

City of Rock Falls

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

June 18, 2024
5:30 p.m.

Call to Order at 5:30 p.m.
Pledge of Allegiance
Roll Call

Audience Requests

Community Affairs

Rock Falls Chamber of Commerce, Sam Smith President/CEO

Consent Agenda:

1. Approval of the minutes of the June 4, 2024, City Council Meeting ☞
2. Approval of bills as presented ☞

Ordinance for 2nd Reading & Adoption:

1. Ordinance 2024-2652 - Amending Section 16-387.1 to Impose Fines for Failure to Maintain Required Basset Certifications ☞
2. Ordinance 2024-2653 - Amending Chapter 32, Section 32-24 Regarding Utility Service Disconnection and Reconnection ☞
3. Ordinance 2024-2654 - Authorizing Disposal of Fire Department Miscellaneous Equipment ☞
4. Ordinance 2024-2655 - Authorizing the Purchase of Real Property (1003 W Route 30, Rock Falls, IL) ☞

City Administrator Robbin Blackert:

Information/Correspondence

Matt Cole, City Attorney
Corey Buck, City Engineer

Alderman Reports/Committee Chairman Requests

Ward 1

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

1. Recommendation from the Public Works/Public Property Committee to approve the purchase of a SAS 200 Soil and Asphalt Spreader for the Street Department from Bobcat of Dixon, 610 River Lane, Dixon IL 61021 in the amount of \$16,757.00 ☞
2. Recommendation from the Public Works/Public Property Committee to waive bidding for the East 2nd Street HMA Overlay project. ☞
3. Recommendation from the Public Works/Public Property Committee to accept the quote for the East 2nd Street HMA Overlay Project from Helm Civil, 2283 Route 20 East, Freeport, IL 61032 in the amount of \$80,647.00. ☞
4. Accept the recommendation from Willett, Hofmann & Associates to award the 2024 Seal Coat project to Porter Brothers Construction, 9904 Freeport Road, Rock Falls, IL 61071 in the amount of \$150,515.99 ☞

Alderman Gabriella McKanna – Finance/Insurance/Investment Committee Chairman

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

Alderman Cody Dornes

Ward 4

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

Alderman Cathy Arduini

Mayor's Report:

Adjournment

Next City Council Meeting – July 2, 2024, at 5:30 p.m.

Posted: June 14, 2024

Michelle Conklin, Deputy City Clerk

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

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 June 4, 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, Alderman McKanna, Wangelin, Snow, Byrd, Dowd, Dornes, Arduini, and Sobottka. In addition, Attorney Matt Cole and City Administrator Robbin Blackert were present.

Public Hearing:

- Public Hearing for the purpose of receiving written or oral comments from the citizens regarding the proposed Appropriation Ordinance for the Fiscal Year commencing, May 1, 2024, and ending April 30, 2025.
 - The Public Hearing was entered at 5:31 p.m. and Mayor Kleckler asked if there were any written or oral comments – none presented. Mayor Kleckler closed the Public Hearing at 5:32 p.m.

Audience request:

None.

Community Affairs:

Sam Smith, President /CEO of the Rock Falls Chamber of Commerce presented information on the May Garage Sales days and Summer Splash, June 21 & 22, 2024 at the RB&W park

Consent Agenda:

Consent Agenda items 1-2 were read aloud by City Clerk Pam Martinez.

1. Approval of the minutes of the May 21, 2024, City Council Meeting.
2. Approval of bills as presented.

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

Vote 8 aye, motion carried.

Ordinance for 1st Reading:

1. Ordinance 2024-2652 – Amending Section 16-387.1 to Impose Fines for Failure to Maintain Required Basset Certifications.

A motion was made by Alderman Snow to approve Ordinance 2024-2652 – Amending Section 16-387.1 to Impose Fines for Failure to Maintain Required Basset Certification for first reading and second by Alderwoman Sobottka.

Vote 8 aye, motion carried.

2. Ordinance 2024-2653 – Amending Chapter 32, Section 32-24 Regarding Utility Service Disconnection and Reconnection.

A motion was made by Alderwoman Sobottka to approve Ordinance 2024-2653 – Amending Chapter 32, Section 32-24 Regarding Utility Service Disconnection and Reconnection for first reading and second by Alderman Snow.

Vote 8 aye, motion carried.

Ordinance 2nd Reading and Adoption:

1. Ordinance 2024-2647 – Appropriation Ordinance for Fiscal Year 2025 (Beginning May 1, 2024, and Ending April 30, 2025).
A motion was made by Alderman Wangelin to approve Ordinance 2024-2647 – Appropriation Ordinance for Fiscal Year 2025 (Beginning May 1, 2024, and Ending April 30, 2025) for second reading and adoption and second by Alderwoman McKanna.
Vote 8 aye, motion carried.
2. Ordinance 2024-2648 – Approving Increases to the Salaries of Elected Officials.
A motion was made by Alderwoman Sobottka to approve Ordinance 2024-2648 – Approving Increases to Salaries of Elected Officials second reading and adoption and second by Alderman Wangelin.
Vote 8 aye, motion carried.
3. Ordinance 2024-2649 – Amending Chapter 18, Article IX, Section 18-257, Administrative Fee for Towed and Impounded Vehicles; storage fees.
A motion was made by Alderman Snow to approve Ordinance 2024-2649 – Amending Chapter 18, Article IX, Section 18-257, Administrative Fee for Towed and Impounded Vehicles; storage fees for second reading and adoption and second by Alderwoman McKanna.
Vote 6 aye, 2 no (Dornes, Arduini), motion carries.
4. Ordinance 2024-2650 – Authorizing Disposal of a 1980 Balko Trailer.
A motion was made by Alderwoman McKanna to approve Ordinance 2024-2650 – Authorizing Disposal of a 1980 Balko Trailer for second reading and adoption and second by Alderman Wangelin.
Vote 8 aye, motion carried.
5. Ordinance 2024-2651 – Amending Chapter 16, Article II of the Rock Falls Municipal Code Relating to Licensure at RB&W Qualified Public Events.
A motion was made by Alderwoman Sobottka to approve Ordinance 2024-2651 - Amending Chapter 16, Article II of the Rock Falls Municipal Code Relating to Licensure at RB&W Qualified Public Events for second reading and adoption and second by Alderman Snow.
Vote 8 aye, motion carried.

City Administrator:

1. Approval to enter into an agreement with Daupler, Inc., 8024 Conser St, Overland Park, KS 66204 in the amount of \$15,000.00 to provide dispatch services for after-hours utility calls and non-emergency calls.
A motion was made by Alderman Snow to approve the entering into an agreement with Daupler, Inc., 8024 Conser St, Overland Park, KS 66204 in the amount of \$15,000.00 to provide dispatch services for after-hours utility calls and non-emergency calls and second by Alderwoman McKanna.
Vote 8 aye, motion carried.
2. Update on US EPA Grant
Administrator Blackert gave an update on the US EPA Grant. Community involvement through Town Hall Meetings to talk about assessment and clean up .

City Attorney:

None

City Departments:

Melinda Jones, Tourism Director, gave information on Bellson Fest, Saturday, June 8, at RB&W Park and Monday Sick the Magazine Monday, June 10, bringing in over 300 cars. Downtown area Block Party.

Alderman Reports / Committee Chairman Requests

Alderman Snow stated John Watts held a wonderful event last Sunday – Touch a Truck, families enjoyed the event.

Alderwoman Sobottka stated Army Corporal Richard Selover, the young man that was lost in the Korean War was laid to rest today with full Military Honors at Coloma Township Cemetery.

Mayor's Report:

None.

Executive Session:

1. Section 2(c)(2) – Collective negotiating matters and deliberations concerning salary schedules.
2. Purchase or Lease of Real Estate – Section 2(c)(5) – Included general discussion of whether land should be purchased or leased by the public body.
A motion was made by Alderman Snow to move into Executive Session and second by Alderman Wangelin.
Vote 8 aye, motion carried 5:56 p.m.

Action taking from Executive Session

1. Section 2(c)(2) – Collective negotiating matters and deliberations concerning salary schedules.
A motion was made by Alderwoman Sobottka to approve the side letter with wage scale and an effective date of July 1, 2024, and second by Alderman Snow.
Vote 8 aye, motion carried.

A motion was made by Alderman Snow to adjourn and second by Alderwoman McKanna.
Vote via voice, all approved (6:19 p.m.)

Pamela Martinez

Pamela Martinez, City Clerk

CITY OF ROCK FALLS
603 W 10th Street
Rock Falls, Illinois

06/18/2024 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:

Tourism	\$33,477.01
General Fund	\$104,692.82
TIF - Downtown Redevelopment	\$869.72
Electric	\$96,407.94
Sewer	\$55,750.57
Water	\$193,193.27
Garbage	\$47,078.00
Customer Service Center	\$4,525.93
Drug Fund	\$118.14
Customer Utility Deposits	\$883.81
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	\$536,997.21
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Alderman Wangelin
Alderman Palmer
Alderman Dornes
Alderman Arduini

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TOURISM			
05	TOURISM		
1052	SAUK VALLEY MEDIA	359.50	2,208.00
172	CITY OF ROCK FALLS	500.00	286.47
2451	MENARDS	2,293.97	98.69
2796	U.S. CELLULAR	576.24	102.11
5118	SIKICH CPA LLC		350.00
5235	WIXN-AM/WRCV-FM/WSEY-FM	308.00	420.00
5314	LINK MEDIA OUTDOOR	1,660.00	1,660.00
5360	AMAZON CAPITAL SERVICES	1,678.22	517.02
5389	MELINDA JONES	85.76	50.00
T0005138	KYLE J MORGAN		400.00
T0005506	ROCK RIVER JAZZ BAND, INC		800.00
T0005637	JOSH DUFFEE		4,000.00
T0005775	JEFFREY LEE PIELER		1,500.00
T0005857	MOORE MONUMENT & GRANITE CO	200.00	2,875.00
T0005863	MICHELLE BORGMANN		800.00
T0005864	JERRY CRISS		1,000.00
T0005865	KARL STANGE		300.00
T0005866	VITAL INFO INC		5,250.00
T0005867	YORKVILLE BIG BAND INC		2,000.00
	TOURISM		24,617.29
GENERAL FUND			
01	ADMINISTRATION		
172	CITY OF ROCK FALLS	500.00	12.40
5118	SIKICH CPA LLC		3,500.00
753	ROCK FALLS CHAMBER OF COMMERCE	2,000.00	500.00
795	SBM BUSINESS EQUIPMENT CENTER	277.51	22.00
	ADMINISTRATION		4,034.40
02	CITY ADMINISTRATOR		
172	CITY OF ROCK FALLS	500.00	0.64
4972	ROBBIN BLACKERT	100.00	100.00
5360	AMAZON CAPITAL SERVICES	1,678.22	98.60
795	SBM BUSINESS EQUIPMENT CENTER	277.51	22.00
	CITY ADMINISTRATOR		221.24

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
04	BUILDING		
172	CITY OF ROCK FALLS	500.00	88.56
2797	MARK SEARING	40.00	40.00
2802	KELLY P REYNOLDS & ASSOC INC		750.00
3010	CUSTOM MONOGRAM		261.00
	BUILDING		1,139.56
05	CITY CLERK'S OFFICE		
172	CITY OF ROCK FALLS	500.00	664.16
5308	LEAF	872.75	92.71
688	PITNEY BOWES INC		91.29
795	SBM BUSINESS EQUIPMENT CENTER	277.51	479.90
	CITY CLERK'S OFFICE		1,328.06
06	POLICE		
172	CITY OF ROCK FALLS	500.00	68.66
1853	MOORE TIRES INC.	33.42	31.20
2880	MARK DAVIS	40.00	40.00
4508	LEXISNEXIS RISK DATA MGT LLC	63.50	30.00
4827	KELLEY WILLIAMSON COMPANY	612.16	45.34
5032	COMCAST	503.75	6.33
5360	AMAZON CAPITAL SERVICES	1,678.22	249.91
662	RAY O'HERRON CO., INC.	696.93	728.60
T0004980	MOELLER MYERS & ASSOC PC	700.00	280.00
T0005488	LENS EQUIPMENT		995.00
T0005860	THOMAS DODGE CHRYSLER JEEP		41,402.00
	POLICE		43,877.04
07	CODE HEARING DEPARTMENT		
172	CITY OF ROCK FALLS	500.00	230.64
4931	DACRA ADJUDICATION SYSTEM	1,150.00	1,200.00
	CODE HEARING DEPARTMENT		1,430.64
10	STREET		

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
10	STREET		
1279	WILCO RENTAL	275.53	49.59
172	CITY OF ROCK FALLS	500.00	0.64
194	GRUMMERT'S HARDWARE - R.F.	1,398.86	264.22
2451	MENARDS	2,293.97	786.32
323	JOHN DEERE FINANCIAL	86.58	62.93
34	ALTORFER INC.	7,259.42	348.70
348	GIERKE ROBINSON CO INC		116.00
4207	O'REILLY AUTOMOTIVE INC	970.19	92.60
4647	EKQUIST RACING ENTERPRISES		150.00
4827	KELLEY WILLIAMSON COMPANY	612.16	1,179.97
5141	CINTAS CORPORATION	185.95	80.75
5360	AMAZON CAPITAL SERVICES	1,678.22	84.04
5394	OLIVIA GUTIERREZ	250.00	125.00
T0003321	M & R STRIPING		9,848.50
T0004785	CHRIS THIELSEN		200.00
T0005569	PORTER BROTHERS		18,354.40
	STREET		31,743.66
12	PUBLIC PROPERTY		
4640	TERRACON CONSULTANTS	3,188.75	1,223.75
533	ELECTRONICS, INC.	595.00	50.00
	PUBLIC PROPERTY		1,273.75
13	FIRE		
172	CITY OF ROCK FALLS	500.00	23.56
194	GRUMMERT'S HARDWARE - R.F.	1,398.86	8.09
3173	MUNICIPAL EMERGENCY SERV INC		1,387.74
423	AT&T	85.45	78.08
4385	DINGES FIRE COMPANY	4,166.33	1,256.00
4827	KELLEY WILLIAMSON COMPANY	612.16	79.47
5060	SAUK VALLEY PEST CONTROL INC	120.00	85.00
5208	KALEEL'S CLOTHING & PRINTING		553.00
5308	LEAF	872.75	92.71
5360	AMAZON CAPITAL SERVICES	1,678.22	361.00
	FIRE		3,924.65

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
5198	MATTHEWS INTERNATIONAL CORP		444.56
580	MCCORMICK'S		365.98
	DOWNTOWN REDEVELOPMENT		810.54

ELECTRIC FUND

20	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	96.79	59.34
172	CITY OF ROCK FALLS	500.00	25.79
194	GRUMMERT'S HARDWARE - R.F.	1,398.86	46.73
283	ANIXTER INC	4,926.25	3,762.96
31	ALTEC INDUSTRIES, INC.	3,007.13	122.25
4207	O'REILLY AUTOMOTIVE INC	970.19	261.80
4544	UPS		67.64
4620	TRI-COUNTY OPP COUNCIL	238.89	52.30
5118	SIKICH CPA LLC		1,400.00
5299	GREAT WESTERN SUPPLY CO		147.86
533	ELECTRONICS, INC.	595.00	149.00
5360	AMAZON CAPITAL SERVICES	1,678.22	1,471.91
5369	HELM ELECTRIC	44,062.00	1,145.00
	OPERATION & MAINTENANCE		8,712.58

SEWER FUND

38	OPERATION & MAINTENANCE		
194	GRUMMERT'S HARDWARE - R.F.	1,398.86	70.15
34	ALTORFER INC.	7,259.42	930.62
4027	WHITESIDE COUNTY RECORDER	96.00	48.75
4207	O'REILLY AUTOMOTIVE INC	970.19	67.96
4361	FERGUSON WATERWORKS #2516	43,272.70	4,471.54
4684	SCHMITT PLUMBING & HEATING INC		577.50
5118	SIKICH CPA LLC		700.00
533	ELECTRONICS, INC.	595.00	78.00
5360	AMAZON CAPITAL SERVICES	1,678.22	16.28
651	NICOR	4,228.60	88.46
	OPERATION & MAINTENANCE		7,049.26

WATER FUND

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

WATER FUND			
40	WATER		
4361	FERGUSON WATERWORKS #2516	43,272.70	4,777.52
4610	MIDWEST CHLORINATING INC	7,000.00	525.00
5151	LEE JENSEN SALES CO, INC.	1,500.00	5,020.00
	WATER		10,322.52
48	OPERATION & MAINTENANCE		
172	CITY OF ROCK FALLS	500.00	49.36
1740	VIKING CHEMICAL CO	2,335.00	2,135.00
194	GRUMMERT'S HARDWARE - R.F.	1,398.86	57.56
2611	FISCH MOTORS INC		104.00
2796	U.S. CELLULAR	576.24	474.13
4027	WHITESIDE COUNTY RECORDER	96.00	48.75
4207	O'REILLY AUTOMOTIVE INC	970.19	41.99
4361	FERGUSON WATERWORKS #2516	43,272.70	8,549.60
4528	MODERN SHOE SHOP	450.00	197.99
5118	SIKICH CPA LLC		700.00
5141	CINTAS CORPORATION	185.95	320.95
5337	PACE ANALYTICAL SERVICES LLC	490.00	455.00
	OPERATION & MAINTENANCE		13,134.33
WATER IEPA REVOLVING LOAN FUND			
48	IEPA REVOLVING LOAN FUND		
4946	MARTIN & COMPANY EXCAVATING	274.72	145,484.79
	IEPA REVOLVING LOAN FUND		145,484.79
GARBAGE FUND			
50	GARBAGE		
5118	SIKICH CPA LLC		350.00
	GARBAGE		350.00
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		

INVOICES DUE ON/BEFORE 06/06/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
172	CITY OF ROCK FALLS	500.00	177.28
4081	CIVIC SYSTEMS LLC		600.00
4664	STAPLES ADVANTAGE		243.65
760	ROCK FALLS POSTMASTER	3,000.00	3,000.00
	CUSTOMER SERVICE CENTER		4,020.93
DRUG FUND			
56	DRUG ABUSE		
5360	AMAZON CAPITAL SERVICES	1,678.22	75.95
	DRUG ABUSE		75.95
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005846	GABRIELLA DIAZ	89.01	83.82
T0005859	AMBER WOODS		71.48
T0005861	KRISTAN LIGGETT		109.61
T0005862	PATRICK KESSLER		200.00
	CUSTOMER UTILITY DEPOSITS		464.91
	TOTAL ALL DEPARTMENTS		304,016.10

DATE: 06/13/24
 TIME: 13:27:22
 ID: AP443000.WOW

CITY OF ROCK FALLS
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 06/14/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TOURISM			
05	TOURISM		
1095	TURNROTH SIGN CO, INC.	125.00	395.00
2071	BLACKHAWK WATERWAYS CVB		5,000.00
4501	SAUK VALLEY AREA		500.00
5389	MELINDA JONES	135.76	287.96
771	PINNEY PRINTING CO	1,347.20	157.50
T0001587	ARTHUR'S GARDEN DELI		862.75
T0002649	MEAD'S BIKE SHOP		210.00
T0004959	IKWQC		280.52
T0005334	STERLING ROCK FALLS JAYCEES		500.00
T0005866	VITAL INFO INC	5,250.00	600.00
T0005869	RACHEL MARTINEZ		65.99
	TOURISM		8,859.72
GENERAL FUND			
01	ADMINISTRATION		
4139	CIRCUIT CLERK OF HENRY COUNTY		300.00
4331	CIRCUIT CLERK OF LEE COUNTY	50.00	750.00
4333	CIRCUIT CLERK OF OGLE COUNTY		500.00
	ADMINISTRATION		1,550.00
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	841.21
4981	AT&T MOBILITY	568.52	283.43
5169	MOTOROLA SOLUTIONS	123.00	1,025.00
5308	LEAF	1,058.17	194.71
752	ROCK FALLS AREA DOG CONTROL	478.48	482.08
825	ILLINOIS SECRETARY OF STATE		163.00
	POLICE		2,989.43
10	STREET		
1279	WILCO RENTAL	325.12	32.99
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	527.43
1466	ALARM DETECTION SYSTEMS, INC.	3,426.96	657.33
194	GRUMMERT'S HARDWARE - R.F.	1,845.61	202.14
2451	MENARDS	3,178.98	14.99

INVOICES DUE ON/BEFORE 06/14/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
10	STREET		
34	ALTORFER INC.	8,538.74	116.07
5329	BF ENGINEERING PLLC	900.00	650.00
651	NICOR	4,317.06	187.90
884	STERLING STEEL WAREHOUSE INC		260.00
	STREET		2,648.85
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	3,902.58
2451	MENARDS	3,178.98	36.46
4447	FRANK'S SMALL ENGINE REPAIR	818.78	47.49
651	NICOR	4,317.06	139.05
771	PINNEY PRINTING CO	1,347.20	571.56
	PUBLIC PROPERTY		4,697.14
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	939.36
2301	STERLING NAPA	20.20	60.99
4428	MABAS DIVISION 30		591.00
4443	MACQUEEN EQUIPMENT LLC		563.15
4651	MOST PLUMBING & MECHANICAL LLC		471.00
4981	AT&T MOBILITY	568.52	242.90
956	UNIFORM DEN INC	967.61	596.00
T0005836	AMERICAN EAGLE OVERHEAD DOORS		370.00
	FIRE		3,834.40
TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
2451	MENARDS	3,178.98	19.90
4624	FRARY LUMBER & SUPPLY		39.28
	DOWNTOWN REDEVELOPMENT		59.18
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		

INVOICES DUE ON/BEFORE 06/14/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	10,756.13
1449	QUALITY READY MIX	3,829.13	394.50
2451	MENARDS	3,178.98	389.99
2557	ASPLUNDH TREE EXPERT CO.	6,903.46	12,874.02
4096	RON SANDROCK		66.46
4148	BHMG ENGINEERS	29,439.79	53,671.53
4207	O'REILLY AUTOMOTIVE INC	1,434.54	28.49
4215	POWER LINE SUPPLY	48,065.87	163.50
5008	POWER SYSTEM ENGINEERING INC	570.00	1,140.00
5127	JM TEST SYSTEMS LLC	68.52	1,530.29
5267	FOREVER GREEN		1,390.00
5412	DAUPLER INC.		5,000.00
651	NICOR	4,317.06	290.45
	OPERATION & MAINTENANCE		87,695.36
SEWER FUND			
38	OPERATION & MAINTENANCE		
1258	REPUBLIC SERVICES #766	47,314.00	5,227.83
1279	WILCO RENTAL	325.12	492.56
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	20,109.06
1449	QUALITY READY MIX	3,829.13	917.00
194	GRUMMERT'S HARDWARE - R.F.	1,845.61	66.30
2517	WM CORPORATE SERVICES INC	1,636.31	6,821.85
4045	SCADAWARE, INC.		562.50
4796	VERIZON WIRELESS	737.28	388.28
5325	LOU'S GLOVES INC		157.00
5329	BF ENGINEERING PLLC	900.00	200.00
5412	DAUPLER INC.		5,000.00
651	NICOR	4,317.06	658.93
T0005421	ROCK RIVER WATERSHED GROUP		8,100.00
	OPERATION & MAINTENANCE		48,701.31
WATER FUND			
40	WATER		
4141	BEHRENS TRUCKING &	1,510.00	2,100.00
4361	FERGUSON WATERWORKS #2516	61,071.36	1,062.42
	WATER		3,162.42

INVOICES DUE ON/BEFORE 06/14/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

WATER FUND			
48	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	156.13	41.98
1279	WILCO RENTAL	325.12	557.99
1289	CITY OF ROCK FALLS UTILITIES	50,235.72	7,441.13
1449	QUALITY READY MIX	3,829.13	3,678.00
194	GRUMMERT'S HARDWARE - R.F.	1,845.61	27.78
2212	ALLIANCE MATERIALS INC	896.44	609.91
2449	CORE & MAIN LP	640.00	143.13
338	GASVODA & ASSOCIATES, INC.		480.50
4141	BEHRENS TRUCKING &	1,510.00	1,450.00
4606	TOWER EQUIPMENT CORP		660.00
4953	CITY OF ROCHELLE		25.00
5412	DAUPLER INC.		5,000.00
651	NICOR	4,317.06	142.89
884	STERLING STEEL WAREHOUSE INC		830.90
	OPERATION & MAINTENANCE		21,089.21
GARBAGE FUND			
50	GARBAGE		
1258	REPUBLIC SERVICES #766	47,314.00	46,728.00
	GARBAGE		46,728.00
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
5366	GILA LLC	48.00	505.00
	CUSTOMER SERVICE CENTER		505.00
DRUG FUND			
56	DRUG ABUSE		
4981	AT&T MOBILITY	568.52	42.19
	DRUG ABUSE		42.19
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		

DATE: 06/13/24
TIME: 13:27:22
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 06/14/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005834	ELIZABETH KLINE		243.90
T0005868	CHASE REID		175.00
	CUSTOMER UTILITY DEPOSITS		418.90
	TOTAL ALL DEPARTMENTS		232,981.11

CITY OF ROCK FALLS

ORDINANCE NO. 2024-2652

**ORDINANCE AMENDING SECTION 16-387.1
TO IMPOSE FINES FOR FAILURE TO MAINTAIN REQUIRED
BASSET CERTIFICATIONS**

**ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ROCK FALLS**

THIS ___ DAY OF _____, 2024

Published in pamphlet form by authority of the City Council of the City of Rock Falls, Illinois,
this ___ day of _____, 2024.

ORDINANCE NO. 2024-2652

**ORDINANCE AMENDING SECTION 16-387.1
TO IMPOSE FINES FOR FAILURE TO MAINTAIN REQUIRED
BASSET CERTIFICATIONS**

WHEREAS, Section 4-1 of the Liquor Control Act of 1934, 235 ILCS 5/1-1 et. seq. (the “Act”), authorizes the Mayor and City Council (collectively, the “Corporate Authorities”) of the City of Rock Falls (the “City”) to establish regulations and restrictions on the sale and consumption of alcoholic liquor not inconsistent with the Act; and

WHEREAS, the Corporate Authorities have discussed the need of amending certain provisions of the Rock Falls Municipal Code as it relates to BASSET training certifications; and

WHEREAS, the Corporate Authorities have determined it in the best interests of the City and its residents to amend Chapter 16, Article V, Section 16-387.1 of the Rock Falls Municipal Code, all as more specifically set forth herein.

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

SECTION 1: Chapter 16, Article V, Division 2, Section 16-387.1 of the Rock Falls Municipal Code, as amended, is hereby further amended by the inclusion of a new subsection (f) to read as follows:

Sec. 16-387.1 – BASSET training required.

...

(f) A violation of any provision in this section shall be punishable as a Class C violation and subject to administrative hearing as provided in section 1-41.

SECTION 2: In all other respects, Chapter 16, Article V, Division 2, Section 16-387.1 of the Rock Falls Municipal Code shall remain in full force and effect as previously adopted and/or amended.

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

SECTION 4: All ordinances and parts of ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

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

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

Approved this ____ day of _____, 2024.

MAYOR

ATTEST:

CITY CLERK

AYE:

NAY:

CITY OF ROCK FALLS

ORDINANCE NO. 2024-2653

**ORDINANCE AMENDING CHAPTER 32, SECTION 32-24
REGARDING UTILITY SERVICE DISCONNECTION AND RECONNECTION**

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ROCK FALLS

THIS _____ DAY OF _____, 2024

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

**ORDINANCE AMENDING CHAPTER 32, SECTION 32-24
REGARDING UTILITY SERVICE DISCONNECTION AND RECONNECTION**

WHEREAS, Sections 11-117-1 and 11-150-1 of the Illinois Municipal Code (65 ILCS 5/1-1-1 et. seq.) generally authorize any municipality to acquire, construct, own and operate within the corporate limits of the municipality any public utility the product of which is to be supplied to its inhabitants, including but not limited to waterworks, sewer systems and electric power; and

WHEREAS, pursuant to the foregoing, the City of Rock Falls (the “City”) owns and operates its own waterworks, sewer system and electrical distribution system for the purpose of providing water, sewer and electric services to the residents and businesses of the City; and

WHEREAS, Section 11-117-1 of the Illinois Municipal Code expressly authorizes the City to make all needful rules and regulations in relation to the operation of its utilities; and

WHEREAS, the Mayor and City Council (collectively, the “Corporate Authorities”) have determined it in the best interests of the City and its residents to amend the provisions of the City Code as it relates to utility service disconnection and reconnection, all as more specifically set forth herein.

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

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

SECTION 2: Chapter 16, Article II, Section 32-24 of the Rock Falls Municipal Code, as amended, shall be amended and restated in its entirety to read as follows:

“Sec. 32-24. – Service disconnection and reconnection charges.

When any utility service provided to a customer by the city has been disconnected for non-payment of charges, the customer shall be charged an amount equal to fifty dollars (\$50.00) for each utility service reconnected. Utility services will only be reconnected during the city’s normal working hours.”

SECTION 3: In all other respects, Chapter 32 of the Rock Falls Municipal Code shall remain in full force and effect as previously adopted and/or amended.

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

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

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

Approved this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

AYE

NAY

CITY OF ROCK FALLS

ORDINANCE NO. 2024-2654

**ORDINANCE AUTHORIZING DISPOSAL OF FIRE
DEPARTMENT MISCELLANEOUS EQUIPMENT**

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ROCK FALLS

THIS _____ DAY OF _____, 2024

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

WHEREAS, the City of Rock Falls Fire Department owns, and has utilized previously the following equipment:

- 1 – Hurst hydraulic spreader**
- 1 – Hurst hydraulic cutter**
- 1 – Hurst hydraulic telescoping ram**
- 1 – Hurst ML-2H power unit**
- 3 – HeartStart automatic defibrillators**

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Rock Falls that:

1. Pursuant to the provisions of 65 ILCS 5/11-76-4, the Mayor and City Clerk are authorized and directed to dispose of on behalf of the City of Rock Falls, the aforementioned items.
2. The Mayor and City Clerk are authorized and directed to execute all documents necessary in order to complete the disposal of the items as authorized herein.

Section 1. All prior ordinances in conflict herewith are hereby repealed.

Section 2. If any section, paragraph, sentence, clause or other portion of this ordinance is held or deemed to be unconstitutional or invalid, then such holding or finding of unconstitutionality or invalidity shall not affect the validity of the remaining provisions of this ordinance.

Section 3. 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 4. This ordinance shall be effective upon its adoption, passage and publication in pamphlet form.

Passed this _____ day of _____, 2024.

Rod Kleckler, Mayor

ATTEST:

Pamela Martinez, City Clerk

AYE

NAY

CITY OF ROCK FALLS

FIRE DEPARTMENT

1013 7th Avenue Rock Falls, Illinois 61071-2854
(815) 622-1135 FAX (815) 622-1114
www.RockFalls61071.net

Ken Wolf
Fire Chief
kwolf@rockfalls61071.com

Kyle Sommers
Deputy Chief
ksommers@rockfalls61071.com

6/13/2024

To: Rock Falls City Council

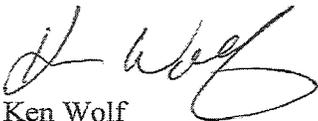
Reference: Disposal of used equipment

The fire department is requesting permission for the disposal of used, city owned equipment as follows:

- (1) Hurst hydraulic spreader
- (1) Hurst hydraulic cutter
- (1) Hurst hydraulic telescoping ram
- (1) Hurst ML-2H power unit
- (3) HeartStart Automatic defibrillators

The equipment is no longer needed and has been replaced by updated equipment.

Respectfully submitted,



Ken Wolf
Fire Chief

CITY OF ROCK FALLS

ORDINANCE NO. 2024-2655

**ORDINANCE AUTHORIZING
THE PURCHASE OF REAL PROPERTY
(1003 W. ROUTE 30)**

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ROCK FALLS

THIS _____ DAY OF _____, 2024

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

ORDINANCE NO. 2024-2655

**ORDINANCE AUTHORIZING
THE PURCHASE OF REAL PROPERTY
(1003 W. ROUTE 30)**

WHEREAS, there exists a certain property owned by Catherine Gray (“Seller”) located within the corporate limits of the City of Rock Falls (the “City”), and being more particularly described on Exhibit A attached hereto (the “Real Property”); and

WHEREAS, pursuant to Sections 2-2-12 and 11-76.1-1 of the Illinois Municipal Code, the City may purchase, acquire and hold real property for public purposes; and

WHEREAS, the Mayor and City Council of the City (collectively, the “Corporate Authorities”) desire to purchase and acquire the Real Property on behalf of the City; and

WHEREAS, a Commercial Real Estate Purchase and Sale Agreement in the form attached hereto as Exhibit B (the “Contract”) has been prepared for the sale and purchase of the Real Property for the total price of \$80,000.00 (the “Purchase Price”), which the Mayor has signed and which the Corporate Authorities intend to accept; and

WHEREAS, the Corporate Authorities find and determine that the best interests of the City and its residents will be served by ratifying the Mayor’s signature and acceptance of the Contract by the City for the purchase of the Real Property upon the terms of the Contract.

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

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

SECTION 2: The Contract is hereby accepted by the Corporate Authorities for the purchase of the Real Property for the Purchase Price, all upon the terms of the Contract.

SECTION 3: The Mayor is hereby authorized and directed to sign and the City Clerk is hereby authorized and directed to attest the Contract for the purchase of the Real Property, which Contract shall be substantially in the form attached hereto as Exhibit B.

SECTION 4: The Mayor and the City Clerk are hereby authorized, respectively, to execute and attest such other documents as may be necessary to effectuate the conveyance herein authorized.

SECTION 5: 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 6: 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 7: All ordinances, resolutions, motions, or parts thereof in conflict herewith and the same are hereby repealed.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, adoption and approval by the affirmative vote of at least two-thirds of the elected corporate authorities then holding office, in the manner provided by law.

SECTION 9: The City Clerk is hereby directed to publish this Ordinance at least twice within thirty (30) days following its passage in one or more newspapers with a general circulation within the City.

Approved this _____ day of _____, 2024.

Mayor

ATTEST:

City Clerk

AYE

NAY

EXHIBIT A

Legal TBD

PIN: 11-33-176-004 and 11-33-176-024

Commonly known as: 1003 W. Route 30, Rock Falls, IL 61071

EXHIBIT B

(attach real estate contract)



COMMERCIAL REAL ESTATE PURCHASE AND SALE AGREEMENT

This Commercial Real Estate Purchase and Sale Agreement ("Agreement") is made by and between Catherine Gray, a(n) City of Rock Falls ("Seller") and City of Rock Falls, a(n) ("Buyer"). The Agreement Date shall be the date of execution of this Agreement by the party last executing the Agreement.

ARTICLE 1: DEFINED TERMS

1.01 Catherine Gray is the owner of record and Seller of certain real property described below.

1.02 City of Rock Falls is the Buyer.

1.03 The Property is certain real estate which is commonly known as 1003 W. Route 30, Rock Falls, IL, consisting of cement block building and lot (improvements) and having tax identification number(s) of 11-33-176-004 & 11-33-176-024. The legal description of the Property is [or shall be] attached hereto as Exhibit A.

1.04 The Purchase Price is \$ 80,000.00 consisting of:
(a) \$ 0.00 which shall be deposited with Escrowee within business days of the Agreement Date ("Initial Earnest Deposit"); and
(b) which shall also be deposited with Escrowee within days of ("Supplemental Earnest Deposit"); and
(c) [Balance of purchase price] to be paid by Buyer to Seller at closing by certified check, cashier's check, or wire transfer, plus or minus prorations and credits (if any) as described below.

1.05 (a) John Rosengren/Northwest Illinois Realty LLC is Seller's Broker and/or designated agent.
(b) Matt Cole is Buyer's Broker and/or designated agent attorney

1.06 Due Diligence period shall be the period commencing upon the Agreement Date and extending for days thereafter, unless extended by a writing executed by both Seller and Buyer, or shortened by a writing executed by Buyer. As is condition.

1.07 Address of the parties for notice:

(a) Seller: Catherine Gray, 1509 Sycamore Drive, Rock Falls, IL 61071

(b) Buyer: City of Rock Falls, 603 W. 10th Street, Rock Falls, IL 61071

with a copy to:

Jim Reese, Seller's Attorney, 202 E. 5th St., Sterling, IL, 815-625-8200 reese@wmpj.com

with a copy to:

Matt Cole, Buyer's Attorney, 202 E. 5th St., Sterling, 815-625-8200 cole@wmpj.com

1.08 Buyer's intended use of the Property is warehousing and recycling ("Intended Use").

1.09 List of Exhibits

Exhibit A	Legal Description
Exhibit B	List of Personal Property
Exhibit C	List of Leases
Exhibit C-1	List of Defaults in Leases
Exhibit D	List of Mortgage(s) to be Assumed by Buyer
Exhibit E	Notice(s) of Increased Assessed Valuation of the Property
Exhibit F	Service Contracts of the Property
Exhibit G	Estoppel Certificate

ARTICLE 2: AGREEMENT TO CONVEY

2.01 In consideration for payment of the Purchase Price by Buyer to Seller, Seller agrees to convey:

- (a) Legal title to the Property to Buyer, by [Warranty, Special Warranty, or Trustee's] Deed; and
- (b) Legal title to the personal property (if any) listed on **Exhibit B** by Bill of Sale.

2.02 **Title Commitment Review.** Within 14 days after the Agreement Date, Seller shall provide Buyer with a current title commitment in a preliminary amount of \$10,000, covering title to the real estate described on **Exhibit A**. Unless Buyer and/or Buyer's counsel objects to encumbrances shown in the title commitment (other than the Permitted Exceptions described below) within 15 days after receipt from Seller, than all objections thereto shall conclusively presumed to be waived by Buyer. During the 30-day period, Buyer may, by written notice to Seller, cancel this agreement in the event Buyer finds any conditions of title reflected in such title commitment which are objectionable to Buyer in Buyer's sole and absolute discretion ("Unacceptable Exceptions") provided, however, that Seller shall first be given the opportunity to remove or insure over the Unacceptable Exceptions. If Seller is unable to remove or insure over the Unacceptable Exceptions within 15 business days of Buyer's notice, then Buyer may terminate this Agreement. Title to the Property shall be deemed acceptable to Buyer if it is subject only to the following exceptions, if any ("Permitted Exceptions"):

- (a) Conditions, Covenants, and Restrictions of Record, provided same do not prohibit use of the property for Buyer's Intended Use;
- (b) Easements of record for the benefit of private parties and the public, for the following uses: utilities, drainage, and roads and highways, provided same do not prohibit use of the property for Buyer's Intended Use;
- (c) Party wall rights and agreements;
- (d) Existing leases and tenancies (if any) as listed on **Exhibit C**, which leases shall be assigned by Seller to Buyer and assumed by Buyer at closing of the sale of the Property,
- (e) Special taxes or assessments for improvements not yet completed and for improvements already completed;
- (f) Mortgage(s) of Seller (if any) to be assumed by Buyer as listed on **Exhibit D** and mortgage(s) of Buyer; and
- (g) General taxes for the year 2023 and subsequent years.

2.03 Seller shall provide to Buyer at closing an Affidavit of Title covering the date of closing, subject only to the Permitted Exceptions listed in Section 2.02, and any un-permitted exceptions over which the Title Insurer commits to extend title insurance. In the event that title to the Property is to be conveyed by Trustee's Deed, the Affidavit of Title shall be executed by the beneficiary or beneficiaries of the Trust.

~~ARTICLE 3: SURVEY~~

~~3.01 Seller, at its expense, shall furnish to Buyer within thirty (30) days of the Agreement Date a staked survey of the Property. Such survey shall show the location and course of all visible and recorded easements and rights-of-way access to public rights-of-way, the location of the building and improvements on the subject property (including fences) to be within the lot lines and not encroaching over any setback line or easement, and no encroachments of buildings or other improvements from adjoining properties. If requested, the Seller shall provide an affidavit verifying that no changes in improvements have been made since the date of said survey. If said survey shows improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of Buyer and Buyer's mortgage lender, if any, against any loss resulting from such improper location or encroachment, Buyer may, at Buyer's option, declare this Agreement to be null and void.~~

ARTICLE 4: REPRESENTATIONS AND WARRANTIES OF SELLER

4.01 Seller:

Seller hereby represents, warrants, and covenants to Buyer, that, as of the execution of this Agreement:

~~(a) The Schedule of Leases set forth in Exhibit G attached hereto and made a part hereof sets forth each of the leases for the Property, the name of each tenant, the expiration date of each lease, the current rental, the current status of rental collections, the amount of security deposit, and any special provisions (including without limitation options to renew, extend the term or to purchase the Property).~~

~~(b) All of the leases set forth in Exhibit G are in full force and effect and there are no defaults there under, except as listed on Exhibit G-1.~~

~~(c) No lease contains any option to renew or extend the term thereof or to purchase or acquire any interest in the Property, except as noted in Exhibit C. No options, warrants, rights, or agreements to purchase, participate in, or acquire all or any portion of the Premises are outstanding. To the best of Seller's actual knowledge, none of the leases contain provisions, whether oral or written, for rent allowance, concessions, or abatements or decorating or other allowance.~~

(d) The 2022 real estate taxes for the Property were \$ 1,316.18 and Seller has not received any notice of any increase in the assessed valuation of the Premises over the assessed valuation, except as attached as Exhibit E. If, between the date hereof and the date of Closing, Seller receives notice of any increase in the assessed valuation, Seller will promptly notify Buyer of same.

~~(e) There are no written or oral contracts or commitments relating to the Property including without limitation for management, performance of service, employment, or purchase or lease of equipment ("Contracts") relating to the Property with respect to any agent, employee or third party, which are not terminable at the will of the Seller on not more than thirty (30) days' notice and without penalty, except as listed on Exhibit F.~~

(f) To the best of Seller's knowledge, there are no lawsuits threatened or pending involving all or any portion of the Property and no notice has been received by Seller of any condemnation proceedings or any building, zoning, environmental, fire or health code violations which are threatened or pending. If between the date hereof and the date of Closing, any notice of code violations is received or any lawsuits are initiated with respect to the Property, Seller will promptly notify Buyer of same, and with respect to code violations, will correct same prior to closing.

(g) Seller has good and marketable title to all of said items of personal property free and clear of all liens, claims, and encumbrances.

(h) The execution of this Agreement is not in violation of or prohibited by any contract, agreement, or other obligation to which Seller is bound, and the party executing this Agreement for Seller warrants his/her authority to bind Seller.

(i) All of the documents delivered to the Purchaser pursuant to this Contract are true and correct.

The representations and warranties made by Seller herein above shall be remade at Closing, and shall survive closing for a period of one year from the date of closing.

Seller further covenants and agrees to Buyer that between the date hereof and the Closing Date:

~~(j) Seller shall use its best efforts to lease any vacant space at rents not less than 100% of the current rental rates and upon terms consistent with those now in effect for a term not to exceed _____ subject to approval by Buyer. Seller shall not enter into any new undertakings or agreements relating to the management, financing or maintenance of the Property which extend beyond the Closing Date or prepay for a period of more than one (1) month any sums payable under any Contracts, without prior written notice to and approval of Purchaser.~~

(k) Seller shall continue to operate and maintain the Property in first class condition in the same manner the Seller has previously done during its ownership of the Property which includes making necessary repairs at Seller's cost between the date hereof and Closing, and complying with the provisions of all leases and Contracts to which it is a party.

(l) Seller shall keep Property adequately insured by financially sound and reputable insurers against loss or damage by fire with extended coverage endorsements and maintain reasonable adequate liability insurance covering liability for personal injury or property damage to the extent and in the manner customary for Property of its character.

(m) Seller shall duly pay and discharge, or cause to be paid or discharged, or shall provide a credit to Buyer at closing for all taxes, assessments, and other governmental charges imposed upon the Property, as well as all claims for labor, materials, or supplies which have been incurred prior to Closing the final date for payment of which will occur prior to Closing, and which if unpaid, might by law become a lien or charge upon the Property.

(n) To the best of Seller's knowledge, no Hazardous Materials (as defined below) have been used, placed, manufactured, stored, handled, generated, released or disposed of on, under, at or from the Property or any part thereof or from any property located within 300 feet of any boundary line of the Property, and which could be detrimental to the Property, or which is in violation of any applicable law or regulation. For purpose hereof, "Hazardous Materials" means any hazardous, toxic, or dangerous substance, material, waste, gas or particulate matter which is defined as such for purposes of regulation by any local government authority, the State of Illinois, or the United States Government, including, but not limited to, any material or substance which is (i) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," or "restricted hazardous waste" under any provision of Illinois law, (ii) petroleum, (iii) asbestos, (iv) polychlorinated biphenyl, (v) radioactive material, (vi) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 U.S.C. Sec. 1251 et seq. (33 U.S.C. Sec.1317), (vii) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq. (42 U.S.C. Sec. 6903), or (viii) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Sec. 9601 et seq. (42 U.S.C. Sec 9601).

4.02 Buyer:

Buyer hereby represents, warrants, and covenants to Seller that it:

(a) Has the authority to execute this Agreement and bind Buyer;

~~(b) Shall make best efforts to perform any and all inspections or other tasks of its due diligence in a timely manner; and~~

~~(c) Shall make best efforts to obtain mortgage financing in accordance with the terms, conditions, and time periods described herein. Will make a cash payment at closing.~~

ARTICLE 5: TITLE INSURANCE

Seller shall provide to Buyer at closing, at Seller's expense, an Owners Title Policy as described above with the following endorsements: [Extended coverage, zoning, contiguity, EPA]. Seller and Buyer shall share equally the costs for any deed and money escrow, Gap Coverage, and/or New York Style Closing. Seller shall pay all required State and County transfer taxes, and _____ shall pay any Municipal Transfer Tax. Buyer shall pay all expense related to its mortgage lender including without limitation the cost of any loan policy or policies and endorsements thereto, or lender's escrow required by Buyer's lender(s).

~~ARTICLE 6: MORTGAGE~~

~~This Agreement is subject to the condition that Buyer be able to procure within _____ days of the Agreement Date a firm commitment for a loan to be secured by a mortgage or trust deed on the property in the amount of \$ _____ or such lesser sum as Buyer accepts, with interest not to exceed _____% a year to be amortized over _____ years, the commission and service charges for such loan not to exceed _____%. If, after making every reasonable effort, Buyer is unable to procure such commitment within the time specified herein and so notifies Seller thereof within _____ days of the Agreement Date, this Agreement shall become null and void and all earnest money shall be returned to Buyer; provided that if Seller, at its option, within a like period of time following Buyer's notice, procures for the Buyer such a commitment or notifies Buyer that Seller will accept a purchase money mortgage upon the same terms, this Agreement shall remain in full force and effect.~~

~~ARTICLE 7: INSPECTION~~

~~From the Agreement Date and continuing for a period of _____ (_____) days from receipt of the documents described below ("Inspection Period"), Buyer, its employees and agents, shall have the right to inspect _____~~

~~(a) The Property, including the right to make such physical investigations and studies of the structural and mechanical aspects of the Property as Buyer shall deem necessary, provided that Buyer shall hold Seller harmless from any claims or liabilities based upon accidents, injuries or damages sustained by virtue of Buyer's inspection pursuant to this paragraph;~~

~~(b) The leases relating to the property;~~

~~(c) All Contracts of the property;~~

~~(d) All notices of changes in assessed valuation relating to the property for the current or subsequent tax year, if any, in possession of the Seller, and the current real estate tax bill(s) covering the property;~~

- (e) All statements and invoices for the past year covering all utilities (electricity, gas and water) relating to the property;
- (f) All insurance policies insuring the property and the improvements and personal property located thereon which may be assumed by Buyer;
- (g) All books and records, financial data and other papers and matters relating to the operating expenses and income for the current year, and schedules attached to federal income tax returns which relate to the Property and financial statements for the past three (3) years;

Seller agrees to cooperate in all respects to facilitate Buyer's inspection and agrees to promptly make available all documents, books and records necessary to permit the inspections described herein and, to the extent such records are available. If Buyer shall advise Seller at any time prior to the expiration of the Inspection Period that Buyer, in its sole discretion, elects not to proceed with the transaction contemplated hereunder, this Agreement shall thereupon terminate and neither party hereto shall have any further rights against the other, except that all earnest money and interest earned thereon shall be immediately returned to Buyer. In the absence of written notice from Buyer to Seller prior to expiration of the Inspection Period that Buyer has noted any concerns of conditions of the Property which are unacceptable to Buyer, this contingency shall be deemed waived. Buyer shall not suffer or permit any mechanic's lien to attach to the Property, and Buyer shall hold Seller harmless from any and all claims and liabilities based upon accidents or injuries sustained by virtue of Buyer's possession or use of the Property pursuant to any and all inspections of the Property pursuant to this Agreement.

ARTICLE 8: ATTORNEY'S APPROVAL

It is further agreed by and between the parties hereto that their respective attorneys shall have ⁵ten (10) business days from the date of the Agreement Date to approve or disapprove the terms of this Agreement. In the event a party's attorney disapproves any of the terms hereof, she or he shall, within the said ten (10) business days, serve notice upon the other party, his agent, or attorney, of his disapproval. Said notice shall contain a statement of the specific terms which are not approved and suggested revisions of those terms.

IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO AND THIS AGREEMENT SHALL CONTINUE IN FULL FORCE AND EFFECT.

ARTICLE 9: CLOSING

- 9.01 Closing Date and Place: The date of closing shall be on or before July 1, 2024 ~~or any other date on which Seller and Buyer may otherwise agree in writing at the office of the title insurer nearest the Property or as the parties may agree provided that title is shown to be good as described above and/or otherwise acceptable to Buyer.~~
- 9.02 Seller's Closing Documents: At or prior to the Closing, Seller shall deliver to Buyer or to Escrowee each of the following if applicable:
 - (a) The Title Commitment for an Owner's Policy issued in accordance with Article 2.02, which policy shall be later dated as of the Closing Date;
 - (b) A stamped deed with all stamps affixed thereto, with Buyer or Buyer's Nominee indicated as the Grantee;
 - (c) An Affidavit of Title executed by the Seller warranting that no outstanding mechanic's lien rights exist and that the property is subject to no leases, liens or other claims or encumbrances of title except those specifically permitted pursuant to this Agreement;
 - (d) True and correct copies of all Contracts affecting the Property;
 - ~~(e) All original leases relating to the property, duly endorsed for assignment in favor of Buyer or Buyer's Nominee, by a duly authorized agent of Seller, together with an appropriate estoppel certificate(s) in the form of Exhibit G from said tenant(s) confirming (i) that said leases are in full force and effect and there exist no defaults there under (or specifying the defaults) as of the Closing Date; and (ii) that the transaction contemplated hereby will not constitute a breach under such leases;~~
 - ~~(f) Current Rent Roll certified to be correct by Seller for the Property;~~
 - ~~(g) Copies of certificates of insurance for each policy of insurance in effect with respect to the Property as of the closing date with appropriate assignments or endorsement (or letters of direction from Seller to the insurers), executed by a duly authorized agent of Seller, if Buyer chooses to assume such insurance policies and they are assumable;~~
 - (h) A Bill of Sale covering the items of personal property being sold to Buyer or Buyer's Nominee, executed by Seller;

~~(i) All files relating to the tenants of the property, original leases, Contracts, warranties and guaranties regarding the Property in the possession of Seller or Seller's agent;~~

~~(j) A letter from Seller to each tenant of the Property advising, if applicable, the tenant to make payments of rent due from the from and after the closing to Buyer or at Buyer's direction;~~

~~(k) An assignment of all warranties, guaranties and rights under contracts and subcontracts held by Seller with respect to the construction of the improvements on the Property and the installation of all fixtures and equipment thereon, if any, which warranties and rights under contracts are set forth in Exhibit F;~~

(l) Keys to all locks on the Property, if available;

(m) Real Estate Transfer Declarations.

The parties hereto shall also deliver such additional documents and matters as shall be reasonable required to close the transactions contemplated by this Agreement including without limitation, Real Estate Transfer Tax Declarations, copies of paid real estate tax bills, and most recent notices of assessment valuation, if any.

9.03 Buyer's Closing Documents: At or prior to closing, Buyer shall deliver to Seller or to Escrowee each of the following:

(a) The purchase price, plus or minus adjustments, credits, and prorations provided for herein;

(b) Real Estate Transfer Declaration(s);

~~(c) Acceptance of assignment of all leases, warranties, guaranties, and rights under Contracts held by Seller as described above;~~

(d) All other documents required pursuant to other provisions of this Agreement and the Escrow Agreement to be executed and delivered by Purchaser; and

(e) Such other instruments and documents as may be reasonably required in order to carry out the purposes of this Agreement.

ARTICLE 10: BROKERS

10.01 Seller represents and warrants to Buyer that it has worked with no real estate broker other than John Rosengren/Northwest Illinois Realty LLC ("Seller's Broker"), and Buyer represents and warrants to Seller that it has worked with no real estate broker other than none ("Buyer's Broker"). ~~In the event that Seller's Broker and Buyer's Broker is the same individual licensee, then Seller and Buyer acknowledge that if there is dual agency the disclosure of dual agency has been made and that Seller and Buyer have consented to such dual agency, and that this Agreement shall serve as confirmation of such consent.~~

10.02 Seller shall pay the sales commission pursuant to separate Agreement between Seller and Seller's Broker [or computed in the amount of 3 % of the purchase price to Seller's Broker ~~who shall share this commission with Buyer's Broker pursuant to separate agreement between Seller's Broker and Buyer's Broker for in the following ratio: 1. Seller's Broker and Buyer's Broker are intended third party beneficiaries of this Agreement. Seller and Buyer agree to indemnify, defend, and hold the other harmless against any and all claims of other real estate brokers if such claims are based on the acts of the indemnifying party.~~

ARTICLE 11: FLOOD PLAIN

If the property is located within a designated flood plain as determined by the flood plain maps of the Department of Housing and Urban Development, Buyer may, at its election obtain flood plain insurance if required by its lender.

ARTICLE 12: NOTICES

12.01 Whenever notice is required by the provisions of this Agreement to be given to the parties, it shall be deemed to have been duly given when delivered personally, or within forty-eight (48) hours after deposit in the United States mail, postage pre-paid, registered or certified mail, or by the next business day if sent by express courier service, or by telephone facsimile, to the persons named in Section 1.07 at the addresses shown in such section.

- 12.02 Fax Transmittal: All notices herein required shall be in writing and shall be served on the parties at the addresses in Section 1.07. The mailing of a notice by registered or certified mail, return receipt requested, shall be sufficient service when the notice is mailed. Notices may also be served by personal delivery, telegram, or by the use of a facsimile machine with proof of transmission and a copy of the notice with proof of transmission being sent by regular mail on the date of transmission.

ARTICLE 13: DEFAULT AND REMEDIES

- 13.01 Time is of the essence of this Agreement. In the event that Buyer should fail to perform this Agreement, then Seller, may, upon written notice to Buyer of its default, (with a copy to Escrowee as defined below), demand that the earnest money be forfeited to Seller, not as a penalty, but as liquidated damages to Seller, and as Seller's sole remedy against Buyer, and this Agreement shall be null and void. In the event that Seller should fail to perform this Agreement, then Buyer may, upon written notice to Seller (with a copy to Escrowee as defined below) of its default, demand that the earnest money be returned to Buyer, but such return shall not release Seller from its obligation under this Agreement, and Buyer shall have all rights and remedies against Seller, at law and or in equity.
- 13.02 In the event of any default, the party holding the earnest money ("Escrowee") shall give notice to both Seller and Buyer of Escrowee's intended disposition of the earnest money. Seller and Buyer hereby agree that if neither party objects in writing to the Escrowee and to the other party, to the proposed disposition of the earnest money within 30 calendar days of the date of mailing of such notice, then Escrowee shall dispose of its earnest money as previously indicated in such earlier demand or notice. If either Seller or Buyer objects to the Escrowee's intended disposition of the earnest money within the aforementioned 30 day period, then all parties hereto agree that Escrowee may either (a) continue to hold the earnest money until directed otherwise either by: (1) a joint written direction of Seller and Buyer, or (ii) a court order which is either not subject to or no longer subject to appeal, or (b) deposit by interpleader the earnest money with the Clerk of the Circuit Court for the County in which the Property is located. Seller and Buyer agree that Escrowee may be reimbursed from the earnest money for all its costs including reasonable attorney fees related to the filing of the interpleader; and Seller and Buyer agree to indemnify and hold Escrowee harmless from any and all claims and demands including the payment of attorney fees, costs, and expenses arising out of any default claim or demands.

ARTICLE 14: DAMAGE AND DESTRUCTION

- 14.01 The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Agreement.
- 14.02 If, prior to Closing, the improvements on the Property shall be destroyed or materially damaged by fire or other casualty, this Agreement shall, at the option of Buyer or Seller, exercised by written notice to the other within five (5) business days after such destruction or damage, be null and void and all monies deposited by Buyer shall be refunded to Buyer. If neither party elects to terminate this Agreement, then Seller shall commence restoration and repair of the property to the original condition within one hundred eighty (180) day period.

ARTICLE 15: EMINENT DOMAIN

In the event of any threatened, contemplated, commenced or consummated proceedings in eminent domain (written notice of which shall be given by Seller to Buyer immediately) respecting the property, Buyer may, at its option, by written notice to Seller given within five (5) days after Buyer is notified of such actual or possible proceedings (but prior to Closing), (i) unilaterally terminate this Agreement or (ii) accept the Property subject to such proceedings; in which event Seller shall at the closing assign to Buyer its entire right, title and interest in and to any condemnation award.

ARTICLE 16: ATTORNEY'S FEES

In the event that either party should commence litigation to enforce the terms of this Agreement, including without termination forfeiture, specific performance, or any claim for damages caused by the default of a party, and/or in defending any proceeding to which Buyer or Seller is made a party to any legal proceeding as a result of the acts or omissions of the other party, the prevailing party shall be entitled to its reasonable costs and attorney's fees from the non-prevailing party.

ARTICLE 17: TAX DEFERRED EXCHANGE

Buyer and Seller agree to cooperate with respect to exercising all appropriate document to allow Buyer or Seller or both to complete a like-kind exchange of real estate as provided under Section 1031 of the U.S. Internal Revenue Code. The additional costs relating to the Exchange shall be paid by the party seeking to complete the Exchange(s). It is understood that the closing shall not be delayed because of the Exchange(s).

ARTICLE 18: APPLICABLE LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

ARTICLE 19: OTHER ADVISORS

The parties hereto acknowledge that they have been advised by the real estate broker(s) named above that this document has legal consequences. No representation or recommendation is made by any real estate broker as to the legal or tax consequences of this Agreement or the transaction which it addresses. These are issues to be addressed or which have been addressed by the parties' attorneys, financial, and other advisors. This Agreement is offered by the Northern Illinois Commercial Association of Realtors ("NICAR") to its members for use by their clients and customers. All parties hereto hereby release any and all claims they may have against NICAR and its officers, attorneys, employees, agents, and members arising or which may arise from use of this Contract in its present form or as may be amended by any party.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the day and year stated below.

BUYER:

SELLER:

City of Rock Falls

Catherine Gray

By: _____

By: _____

Name: _____

Name: _____

Its: _____

Its: _____

Date: _____

Date: _____

EXHIBIT A

Legal Description of Real Estate commonly known as 1003 W. Rte 30, Rock Falls, IL, which is the subject of
Commercial Real Estate Purchase and Sale Agreement between Catherine Gray
Seller, and City of Rock Falls Buyer.

[to be inserted]

WF FLOCK 3 SUB LOT 9
WF FLOCK 3 SUB LOT 10



Quotation Number: **CH523771**
 Quote Sent Date: **May 09, 2024**
 Expiration Date: **Jun 08, 2024**
 Prepared By **Cody Haenitsch**
 Phone: 8157615655
 Email: sales@bobcatofdixon.com

Customer
City of Rockfalls
 Phone: 8156328287

Contact
Dave Miller
 Phone: 8156328287
 Email: dmiller@rockfalls61071.com

Dealer
Bobcat of Dixon, Dixon, IL
 610 RIVER LANE

Item Name	Item Number	Quantity	Price Each	Total
SAS 200 Soil and Asphalt Spreader	7396290	1	14,848.00	14,848.00
Kit Control Panel	7415330	1	708.00	708.00
Kit Side Wing Option	7403712	1	777.00	777.00
Total for SAS 200 Soil and Asphalt Spreader				16,333.00
Quote Total - USD				16,333.00
Destination Charges				424.00
Sales total before Taxes				16,757.00
Taxes				0.00
Quote Total - USD				16,757.00

Customer acceptance:
 Quotation Number:: CH523771 Purchase Order: _____

Authorized Signature:
 Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y / N

TABULATION OF QUOTES

CITY OF ROCK FALLS - Whiteside County - Illinois

May 28, 2024

East 2nd Street HMA Overlay

WHA No.

Contractor				Helm Civil		Porter Brothers Const.		Martin & Company			
				2283 Route 20 East Freeport, IL 61032		9904 Freeport Road Rock Falls, IL 61071		2456 E. Pleasant Grove Rd Oregon, IL 61061			
No.	Item	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	BITUMINOUS SURFACE REMOVAL (BUTT JOINTS)	111	SQ YD	\$ 27.00	\$ 2,997.00	\$ 106.72	\$ 11,845.92	\$ 11.60	\$ 1,287.60	\$ -	\$ -
2	HMA SURFACE COURSE, IL-9.5, C, N50	650	TON	\$ 93.00	\$ 60,450.00	\$ 113.40	\$ 73,710.00	\$ 93.30	\$ 60,645.00	\$ -	\$ -
1	WATER VALVES TO BE ADJUSTED	8	EACH	\$ 850.00	\$ 6,800.00	\$ 369.48	\$ 2,955.84	\$ 1,250.00	\$ 10,000.00	\$ -	\$ -
2	MANHOLES TO BE ADJUSTED	8	EACH	\$ 1,300.00	\$ 10,400.00	\$ 1,120.51	\$ 8,964.08	\$ 1,850.00	\$ 14,800.00	\$ -	\$ -
TOTAL PROPOSAL					\$ 80,647.00		\$ 97,475.84		\$ 86,732.60		\$ -



WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING

June 12, 2024

Mayor Rod Kleckler and Alderpersons
City of Rock Falls
603 West 10th Street
Rock Falls, Illinois 61071

Re: **2024 Seal Coat
Award Recommendation**

Dear Mayor Kleckler and Alderpersons:

Proposals for your 2024 Seal Coat project were opened at City Hall at 10:00 A.M. on Wednesday June 12, 2024. A total of two (2) proposals were received.

All proposals were opened, and the total amount bid by each contractor was read aloud. A tabulation of bids was later completed and verified in our office and is attached for your review.

BIDDING IRREGULARITIES

There were no irregularities in the bidding.

COST

The cost estimate based on completed plans was \$168,295.00. The low bid of \$150,515.99 was \$17,779.01 and 10.6% below our estimate. A tabulation of bids compared to our estimate in dollars and percent is as follows:

CONTRACTOR	BID	\$ OVER/UNDER ESTIMATE	% OVER/UNDER ESTIMATE
Porter Brothers Construction Rock Falls, IL	\$150,515.99	\$17,779.01↓	10.6%↓
Helm Civil Freeport, IL	\$188,916.00	\$20,621.00↑	12.3%↑

RECOMMENDATION

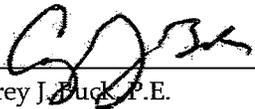
We recommend that the City of Rock Falls' 2024 Seal Coat project be awarded to Porter Brothers Construction, 9904 Freeport Road, Rock Falls, IL 61071, for their bid of \$150,515.99.

Please feel free to call if you have any questions.

Sincerely,

WILLETT, HOFMANN & ASSOCIATES, INC.

BY


Corey J. Buck, P.E.

Vice President

General Manager, Sterling Office

Enclosure

cc: Robbin Blackert, City Administrator w/encl.
Michelle Conklin, Clerk w/encl.
Dave Miller, Street Superintendent w/encl.
WHA 1515Z24 file

TABULATION OF BIDS

CITY OF ROCK FALLS - Whiteside County - Illinois
 2024 Seal Coat
 WHA No. 1515Z24

Bid Opening: June 12, 2024
 10:00 A.M.
 City Hall

Contractor				Engineer's Estimate		Porter Brothers Const.		Helm Civil					
				\$168,295.00		9904 Freepport Road Rock Falls, IL 61071		2283 Route 20 East Freepport, IL 61032					
Addenda Acknowledgement						Yes		Yes					
Signed Proposal						Yes		Yes					
Bid Bond						Yes		Yes					
Affidavit of Availability						Yes		Yes					
No.	Item	Quantity	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	BITUMINOUS MATERIALS (COVER & SEAL COAT)	125	TON	\$ 950.00	\$ 118,750.00	\$ 812.26	\$ 101,532.50	\$ 930.00	\$ 116,250.00	\$ -	\$ -	\$ -	\$ -
2	1/4" CRUSHED STEEL SLAG	1,101	TON	\$ 45.00	\$ 49,545.00	\$ 44.49	\$ 48,983.49	\$ 66.00	\$ 72,666.00	\$ -	\$ -	\$ -	\$ -
TOTAL BID PROPOSAL					\$ 168,295.00		\$ 150,515.99		\$ 188,916.00		\$ -		\$ -
						From Estimate: \$ (17,779.01)		\$ 20,621.00		\$ (168,295.00)		\$ (168,295.00)	
						-10.6%		12.3%		-100.0%		-100.0%	