

# City of Rock Falls

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

## *Mayor*

Rod Kleckler  
815-380-5333

## *City Administrator*

Robbin Blackert  
815-564-1366



## *City Clerk*

Pam Martinez  
815-622-1100

## *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

November 19, 2024  
5:30 p.m.

### **Call to Order at 5:30 p.m.**

**Pledge of Allegiance**

**Roll Call**

### **Audience Requests**

1. Optimist Club of Rock Falls - Tom Starr - 2025 Calendars

**Community Affairs - Rock Falls Chamber of Commerce, Sam Smith President/CEO**

### **Consent Agenda:**

1. Approval of the minutes of the November 5, 2024, City Council Meeting ☞
2. Approval of bills as presented ☞

### **Ordinances 2nd Reading & Adoption:**

1. Ordinance 2024-2669 - Vacating Right of Way (Part of Avenue E in Block 18 of Chamberlain Bros Subdivision) ☞
2. Ordinance 2024-2670 - Approving the Love's Rock Falls Subdivision ☞

### **Resolutions:**

1. Resolutions 2024-924 - Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission (303 14<sup>th</sup> Avenue) ☞
2. Resolutions 2024-925 - Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission (511 Avenue A) ☞
3. Resolutions 2024-926 - Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission (1213 W 21<sup>st</sup> Street) ☞
4. Resolutions 2024-927 - Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission (1211 W 5<sup>th</sup> Street) ☞

### **City Administrator Robbin Blackert:**

### **Rock Falls Fire Department - Chief Ken Wolf:**

1. Fireworks Display at McCormick Event Center - November 30, 2024

## **Rock Falls Tourism – Melinda Jones:**

1. Review of 2024 Events

## **Information/Correspondence**

Matt Cole, City Attorney

Corey Buck, City Engineer

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

### **Ward 1**

#### **Alderman Bill Wangelin – Public Works/Public Property Committee Chairman/Tourism Committee**

1. Recommendation from the Public Works/Public Property Committee to approve the renewal of the Cash Farm Lease with Mike Gaulrapp for 18 acres of sewer plant property. ☞
2. Recommendation from the Public Works/Public Property Committee to approve the renewal of the Cash Farm Lease with Hoffman Brothers Partnership for 10 acres of sewer plant property. ☞
3. Recommendation from the Public Works/Public Property Committee to approve the renewal of the Cash Farm Lease with Ted Jacobs, with a change in acreage from 57.5 acres to 40.5 acres of farmland in Glen’s Garden Subdivision. ☞

#### **Alderman Gabriella McKanna – Finance/Insurance/Investment Committee Chairman**

1. Recommendation from the ARPA Committee to obligate the remaining \$15,517.76 of ARPA Funds for improvements at City parks.

### **Ward 2**

#### **Alderman Brian Snow – Building Code Committee Chairman/Utility Committee Vice Chairman**

#### **Alderman Vickey Byrd**

### **Ward 3**

#### **Alderman Steve Dowd – Police Fire Committee Chairman**

### **Ward 4**

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

#### **Alderman Cathy Arduini**

## **Mayor’s Report:**

### **Executive Session:**

1. Enter into Executive Session for the purposes of:
  - a. Personnel – Section 2(c)(1) – Employee hiring, firing, compensation, discipline and performance

## **Any action taken from Executive Session**

## **Adjournment**

Next City Council Meeting – December 3, 2024, at 5:30 p.m.

Posted: November 15, 2024

Michelle Conklin, Deputy City Clerk

# City of Rock Falls

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

Regular meeting minutes of the Mayor and Aldermen of the City of Rock Falls

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 5:30 p.m. on November 5, 2024, in the Council Chambers by Mayor Rod Kleckler.

City Clerk Pam Martinez called the roll following the pledge of allegiance. A quorum was present including Mayor Kleckler, Aldermen McKanna, Wangelin, Snow, Byrd, Dowd, Arduini and Sobottka. In addition, Attorney Matt Cole and City Administrator Robbin Blackert were present.

## **Rock Falls Police Department:**

Oath of Office – Doug Wolber – Deputy Chief, City Clerk Pam Martinez swore in Doug Wolber as Deputy Chief.

## **Audience request:**

None.

## **Presentation:**

Studio GWA – Ashley Sarver – Historic Preservation Presentation

- City Administrator Blackert introduced Ashley Sarver to City Council members.
- Ms. Sarver presented information on the findings of the downtown area of West 2<sup>nd</sup> Street and First Avenue.

## **Community Affairs:** Rock Falls Chamber of Commerce, Sam Smith President/CEO

Request closure of the following on November 22, 2024, for Hometown Holidays:

1. West Side of 1<sup>st</sup> Avenue Parking Lot at 8:00 a.m.
2. East 2<sup>nd</sup> Street in front of the RB&W Park
3. West 2<sup>nd</sup> Street from 1<sup>st</sup> Avenue to 5<sup>th</sup> Avenue

A motion was made by Alderman Snow to approve the road closures with the approval of the Police Department for Hometown Holidays and second by Alderwoman Sobottka.

**Vote 7 aye, motion carried.**

## **Consent Agenda:**

Consent Agenda items 1-3 were read aloud by City Clerk Pam Martinez.

1. Approval of the minutes of the October 15, 2024, City Council Meeting.
2. Approval of bills as presented.
3. Appointment of Vickey Byrd to the Finance Insurance Investment Committee.

A motion was made by Alderman Wangelin to approve the Consent Agenda and second by Alderwoman Arduini.

**Vote 7 aye, motion carried.**

## **Ordinances 1st Reading:**

1. Ordinance 2024-2667 – Amending the Zoning Ordinance of the City of Rock Falls Regarding Short-Term Rentals
2. Ordinance 2024-2668 – Amending Chapter 4 of the Rock Falls Municipal Code Relating to the Keeping of Chickens

**Mayor Kleckler pulled Ordinance 2024-2677 and 2024-2668 from the agenda, to be addressed in committee.**

**Resolution:**

1. Resolution 2024-923 – Resolution for Maintenance Under the Illinois Highway Code – Section 25-00000-00-GM (2025 General Maintenance)  
A motion was made by Alderman Snow to approve Resolution 2024-923 – Resolution for Maintenance Under the Illinois Highway Code – Section 25-00000-00-GM (2025 General Maintenance) and second by Alderman Wangelin.  
**Vote via voice, all approved, motion carried.**

**City Administrator:**

None

**City Attorney:**

None

**City Departments:**

None

**Alderman Reports / Committee Chairman Requests**

A motion was made by Alderwoman McKanna to approve the recommendation from the Finance Insurance Investment Committee to approve the Utility Office Wrtie-Offs for July 2024-September 2024 and second by Alderman Snow.  
**Vote 7 aye, motion carried.**

A motion was made by Alderwoman McKanna to approve the recommendation from the Finance Insurance Investment Committee to approve the Fire and Police Pension Fund Actuarial Valuations for the Year Ending April 30, 2025, and second by Alderman Wangelin.  
**Vote via voice, all approve, motion carried.**

A motion was made by Alderwoman McKanna to approve the recommendation from the Finance Insurance Investment Committee to approve the Fiscal Year 2024 Audit and second by Alderman Snow.  
**Vote via voice, all approved, motion carried.**

Alderman Snow reminded City Council members Building Code meeting is November 6 at 5:15 and Ave A repair is moving along.

**Mayor's Report:**

None

**Executive Session:**

1. Enter Executive Session for the purpose of:
  - a. Section 2(c)(21) – Review of Closed Session Minutes
  - b. Personnel – Section 2(c)(1) – Employee hiring, firing, compensation, discipline and performance
  - c. Collective Bargaining – Section 2(c)(2) – Collective negotiating matters and deliberations concerning salary schedules

A motion was made by Alderwoman Sobottka to move to Executive Session and second by Alderwoman Arduini

**Vote 7 aye, motion carried (6:07 p.m.)**

**Any Action taken from Executive Session: (returned to regular session 6:12 p.m.)**

A motion was made by Alderwoman Sobottka to approve the contract for the Building Inspector with a start date of November 12, 2024, and second by Alderman Snow.  
**Vote 7 aye, motion carried.**

A motion was made by Alderman Snow to keep the Closed Session Minutes closed and second by Alderman Wangelin.  
**Vote via voice, all approved, motion carried.**

A motion was made by Alderwoman Sobottka to approve the new hire to the Utility Department with a start date as soon as possible and second by Alderman Snow.  
**Vote 7 aye, motion carried.**

A motion was made by Alderwoman Sobottka to approve the Side Letter with IBEW – Local 196 Utility Unit and second by Alderman Snow.  
**Vote 7 aye, motion carried.**

A motion was made by Alderman Snow to adjourn and second by Alderwoman Arduini.  
**Vote via voice, all approved (6:15 p.m.)**

*Pamela Martinez*

Pamela Martinez, City Clerk

CITY OF ROCK FALLS

603 W 10th Street

Rock Falls, Illinois

11/19/2024 Council Meeting

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	\$4,645.94
General Fund	\$148,821.14
Building Code Demolition Fund	\$1,859.00
TIF - Downtown Redevelopment	\$623.17
Electric	\$121,924.10
IT Fund	\$2,884.56
Sewer	\$26,418.00
Water	\$47,717.47
Garbage	\$48,325.35
Customer Service Center	\$2,568.96
Drug Fund	\$351.09
Motor Fuel Tax Fund	\$659.44
Customer Utility Deposits	\$1,002.63
	<hr/> <hr/>
	\$407,800.85

Alderman McKanna  
Alderman Wangelin  
Alderman Byrd

INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
TOURISM			
05	TOURISM		
1052	SAUK VALLEY MEDIA	7,774.59	830.00
2796	U.S. CELLULAR	3,458.16	102.19
5235	WIXN-AM/WRCV-FM/WSEY-FM	2,359.00	1,086.00
5253	WEX BANK	59,532.75	79.60
	TOURISM		2,097.79
GENERAL FUND			
01	ADMINISTRATION		
2322	ILLINOIS MUNICIPAL LEAGUE		925.00
5253	WEX BANK	59,532.75	42.84
795	SBM BUSINESS EQUIPMENT CENTER	1,694.41	22.00
	ADMINISTRATION		989.84
02	CITY ADMINISTRATOR		
795	SBM BUSINESS EQUIPMENT CENTER	1,694.41	22.00
	CITY ADMINISTRATOR		22.00
04	BUILDING		
4827	KELLEY WILLIAMSON COMPANY	5,590.00	30.72
5253	WEX BANK	59,532.75	258.76
5360	AMAZON CAPITAL SERVICES	13,379.79	62.17
	BUILDING		351.65
05	CITY CLERK'S OFFICE		
5308	LEAF	3,988.40	92.71
5360	AMAZON CAPITAL SERVICES	13,379.79	261.92
795	SBM BUSINESS EQUIPMENT CENTER	1,694.41	244.40
	CITY CLERK'S OFFICE		599.03
06	POLICE		

INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	1,005.94
1622	C.O.P.S. & F.I.R.E. PERSONNEL	2,375.00	1,175.00
194	GRUMMERT'S HARDWARE - R.F.	5,317.34	23.84
2402	BROTHERS FLOORING		1,143.10
2451	MENARDS	8,293.23	32.34
4806	AXON ENTERPRISE INC	19,097.19	10,415.99
4981	AT&T MOBILITY	4,757.29	640.35
511	MICHAEL KUELPER	167.50	172.85
5208	KALEEL'S CLOTHING & PRINTING	2,385.00	183.00
5253	WEX BANK	59,532.75	2,294.24
5277	PAPER RECOVERY SERVICE CORP	255.00	100.00
5308	LEAF	3,988.40	194.71
5360	AMAZON CAPITAL SERVICES	13,379.79	386.45
5426	DEENA SIMESTER		60.63
662	RAY O'HERRON CO., INC.	3,905.52	1,379.05
795	SBM BUSINESS EQUIPMENT CENTER	1,694.41	1,141.10
T0005524	CODE 4 PUBLIC SAFETY EMB LLC		600.00
	POLICE		20,948.59
07	CODE HEARING DEPARTMENT		
4931	DACRA ADJUDICATION SYSTEM	8,150.00	1,700.00
	CODE HEARING DEPARTMENT		1,700.00
10	STREET		
1279	WILCO RENTAL	5,016.47	26.40
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	734.34
194	GRUMMERT'S HARDWARE - R.F.	5,317.34	16.10
2301	STERLING NAPA	640.77	60.98
2451	MENARDS	8,293.23	95.25
34	ALTORFER INC.	22,014.32	83.30
4827	KELLEY WILLIAMSON COMPANY	5,590.00	1,425.82
5253	WEX BANK	59,532.75	1,135.53
5394	OLIVIA GUTIERREZ	1,625.00	125.00
	STREET		3,702.72
12	PUBLIC PROPERTY		



INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	3,094.66
364	GRUMMERTS HARDWARE - STERLING	567.84	8.99
4640	TERRACON CONSULTANTS	35,318.89	3,296.07
533	ELECTRONICS, INC.	4,313.63	50.00
T0001959	SAUK VALLEY PLUMBING INC	8,582.29	315.20
	PUBLIC PROPERTY		6,764.92
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	1,082.64
2515	MORLEY SIGNS	185.00	435.00
423	AT&T	487.95	77.85
4344	ILLINOIS FIRE CHIEFS ASSOC		4,050.00
4385	DINGES FIRE COMPANY	28,635.53	472.60
4655	WHEELHOUSE, INC.	1,654.00	3,027.68
4827	KELLEY WILLIAMSON COMPANY	5,590.00	141.58
4981	AT&T MOBILITY	4,757.29	1,733.08
511	MICHAEL KUELPER	167.50	172.84
5253	WEX BANK	59,532.75	1,316.83
5308	LEAF	3,988.40	92.71
5360	AMAZON CAPITAL SERVICES	13,379.79	257.04
5421	BENJAMIN HARVEY	1,931.94	867.72
5426	DEENA SIMESTER		60.63
	FIRE		13,788.20
TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	133.25
2451	MENARDS	8,293.23	27.92
	DOWNTOWN REDEVELOPMENT		161.17
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	7,087.89
2557	ASPLUNDH TREE EXPERT CO.	122,676.80	13,060.60
332	FYR-FYTER, INC.	119.95	1,403.60

INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
440	IMUA	3,080.00	500.00
4827	KELLEY WILLIAMSON COMPANY	5,590.00	14.52
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.34
5107	J F BRENNAN CO INC	238,793.58	6,978.00
5141	CINTAS CORPORATION	1,533.91	91.66
5253	WEX BANK	59,532.75	2,074.67
533	LECTRONICS, INC.	4,313.63	149.00
5332	TYNDALE	9,136.46	599.80
5343	QP TESTING LLC	81,354.00	3,300.00
5360	AMAZON CAPITAL SERVICES	13,379.79	215.94
5365	HYDRO PARTNERS		2,137.50
5369	HELM ELECTRIC	67,099.75	635.00
651	NICOR	11,663.25	157.12
774	ROCK RIVER READY MIX	4,405.11	372.72
795	SBM BUSINESS EQUIPMENT CENTER	1,694.41	94.43
	OPERATION & MAINTENANCE		40,955.79

SEWER FUND			
38	OPERATION & MAINTENANCE		
1279	WILCO RENTAL	5,016.47	53.24
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	16,912.89
34	ALTORFER INC.	22,014.32	207.80
395	HILLS ELECTRIC MOTOR SERVICE	828.17	604.78
4027	WHITESIDE COUNTY RECORDER	773.25	72.75
4210	NCL OF WISCONSIN	72.25	479.67
4827	KELLEY WILLIAMSON COMPANY	5,590.00	261.03
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.33
5136	AQUA-AEROBIC SYSTEMS INC	2,430.48	1,860.47
5141	CINTAS CORPORATION	1,533.91	68.01
5253	WEX BANK	59,532.75	681.24
5325	LOU'S GLOVES INC	314.00	157.00
533	LECTRONICS, INC.	4,313.63	78.00
5360	AMAZON CAPITAL SERVICES	13,379.79	192.20
651	NICOR	11,663.25	107.12
	OPERATION & MAINTENANCE		23,819.53

WATER FUND	
40	WATER

INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
40	WATER		
4361	FERGUSON WATERWORKS #2516	129,031.60	97.08
	WATER		97.08
48	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	7,565.76
194	GRUMMERT'S HARDWARE - R.F.	5,317.34	22.01
2796	U.S. CELLULAR	3,458.16	474.50
4027	WHITESIDE COUNTY RECORDER	773.25	72.75
4207	O'REILLY AUTOMOTIVE INC	3,203.20	69.99
4361	FERGUSON WATERWORKS #2516	129,031.60	2,501.43
4651	MOST PLUMBING & MECHANICAL LLC	7,227.40	195.00
4827	KELLEY WILLIAMSON COMPANY	5,590.00	278.32
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.33
5131	METROPOLITAN INDUSTRIES, INC.	6,960.00	1,999.90
5141	CINTAS CORPORATION	1,533.91	34.40
5171	FERGUSON ENTERPRISES LLC	5,838.17	114.35
5253	WEX BANK	59,532.75	1,367.13
5337	PACE ANALYTICAL SERVICES LLC	3,146.00	475.00
774	ROCK RIVER READY MIX	4,405.11	441.62
	OPERATION & MAINTENANCE		17,695.49
GARBAGE FUND			
50	GARBAGE		
1289	CITY OF ROCK FALLS UTILITIES	272,216.39	209.25
364	GRUMMERTS HARDWARE - STERLING	567.84	51.45
	GARBAGE		260.70
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
5309	QUADIENT LEASING USA INC	2,879.64	1,439.82
5366	GILA LLC	2,769.00	605.00
T0005465	POSTAL SOURCE	14.95	107.40
	CUSTOMER SERVICE CENTER		2,152.22

DATE: 11/07/24  
TIME: 12:17:49  
ID: AP443000.WOW

CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/08/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
DRUG FUND			
56	DRUG ABUSE		
4981	AT&T MOBILITY	4,757.29	42.24
T0005792	CANINE DEVELOPMENT GROUP		140.00
	DRUG ABUSE		182.24
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
2067	HELM MATERIALS	110,772.67	209.44
5329	BF ENGINEERING PLLC	2,250.00	450.00
	MOTOR FUEL TAX		659.44
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005926	BRENT BELLOWS		401.31
T0005927	NICHOLAS HARDING		232.68
	CUSTOMER UTILITY DEPOSITS		633.99
	TOTAL ALL DEPARTMENTS		137,582.39

INVOICES DUE ON/BEFORE 11/15/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
<b>TOURISM</b>			
05	TOURISM		
2451	MENARDS	8,448.74	6.49
5015	CARD SERVICE CENTER	48,008.68	1,391.66
5161	HUGHES MEDIA CORP	7,155.00	795.00
5231	KWQC/IKWQC	2,069.48	100.00
T0005776	WIFR/GIFR/EIFR/DSLN/WSLN	2,395.00	255.00
	<b>TOURISM</b>		<b>2,548.15</b>
<b>GENERAL FUND</b>			
01	ADMINISTRATION		
1023	WILLETT, HOFMANN & ASSOCIATES	474,251.11	2,345.25
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	2,250.00
4331	CIRCUIT CLERK OF LEE COUNTY	2,550.00	200.00
	<b>ADMINISTRATION</b>		<b>4,795.25</b>
05	CITY CLERK'S OFFICE		
5015	CARD SERVICE CENTER	48,008.68	21.24
	<b>CITY CLERK'S OFFICE</b>		<b>21.24</b>
06	POLICE		
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	117.50
2451	MENARDS	8,448.74	37.46
4508	LEXISNEXIS RISK DATA MGT LLC	214.00	200.00
4572	CHARLES SCHWAB & CO INC	728,301.01	25,792.48
5015	CARD SERVICE CENTER	48,008.68	922.46
5096	TREASURER, STATE OF ILLINOIS	45.00	10.00
5097	ILLINOIS STATE POLICE	270.00	60.00
5098	ILLINOIS OFFICE OF THE	270.00	60.00
5169	MOTOROLA SOLUTIONS	5,748.00	1,150.00
5208	KALEEL'S CLOTHING & PRINTING	2,568.00	145.00
662	RAY O'HERRON CO., INC.	5,284.57	237.40
	<b>POLICE</b>		<b>28,732.30</b>
10	STREET		

INVOICES DUE ON/BEFORE 11/15/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
10	STREET		
1040	ZARNOTH BRUSH WORKS, INC.	100.00	678.00
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	517.00
194	GRUMMERT'S HARDWARE - R.F.	5,379.29	63.85
2301	STERLING NAPA	701.75	48.54
332	FYR-FYTER, INC.	1,523.55	119.45
34	ALTORFER INC.	22,305.42	486.70
5015	CARD SERVICE CENTER	48,008.68	325.32
5406	KYLER BECK	59.03	456.83
651	NICOR	11,927.49	341.65

STREET 3,037.34

12	PUBLIC PROPERTY		
4640	TERRACON CONSULTANTS	38,614.96	1,933.75
651	NICOR	11,927.49	178.67

PUBLIC PROPERTY 2,112.42

13	FIRE		
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	235.00
1853	MOORE TIRES INC.	15,678.72	33.42
3173	MUNICIPAL EMERGENCY SERV INC	1,387.74	536.80
4207	O'REILLY AUTOMOTIVE INC	3,273.19	177.48
4385	DINGES FIRE COMPANY	29,108.13	36.05
5015	CARD SERVICE CENTER	48,008.68	69.88
5352	ROCK FALLS FIREFIGHTERS	8,746.00	2,894.69
T0005357	TAX-EXEMPT LEASING CORP	123,069.51	57,272.32

FIRE 61,255.64

BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	1,859.00
	BUILDING CODE DEMOLITION FUND		1,859.00

TIF - DOWNTOWN REDEVELOPMENT

INVOICES DUE ON/BEFORE 11/15/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
5198	MATTHEWS INTERNATIONAL CORP	2,679.56	462.00
	DOWNTOWN REDEVELOPMENT		462.00
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1052	SAUK VALLEY MEDIA	8,604.59	515.00
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	1,269.00
194	GRUMMERT'S HARDWARE - R.F.	5,379.29	110.39
34	ALTORFER INC.	22,305.42	612.88
4148	BHMG ENGINEERS	272,146.98	51,596.91
5008	POWER SYSTEM ENGINEERING INC	16,409.50	190.00
5015	CARD SERVICE CENTER	48,008.68	1,241.25
5129	STUART C IRBY CO	410.02	5,965.00
5261	VITA PLUS - LANARK		1,859.89
5332	TYNDALE	9,736.26	1,035.70
5369	HELM ELECTRIC	67,734.75	1,347.50
5384	D R O'DONNELL INC	21,853.00	15,035.00
651	NICOR	11,927.49	189.79
	OPERATION & MAINTENANCE		80,968.31
IT FUND			
22	IT FUND		
1493	WILLIAM & MARY COMPUTER CENTER	77,701.46	2,884.56
	IT FUND		2,884.56
SEWER FUND			
38	OPERATION & MAINTENANCE		
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	462.00
2611	FISCH MOTORS INC	1,170.00	128.00
4045	SCADAWARE, INC.	12,387.61	937.50
5015	CARD SERVICE CENTER	48,008.68	910.27
651	NICOR	11,927.49	160.70
	OPERATION & MAINTENANCE		2,598.47

INVOICES DUE ON/BEFORE 11/15/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
WATER FUND			
40	WATER		
4141	BEHRENS TRUCKING &	47,530.00	2,530.00
4361	FERGUSON WATERWORKS #2516	131,630.11	378.92
	WATER		2,908.92
48	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	2,902.61	41.98
1449	QUALITY READY MIX	22,892.88	252.50
4141	BEHRENS TRUCKING &	47,530.00	1,995.00
4361	FERGUSON WATERWORKS #2516	131,630.11	3,244.79
4528	MODERN SHOE SHOP	2,022.25	350.98
4953	CITY OF ROCHELLE	300.00	50.00
5015	CARD SERVICE CENTER	48,008.68	348.16
530	LAYNE CHRISTENSEN COMPANY	8,478.00	20,500.50
651	NICOR	11,927.49	178.07
884	STERLING STEEL WAREHOUSE INC	1,472.90	54.00
	OPERATION & MAINTENANCE		27,015.98
GARBAGE FUND			
50	GARBAGE		
1258	REPUBLIC SERVICES	298,277.12	48,011.20
651	NICOR	11,927.49	53.45
	GARBAGE		48,064.65
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
1472	WARD, MURRAY, PACE & JOHNSON	77,142.51	376.00
5015	CARD SERVICE CENTER	48,008.68	40.74
	CUSTOMER SERVICE CENTER		416.74
DRUG FUND			
56	DRUG ABUSE		
5015	CARD SERVICE CENTER	48,008.68	168.85
	DRUG ABUSE		168.85



DATE: 11/14/24  
TIME: 14:25:30  
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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 11/15/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005928	KENDRA DOWNS		127.45
T0005929	CHRISTOPHER SCHUELER		241.19
	CUSTOMER UTILITY DEPOSITS		368.64
	TOTAL ALL DEPARTMENTS		270,218.46

CITY OF ROCK FALLS

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ORDINANCE NO. 2024-2669

**ORDINANCE VACATING RIGHT OF WAY  
(PART OF AVENUE E IN BLOCK 18 OF CHAMBERLAIN BROS SUBDIVISION)**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_  
day of \_\_\_\_\_, 2024.

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**ORDINANCE NO. 2024-2669**

**ORDINANCE VACATING RIGHT OF WAY  
(PART OF AVENUE E IN BLOCK 18 OF CHAMBERLAIN BROS SUBDIVISION)**

WHEREAS, there exists certain real estate located within the City of Rock Falls (“City”), said real estate being more particularly described on Exhibit A, attached hereto (the “Property”); and

WHEREAS, the Property is currently owned by Timothy E. Dunavin (“Petitioner”); and

WHEREAS, Petitioner has petitioned the City to vacate all of that portion of the public right of way known as Avenue E located within Block 18 of Chamberlain Bros. Subdivision, said right of way being more particularly set forth on that certain Plat of Vacation attached hereto and incorporated herein as Exhibit B (the “Vacated Area”); and

WHEREAS, the portion of Avenue E consisting of the Vacated Area is and has been unimproved for years; and

WHEREAS, the Mayor and City Council of the City of Rock Falls, after due investigation and consideration, have determined that the Vacated Area is no longer needed by the general public and is no longer required for public use, and the public interest will best be served by vacating said Vacated Area; and

WHEREAS, Petitioner has offered the sum of \$5,000.00 as consideration for the vacation of the Vacated Area; and

WHEREAS, in the opinion of the Mayor and City Council, the consideration set forth herein and the undertakings of Petitioner as set forth in this Ordinance constitute adequate compensation for the vacation of said Vacated Area; and

WHEREAS, the Property is adjacent to the Vacated Area, and Petitioner has requested that the devolution of title to the Vacated Area vest in its entirety to the Property; and

WHEREAS, it is appropriate that title to said Vacated Area should be transferred to Petitioner as requested to relieve the public from the further burden and responsibility of maintaining the Vacated Area.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rock Falls, Illinois:

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: Pursuant to 65 ILCS 5/11-91-1, it is determined that the public interest will best be served by vacating the Vacated Area, which is also shown on the attached Plat of Vacation and is described as follows:

Part of Avenue E, being easterly of and adjacent to Block 18 of Chamberlain Bros Subdivision in the City of Rock Falls, Whiteside County, Illinois, described as follows:

Beginning at the northeast corner of said Block 18; thence North 89 degrees 37 minutes 50 seconds East, 33.00 feet to the east right of way line of said Avenue E; thence South 00 degrees 10 minutes 10 seconds East, 787.22 feet on said east right of way line, to the northerly right of way line of the Former Chicago, Burlington & Quincy Railroad; thence North 52 degrees 14 minutes 05 seconds West, 41.84 feet on said northerly right of way line, to the east line of said Block 18; thence North 00 degrees 10 minutes 10 seconds West, 761.38 feet on said east line, to the Point of Beginning, containing 0.59 acres, more or less.

SECTION 3: This Ordinance is expressly conditioned upon the following reservation to the benefit of the City of Rock Falls, and to those public utility companies operating under franchise from the City of Rock Falls and to their successors and assigns:

a non-exclusive easement upon, across, over, under, and through the Vacated Area for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, extending, removing, repairing, cleaning, and maintaining electrical, gas, telephone or other utility lines of appurtenances, sanitary sewers, storm sewers, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and, without limitation, such other installations as may be required to furnish public utility service and such appurtenances in addition thereto as the City of Rock Falls and said utility companies may deem necessary, together with the right of access across the property described above for the necessary workers and equipment to do any or all of the above work.

SECTION 4: The parcel of property acquiring title to the Vacated Area is described on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 5: The nature and extent of the public uses and public interest to be served as such as to warrant the vacation of said portion of the Vacated Area, and the relief to the public from further burden and responsibility of maintain such portion constitutes a public use or public interest authorizing the vacation.

SECTION 6: Upon the filing of this Ordinance with the Recorder of Deeds, Whiteside County, Illinois, Petitioner shall be declared the fee owner of the Vacated Area.

SECTION 7: The City Council finds that the customary practice of requiring a first and second reading of ordinances is not applicable or necessary in the case of this Ordinance, and a

first reading preliminary to adoption hereof is hereby waived, and this Ordinance shall become effective upon its passage.

SECTION 8: 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 9: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 10: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 11: This Ordinance shall be in full force and effect from and after its passage and approval by at least three-fourths (3/4) of the alderpersons then holding office, and publication as required by law.

SECTION 12: The City Clerk is hereby directed to certify a copy of this Ordinance and record said Ordinance with the Recorder of Deeds, Whiteside County, Illinois.

Passed by the Mayor and City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

NAY

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Exhibit A

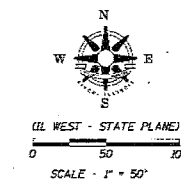
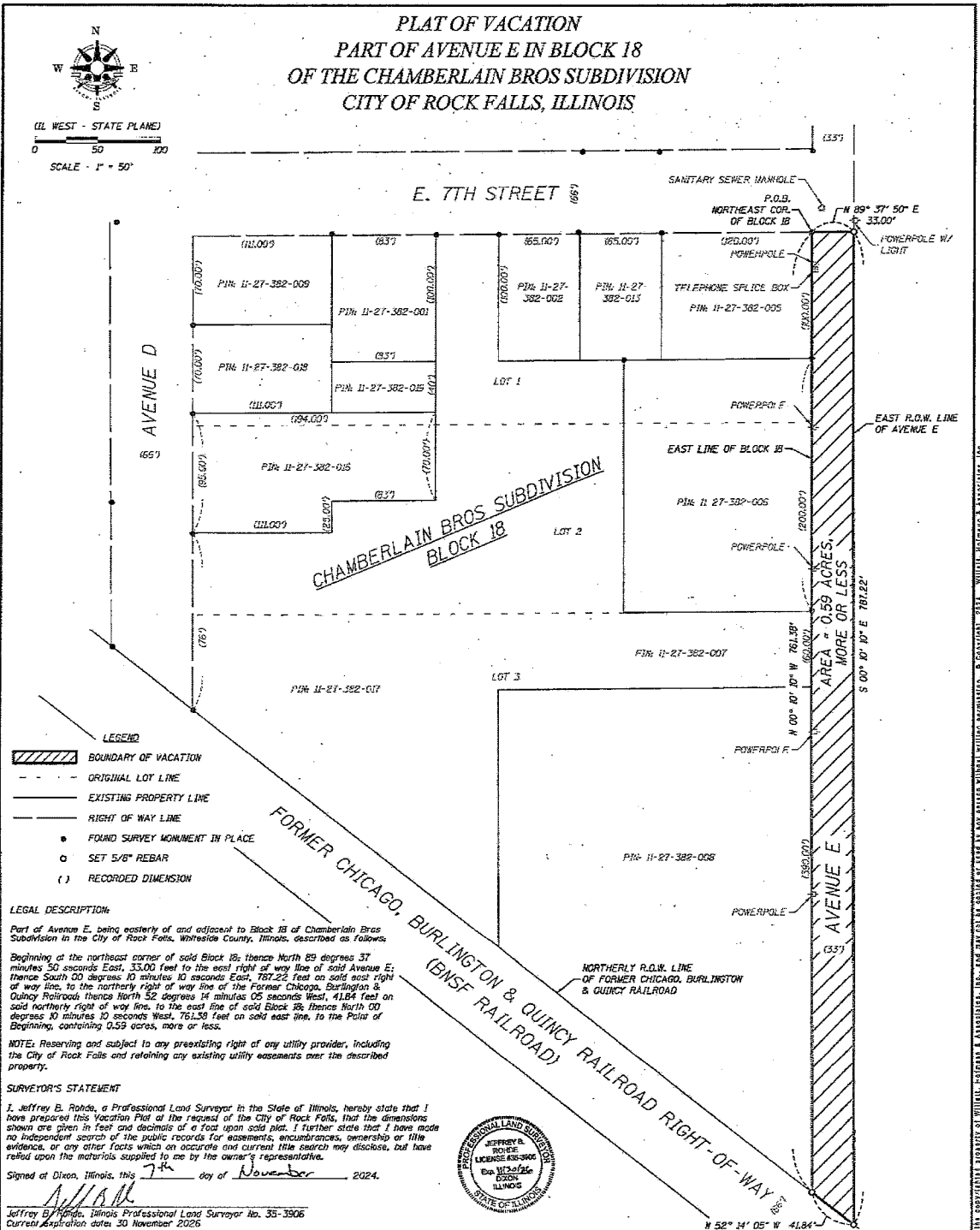
The East 120 feet of the North 100 feet of Lot 1 in Block 18 in Chamberlin Bros. Subdivision in the Southwest Quarter of Section 17, Township 21 North, Range 7 East of the 4<sup>th</sup> P.M., in the City of Rock Falls, Whiteside County, Illinois.

PIN: 11-27-382-005

Commonly known as: 616 E. 7<sup>th</sup> Street, Rock Falls, Illinois 61071

Exhibit B

125414 PM - PLOTTED 11/7/2024 10:54:14 PM - PLOTTED



**PLAT OF VACATION  
PART OF AVENUE E IN BLOCK 18  
OF THE CHAMBERLAIN BROS SUBDIVISION  
CITY OF ROCK FALLS, ILLINOIS**

- LEGEND**
- BOUNDARY OF VACATION
  - ORIGINAL LOT LINE
  - EXISTING PROPERTY LINE
  - RIGHT OF WAY LINE
  - FOUND SURVEY MONUMENT IN PLACE
  - SET 5/8" REBAR
  - RECORDED DIMENSION

**LEGAL DESCRIPTION:**  
Part of Avenue E, being easterly of and adjacent to Block 18 of Chamberlain Bros Subdivision in the City of Rock Falls, Whiteside County, Illinois, described as follows:  
Beginning at the northeast corner of said Block 18, thence North 89 degrees 37 minutes 50 seconds East, 33.00 feet to the east right of way line of said Avenue E; thence South 00 degrees 10 minutes 10 seconds East, 787.22 feet on said east right of way line, to the northerly right of way line of the Former Chicago, Burlington & Quincy Railroad; thence North 52 degrees 14 minutes 05 seconds West, 41.84 feet on said northerly right of way line, to the east line of said Block 18; thence North 00 degrees 10 minutes 10 seconds West, 761.38 feet on said east line, to the Point of Beginning, containing 0.59 acres, more or less.

**NOTE:** Reserving and subject to any preexisting right of any utility provider, including the City of Rock Falls and retaining any existing utility easements over the described property.

**SURVEYOR'S STATEMENT**  
I, Jeffrey B. Rohde, a Professional Land Surveyor in the State of Illinois, hereby state that I have prepared this Vacation Plat at the request of the City of Rock Falls, that the dimensions shown are given in feet and decimals of a foot upon said plat. I further state that I have made no independent search of the public records for assessments, encumbrances, ownership or title evidence, or any other facts which on accurate and current title search may disclose, but have relied upon the materials supplied to me by the owner's representative.  
Signed at Dixon, Illinois, this 7<sup>th</sup> day of November, 2024.



Jeffrey B. Rohde, Illinois Professional Land Surveyor No. 35-3906  
Current Expiration date 30 November 2026

DESIGNED DRAWN RENEWED APPROVED	WILLET HORMANN PROFESSIONAL LAND SURVEYOR 209 EAST 2ND STREET, ROCK FALLS, ILLINOIS 62451 T 815-243-3006 FAX 815-243-3007	CITY OF ROCK FALLS VACATION PLAT WHITESIDE COUNTY, ILLINOIS FIELDWORK COMPLETED 11-04-2024	PHASE <input type="checkbox"/> PRELIM <input checked="" type="checkbox"/> FINAL <input type="checkbox"/> CONST <input type="checkbox"/> PERMIT <input type="checkbox"/> BID <input type="checkbox"/>	WHA No. 2069024 DATE 11-07-24	SHEET No. 1
			FILE # 24000000125414-2024-001, REF. SURVEY # 2069024, PLOTTED		

CITY OF ROCK FALLS

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**ORDINANCE NO.** 2024-2670

**ORDINANCE APPROVING THE  
LOVE'S ROCK FALLS SUBDIVISION**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the Mayor and City Council of the City of Rock Falls, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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**ORDINANCE NO.** 2024-2670

**ORDINANCE APPROVING THE  
LOVE’S ROCK FALLS SUBDIVISION**

**WHEREAS**, the City of Rock Falls (the “City”) is the owner of certain real estate being described on Exhibit A, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the City has submitted a petition (the “Petition”) for approval of preliminary and final plats of subdivision for Love’s Rock Falls Subdivision (the “Subdivision Plat”); and

**WHEREAS**, a copy of the Subdivision Plat is attached hereto as Exhibit B; and

**WHEREAS**, on November 14, 2024, the Planning and Zoning Commission of the City held a meeting for the purposes of considering the Petition and recommended the approval of the Petition as it relates to the Subdivision Plat; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) have considered both the Petition and the recommendation of the Planning and Zoning Commission, and have determined it to be in the best interests of the City and its residents to authorize and approve the Petition as it relates to the Subdivision Plat.

**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 recitals in the preambles to this Ordinance are declared to be true and accurate and are incorporated herein.

**SECTION 2:** The Subdivision Plat conforms in all respects to the ordinance requirements of the City of Rock Falls governing plats and subdivisions and the subdivision shown therein provides for streets and alleys and grounds in conformity with the applicable requirements of the official plan of the City of Rock Falls.

**SECTION 3:** The Petition for the subdivision of the Property pursuant to the Subdivision Plat is hereby approved.

**SECTION 4:** The Mayor, City Clerk and any other necessary officer of the City are hereby authorized to execute and attest the Subdivision Plat and such other documents as may be necessary to effectuate the subdivision of the Property as herein authorized.

**SECTION 5:** 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 6:** All Ordinances, Ordinances, motions, or parts thereof in conflict herewith and the same are hereby repealed.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its passage, adoption and approval in the manner provided by law.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

NAY

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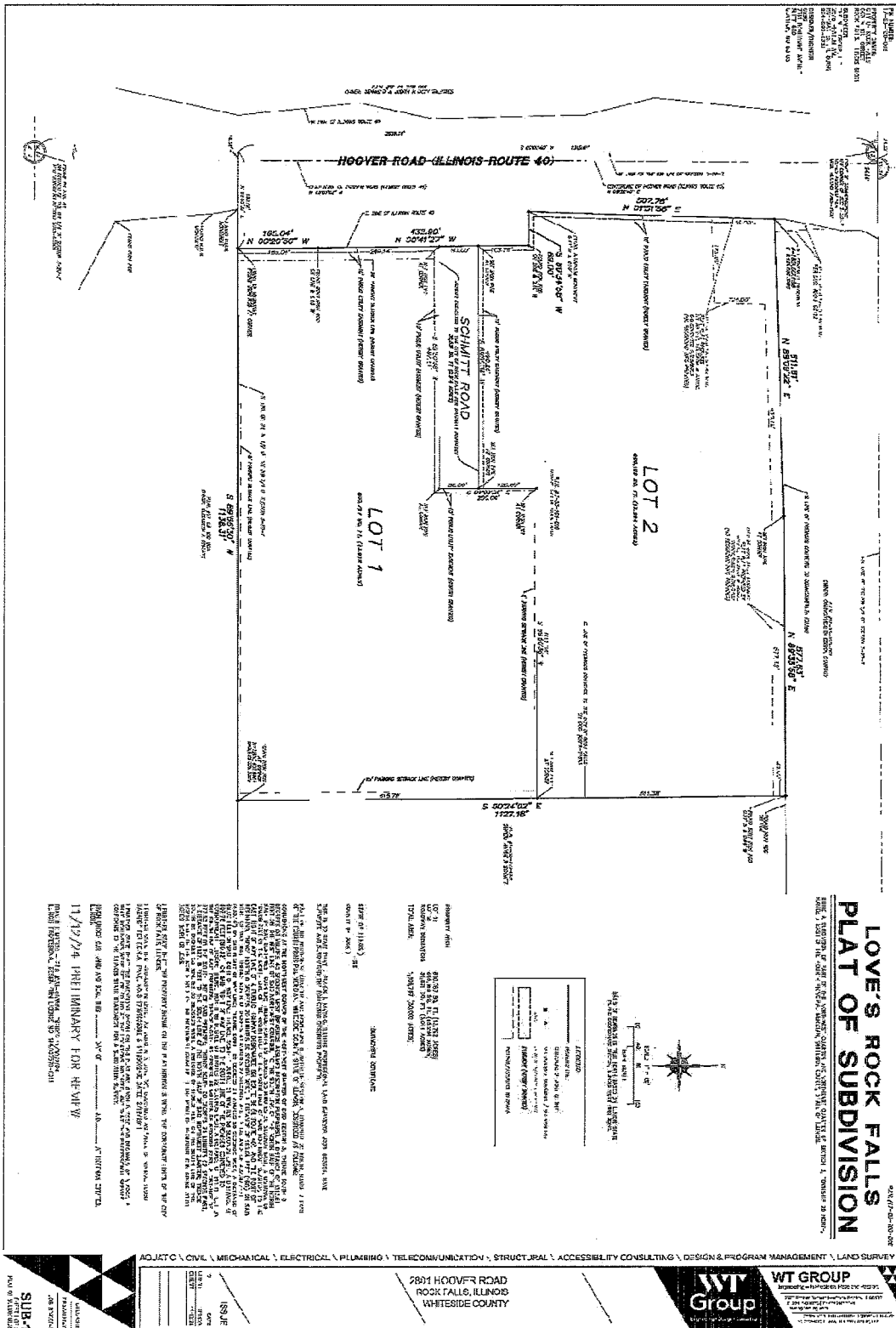
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Exhibit A

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 4TH PRINCIPAL MERIDIAN, WHITESIDE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 00 MINUTES 40 SECONDS 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 DEGREES 55 MINUTES 30 SECONDS 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 DEGREES 20 MINUTES 50 SECONDS WEST, A DISTANCE OF 165.04 FEET (165 FEET) ON SAID RIGHT OF WAY LINE; THENCE NORTH 0 DEGREES 41 MINUTES 27 SECONDS WEST, A DISTANCE OF 432.90 FEET (439.16 FEET) ON SAID RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 69.00 FEET ON SAID RIGHT OF WAY LINE; THENCE NORTH 1 DEGREE 51 MINUTES 58 SECONDS 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 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 611.81 FEET ON THE SOUTH LINE OF SAID PREMISES; THENCE NORTH 89 DEGREES 35 MINUTES 58 SECONDS EAST, A DISTANCE OF 577.63 FEET ON THE SOUTH LINE OF SAID PREMISES; THENCE SOUTH 0 DEGREES 24 MINUTES 02 SECONDS 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 DEGREES 55 MINUTES 30 SECONDS 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.

PINs: 17-03-100-006 and 17-03-199-001

# Exhibit B



## LOVE'S ROCK FALLS PLAT OF SUBDIVISION

DATE: 11/19/24 BY: JAMES M. HAYES, SURVEYOR, WHITE SIDING, ILLINOIS

SECTION 1: THIS PLAT OF SUBDIVISION IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF WHITE SIDING, ILLINOIS, AS A PRELIMINARY PLAT FOR REVIEW.

SECTION 2: THE PLAT OF SUBDIVISION IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF WHITE SIDING, ILLINOIS, AS A PRELIMINARY PLAT FOR REVIEW.

SECTION 3: THE PLAT OF SUBDIVISION IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF WHITE SIDING, ILLINOIS, AS A PRELIMINARY PLAT FOR REVIEW.

SECTION 4: THE PLAT OF SUBDIVISION IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF WHITE SIDING, ILLINOIS, AS A PRELIMINARY PLAT FOR REVIEW.

SECTION 5: THE PLAT OF SUBDIVISION IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF WHITE SIDING, ILLINOIS, AS A PRELIMINARY PLAT FOR REVIEW.

2804 HOOPER ROAD  
ROCK FALLS, ILLINOIS  
WHITESIDE COUNTY



**WT GROUP**  
ARCHITECTURE \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATIONS \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

**SUB 4**  
PRELIMINARY PLAT FOR REVIEW

PLAT NUMBER  
 PROPERTY ADDRESS  
 CITY AND COUNTY  
 STATE  
 COUNTY OF ROCK FALLS  
 PLAT OF  
 ROCK FALLS  
 ROCK FALLS  
 ROCK FALLS  
 ROCK FALLS

# LOVER'S ROCK FALLS PLAT OF SUBDIVISION

FILE NO. 2024-001

THE STATE OF ILLINOIS, COUNTY OF ROCK FALLS, ROCK FALLS

### COUNTY CLERK VIA TELEPHONE

STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 COUNTY CLERK }  
 \_\_\_\_\_ }  
 \_\_\_\_\_ }  
 \_\_\_\_\_ }

### COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 COUNTY RECORDER }  
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### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 DEPARTMENT OF TRANSPORTATION }  
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**OWNER CERTIFICATE**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 OWNER }  
 \_\_\_\_\_ }  
 \_\_\_\_\_ }

**NOTARY CERTIFICATE**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 NOTARY }  
 \_\_\_\_\_ }  
 \_\_\_\_\_ }

**ENGINEER AND OWNER STATEMENT**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 ENGINEER }  
 \_\_\_\_\_ }  
 \_\_\_\_\_ }

**NOTARY CERTIFICATE**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 NOTARY }  
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 \_\_\_\_\_ }

**PLANNING COMMISSION APPROVAL**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 PLANNING COMMISSION }  
 \_\_\_\_\_ }  
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**PLAT OF ROCK FALLS & ADJACENT PARCELS**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 PLAT OF ROCK FALLS }  
 \_\_\_\_\_ }  
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**NOTARY**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 NOTARY }  
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**UNITED LANDSCAPE ARCHITECTS**  
 STATE OF ILLINOIS }  
 COUNTY OF ROCK FALLS }  
 ROCK FALLS, ILLINOIS }  
 PLAT NO. 2024-001 }  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 AT \_\_\_\_\_ O'CLOCK P.M. }  
 WITNESSED MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 }  
 UNITED LANDSCAPE ARCHITECTS }  
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ARCHITECTURAL \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

2801 HOOVER ROAD  
 ROCK FALLS, ILLINOIS  
 WINNEBAGO COUNTY

**WT GROUP**  
 (Incorporated in the State of Illinois)  
 2024-001-001-001

**WT Group**

ISSUE

SUB-2

CITY OF ROCK FALLS

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**RESOLUTION NO. 2024-924**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION  
(303 14<sup>TH</sup> AVENUE)**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

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**RESOLUTION NO. 2024-924**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION**

**WHEREAS**, the City of Rock Falls (the “City”) is the owner of certain real properties located within the City, being more particularly described on Exhibit A, attached hereto (the “Property”); and

**WHEREAS**, acting pursuant to the provisions of Section 11-74-4(8) of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq. (the “Code”), the City has established an Industrial Development Commission (the “Commission”), and invested in said Commission the power and authority described and as authorized within said Section 11-74-4(8) of the Code; and,

**WHEREAS**, the City has, from time to time, transferred authority and jurisdiction of various parcels of real property owned by the City to the Commission for purposes of development, sale and/or lease; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) have considered the needs of the City with respect to the Property and have determined such Property to be surplus property of the City eligible to be transferred to the Commission for purposes of the Act; and

**WHEREAS**, the Corporate Authorities have determined it in the best interests of the City and its residents to transfer authority and jurisdiction of said Property to the Commission for the purposes herein stated.

**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 more fully set forth herein.

**SECTION 2:** The City does hereby transfer to the Industrial Development Commission of the City of Rock Falls the authority and jurisdiction over and governing the Property, as more particularly described on Exhibit A, attached hereto, for all purposes in order to accomplish the ends envisioned and to be promoted by Section 11-74-4(8) of the Illinois Municipal Code, and does specifically transfer and convey unto the Industrial Development Commission of the City of Rock Falls the power and authority as set forth and enumerated therein with respect to such Property.

**SECTION 3:** 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 4:** All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

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

Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

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**EXHIBIT A**

Lot 7 in Block 3 in David L. and John W. Martin's Addition to the City of Rock Falls, in Whiteside County, Illinois.

Commonly known as: 303 14<sup>th</sup> Avenue, Rock Falls, IL 61071

PIN: 11-28-304-007

CITY OF ROCK FALLS

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**RESOLUTION NO. 2024-925**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION  
(511 AVENUE A)**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_  
day of \_\_\_\_\_, 2024.

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**RESOLUTION NO. 2024-925**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION**

**WHEREAS**, the City of Rock Falls (the “City”) is the owner of certain real properties located within the City, being more particularly described on Exhibit A, attached hereto (the “Property”); and

**WHEREAS**, acting pursuant to the provisions of Section 11-74-4(8) of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq. (the “Code”), the City has established an Industrial Development Commission (the “Commission”), and invested in said Commission the power and authority described and as authorized within said Section 11-74-4(8) of the Code; and,

**WHEREAS**, the City has, from time to time, transferred authority and jurisdiction of various parcels of real property owned by the City to the Commission for purposes of development, sale and/or lease; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) have considered the needs of the City with respect to the Property and have determined such Property to be surplus property of the City eligible to be transferred to the Commission for purposes of the Act; and

**WHEREAS**, the Corporate Authorities have determined it in the best interests of the City and its residents to transfer authority and jurisdiction of said Property to the Commission for the purposes herein stated.

**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 more fully set forth herein.

**SECTION 2:** The City does hereby transfer to the Industrial Development Commission of the City of Rock Falls the authority and jurisdiction over and governing the Property, as more particularly described on Exhibit A, attached hereto, for all purposes in order to accomplish the ends envisioned and to be promoted by Section 11-74-4(8) of the Illinois Municipal Code, and does specifically transfer and convey unto the Industrial Development Commission of the City of Rock Falls the power and authority as set forth and enumerated therein with respect to such Property.

**SECTION 3:** 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 4:** All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

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

Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

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**EXHIBIT A**

The Westerly 74 feet of Lot 5 in Block 5 of Arey's Addition to the City of Rock Falls, Whiteside County, Illinois; according to the Plat thereof recorded April 26, 1873 in Plat Book 2, page 38.

Commonly known as: 511 Avenue A, Rock Falls, IL 61071

PIN: 11-27-302-003

CITY OF ROCK FALLS

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**RESOLUTION NO. 2024-926**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION  
(1213 W 21<sup>ST</sup> STREET)**

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ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

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**RESOLUTION NO. 2024-926**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION**

**WHEREAS**, the City of Rock Falls (the “City”) is the owner of certain real properties located within the City, being more particularly described on Exhibit A, attached hereto (the “Property”); and

**WHEREAS**, acting pursuant to the provisions of Section 11-74-4(8) of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq. (the “Code”), the City has established an Industrial Development Commission (the “Commission”), and invested in said Commission the power and authority described and as authorized within said Section 11-74-4(8) of the Code; and,

**WHEREAS**, the City has, from time to time, transferred authority and jurisdiction of various parcels of real property owned by the City to the Commission for purposes of development, sale and/or lease; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) have considered the needs of the City with respect to the Property and have determined such Property to be surplus property of the City eligible to be transferred to the Commission for purposes of the Act; and

**WHEREAS**, the Corporate Authorities have determined it in the best interests of the City and its residents to transfer authority and jurisdiction of said Property to the Commission for the purposes herein stated.

**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 more fully set forth herein.

**SECTION 2:** The City does hereby transfer to the Industrial Development Commission of the City of Rock Falls the authority and jurisdiction over and governing the Property, as more particularly described on Exhibit A, attached hereto, for all purposes in order to accomplish the ends envisioned and to be promoted by Section 11-74-4(8) of the Illinois Municipal Code, and does specifically transfer and convey unto the Industrial Development Commission of the City of Rock Falls the power and authority as set forth and enumerated therein with respect to such Property.

**SECTION 3:** 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 4:** All resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.

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

Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

AYE

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**EXHIBIT A**

Lot 7 in Block 4 of Fairview Subdivision No. 4 as located in the West Half of the Southwest Quarter of Section 33, Township 21 North, Range 7 East of the 4<sup>th</sup> P.M., City of Rock Falls, Whiteside County, Illinois; according to the Plat thereof recorded January 25, 1951 in Plat Book 8, page 226.

Commonly known as: 1213 W 21<sup>st</sup> Street, Rock Falls, IL 61071

PIN: 11-33-306-002

CITY OF ROCK FALLS

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**RESOLUTION NO. 2024-927**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION  
(1211 W 5<sup>TH</sup> STREET)**

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ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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Published in pamphlet form by authority of the City Council of the City of Rock Falls, this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

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**RESOLUTION NO. 2024-927**

**RESOLUTION TRANSFERRING JURISDICTION AND  
CONTROL OF REAL PROPERTY TO THE  
INDUSTRIAL DEVELOPMENT COMMISSION**

**WHEREAS**, the City of Rock Falls (the “City”) is the owner of certain real properties located within the City, being more particularly described on Exhibit A, attached hereto (the “Property”); and

**WHEREAS**, acting pursuant to the provisions of Section 11-74-4(8) of the Illinois Municipal Code, 65 ILCS 5/1-1-1 et. seq. (the “Code”), the City has established an Industrial Development Commission (the “Commission”), and invested in said Commission the power and authority described and as authorized within said Section 11-74-4(8) of the Code; and,

**WHEREAS**, the City has, from time to time, transferred authority and jurisdiction of various parcels of real property owned by the City to the Commission for purposes of development, sale and/or lease; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) have considered the needs of the City with respect to the Property and have determined such Property to be surplus property of the City eligible to be transferred to the Commission for purposes of the Act; and

**WHEREAS**, the Corporate Authorities have determined it in the best interests of the City and its residents to transfer authority and jurisdiction of said Property to the Commission for the purposes herein stated.

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

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Passed by the Mayor and the City Council of the City of Rock Falls on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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City Clerk

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**EXHIBIT A**

Lot 19 and 20 in Block 7 of David L. and John W Martin's addition to the City of Rock Falls, Whiteside County, Illinois; according to the Plat thereof recorded in Plat Book 6, page 18.

Commonly known as: 1211 W 5<sup>th</sup> Street, Rock Falls, IL 61071

PIN: 11-28-309-001

# Gaulrapp Farms

City of Rock Falls

October 31, 2024

Rock Falls, IL 61071

To whom it may concern,

We would like to continue farming the city sewer plant property (Zapp farm) for the 2025 season . I would like to keep the rent at the current \$225.00 per acre.

Thank you,

Mike Gaulrapp

A handwritten signature in black ink, appearing to read "Mike Gaulrapp", written in a cursive style.

10/24/2024


To: City of Rock Falls

From: Hoffman Brothers Partnership

Subject: Intent to renew Cash Farm Lease dated July 14, 2020

Per the lease signed July 14, 2020 we are giving written notice of our intent to renew the lease on 10 acres of farm land east of the City Sewer Plant for the next year (March 1, 2025 to February 2026). If this is acceptable please send us an extension that I can sign.

Regards,

A handwritten signature in black ink, appearing to read "Roger Hoffman", with a long, sweeping underline.

Roger Hoffman – Managing partner – Hoffman Brothers Partnership

Ted Jacobs -

New Acres 40.5  
@ \$178.-

1st Installment  
5117.50

Balance 2091.50

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Starting in 2025  
• \$3604.50 x 2  
installments