

# City of Rock Falls

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

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

*City Administrator*  
Robbin Blackert  
815-564-1366



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

*City Treasurer*  
Kay Abner  
815-622-1100

## Rock Falls City Council Agenda

April 21, 2020  
6:30 p.m.

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

If you would like to listen to the meeting, please go to <https://zoom.us/j/94120321094>

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

Submit your questions to [meeting@rockfalls61071.com](mailto:meeting@rockfalls61071.com) prior to April 21, 2020 at 5:00 p.m. and your questions and/or comments, if appropriate, will be read during the meeting and addressed at that time.

**Call to Order at 6:30 p.m.**  
**Pledge of Allegiance**  
**Roll Call**

### **Audience Requests**

### **Consent Agenda**

1. Approval of the Minutes of the April 7, 2020 Regular Council Meeting
2. Approval of bills as presented
3. Resolution 2020-840 – Authorizing Two Annual Payments from the Enterprise Funds to the General Fund of the City of Rock Falls
4. Resolution 2020-841 – Fair Housing Resolution
5. Approve Cash Farm Lease between the City of Rock Falls and Mike Gaulrapp for a term of March 1, 2020 through February 29, 2021 – Wastewater Treatment Plant Land

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

1. Ordinance 2020-2473 – Amending Section 32-348 (a) - Purchase Power Adjustment Factor
2. Ordinance 2020-2474 – Amending Chapter 18, Article II, Section 18-24 – Relating to School Zone Speed Limits
3. Ordinance 2020-2475 – Supplemental Appropriation Ordinance

4. Ordinance 2020-2476 – Amending Chapter 6 – Establishment of a Homestead Program
5. Ordinance 2020-2477 – Amending Section 32-515. Fees Charged

**City Administrator Robbin Blackert**

1. Request to waive bidding and award the East 3<sup>rd</sup> Sidewalk and concrete work – McCormick Event Center – in the amount of \$28,562.60 to Murray & Sons Excavating, Inc., 21304 Mathew Rd, Sterling IL 61081
2. Approve quote from Gensini Excavating to Directional Bore under Route 40 as required by the Illinois Department of Transportation, instead of the original Jack & Bore as bid.

**Information/Correspondence**

James Reese, City Attorney  
Brian Frickenstein, City Engineer

**Department Heads**

**Alderman Reports/Committee Chairman Requests**

**Ward 1**

Alderman Bill Wangelin  
Alderman Gabriella Palmer

**Ward 2**

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

**Ward 3**

Alderman Jim Schuneman – Utility Committee Chairman/Tourism Committee Chairman  
Alderman Rod Kleckler – Public Works/Public Property Committee Chairman

**Ward 4**

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

**Mayor's Report**

**Adjournment**

Next City Council meeting – May 5, 2020 at 6:30 p.m.

Posted: April 17, 2020

Michelle Conklin, Deputy City Clerk

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

April 7, 2020

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 6:30 p.m. April 7, 2020 in the Council Chambers by Mayor William B. Wescott.

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

A bid opening for the sale of real estate at 200 ½ E 4<sup>th</sup> Street was held. There were 3 bids received that were opened and publicly read. The bids will be sent to the May 6, 2020 Building Code Committee for review and recommendation.

Consent Agenda items 1 through 4 were read aloud by Deputy City Clerk Michelle Conklin.

1. Approval of the Minutes of the March 17, 2020 Regular Council Meeting
2. Approval of bills as presented
3. Approval of Raffle License for Concerns of Police Survivors, Inc. (Illinois Chapter) - Raffle Drawing to be held at the Rock Falls American Legion on May 9, 2020
4. Accept the Motor Fuel Tax Audit for Fiscal Year 2014

A motion was made by Alderman Snow and second by Alderman Schuneman to approve Consent Agenda items 1 through 4.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Wangelin and second by Alderman Sobottka to approve all five of the ordinances for first reading:

1. Ordinance 2020-2473 - Amending Section 32-348 (a) - Purchase Power Adjustment Factor
2. Ordinance 2020-2474 - Amending Chapter 18, Article II, Section 18-24 - Relating to School Zone Speed Limits
3. Ordinance 2020-2475 - Supplemental Appropriation Ordinance
4. Ordinance 2020-2476 - Amending Chapter 6 - Establishment of a Homestead Program
5. Ordinance 2020-2477 - Amending Section 32-515. Fees Charged

**Viva Voce Vote, motion carried.**

City Administrator Robbin Blackert informed the City Council that the Finance Committee met and went over the Budget line item by line item. This budget does not show any of the adjustments to revenue that will happen due to the pandemic. We don't know at this point what the adjustments will be so we will have to make those adjustments as soon as we receive more information.

A motion was made by Alderman Snow and second by Alderman Wangelin to approve the Fiscal Year 2021 Budget as recommended by the Finance Committee.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Snow and second by Alderman Schuneman to accept the offer received from Kyle and Erica Wyckstandt to purchase the property located at 200 ½ E 4<sup>th</sup> Street, Rock Falls, IL in the amount of \$650.00.

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

A motion was made by Alderman Schuneman to approve the AMI Pricing for the Tantalus Pilot Program through Anixter Inc. 1100 Old State Rd E, Mattoon, IL 61938 in the amount of \$59,610.00.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Kleckler and second by Alderman Wangelin to opt not to extend the Sidewalk, Curb and Gutter Replacement and Improvement Project with Porter Brothers Asphalt & Sealing, Inc. 1106 Industrial Park Drive, Rock Falls, IL 61071 after May 31, 2020.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Sobottka and second by Alderman Palmer to approve Resolution 2020-839 Authorizing Extension of Annual Renewal Fees for Holders of City Liquor Licenses.

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

A motion was made by Alderman Schuneman and second by Alderman Sobottka to approve the appointment of Kim Groharing to the Utility Committee - Term May 1, 2020 through April 30, 2025.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Schuneman and second by Alderman Snow to approve the appointment of Rick Turnroth to the Planning/Zoning Commission - Term May 1, 2020 through April 30, 2024.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Snow and second by Alderman Wangelin to enter into Executive Session for the purposes of:

1. Section 2(c)(2) - Collective Bargaining - Collective negotiating matters and deliberations concerning salary schedules
2. Section 2(c)(1) - Employee hiring, firing, compensation, discipline and performance

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

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

**Vote 6 aye, motion carried. (7:45 p.m.)**

A motion was made by Alderman Snow and second by Alderman Kleckler to approve the contract with the Rock Falls Fire Fighters Association Local No. 3291, affiliated with the International Association of Fire Fighters, for a term of May 1, 2020 through April 30, 2024 upon ratification by the IAFF Local 3291.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Snow and second by Alderman Sobottka to approve the salary schedule as presented for the Department Heads and Non Contractual Employees.

**Vote 6 aye, motion carried.**

A motion was made by Alderman Sobottka and second by Alderman Wangelin to approve the City Administrator employment agreement with the changes as presented.

**Vote 6 aye, motion carried.**

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

**Viva Voce Vote, motion carried. (7:49 p.m.)**

  
Michelle K. Conklin, Deputy City Clerk

CITY OF ROCK FALLS

Rock Falls, Illinois 04/21/2020

To the Mayor and City Council of the City of Rock Falls, Your Committee on Finance would respectfully report that they have examined the following bills presented against the City, and have found the same correct and would recommend the payment of the various amounts to the several claimants as follows:

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Tourism		1051.54
W/C General Liability		2276.00
General Fund		142109.26
Building Code Demolition Fund		10565.20
Industrial Development Fund		196.50
Employee Group Insurance		156.90
Electric		414004.03
Fiber Optic Broadband	Taxable	20060.66
Sewer		37601.94
Water		17416.50
Garbage Fund		41588.92
Customer Service Center		3655.46
Drug Fund		79.74
Motor Fuel Tax Fund		7452.26
Customer Utility Deposits		<u>\$353.23</u>
		\$698,568.14

Alderman Kuhlemier  
Alderman Kleckler  
Alderman Wangelin  
Alderman Palmer

DATE: 04/08/20  
TIME: 10:39:51  
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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 04/09/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
06	POLICE		
350	GISI BROS. INC.	16,091.69	340.83
4579	CROWN EXTERMINATORS, INC	410.00	50.00
5096	TREASURER, STATE OF ILLINOIS	115.00	35.00
5097	ILLINOIS STATE POLICE	690.00	210.00
5098	ILLINOIS OFFICE OF THE	690.00	210.00
5110	KUNES COUNTRY AUTO GROUP	18,997.17	640.15
533	ELECTRONICS, INC.	10,107.82	318.00
956	UNIFORM DEN INC	4,764.73	158.56
T0005280	ALLIED 100		3,678.34
	POLICE		5,640.88
10	STREET		
1325	SPENCER'S AUTOMOTIVE, INC.	7,086.04	2,878.05
2451	MENARDS	6,346.91	56.14
4207	O'REILLY AUTOMOTIVE INC	5,639.37	59.38
4827	KELLEY WILLIAMSON COMPANY	13,715.15	338.79
T0001279	PORTER BROTHERS ASPHALT	13,393.80	38,832.14
T0002936	TECHNO PLY LTD	23,026.54	1,171.08
	STREET		43,335.58
12	PUBLIC PROPERTY		
332	FYR-FYTER, INC.	1,160.65	56.55
533	ELECTRONICS, INC.	10,107.82	39.00
	PUBLIC PROPERTY		95.55
13	FIRE		
2747	KEN WOLF	41.94	138.07
4011	SAUK VALLEY BANK & TRUST CO.	1,328,979.33	2,008.75
4207	O'REILLY AUTOMOTIVE INC	5,639.37	113.27
423	AT&T	23,160.27	74.25
4796	VERIZON WIRELESS	18,891.20	167.06
5291	BRADY FRANKS	2,638.46	603.35
T0003294	MOBILE ELECTRONICS, INC		83.00
	FIRE		3,187.75

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INVOICES DUE ON/BEFORE 04/09/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	105,549.78	117.00
	BUILDING CODE DEMOLITION FUND		117.00
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	2,639.65	53.29
1279	WILCO RENTAL	2,136.85	272.24
1737	GATEWAY SUPPLY, LTD		139.27
4215	POWER LINE SUPPLY	50,550.85	4,806.00
533	ELECTRONICS, INC.	10,107.82	149.00
T0001959	SAUK VALLEY PLUMBING INC	389.00	200.00
T0003316	KUHLEMIER PAINTING		3,900.00
	OPERATION & MAINTENANCE		9,519.80
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		
5197	COS SYSTEMS INC	5,500.00	500.00
5207	INTERNET SERVICES PROVIDER NET	49,700.00	4,500.00
5225	SYNDEO NETWORKS INC	172,538.18	13,542.50
5255	SMARTRG INC	3,750.00	375.00
	FIBER OPTIC BROADBAND/TAXABLE		18,917.50
SEWER FUND			
38	OPERATION & MAINTENANCE		
1165	CEC OF THE SAUK VALLEY INC	38,866.19	115.00
1279	WILCO RENTAL	2,136.85	15.80
1449	QUALITY READY MIX	26,471.17	249.75
2517	WM CORPORATE SERVICES, INC	18,010.90	1,072.23
4027	WHITESIDE COUNTY RECORDER	2,847.00	43.00
4446	MORING DISPOSAL, INC.	477,705.28	2,250.00
4796	VERIZON WIRELESS	18,891.20	76.02
4827	KELLEY WILLIAMSON COMPANY	13,715.15	241.87
5111	ALLMAX SOFTWARE		907.00
5283	RHINO INDUSTRIES INC	16,505.76	645.00
533	ELECTRONICS, INC.	10,107.82	78.00



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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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SEWER FUND			
38	OPERATION & MAINTENANCE		
651	NICOR	50,069.71	39.01
	OPERATION & MAINTENANCE		5,732.68
WATER FUND			
40	WATER		
1449	QUALITY READY MIX	26,471.17	813.75
	WATER		813.75
48	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	2,639.65	43.46
1449	QUALITY READY MIX	26,471.17	393.75
2718	TOM ROWZEE	6,295.06	246.50
2796	U.S. CELLULAR	4,533.39	305.46
34	ALTORFER INC.	42,917.20	1,399.97
4027	WHITESIDE COUNTY RECORDER	2,847.00	43.00
4207	O'REILLY AUTOMOTIVE INC	5,639.37	146.69
4796	VERIZON WIRELESS	18,891.20	114.03
4827	KELLEY WILLIAMSON COMPANY	13,715.15	433.98
5111	ALLMAX SOFTWARE		453.00
	OPERATION & MAINTENANCE		3,579.84
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
5183	COMPASS MINERALS AMERICA	61,123.94	7,452.26
	MOTOR FUEL TAX		7,452.26
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
4620	TRI-COUNTY OPP COUNCIL	2,261.78	69.89
T0005281	STEP SEVEN LLC		253.65
	CUSTOMER UTILITY DEPOSITS		323.54
	TOTAL ALL DEPARTMENTS		98,716.13

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CITY OF ROCK FALLS  
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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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TOURISM			
05	TOURISM		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	9.15
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	780.00
5015	CARD SERVICE CENTER	82,627.20	262.39
	TOURISM		1,051.54
W/C - GENERAL LIABILITY			
08	W/C-GENERAL LIABILITY		
4941	MUNICIPAL INSUR COOP AGENCY	533,973.93	2,276.00
	W/C-GENERAL LIABILITY		2,276.00
GENERAL FUND			
01	ADMINISTRATION		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	9.15
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	-1,503.00
5015	CARD SERVICE CENTER	82,627.20	72.88
621	MUNICIPAL CODE CORPORATION	4,735.85	1,295.00
795	SBM BUSINESS EQUIPMENT CENTER	12,953.61	14.50
	ADMINISTRATION		-111.47
02	CITY ADMINISTRATOR		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	4.57
4664	STAPLES ADVANTAGE	1,028.49	30.22
795	SBM BUSINESS EQUIPMENT CENTER	12,953.61	14.50
	CITY ADMINISTRATOR		49.29
03	PLANNING/ZONING		
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	186.00
	PLANNING/ZONING		186.00
04	BUILDING		

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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GENERAL FUND			
04	BUILDING		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	18.30
5015	CARD SERVICE CENTER	82,627.20	74.00
5253	WEX BANK	71,510.42	100.26
829	SELF HELP ENTERPRISE	116.00	36.00
	BUILDING		228.56
05	CITY CLERK'S OFFICE		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	18.30
4664	STAPLES ADVANTAGE	1,028.49	84.41
5015	CARD SERVICE CENTER	82,627.20	31.86
795	SBM BUSINESS EQUIPMENT CENTER	12,953.61	107.00
	CITY CLERK'S OFFICE		241.57
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	1,285.32
1448	IL DEPT OF INNOVATION &	4,382.73	398.43
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	1,447.50
194	GRUMMERT'S HARDWARE - R.F.	8,275.80	32.99
350	GISI BROS. INC.	16,432.52	1,050.52
4796	VERIZON WIRELESS	19,248.31	306.37
5015	CARD SERVICE CENTER	82,627.20	418.32
5253	WEX BANK	71,510.42	2,204.85
752	ROCK FALLS AREA DOG CONTROL	4,500.53	522.42
829	SELF HELP ENTERPRISE	116.00	77.00
T0001431	ROCK FALLS HIGH SCHOOL		2,304.00
T0004316	NELSON SYSTEMS INC	3,061.87	3,156.48
T0005284	DISTRICT 13		768.00
	POLICE		13,972.20
07	CODE HEARING DEPARTMENT		
4931	MUNICIPAL SYSTEMS INC	8,690.66	633.48
	CODE HEARING DEPARTMENT		633.48

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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
GENERAL FUND			
10	STREET		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	729.10
5047	SANTANDER LEASING LLC		51,102.04
5253	WEX BANK	71,510.42	225.17
T0002936	TECHNO PLY LTD	22,904.54	1,293.08
	STREET		53,349.39
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	9,156.71
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	171.50
194	GRUMMERT'S HARDWARE - R.F.	8,275.80	4.83
5015	CARD SERVICE CENTER	82,627.20	29.30
651	NICOR	50,108.72	190.97
T0001959	SAUK VALLEY PLUMBING INC	589.00	4,071.84
	PUBLIC PROPERTY		13,625.15
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	1,245.36
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	1,423.50
4447	FRANK'S SMALL ENGINE REPAIR	723.33	22.25
5015	CARD SERVICE CENTER	82,627.20	21.00
5158	BRIAN MCPHILLIPS		150.93
5253	WEX BANK	71,510.42	458.45
5291	BRADY FRANKS	3,241.81	353.84
T0005285	ROCKFORD FIRE DEPARTMENT		4,000.00
	FIRE		7,675.33
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	964.20
T0002465	BURKE EXCAVATING, INC.		9,484.00
	BUILDING CODE DEMOLITION FUND		10,448.20
INDUSTRIAL DEVELOPMENT FUND			

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INDUSTRIAL DEVELOPMENT FUND			
14	INDUSTRIAL DEVELOPMENT		
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	196.50
	INDUSTRIAL DEVELOPMENT		196.50
EMPLOYEE GROUP INSURANCE			
15	EMPLOYEE GROUP INS		
5015	CARD SERVICE CENTER	82,627.20	97.00
T0004780	MAST WATER TECHNOLOGY	519.50	59.90
	EMPLOYEE GROUP INS		156.90
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1052	SAUK VALLEY MEDIA	15,357.69	465.00
1255	VERMEER SALES & SERVICE OF	1,453.40	9,767.99
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	13,928.45
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	976.00
2212	ALLIANCE MATERIALS, INC.	2,916.31	168.89
2611	FISCH MOTORS INC	1,320.00	369.00
34	ALTORFER INC.	44,322.44	2,000.40
437	ILLINOIS MUNICIPAL ELECTRIC	4,228,728.45	369,931.13
4626	ENGEL ELECTRIC CO.	24,105.93	241.00
5008	POWER SYSTEM ENGINEERING INC	40,573.38	3,150.50
5144	INMAN ELECTRIC MOTORS		2,103.75
5253	WEX BANK	71,510.42	1,249.78
651	NICOR	50,108.72	132.34
	OPERATION & MAINTENANCE		404,484.23
FIBER OPTIC BROADBAND/TAXABLE			
23	FIBER OPTIC BROADBAND/TAXABLE		
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	312.00
5015	CARD SERVICE CENTER	82,627.20	321.87
5193	TRI-STATE FIRE CONTROL	900.00	450.00
5253	WEX BANK	71,510.42	59.29
	FIBER OPTIC BROADBAND/TAXABLE		1,143.16

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INVOICES DUE ON/BEFORE 04/17/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
-----			
SEWER FUND			
30	SEWER		
1165	CEC OF THE SAUK VALLEY INC	38,981.19	2,620.25
	SEWER		2,620.25
38	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	21,111.14
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	2,567.50
1853	MOORE TIRES INC.	5,789.75	28.96
194	GRUMMERT'S HARDWARE - R.F.	8,275.80	4.49
2655	MISSISSIPPI VALLEY PUMP, INC.	28,796.00	874.00
34	ALTORFER INC.	44,322.44	32.80
4027	WHITESIDE COUNTY RECORDER	2,933.00	21.50
423	AT&T	23,234.52	340.41
4684	SCHMITT PLUMBING & HEATING INC	48,212.15	1,543.00
4796	VERIZON WIRELESS	19,248.31	163.72
5176	DIRECT IN SUPPLY	1,236.22	45.00
5253	WEX BANK	71,510.42	325.36
5283	RHINO INDUSTRIES INC	17,150.76	645.00
651	NICOR	50,108.72	1,546.13
	OPERATION & MAINTENANCE		29,249.01
WATER FUND			
48	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	8,328.04
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	3,552.00
4027	WHITESIDE COUNTY RECORDER	2,933.00	21.50
5143	HAWKINS, INC	3,144.24	243.90
5253	WEX BANK	71,510.42	368.52
55	ARAMARK UNIFORM SERVICES, INC.	12,810.43	103.08
651	NICOR	50,108.72	343.72
T0001728	KEITH STOUFFER		62.15
	OPERATION & MAINTENANCE		13,022.91
GARBAGE FUND			
50	GARBAGE		
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	-165.00

DATE: 04/16/20  
TIME: 13:30:45  
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CITY OF ROCK FALLS  
DEPARTMENT SUMMARY REPORT

PAGE: 6

INVOICES DUE ON/BEFORE 04/17/2020

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
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GARBAGE FUND			
50	GARBAGE		
4446	MORING DISPOSAL, INC.	479,955.28	41,753.92
	GARBAGE		41,588.92
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
1289	CITY OF ROCK FALLS UTILITIES	521,668.50	32.02
1472	WARD, MURRAY, PACE & JOHNSON	105,666.78	117.00
5015	CARD SERVICE CENTER	82,627.20	6.44
760	ROCK FALLS POSTMASTER	35,470.00	3,500.00
	CUSTOMER SERVICE CENTER		3,655.46
DRUG FUND			
56	DRUG ABUSE		
5015	CARD SERVICE CENTER	82,627.20	79.74
	DRUG ABUSE		79.74
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
T0005286	AUSTIN HEY		29.69
	CUSTOMER UTILITY DEPOSITS		29.69
	TOTAL ALL DEPARTMENTS		599,852.01

RESOLUTION NO. 2020-840

RESOLUTION AUTHORIZING TWO ANNUAL PAYMENTS FROM THE  
ENTERPRISE FUNDS TO THE GENERAL FUND OF THE CITY OF ROCK FALLS

WHEREAS, on April 7, 2020 the City approved the Fiscal Year 2021 Budget; and

WHEREAS, the enterprise funds of the City make twelve equal monthly payments to the General Fund for services provided by the business office and other general fund departments; and

WHEREAS, due to the COVID-19 Pandemic, the General Fund will be fiscally impacted by a shortfall of revenues.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Rock Falls that:

1. The contributions from the enterprise funds to the general fund of the City of Rock Falls will be expedited to one half of the amount of the total contributions for the year in the amount of \$133,417.50 on May 1, 2020 and the remaining one half of the amount of the total contributions for the year in the amount of \$133,417.50 on November 1, 2020.
2. The City Council finds that all other recitals contained in the preamble to this Resolution are full, true and correct, and hereby incorporates them into this Resolution by this reference.
3. The City Clerk is hereby authorized to provide a certified copy of this Resolution to any party so requesting.
4. All Resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.
5. This Resolution shall be in full force and effect from and after its passage, approval and publication as required by law.

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

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William B. Wescott, Mayor



ATTEST:

\_\_\_\_\_  
Michelle K. Conklin, Deputy City Clerk

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## RESOLUTION 2020-841

### FAIR HOUSING RESOLUTION

LET IT BE KNOWN TO ALL PERSONS of the City of Rock Falls that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage or rental services because of race, color, religion, sex, disability (physical or mental), familial status (children) or national origin is prohibited by Title VIII of the federal Fair Housing Amendments Act of 1988. It is the policy of the City of Rock Falls to support the Fair Housing Amendments Act of 1988 and to implement a Fair Housing Program to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex, disability (physical and mental), familial status (1. Children, and 2. Actual or perceived sexual orientation, gender identity or marital status or its members), or national origin. Therefore, the City of Rock Falls does hereby pass the following Resolution:

WHEREAS, within the resources available to the City through city, county, state, federal and community volunteer sources, the City will assist all persons who feel they have been discriminated against because of race, color, religion, sex, disability (physical and mental), familial status (children) or national origin in the process of filing a complaint with the Illinois Department of Human Rights, that they may seek equity under federal and state laws.

WHEREAS, the Fair Housing Program, for the purpose of informing those affected of their respective responsibilities and rights concerning Fair Housing law and complaint procedures, will at a minimum include, but not be limited to: 1) the printing, publicizing and distribution of this Resolution; 2) the distribution of posters, flyers, pamphlets and other applicable Fair Housing information provided by local, state and federal sources, through local media of community contacts; and 3) the publicizing of locations where assistance will be provided to those seeking to file a discrimination complaint.

BE IT FURTHER RESOLVED that the City shall publicize this Resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, builders, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Rock Falls that:

1. The City Council finds that all other recitals contained in the preamble to this Resolution are full, true and correct, and hereby incorporates them into this Resolution by this reference.
2. The City Clerk is hereby authorized to provide a certified copy of this Resolution to any party so requesting.
3. All Resolutions and parts of resolutions in conflict herewith are, to the extent of such conflict, hereby repealed.
4. This Resolution shall be in full force and effect from and after its passage, approval and publication as required by law.

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

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

ATTEST:

\_\_\_\_\_  
Michelle K. Conklin, Deputy City Clerk

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**CASH FARM LEASE**

(Sewer Plant / part of former Zapf Farm)

This lease is entered into on the \_\_\_\_ day of \_\_\_\_\_ 2020, between the **CITY OF ROCK FALLS** (hereinafter referred to as "Landlord"), Rock Falls, IL 61071, and Mike Gaulrapp, 9179 Tampico Rd, Rock Falls, IL 61071 (hereinafter collectively referred to as "Tenant").

Description of Land:

Landlord rents and leases to Tenant, to occupy and to use for agricultural purposes only, certain farm real estate located in Whiteside County, Illinois, previously known as part of the Zapf Farm consisting of approximately 24 tillable acres situated in Section 30, Township 21 North, Range 7 East of the 4<sup>th</sup> Principal Meridian, Whiteside County, Illinois (the "Real Estate"). The outline of the real estate intended for use is depicted on the attached drawing. (Exhibit A)

Term of Lease:

The term of this lease shall be from March 1, 2020 to the last day of February 2021, and Tenant shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be made in writing and signed by both parties hereto. Both parties agree that failure to execute an extension at least four months before the end of the current term shall be conclusive notice of intent to allow the lease to expire on February 28, 2021. **Statutory notice of termination from Landlord to Tenant is hereby expressly waived for the February 28, 2021 termination date or any subsequent last day of February termination date, if this Lease is extended as provided herein..**

This lease shall be binding upon the heirs, executors, administrators and successors in interest of Tenant.

Amendments, extensions, or any alterations to this lease shall only be valid if in writing signed by Tenant and approved by the City council of Landlord. No persons shall have authority to alter the obligations of Tenant hereunder without the approval of a majority of the elected members of the City Council of Landlord. In the event of failure to agree on proposed alterations, the existing provisions of the lease shall control operations.

Section 1: Amount of Rent and Time of Payment.

A. Tenant agrees to pay the Landlord annual cash rent for the above-described farm in the amount of three hundred and 00/100 dollars ( \$ 300.00) per tillable acre for 24 tillable acres (\$ 300.00 x 24 = \$ 7,200.00) as follows:

One-half (\$ 3,600) to be paid on or before April 15<sup>th</sup> of each lease year, and one-half (\$ 3,600) to be paid on or before November 1 of each lease year. The rent is based upon the tillable acreage as determined by Farm Services Administration ("FSA") for Whiteside County.

Section 2: Landlord's Investment and Expenses. The Landlord agrees to furnish the property and to pay the items of expenses listed below:

- A. The above-described farm, excluding all improvements.
- B. Real estate taxes on all land and improvements.

Section 3: Tenant's Investment and Expenses. Tenant agrees to furnish the property and to pay the items of expense listed below:

- A. All the machinery, equipment, labor, fuel and power necessary to farm the premises properly.
- B. All seed, inoculation, disease-treatment materials, and fertilizers.
- C. All other items of crop expense not furnished by Landlord as provided in Section 2.

Section 4: Tenant's Duties in Operating Farm. Tenant further agrees that it will perform and carry out the stipulations below:

A. Activities required:

1. To cultivate the farm faithfully and in a timely, thorough, and businesslike manner.
2. To inoculate all alfalfa and soybean seed sown on land not known to be thoroughly inoculated for the crop planted.
3. To prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut.
4. To keep open ditches, tile drains, tile outlets, grass waterways, and terraces in good repair, and to mow grass waterways on a regular basis.
5. To preserve established watercourses or ditches, and to refrain from any operation that will injure them.
6. To prevent all unnecessary waste, or loss, or damage to the property of Landlord.
7. To comply with rules and regulations of the Illinois Pollution Control Board.
8. To practice fire prevention, follow safety rules, and abide by restrictions in the Landlord's insurance contracts.

B. Activities restricted:

Tenant further agrees, unless it shall first have obtained the written consent of Landlord:

- (a) Not to assign this lease to any person or persons or sublet any part of the premises; in the event of such assignment or sublease, this lease may, at Landlord's discretion, be terminated and may be deemed null and void.

(b) Not to erect or permit to be erected any structure or building or to incur any expense to the Landlord for such purpose.

(c) Not to permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production.

(d) Not to plow permanent pasture or meadowland.

(e) Not to cut live trees for sale purposes or personal uses.

(f) Not to permit the erection of any commercial advertising signs on the farm.

(g) Not to permit the placement or dumping upon the farm of any waste, trash, refuse, garbage, rubbish, debris, construction debris or hazardous materials or substances. Hazardous material shall mean: (a) asbestos in any form; (b) urea formaldehyde foam insulation; (c) transformers or other equipment which contain dielectric fluid containing levels of polychlorinated biphenyls in excess of 50 parts per million; or (d) any other chemical, material or substance which is (i) regulated or identified as toxic or hazardous or exposure to which is prohibited, limited, or regulated by an Applicable Law, or either (ii) present in amounts in excess of what is permitted or deemed safe under Applicable Law, or (iii) handled, stored or otherwise used in any way which is prohibited or deemed unsafe under Applicable Law. "Applicable "Law" shall mean any law, rule, order, ordinance, or regulation of any federal, state, county, regional, local or other government authority.

(h) Not to allow any hunting or trapping on the leased land.

C. Additional agreements.

(a) Tenant agrees to maintain present fertility levels and pH levels during the term of said lease and shall return the soil to Landlord in substantially the same condition as exists at the commencement of said lease. Soil fertility and Ph levels will be determined by performance by Tenant of soil tests upon the land in year 2016 and in each 4<sup>th</sup> year thereafter (if Tenant is in possession of all or any part of the land during such subsequent 4<sup>th</sup> year). Copies of the results will be supplied to Landlord, together with copies of certificates of application of all fertilizers and lime applied to the land by Tenant during the term of the lease.

(b) Landlord shall have the right to withdraw a portion the aforesaid Real Estate from this lease by giving Tenant written notice of its election to withdraw such property which notice must be delivered to Tenant prior to November 1 of the following crop year. Landlord shall, at the time of giving such notice, warrant to Tenant that the parcel(s) being withdrawn from the lease is being permanently removed from crop production. In such circumstance, the annual rent shall be re-determined based upon the remaining tillable acreage as determined by FSA as set out above.

Section 5: Default, Yielding Possession, Right of Entry.

A. Termination Upon Default. If either party fails to carry out substantially the terms of this lease in due and proper time, the lease may be terminated by the other party by serving a written notice citing the instance(s) of default and specifying a termination date of ten (10) days from the

date of such notice. Settlement shall then be made in accordance with the provisions of Clause C of this Section.

B. Yielding Possession. Tenant agrees that at the expiration or termination of this lease, it will yield possession of the premises to Landlord without further demand or notice. If Tenant fails to yield possession, he shall pay to Landlord liquidated damages of \$75.00 per day, or if liquidated damages are not specified, the statutory double rent shall apply for each day they remain in possession thereafter, in addition to any actual damages caused by Tenant to Landlord's land or improvements, and said payments shall not entitle said Tenant to any interest of any kind or character in or on the premises.

C. Landlord's Lien for Rent and Performance. The Landlord's lien provided by law on crops grown or growing shall be the security for the rent herein specified and for the faithful performance of the terms of the lease. Tenant shall, if requested in writing by Landlord, provide Landlord with the names of persons or entities to whom Tenant intends to sell crops grown on these demised premises at least thirty (30) days prior to the sale of such crops. A lesser period may be allowed by mutual written agreement. If Tenant shall fail to pay the rent due or shall fail to keep any of the agreements of this lease, all costs and attorney fees of Landlord in enforcing collection or performance shall be added to and become a part of the obligations payable by Tenant hereunder.

D. Landlord's Right of Entry During Term of Lease. Landlord reserves the right of itself, its agents, employees or assigns to enter upon said premises at any reasonable time for the purpose of viewing the same, of working or making repairs or improvements thereon, of developing mineral resources as provided in Clause E below, or, after conclusive notice has been given that the lease may not be extended, or plowing after severance of crops, of seeding, or of applying fertilizers and doing other fieldwork. In the event Tenant is in default on her rent payment, or otherwise in breach of this lease, Landlord may enter said premises for the purpose of harvesting the crops without necessity of proceeding with a suit for distress of rent. Said crop shall be retained by Landlord for payment of the rent due and shall also be applied toward Landlord's cost of harvesting. The balance, if any, shall be delivered to Tenant.

E. Mineral Rights. Nothing in this lease shall confer upon Tenant any right to minerals underlying said land, but the same are hereby reserved by Landlord together with the full right to enter upon the premises and to bore, search, and excavate for same, to work and remove same, and to deposit excavated rubbish, and with full liberty to pass over said premises with vehicles and lay down and work on any railroad track or tracks, tanks, pipelines, power lines, and structures as may be necessary or convenient for the above purpose. Landlord agrees to reimburse Tenant for any actual damage she may suffer for crops destroyed by these activities and to release Tenant from obligation to continue farming this property when development of mineral resources interferes materially with Tenant's farming operations.

F. Extent of Agreement. The terms of this lease shall be binding on the heirs, executors, administrators and assigns of both Landlord and Tenant in like manner as upon the original parties. Any notice required by this Lease or by law to be given to Landlord shall be given to: City of Rock Falls, Illinois, c/o Rock Falls City Clerk, 603 West Tenth Street, Rock Falls, Illinois 61071. Any notice required by this Lease or by law to be given to Tenant shall be delivered to Tenant at the address set forth below signature of Tenant.

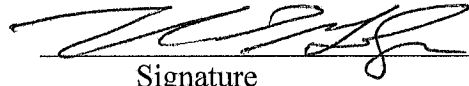
**LANDLORD:**  
CITY OF ROCK FALLS

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

Attest:

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

**TENANT:**  
Printed Name: Mike Gaultrapp

  
Signature

Address of Tenant:

9179 Tampico Rd  
Street or Road Address

Rock Falls IL 61071  
City, State and ZIP



**ORDINANCE NO. 2020-2473**

**BE IT ORDAINED**, by the City Council of the City of Rock Falls that the Municipal Code of the City of Rock Falls be and the same is hereby amended as follows:

**Section 1.** Section 32-348 (a) of the Municipal Code of the City of Rock Falls is hereby amended to read as follows:

“Section 32-348 (a). **Purchase power adjustment factor.**

(a) The charges to all customers under all rates for all kilowatt hours in the billing period shall be increased or decreased by a purchase cost adjustment charge or credit (PPA factor) for each \$0.0001 or major fraction thereof by which the average cost of purchased power per kilowatt hour of input to the electrical system exceeds or is less than \$0.071 per kilowatt hour. The PPA factor shall be calculated by dividing the annual purchased power costs by the annual purchased and generated (hydroelectric plant) kilowatt hours, and by multiplying the quotient times a loss factor of 1.04 and by then subtracting from the product a base power cost of \$0.071 per kilowatt hour. The PPA to be applied to all customer charges shall be determined in March of each year based upon the prior 12 month period (March through February) and shall be effective as to all meter readings and billings rendered on and after the next succeeding May 1.

The PPA factor for the period May 1, 2020 through April 3, 2021 shall be \$0.004867.

**Section 2.** In all other respects, Section 32-348 of the Municipal Code of the City of Rock Falls shall remain in full force and effect.

**Section 3.** All prior ordinances in conflict herewith are hereby repealed.

**Section 4.** 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 5.** This ordinance shall be effective upon its adoption, passage and publication in pamphlet form.

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

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Mayor William B. Wescott

ATTEST:

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City Clerk

Alderman Voting Aye

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Alderman Voting Nay

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**ORDINANCE NO. 2020-2474**  
**ORDINANCE AMENDING CHAPTER 18, ARTICLE II, SECTION 18-24**  
**OF THE ROCK FALLS MUNICIPAL CODE**  
**RELATING TO SCHOOL ZONE SPEED LIMITS**

**WHEREAS**, Section 11-80-2 of the Illinois Municipal Code (65 ILCS 5/1-1.1 et. seq.) authorizes the corporate authorities of any municipality to regulate the use of its streets and other municipal property within its jurisdiction; and

**WHEREAS**, Section 11-605 of the Illinois Vehicle Code (625 ILCS 5/1-100 et. seq.) designates special speed limits with respect to motor vehicles while passing schools; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) of the City of Rock Falls (the “City”) have discussed the needs of the City relating to the enforcement of such special speed limits while passing schools on certain streets and roadways located within the City; and

**WHEREAS**, the Illinois Vehicle Code further requires that prior to the enforcement of such special speed limits on streets and roadways located within the City, the City post appropriate signs warning that a school zone is being approached and the maximum speed limit in effect during school days when school children are present; and

**WHEREAS**, the Corporate Authorities of the City have determined it in the best interests of the City and its residents to enforce special speed limits on certain streets and roads adjacent to schools located within the City, and to post appropriate signage to that effect, 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 18, Article II, Section 18-24 of the Rock Falls Municipal Code, as amended, shall be further amended to read as follows:

**“Sec. 18-24. – Passing schools – Designation of zone.**

No person shall drive a motor vehicle at a speed in excess of 20 miles per hour on a school day when schoolchildren are present and so close thereto that a potential hazard exists because of the close proximity of the motorized traffic at the following locations within the city limits:

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 2nd Street;

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 5th Street;

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 6th Street;

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 10th Street;

5th Avenue north and south bound at and within 100 feet from either side of the intersection with West 5th Street;

West 5th Street east and west bound at and within 100 feet from either side of the intersection with 5th Avenue;

West 5th Street east and west bound at and within 100 feet from either side of the intersection with 4th Avenue;

4th Avenue north and south bound at and within 100 feet from either side of the intersection with West 5th Street;

West 2nd Street east and west bound at and within 100 feet from either side of the intersection with Rocket Drive (formerly Grace Avenue);

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 15th Street;

12th Avenue north and south bound at and within 100 feet from either side of the intersection with West 18th Street;

Roberts Street east and west bound at and within 100 feet from either side of the intersection with 11th Avenue;

West 19th Street east and west bound at and within 100 feet from either side of the intersection with 9th Avenue;

Dixon Avenue east and west bound at and within 100 feet from either side of the intersection with McNeil Road;

Dixon Avenue east and west bound at and within 100 feet from either side of the intersection with Avenue C;

West 10th Street east and west bound at and within 100 feet from either side of the intersection with 10th Avenue;

West 10th Street east and west bound at and within 100 feet from either side of the intersection with 11th Avenue;

11th Avenue north and south bound at and within 100 feet from either side of the intersection with West 7th Street; and

11th Avenue north and south bound at and within 100 feet from either side of the intersection with West 10th Street.”

**SECTION 2:** In all other respects, Chapter 18, Article II of the Rock Falls Municipal Code shall remain in full force and effect as previously adopted and/or amended.

**SECTION 3:** The Supervisor of the City’s Street Department, or his or her designee, is hereby authorized and directed to cause the posting of all signage that may be necessary or required to reflect the designation and enforcement of the school zone speed limits provided for herein.

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

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

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

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

\_\_\_\_\_  
Mayor

ATTEST:

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City Clerk

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Ordinance No. 2020-2475

SUPPLEMENTAL APPROPRIATION ORDINANCE

BE IT ORDAINED, by the City Council of the City of Rock Falls, Illinois;

WHEREAS, the Annual Appropriation Ordinance for the fiscal year 2020, Ordinance No. 2019-2425 appropriating revenue for the operation of the Municipal Government for the fiscal year 2020 was approved prior to the City Council's awareness of new and unanticipated revenues and expenditures; and

WHEREAS, the City of Rock Falls needs to supplement its appropriation ordinance to provide for said unanticipated revenues and expenditures.

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

SECTION 1. Supplemental Appropriation to the Drug Fund for unanticipated revenues as shown below:

Drug Abuse Fund :	\$10,000.00
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SECTION 2. Supplemental Appropriation to the Drug Fund for unanticipated expenditures as shown below:

Drug Fund Expenses	\$10,000.00
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SECTION 3. Supplemental Appropriation to the Safe Passage Fund for unanticipated Revenues as shown below:

Operation Santa Claus:	\$1,500.00
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SECTION 4. Supplemental Appropriation to the Safe Passage Fund for unanticipated expenditures as shown below:

Operation Santa Claus:	\$1,500.00
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SECTION 5. Supplemental Appropriation to the Worker's Comp/General Liability Fund for unanticipated Revenues as shown below:

Transfer from Reserves:	\$1,000.00
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SECTION 6. Supplemental Appropriation to the Worker's Comp/General Liability Fund for unanticipated Expenditures as shown below:

Operating Transfer Out:	\$1,000.00
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SECTION 7. Supplemental Appropriation to the Industrial Development Fund for unanticipated Revenues as shown below:

Sale of Land:	\$229,782.00
Transfer from Reserves:	\$491,217.00

SECTION 8. Supplemental Appropriation to the Industrial Development Fund for unanticipated Expenses as shown below:

Legal Fees:	\$25,000.00
West Side Business Park Expense	\$36,109.00
Transfer to Other Funds	\$659,890.00

SECTION 9. If any section, paragraph, sentence, clause of other portion of this ordinance is held or deemed to be unenforceable or invalid, then such holding or finding of unenforceability or invalidity shall not effect the validity of the remaining provisions of this ordinance.

SECTION 10. This ordinance shall be effective upon its adoption, passage and publication in pamphlet form.

Passed this \_\_\_\_\_ day of April, 2020.

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William B. Wescott, Mayor

ATTEST:

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Michelle Conklin, Deputy City Clerk



**ORDINANCE NO. 2020-2476**

**ORDINANCE AMENDING CHAPTER 6  
OF THE ROCK FALLS MUNICIPAL CODE  
FOR THE ESTABLISHMENT OF A HOMESTEAD PROGRAM**

**WHEREAS**, Section 11-11-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1.1 et. seq.) authorizes the corporate authorities of each municipality to establish and operate a homestead program designed to rehabilitate or construct dwellings in presently blighted areas; and

**WHEREAS**, pursuant to Section 11-11-1.1, the corporate authorities are further empowered to designate a homestead area, to enter into agreements with the federal government to received repossessed homes, to establish guidelines for determining qualified recipients, to dispose of property by lottery or conveyance for nominal or no consideration, and to appoint a homestead board or designate a not-for-profit corporation as its agent to administer the program and establish standards of rehabilitation and construction; and

**WHEREAS**, there are blighted areas located within the residential districts of the City of Rock Falls (the “City”) within the meaning of Section 11-11-1.1 containing a significant number of vacant properties and dwellings in need of rehabilitation, and such condition is anticipated to persist without intervention from the City; and

**WHEREAS**, the Mayor and City Council (collectively, the “Corporate Authorities”) believe that the presence of vacant properties and dwellings in need of rehabilitation is a contributing factor of blight and that the development or rehabilitation of the same will assist with the elimination of blighted areas within the City; and

**WHEREAS**, the Corporate Authorities, after discussion and review of the same, believe that the establishment and implementation of the homestead program provided for herein will reduce the presence of vacant properties and dwellings in need of rehabilitation, therefore facilitating the elimination of blighted areas in the City, and otherwise serving the best interest interests of the City and the health, safety and welfare of its residents.

**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 contained in the preambles to this Ordinance are true and correct and do incorporate them into this Ordinance by this reference.

**SECTION 2:** Chapter 6 of the Rock Falls Municipal Code, as amended, shall be further amended by the addition of a new Article XX entitled “Homestead Program” to read as follows:

**“ARTICLE XX. – HOMESTEAD PROGRAM**

**DIVISION 1. – ESTABLISHMENT OF HOMESTEAD PROGRAM**

**Sec. 6-820. – Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Applicant* means any qualified person who makes an application under the terms of this article.

*Blight* means the presence of vacant properties or unoccupied dwellings in need of rehabilitation due to neglect or disrepair and which are detrimental to the public health and safety.

*Eligible property* means any parcel of real property owned by the city that is located in the homestead area, either vacant or improved with an unoccupied dwelling that is in need of rehabilitation, and designated by the city as surplus real estate.

*Homestead area* means all areas of the city zoned as residential under the city's zoning ordinance and determined from time to time by the homestead board to contain blight.

*Homestead board* means the building code committee of the city.

*Program owner* means any qualified person who has been issued a deed to eligible property pursuant to this article.

*Qualified person* means any person who is a head of household and is eighteen (18) years of age or older.

**Sec. 6-821. – Establishment of homestead program.**

There is hereby established a homestead program in the city. All eligible properties shall be subject to the homestead program in accordance with the terms of this article.

**Sec. 6-822. – Administration of homestead program.**

The administration of the homestead program shall be assigned to the homestead board which shall have the responsibilities of carrying out the provisions of this article.

**DIVISION 2. – IN GENERAL**

**Sec. 6-823. – Application.**

- (a) The homestead board shall maintain a list of all eligible properties in the city. The list shall be available for public inspection during regular business hours of the city and shall be periodically updated to reflect the eligible properties of the city currently available pursuant to this article. The list may be published from time to time on the city's website, social media or some other effective method for purposes of soliciting applications hereunder.
- (b) All applications must be submitted to the homestead board in writing, on the form or forms as may be maintained by it from time to time, and shall be signed by the applicant.
- (c) Applications shall contain the following minimum information:
  - 1. the name, age, address and contact information of the applicant;
  - 2. a statement indicating that the applicant is a qualified person as such term is defined in section 6-820 of this article; and
  - 3. at the homestead board's discretion, a statement accompanied by supporting documentation which indicates that the applicant has the financial ability to provide for, as applicable, the rehabilitation, repair and/or remodel of the dwelling located on the eligible property, or for the demolition of said dwelling and subsequent construction of a new dwelling thereon, all in accordance with the requirements set forth in this article.
- (e) The homestead board will review applications on a first come, first served basis. Upon examination of an application, if the homestead board is satisfied that the applicant complies with the requirements of this article and will fulfill his or her obligations hereunder, it will notify the applicant and make a recommendation to the city council for the execution of a deed to the eligible property to such applicant subject to the terms and conditions set forth in section 6-824.
- (f) In the event there are no eligible properties available, the homestead board shall not refuse an application, but shall maintain a list of such applications submitted until an eligible property becomes available. The homestead board will use reasonable efforts to notify the applicant once an eligible property is available.

**Sec. 6-824. – Requirements for a deed; conditions of homestead program.**

- (a) No deed shall be issued under this article until a contract between the city and the applicant is executed in which the applicant, at a minimum, agrees:

1. to accept title to the eligible property and any dwelling thereon in an "as-is" condition with no representations or warranties, whether express or implied, from the city as to the same;
  2. to commence the rehabilitation, repair and/or remodel of the dwelling located on the eligible property, or demolition and subsequent construction of a new dwelling thereon, within sixty (60) days of conveyance. A description of the proposed work shall be included in the contract;
  3. to complete the work as described in the contract and to otherwise bring the eligible property and the dwelling thereon, if any, into compliance with all applicable health and safety standards of the city, including but not limited to the city's adopted building, plumbing and electrical codes, within 1 year or a date determined by the homestead board from the date of conveyance;
  4. to reside at the eligible property as his or her principal residence as soon as the eligible property is fit for such occupancy, even if the construction, remodel, repair or rehabilitation of the same is ongoing during such time, for a continuous period of at least three (3) years;
  5. not to sell or transfer title to the eligible property, or any interest therein, to any person or entity until the requirements of this section have been satisfied;
  6. to pay any and all taxes and assessments levied against the eligible property as the same become due;
  7. at the option of and in the sole and absolute discretion of the city council, to surrender and vacate possession of the eligible property, and quit claim the same back to the city, following the homestead board's determination of non-compliance with any of the provisions of this article and written notification of the same has been provided to the city council; and
  8. to pay the court costs and legal fees of city incurred in enforcing the provisions of the contract, including, but not limited to, costs and fees of the city in regaining possession of and title to the eligible property from the applicant.
- (b) The applicant shall, at all times, be in full compliance with the terms and conditions of the contract herein provided.

- (c) The homestead board, in its sole discretion, may require such additional terms and conditions to the issuance of a deed as it may deem necessary or reasonable.
- (d) The execution of such contract and the issuance of a deed to any eligible property shall be subject to the final consent and approval of the city council.
- (e) The deed conveying title to the eligible property to the applicant shall be recorded in the Recorder's Office of Whiteside County, Illinois, by the city. The conditions to title as specified in this section shall be referenced in the deed or otherwise separately recorded by a memorandum setting forth the city's interest in the same.
- (f) After issuance of a deed conveying title to the eligible property to the applicant, the applicant shall be deemed a program owner and thereafter assume ownership, control and responsibility of the eligible property subject to the provisions of this article.
- (g) The applicant shall further execute and deliver to the homestead board a quit claim deed which, upon recording, will have the effect of conveying title to the eligible property back to the city. The homestead board shall hold such quit claim deed in escrow until its release is authorized upon the first to occur of the following:
  - 1. the city council's decision, in its sole and absolute discretion, to record such quit claim deed following a determination by the homestead board of the applicant's non-compliance with any of the provisions of this article and written notification of the same to the city council. The quit claim deed shall not be recorded until the program owner has been provided notice and an opportunity for a hearing pursuant to section 6-831; or
  - 2. the homestead board's determination that the program owner has satisfied both the final inspection requirement as set forth in section 6-831 and the three (3) year residency requirement as set forth in section 6-826. After confirmation by the homestead board that the foregoing conditions have been satisfied, the quit claim deed shall be destroyed.

**Sec. 6-825. – Consideration to the city.**

The restoration of the eligible property to the tax rolls, the demolition, construction, remodel, repair or rehabilitation of the buildings thereon, and bringing the

eligible property into compliance with the ordinances of the city shall constitute consideration to the city for the deed issued hereunder.

### **DIVISION 3. – REHABILITATION OF ELIGIBLE PROPERTIES**

#### **Sec. 6-826. – Occupation of eligible property as principal residence.**

All eligible properties shall be occupied as single-family dwellings. After issuance of a deed conveying title to the eligible property to the applicant, the program owner shall move into and occupy the eligible property as soon as it is fit for such occupancy, even if the construction, remodel, repair or rehabilitation of the same is ongoing during such time. At such time, the program owner shall reside at the eligible property as his or her principal residence for a continuous period of no less than three (3) years.

#### **Sec. 6-827. – Utility bills and taxes.**

After issuance of a deed conveying title to the eligible property to the applicant, it shall be the obligation of the program owner to pay when due all taxes and assessments levied on the eligible property and all charges for utility services.

#### **Sec. 6-828. – Work to comply with contract and ordinances; required permits.**

All work to the eligible property shall be done in a workmanlike manner and shall comply in all respects with the contract between the city and the applicant and with the city's adopted building, plumbing and electrical codes. No demolition, construction, remodel, repair or rehabilitation of the eligible property, or any structure thereon, shall be performed unless the program owner shall have first obtained and paid for the applicable permits from the city for the same.

#### **Sec. 6-829. – Periodic inspection by homestead board.**

The homestead board and its agents and designees are authorized to enter upon and inspect the eligible property from time to time, and after reasonable notice to the program owner, to determine the progress of the demolition, construction, remodel, repair or rehabilitation of the same and whether such work is in compliance with the provisions of this article.

#### **Sec. 6-830. – Satisfaction of conditions; final inspection.**

- (a) A program owner shall submit a request for final inspection to the homestead board upon the completion of the demolition, construction, remodel, repair and/or rehabilitation of the eligible property.
- (b) The request for final inspection shall contain a statement from the program owner certifying that all work has been completed in compliance with the

contract between the city and the applicant, this article, and all ordinances of the city, and that all bills and obligations for labor and material have been satisfied and paid.

- (c) The homestead board shall investigate and perform a final inspection of the eligible property to determine whether the statements made in subsection (b) of this section are true and correct. Upon completion of a satisfactory final inspection, the homestead board shall notify the city council and the program owner of the same.

**Sec. 6-831. – Failure to comply; hearing.**

- (a) The homestead board shall provide written notice to a program owner of any violation or failure to comply with the provisions of this article. Such written notice shall state the nature and substance of the violation, and shall further provide that unless the same is cured within twenty-one (21) days from the date of the notice, then title to the eligible property may be conveyed back to the city, at the option of the city council in its sole and absolute discretion, by recording of the escrowed quit claim deed.
- (b) The program owner may, within such twenty-one (21) day period, request a hearing before the homestead board for an opportunity to appear and defend. All such hearings shall be open to the public and shall be conducted at the next regularly scheduled homestead board meeting. The homestead board shall reduce all evidence to writing and shall maintain an official record of the proceedings.
- (c) The homestead board shall, within seven (7) days after such hearing, provide a written determination to the program owner stating whether or not the program owner is in violation of this article, and the reason or reasons for such determination.
- (d) If any program owner, after failing to request a hearing as provided herein, or upon a written determination by the homestead board, is found to be in violation of any of the provisions of this article, the homestead board shall inform the city council in writing of the same. The city council may thereafter, but is not required to, convey title to the eligible property back to the city by recording of the escrowed quit claim deed. The city council's decision as to whether to do so shall be made in its sole and absolute discretion. Upon conveyance of title to the eligible property back to the city, the program owner shall vacate and surrender possession of the eligible property to the city.

**DIVISION 3. – ADMINISTRATION OF HOMESTEAD PROGRAM.**

**Sec. 6-832. – Rules and regulations.**

The homestead board may establish and promulgate such rules and regulations as it deems necessary or desirable to effectuate the provisions of this article.

**Sec. 6-833. – General powers and duties.**

The homestead board is empowered and has the duty and responsibility to do the following in accordance, and not inconsistent, with the provisions of this article:

- (a) review and publicize by the city’s website, social media or some other effective method, the availability of eligible properties;
- (b) accept and review applications and determine the qualifications of applicants within the criteria established by this article;
- (c) establish the terms and conditions with respect to the conveyance of any eligible property;
- (d) approve successful applications and recommend to the city council the execution of a deed and all other documents required to convey title to an eligible property to an applicant;
- (e) inspect eligible properties conveyed to a program owner for compliance with the provisions of this article and the ordinances of the city;
- (f) promptly inform the city council in writing of any violations of this article by the program owner; and
- (g) any and all other acts that may be necessary or desirable for the administration of the homestead program herein created or as may be further directed by the city council.”

**SECTION 3:** In all other respects, Chapter 6 of the Rock Falls Municipal Code, as amended, shall remain in full force and effect as previously adopted and/or amended.

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

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

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



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

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

NAY

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**ORDINANCE NO. 2020-2477**  
**ORDINANCE AMENDING CHAPTER 32, ARTICLE VI, SECTION 32-515**  
**OF THE ROCK FALLS MUNICIPAL CODE**  
**RELATING TO GARBAGE AND WASTE COLLECTION FEES**

BE IT ORDAINED, by the City Council of the City of Rock Falls that the Municipal Code of the City of Rock Falls be and the same is hereby amended as follows:

**SECTION 1:** Chapter 32, Article VI, Section 32-515 of the Rock Falls Municipal Code, is amended to read as follows:

**“Sec. 32-515. Fees Charged**

- (a) There is hereby assessed to each single-family residential unit a fee for garbage and waste collection services, payable to the city, in the amount of Seventeen and no/100 Dollars (\$17.00) per month, effective as of May 1, 2020, and for each succeeding month thereafter.

**SECTION 2:** In all other respects, Chapter 32, Article VI 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 shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

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

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

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

\_\_\_\_\_  
Mayor

ATTEST:

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

AYE

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NAY

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Murray Quote:

2840 square feet of just sidewalk at the current bid would be \$24,140.00

Curb work: Each curb cut is six feet long and there are seven curb cuts. \$1,062.60

Detectable Warnings 7 detectable warnings are needed they are all 10 sq ft. \$3,360.00

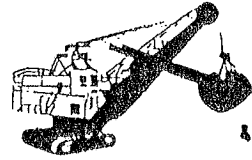
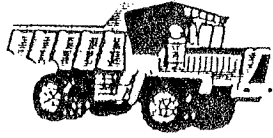
Total for McCormick concrete work:

\$28,562.60

MURRAY & SONS EXCAVATING, INC  
Asphalt Paving Commercial and Private

Complete Excavating & Trucking

50 Years Experience  
Free Estimates  
Sterling, IL  
626-2607



Proposal  
4-12-20

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT
NAME <i>City of Rock Falls Street Dept</i>	STREET
ADDRESS <i>603 W. 10 St</i>	CITY
<i>Rock Falls IL 61071</i> PHONE	STATE

We hereby propose to furnish materials and perform labor necessary for the completion of:

#1 sidewalk work - Ave A to Wood St.  
5" per sq ft - unit price \$ 8.50  
Remove concrete, grading.

#2 Curb work  
Cut curb & remove back of curb  
for new handicap stamps per linear ft  
unit price \$ 25.30

#3 Detectable warning per sq ft  
unit price \$ 48.00

All material is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ \_\_\_\_\_

Respectfully submitted Telam Murray

Note - This proposal may be withdrawn by us if not accepted within 30 days.

\*\*\*\* Acceptance of proposal\*\*\*\*

We accept the above proposal. You are authorized to do the work as specified. Payment will be made when work is completed.

Date \_\_\_\_\_

Signature \_\_\_\_\_



April 7<sup>th</sup>, 2020

RE:  
City of Rock Falls  
Schmitt Property Water & Sewer Extension  
Directional Boring Quote

The following is a unit price to install a 20" HDPE casing with a 12" PVC watermain carrier pipe and three conduits in a bundle in a separate bore underneath rt. 40 for approximately 265LF in the city of Rock Falls, IL

<u>Item</u>	<u>Unit Price</u>	<u>Approximate Quantity</u>	<u>Ext. Total</u>
Jack and Bore WM & conduit	-\$1,211/LF	262 Feet	(\$317,282.00)
Directional Bore WM & conduit	\$1,113/LF	262 Feet	\$291,606.00

TOTAL BID DECREASE FOR PROPOSED Directional Boring= (\$25,676.00)

This option will save the city \$25,676.00. This price does not include any work that was completed already from the jack and bore work that was completed before IDOT shut us down. There will be a separate pricing for that.

This price includes all labor and material to complete the work.

This price does not include any rock excavation.

The price does not include anything not specifically stated in the above scope of work.

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

  
Ralph Gensini, jr.

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