in Control"), or (iii) any commercial bank or trust company authorized to conduct business in the State of Illinois, as security pursuant to the terms of any loan made to Licensee by such lender (collectively, the "Permitted Parties"). As used herein, "Affiliate" shall mean an entity which controls, is controlled by or which is under common control with Licensee. No such assignment shall relieve Licensee of any future performance, liabilities and obligations under this Agreement. Any further assignments by the Permitted Parties shall be subject to the terms and conditions of this Section 12. Except as otherwise set forth hereunder, Licensee shall not assign, transfer or sublicense this Agreement in whole or part to any person, entity or organization without the prior

written consent of City, which consent shall not be unreasonably withheld or delayed.

(b) "Change in Control" shall mean any dissolution, merger, consolidation or reorganization of Licensee, or the aggregate sale or other transfer of a controlling percentage of the capital stock of Licensee, or the sale during the Term of this Lease in the aggregate of fifty percent (50%) or more of the value of the assets of Licensee. The phrase "Controlling Percentage" shall mean the ownership of, and the right to vote, stock possessing fifty percent (50%) or more of the total combined voting power of all classes of Licensee's capital stock issued, outstanding and entitled to vote for the election of directors.

11. This Agreement may be terminated as follows:

(a) By City, upon breach of any covenant or condition hereof by Licensee and failure by Licensee to cure said default or breach within thirty (30) days of receipt of written notice from City of such default, and upon such termination, City shall be entitled to damages sustained by it resulting from the breach, including the payment of license fees for the remainder of the term hereof and costs and expenses incurred by City in declaring the default, in seeking damages or performance of Licensee or in removing the Antenna from the tower, including reasonable attorney fees.

(b) By Licensee, upon default or breach of any covenant or condition hereof by City, and failure by City to cure such default or breach within thirty (30) days of receipt of written notice from Licensee, and upon such termination, Licensee shall be entitled to damages sustained by it resulting from the breach,

12. All payments of license fees or other amounts due hereunder, and any notice required to be given shall be deemed delivered or given when delivered personally or three (3) days after depositing in the United States mail, First Class Postage Prepaid, in an envelope duly addressed to the parties as follows:

To City of Rock Falls: City of Rock Falls
 Business Office
 603 W 10th Street
 Rock Falls, IL 61071

To Licensee: Rotary Airlock, LLC
 707 East 17th St
 Rock Falls, IL 61081

13. Failure by City to insist upon or to take action to enforce the breach or default by Licensee of any covenant or condition of this Agreement shall not constitute a waiver of the right of City to demand strict performance thereafter of any and all

other covenants and conditions or of that same covenant or condition of this Agreement.

14. This Agreement shall be governed and interpreted in accordance with the laws of Illinois. Venue for any dispute arising hereunder shall be Whiteside County, Illinois, and Licensee does hereby waive any right to demand trial by jury of any dispute or claim made under or pursuant to this Agreement. In the event that any action shall be filed by City to enforce any term or provision of this agreement, or to collect any amount due and owing under this Agreement, Licensee shall be responsible for, shall pay and reimburse the City for all expense incurred by City in such action, including reasonable attorney fees and court costs.

CITY OF ROCK FALLS

ROTARY AIRLOCK, INC.

By: _____
Mayor

By: _____

ATTEST:

ATTEST:



May 13, 2020

Mr. Dick Simon
Rock Falls Electric Utilities
1109 Industrial Road
Rock Falls, IL 61071

Ref: 1851K004 – Avenue A Substation Upgrades
Tri-City Change Order #2

Dear Mr. Simon:

The Avenue A project is progressing well but has had a couple of project changes. The current change order #2 for Tri-City Electric includes field changes. These changes include the following:

- Sidewalk upgrade extensions along 4th street to extend new sidewalk to alley and Avenue A, with ADA compliant entry approaches. Also including adjusting sidewalk to improve entry drive to substation.
- Addition of new entry steps for the single man-door along 4th street, and sidewalk extension.
- Additional power cable length from the engineering estimated lengths in the bid documents. These lengths were adjusted in the final issued for construction set, as well as field adjustments during construction. The cable length includes the labor required for installing cables.
- Additional control cable length from the engineering estimated lengths in the bid documents. These lengths were adjusted in the final issued for construction set as well as field adjustments during construction. The cable length includes the labor required for installing cables.

The above concrete changes were approved during construction to avoid work stop by the contractor, and additional costs. The cable length changes were tallied once the cables were installed to ensure accurate cable lengths. We apologize about providing authorization prior to approval, but felt it warranted to keep project on track, and avoid work shutdowns.

Should you have any question or concerns, please do not hesitate to contact us for additional information.

Sincerely:
BHMG Engineers, Inc.

A handwritten signature in black ink, appearing to read "Jason F. Jackson".

Jason F. Jackson, P.E.
Project Manager

CONTRACT CHANGE ORDER
FOR
CITY OF ROCK FALLS, IL
Avenue A Substation Upgrades Installation
1851 K004

| | | | |
|----------------------|-------------------|--------------------------|---------------------|
| Change Order No. | <u>2</u> | Previous Contract Amount | \$2,227,890.00 |
| Date | <u>05/11/2020</u> | Amount of this Order | \$50,906.94 |
| Applicable Dwg. Nos. | _____ | Present Contract Amount | \$2,278,796.94 |
| _____ | | Change in Contract Time | _____ Calendar Days |
| _____ | | | |

Contract Change Order Scope

| # | Description | Addition | Deletion |
|--------------------|--|--------------------|----------|
| 1 | Labor and materials for the sidewalk modifications and extensions along south of substation. | | |
| 2 | Labor and materials for cast in place landings and stairs for the mandoor along the south side of substation. | | |
| 3 | Labor and materials for additional control cables length above the bill of materials in the bid set of drawings versus installed length. | \$50,906.94 | - |
| 4 | Labor and materials for additional medium voltage power cables length above the bill of materials amount in the bid set of drawings versus the installed length. | | |
| Subtotal | | \$50,906.94 | - |
| Grand Total | | \$50,906.94 | |

The work covered by this change order shall be performed under the same terms and conditions as that included in the original contract. All other terms and conditions of said contract as it theretofore may have been modified shall be and remain the same.

CHANGES APPROVED:

The foregoing modification of said contract is hereby accepted.

City of Rock Falls, IL
(Owner)

By _____


Tri-City Electric Co.
(Supplier)

By _____

BHMG Engineers, Inc.
(Engineer)

Title _____

Date _____

By 



Tri-City Electric Co.
Since 1895

CONFIDENCE DELIVERED*

5-11-2020

Jason Jackson
BHMG Engineers, Inc.
Rock Falls Avenue A Substation
Rock Falls, IL

RE: Change Order #2 Side Walk Changes and Extra Cable Lengths
Estimate Number: 16438

Jason,

Tri-City Electric Co. is pleased to provide the following scope of work:

Scope of work to include:

This change order has all the cost associated with the change of added sidewalk and platforms by man door.

- 5' Wide x 4" Thick Sidewalk
- Cast-In Place Concrete Landings and Stairs @ Mandoor (Interior and Exterior)
- Added control cable lengths from drawing qty's
- Added medium voltage cable lengths from drawings qty's

\$50,907 (Fifty Thousand Nine Hundred Seven Dollars and zero cents)

This quote **does** include any applicable taxes.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Eric Holst
Project Manager
Electrical Construction
Phone: 563.526.3186
E-mail: eholst@tricityelectric.com

Notes

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions



Tri-City Electric Co.
Since 1895

CONFIDENCE DELIVERED®

Bid price is valid for 30 days. Bid is subject to the terms of a mutually acceptable contract. Bid is based on the daily market rate for goods and commodities reflected by the submitted date of this proposal. Tri-City Electric reserves the right to increase said bid accordingly to reflect the market rates on the day of receipt of the Purchase Order. Changes will be shown in documentation through commercial quotes, invoices, and/or receipts for such goods and commodities if applicable. Work is to be performed during a standard 8-hour workday between 7:00 AM and 3:30 PM, Monday through Friday. Payments are due every 30 days as the work progresses. A 1.5% service charge will be applied to all outstanding account balances over 30 days past due.

Excavation Notes

Proposal is based on normal soil conditions for trenching, auguring and excavation. If TCE encounters rock, debris, old foundations, high water, loose or unstable soil conditions additional charges will be added respectively. All excavation spoils are to remain on site. If included in bid for removal is based on CLEAN, Non-Contaminated soil removal and does not include remediation or special hauling fees, treatment charges and special permits relating to contaminated soils. Owner/General Contractor is responsible for all excavated areas if not specified and included in the scope of work.

Non Solicitation of Employees

By acceptance of this proposal, customer agrees not to directly or indirectly recruit, solicit, hire or induce any employee of Tri City Electric Company or any affiliate thereof, to terminate his or her employment with Tri City Electric Company. This restriction does not apply to solicitation of any employee of Tri City Electric Company or any affiliate thereof, who Tri City Electric Company has terminated due to job elimination or reduction in work force. Contractor agrees that it must obtain written consent of Tri City Electric Company prior to hiring any such Tri City Electric Company employee. The duties, objections and restrictions set forth in this paragraph shall expire upon the first anniversary of the conclusion date of the engagement contemplated in this proposal.

Electrical Construction | Residential Services | Power Testing Solutions | Engineering & Integration | Electrical Services | Renewable Energy
Structured Cabling | Security Solutions | Telecommunications | Audio/Visual | Safety | Drone Services | Information Technology Solutions

Tri-City Electric Co. | 6225 N. Brady | Davenport, IA 52806 | 563.322.7181 | www.tricityelectric.com

Request For Proposal
Date 5/11/2020

Contractor: Tri-City Electric
Project: City Change Order #2
Location: Rock Falls Avenue A Substation

Labor

| | Rate | | Hours | = | Total |
|-----------------------|----------|---|-------|---|--------------------|
| General Foreman | \$104.21 | x | 30.00 | = | \$3,126.30 |
| Foreman | \$100.56 | x | 35.00 | = | \$3,519.60 |
| Journeyman | \$94.48 | x | 61.52 | = | \$5,812.41 |
| General Foreman OT | \$110.71 | x | 0.00 | = | \$0.00 |
| Journeyman OT | \$106.71 | x | 0.00 | = | \$0.00 |
| | | x | | = | \$0.00 |
| Other Project Manager | \$125.00 | x | 8.00 | = | \$1,000.00 |
| Sub Total | | | | | \$13,458.31 |

Material

| Extra Material | Cost |
|--------------------------------|------------|
| 4PR 24GA PLENUM TEL CABLE | \$285.00 |
| 3C#6 #8 GND to 600V XHHW-2 | \$167.76 |
| 3C #2 #6 GND to XHHW-2 | \$599.84 |
| 4C#10 TC XHHW-2 | \$1,571.50 |
| 12C #12 AWG TC XHHW-2 | \$2,329.51 |
| BELDEN 8760 2 PR, 16 SHLD | \$25.00 |
| 500 KCMIL MV-105 35KV 133% | \$1,034.34 |
| 1/0 MV-105 35 KV 133% | \$845.50 |
| 350 KCMIL MV-105 5 KV 133% | \$3,964.86 |
| 750 KCMIL MV-105 15 KV 133% | \$4,002.07 |
| 750 KCMIL URO-J ALUM 15KV 133% | \$3,373.07 |

Misc. Items

| | |
|------------------|--------------------|
| | |
| | |
| | |
| | |
| | |
| Sub Total | \$18,168.45 |

Sub-Contractors

| | |
|-------------------------------------|--------------------|
| GCI Sidewalk extension and landings | \$13,800.00 |
| | \$0.00 |
| | \$0.00 |
| | \$0.00 |
| | |
| Sub Total | \$13,800.00 |

Overhead & Profit

| | | |
|-----------------------|---------------------|--------------------|
| Taxes | \$45,426.76 x 10% = | \$4,542.68 |
| Bond/Insurance | 0% | \$0.00 |
| Permit | | \$937.50 |
| | | \$0.00 |
| Proposal Total | | \$50,906.94 |



General Constructors, Inc.

of the Quad Cities

Phone: (563) 359-4543

Fax: (563) 359-4955

480 - 42nd Street
Bettendorf, IA 52722

"The Preferred Contractor"

Eric Holst
Tri-City Electric Co.
6225 N. Brady Street
Davenport, IA
52806

May 4, 2020

Project: Avenue A Substation Modifications - Rock Falls, IL

Re: Proposed Change Order #05 - Additional Sidewalk & Concrete Stairs

Listed below are the changes associated with adding sections of 4" thick concrete sidewalk along the south wall of the substation per the attached sketch provided by Tri-City Electric. Co.

Additional Items

- | | |
|---|-------------|
| 1) 5' Wide x 4" Thick Concrete Sidewalk | \$ 5,200.00 |
| 2) Cast-In Place Concrete Landings & Stairs @ Mandoor (Interior & Exterior) | \$ 8,600.00 |

Eliminated Items

| | |
|------|------|
| None | \$ - |
|------|------|

Subtotal GCI PCO #05

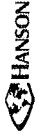
\$ 13,800.00

Clarifications & Exclusions

- 1) This proposal excludes installing embedded nosings at the concrete stair treads.
- 2) This proposal excludes installing handrails at the concrete landings and stairs.
- 3) This proposal excludes installing frost foundations underneath the concrete stairs We recommend that the top of the stair landings to be placed a minimum of 3" below the elevation of the door sills.

Feel free to contact us if you have any questions or comments regarding the information provided above.

Joe Luton
General Constructors, Inc.
Project Manager



Hanson Professional Services Inc.
1925 S. 6th Street
Springfield, IL 62788
phone: 217-786-2450
fax: 217-786-0093
www.hansonps.com
Offices Nationwide

Illinois Licensed
Professional Service Corporation
#184-011884



ROCK FALLS
SUBSTATION
UPGRADES

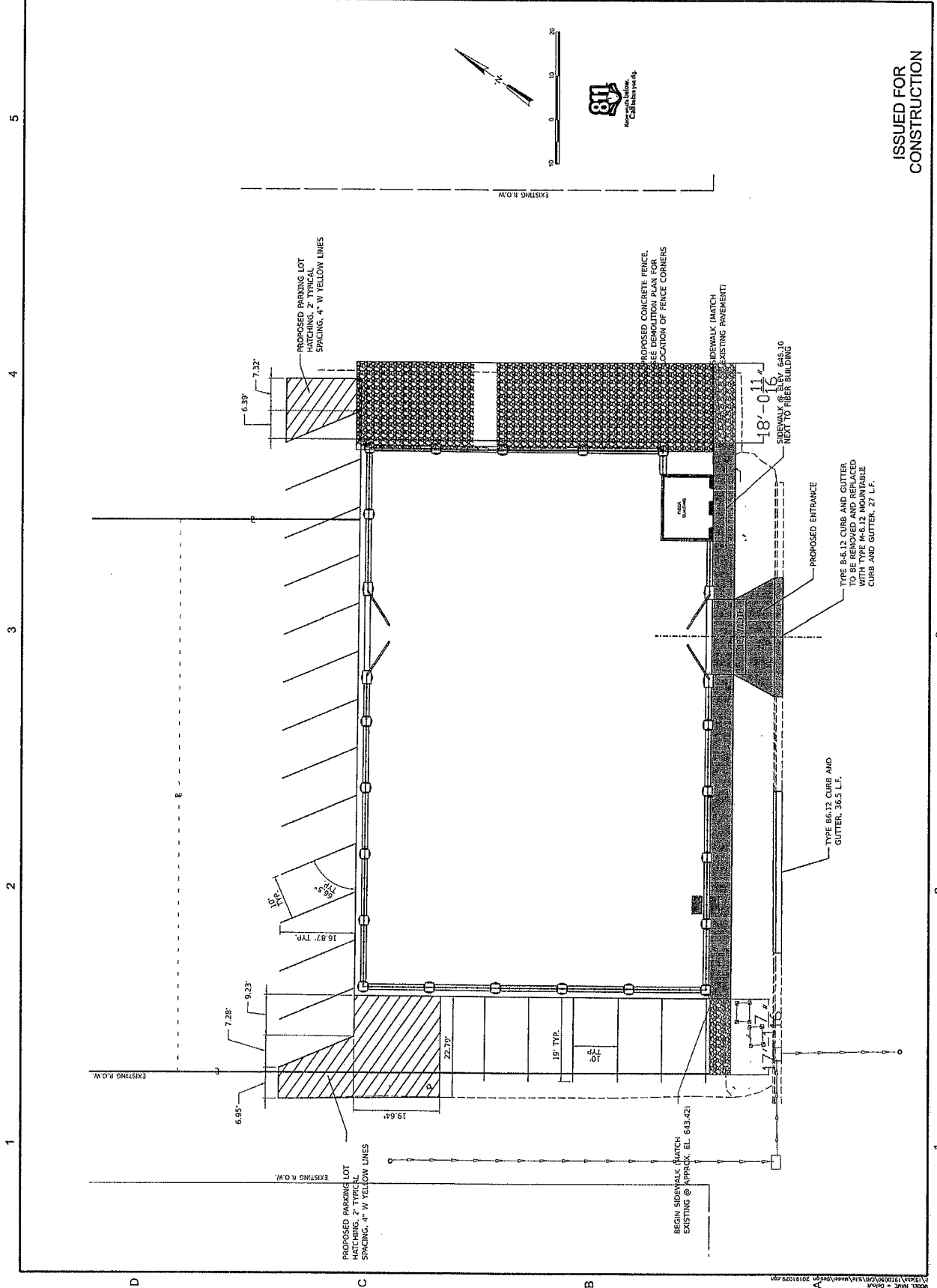


| MARK | DATE | DESCRIPTION |
|------|------|------------------------|
| | | ISSUE FOR CONSTRUCTION |
| | | PROJECT NO. 180280 |
| | | DRAWN BY: DBH |
| | | DESIGNED BY: DBH |
| | | REVIEWED BY: BAK |
| | | DATE: 12/18/2019 |
| | | EXPIRES: 11/03/2021 |

SITE
PLAN

C101

SHEET 2 OF 3

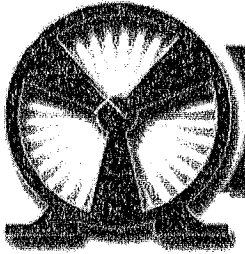


ISSUED FOR
CONSTRUCTION

5 4 3 2 1

5 4 3 2 1

Plot 04/23 = 001-A4-15064-0119
12/16/2019 PERMANENT = 001-B4-15064-0119
12/16/2019 PERMANENT = 001-B4-15064-0119
12/16/2019 PERMANENT = 001-B4-15064-0119



Inman Electric Motors

Complete Sales, Service and Repair of Electric Motors

GENERATOR REPAIR ESTIMATE

318 No. 30th Road
P.O. Box 1108
LaSalle, IL 61301
BUS (815) 223-2288
FAX (815) 223-7108

Date: 4 / 14 / 2020

Company Name: City of Rock Falls
Electric Department
Rock Falls, IL 61327

Submitted To: Dick Simon
Electric Director
Email: dsimon@rockfalls61071.com

We are pleased to offer the following estimate for your consideration and approval:

Rewind of the following generator: Siemens 1000 KW 907 RPM 4160 V 165 A Serial # 1-5364-51709-1-2

3 Ph 60 Hz 1.15 Service Factor Class F Insulation

The proposed repair work scope includes the following:

Pick up of generator at Rock Falls Hydro Plant, full electrical and mechanical evaluation, cleaning of all motor components, core loss test on motor stator core, burning out of stator windings in a temperature controlled oven, data collection and removal of windings, second core loss test on motor stator core, cleaning and prepping of stator core for rewind, full rewind of the stator with new lead wire and winding RTDs, double VPI of the completed windings, final electrical testing after VPI, precision balance of rotor, testing of space heaters, generator reassembly, test running of the generator at full rated voltage for 1 hour with vibration readings, painting of the motor, preparing the motor for shipment, and delivery of the generator back to the Rock Falls Hydro Plant. Inman Electric Motors will also provide support and have a technician on-site for the start-up of the unit.

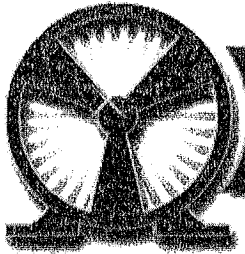
Estimated repair cost: \$41,287.00, work to be completed on an expedited basis and within three weeks of generator pickup.

** Once the generator is fully disassembled and evaluated a written inspection report including photos from the disassembly process will be provided to Dick Simon. At that time, we will discuss any additional work or repairs that are needed for the generator. Any additional mechanical work needed would be completed at an additional cost subject to approval by the City of Rock Falls.

Thank you for the opportunity to submit this proposal.

Per: Brian Inman

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.



Inman Electric Motors

Complete Sales, Service and Repair of Electric Motors

GENERATOR REPAIR ESTIMATE

318 No. 30th Road
P.O. Box 1108
LaSalle, IL 61301
BUS (815) 223-2288
FAX (815) 223-7108

Date: 4 / 21 / 2020

Company Name: City of Rock Falls
Electric Department
Rock Falls, IL 61327

Submitted To: Dick Simon
Electric Director
Email: dsimon@rockfalls61071.com

We are pleased to offer the following estimate for your consideration and approval:

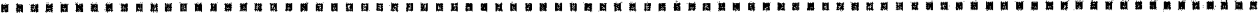
Recondition of the following generator: Siemens 1000 KW 907 RPM 4160 V 165 A Serial # 1-5364-51709-1-2
3 Ph 60 Hz 1.15 Service Factor Class F Insulation

The proposed repair work scope includes the following:

Pick up of generator at Rock Falls Hydro Plant, generator disassembly, full electrical evaluation of generator windings, space heaters, and winding RTDs, full mechanical evaluation of the generator including shaft, bearings, bearing housings, and endbells, steam clean and bake of generator stator and rotor, cleaning of all other components, balance of generator rotor, reassembly, testing of generator at full nameplate voltage, vibration readings, painting of completed generator and delivery of the generator back to Rock Falls Hydro Plant.

Estimated repair cost: \$ 11,133.00, work to be completed within 1-2 weeks.

** Once the generator is fully disassembled and evaluated a written inspection report including photos from the disassembly process will be provided to Dick Simon. At that time, we will discuss any additional work or repairs that are needed for the motor. Any additional mechanical or electrical work needed would be completed at an additional cost subject to approval by the City of Rock Falls.



Thank you for the opportunity to submit this proposal.

Per: Brian Inman

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days.





May 6, 2020

Mr. Bill Wescott, Mayor
Ms. Robbin Blackert
Mr. Wayne Shafer
603-W10th St.
Rock Falls, IL 61071

RE: Non-binding Indication of Interest for the acquisition of FiberNet of Rock Falls.

Dear Lady and Gentlemen,

Thank you for the introduction to FiberNet of Rock Falls ("The Company"). Surf Broadband Solutions ("SBS") with our capital partner, Post Road Group, is pleased to submit to you this Non-binding Indication of Interest for the acquisition of the Company, including the necessary assets to operate its business.

SBS is a growing broadband services company in the Midwest, having partnered with Post Road Group since 2018, to fund accelerated growth and create a dominant broadband services company focused on non-urban areas from northern Illinois, across northern Indiana into south central Michigan. SBS has grown through a number of acquisitions as well as through organic growth, serving residential, school districts and commercial customers with a combination of fixed wireless, and more recently, fiber based services. Our ability to select, target, engineer and implement the optimal technical solution for our customers has been key to SBS's growth.

Post Road Group has offered a flexible, responsive source of debt and equity capital as well as strategic advice to SBS, working closely with us as growth options have presented themselves. Post Road Group has had extensive experience with communication services assets and operations business investing and our coordination with Post Road Group is seamless and efficient.

SBS's leadership team is enthusiastic about working with FiberNet's leadership and the city of Rock Falls on an exclusive basis to find the optimal path forward for the development of FiberNet's fiber network for the city. Based on our conversations with FiberNet's leadership and the leadership of Rock Falls, we believe that there exists a commonality of view that forms the basis of our working together to create a successful fiber network for the citizens of Rock Falls.

SBS operates its business with certain functions centralized supporting the regional operations of our business. We would imagine that FiberNet's network and customer operations would naturally fit into our regional operations model, and that some local activities such as sales, installations and service would be a complimentary fit with our headquarters leadership functions.

Based on our discussions of capital structure we have agreed the value for the existing FiberNet infrastructure at \$2 MM, which would be paid to the City based on a ten-year note bearing interest at 6% with an initial down payment of \$200,000.

SBS is particularly interested in further examining the Rock Falls market, the competitive data and assumptions underlying the proposed ambitious fiber build out plans, and the capital investment, which will be required to complete the build of the city network. It is SBS's intent to work closely with the City on the construction, marketing and sales plan execution in order to maximize the customer take up of the Internet service. In crafting a new plan, it will be important to consider previous growth impediments FiberNet faced surrounding efforts to gain needed customer penetration from its initial build attempt. It is anticipated that in conjunction with the City, SBS will be able to craft a successful marketing approach going forward.

Understanding the City's timeline, SBS is prepared to move expeditiously considering the need to complete further refinements to the capital and operational plan. Moving forward from this letter the parties will need to sort through contractual steps including any complicating matters, like change of control terms in supplier or other contracts, satisfactory arrangements with the original bonding company, etc., which may require extra effort/documentation, or increased activity by legal or accounting partners, and any regulatory issues whose timeframes may be out of our control. Because SBS has grown through acquisition as well as organically, we have an efficient team of external service providers who understand and appreciate our need for efficient and effective cycle times for transactions such as this.

Post the above outlined diligence, we look forward to taking the next step of completing a definitive asset purchase agreement (APA) and related documents containing terms and conditions consistent with the terms of this letter and are satisfactory to Seller and Buyer. SBS looks forward to working with Rock Falls in developing a top-notch fiber network for the citizens of the city.

Assuming this letter proper captures our discussions to date please sign where indicated and return a copy for our files.

Bill Wescott

Robbin Blackert

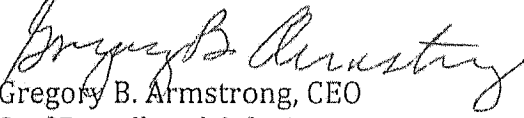
Mayor, Rock Falls

City Administrator, Rock Falls

Date:

Date:

Very truly yours,



Gregory B. Armstrong, CEO
Surf Broadband Solutions

Cc: Gene Crusie
Cesare Bratta