

SPECIAL MEETING MINUTES OF THE MAYOR AND

ALDERMEN OF THE CITY OF ROCK FALLS

September 29th, 2014

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 6:00 p.m. September 29th, 2014 in the Council Chambers of Rock Falls by Mayor William B. Wescott.

City Clerk Eric Arduini called the roll following the pledge of allegiance. A quorum was present including Mayor William B. Wescott, Aldermen Reitzel, Logan, Snow, Schuneman, Hand, Folsom, and Watts. Alderman Kuhlemier was absent. In addition City Attorney Jim Reese, and City Administrator Robbin Blackert were present.

Presentation:

1. A presentation was made by Neil Densmore with the Rock Falls Hotel Group, and Gregory Schaapveld from Shive Hattery. Mr. Densmore gave the Council a tentative timeline for the construction to begin at the site of the new hotel, and also an overview of the paperwork yet to be completed. Mr. Schaapveld explained the need for easements for the driveway, drainage, and retaining wall.

City Council Action Items:

Resolution 2014 - 689 Approval of final plats for Reliant Subdivision No. 3

City Attorney James Reese explained that the plat will show 2 lots. A motion to approve the Resolution was made by Alderman Hand, and Second by Alderman Snow.

Vote 5aye motion carried, Aldermen Reitzel, and Logan recused themselves from this vote.

Ordinance 2014-2179 approving an amended redevelopment agreement with supporting documents for Rock Falls Hotel Group, LLC.

Attorney Reese explained that this is an amended agreement with date changes that allow work to begin this fall on the construction of the hotel. It also allows access to the site and staging south of the site. A motion to adopt Ordinance 2014-2179 was made by Alderman Watts, and second by Alderman Schuneman.

Vote 5aye motion carried, Aldermen Reitzel, and Logan recused themselves from this vote.

Resolution 2014 - 690 Authorizing Mayor and City Clerk to sign appropriate documents to grant easements to the Rock Falls Hotel Group for a retaining wall, storm water drainage, and parking lot.

A motion to approve Resolution 2014-690 was made by Alderman Snow, and second by Alderman Shuneman.

Vote 5aye motion carried, Aldermen Reitzel, and Logan recused themselves from this vote.

Resolution 2014 - 691 Approving an Inter-Creditor Agreement with Sauk Valley Bank and Trust to provide for subordination of lien of bank mortgage on terms as stated therein.

Attorney Reese explained that the city will be first to claim ownership of the property if there were to be a default on the loan.

Vote 5aye motion carried, Aldermen Reitzel, and Logan recused themselves from this vote.

Executive Session:

A motion was made by Alderman Snow, and second by Alderman Watts to enter executive session for pending or threatened litigation section 2(c)(11).

Vote 7 Aye Motion carried

Council Entered into Executive Session at 6:28pm

Council Resumed Regular Session at 6:57pm

Mayor's Action Item

A motion was made by Alderman Reitzel and second by Alderman Schuneman to give authority to take necessary action to obtain the funds of the Hotel / Motel Tax levied by the City of Rock Falls following the meeting between Tourism and the City of Rock Falls on October 1st, 2014.

Vote 6aye, 1nay (Folsom), motion carried

Adjournment

With nothing else for the good of the Council a motion to adjourn was made by Alderman Folsom, and second by Alderman Reitzel at 7:00pm

Viva Voce Vote motion carried

Eric Arduini, City Clerk