City of Rock Falls

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

Mayor Rod Kleckler 815-380-5333

City Administrator Robbin Blackert 815-564-1366



*City Clerk* Pam Martinez 815-622-1100

City Treasurer Kay Abner 815-622-1100

# Rock Falls City Council Agenda Council Chambers 603 W 10<sup>th</sup> Street, Rock Falls, IL 61071

February 20, 2024 5:30 p.m.

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

# **Rock Falls Police Department**

• Officer of the Year Award

# **Rock Falls Fire Department**

• Oath of Office and Badge Pinning – Kenneth J. Wolf, Fire Chief

# Whiteside County Health Department

• Requesting a suspension of the resident only parking restrictions in Section 18-168(3) for a construction project from March 1, 2024 through September 30, 2024.

# **Audience Requests**

# **Community Affairs**

Rock Falls Chamber of Commerce, Sam Smith President/CEO

# **Consent Agenda:**

- 1. Approval of the minutes of the February 6, 2024, City Council Meeting 🗢
- 2. Approval of bills as presented 🗢
- 3. Refer to the Planning Zoning Commission the Petition Requesting Rezoning of Real Estate from Whiteside County Health Department ↔

# Ordinance 2<sup>nd</sup> Reading & Adoption:

- 1. Ordinance 2024-2634 Adopting Revised Zoning Map 🗢
- 2. Ordinance 2024-2635 Authorizing Sale of Unused Water Equipment 🗢

# City Administrator Robbin Blackert:

# Information/Correspondence

Matt Cole, City Attorney Corey Buck, City Engineer

# Alderman Reports/Committee Chairman Requests

# <u>Ward 1</u>

Alderman Bill Wangelin – Public Property/Public Works Committee Chairman/Tourism Committee Alderman Gabriella McKanna – Finance/Insurance/Investment Committee Chairman

# Ward 2

Alderman Brian Snow – Building Code Committee Chairman/Utility Committee Vice Chairman Alderman Vickey Byrd

<u>Ward 3</u> Alderman Steve Dowd Alderman Cody Dornes

# Ward 4

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

### Mayor's Report:

- 1. Approve the re-appointment of Terry Gisi to the Police Pension Board (Term 05-01-2024 to 04-30-2026)
- 2. Approve the appointment of Tyler Ewing to the Industrial Development Commission (Term 02-20-2024 to 02-20-2029)

# Adjournment

Next City Council Meeting - March 5, 2024, at 5:30 p.m.

Posted: February 16, 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 February 6, 2024, in the Council Chambers by Mayor Rod Kleckler.

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

#### Audience request:

None

# Community Affairs:

None

# Consent Agenda:

- Consent Agenda items 1-2 were read aloud by City Clerk Pam Martinez.
  - 1. Approval of the minutes of the January 16, 2024, City Council Meeting.
  - 2. Approval of bills as presented.

A motion was made by Alderwoman Sobottka and second by Alderwoman McKanna to approve the Consent Agenda.

#### Vote 7 aye, motion carried.

# **Ordinance 1<sup>st</sup> Reading:**

 Ordinance 2024-2634 – Adopting Revised Zoning Map A motion was made by Alderman Snow to approve Ordinance 2024-2634 – Adopting Revised Zoning Map for first reading and second by Alderman McKanna. Vote 7 aye, motion carried.

#### **Resolutions:**

 Resolution 2024-918 – Transferring Jurisdiction and Control of Real Property to the Industrial Development Commission (PIN 11-34-276-015). A motion was made by Alderman Snow to approve Resolution 2024-917 – Approving Entry into Settlement Agreement Relating to Property Tax Appeals Filed by Walgreens for Tax Years 2019 thru 2022 and Subsequent Tax Years 2023 and 2024 and second by Alderman Dornes. Vote 8 aye, motion carried.

#### **City Administrator:**

 Approve Memorandum of Agreement Among the City of Rock Falls, the Illinois Department of Commerce and Economic Opportunity, and the Illinois State Historic Preservation Office Regarding Demolition of 200 W. 2<sup>nd</sup> St. (Former International Harvester Building) and Construction of a Parking Lot in Rock Falls. A motion was made by Alderman Snow to approve the Memorandum of Agreement Among the City of Rock Falls, the Illinois Department of Commerce and Economic Opportunity, and the Illinois State Historic Preservation Office Regarding Demolition of 200 W. 2<sup>nd</sup> St. (Former International Harvester Building) and Construction of a Parking Lot in Rock Falls and second by Alderwoman Sobottka. Vote via voice, all approved, motion carried. City Attorney: None City Departments: None.

#### Alderman Reports / Committee Chairman Requests

A motion was made by Alderman Snow to approve the recommendation from the Utility Committee to approve the Utility Office Write-Offs for October 2023 through December 2023 and second by Alderwoman McKanna **Vote 7 aye, motion carried.** 

A motion was made by Alderwoman Sobottka to approve the Recommendation from the OLPS Committee to hire a full-time employee for the Street Department and approve the hiring of three summer employees and second by Alderman Snow. **Vote 7 aye, motion carried.** 

#### Mayor's Report:

1. Approve the appointment of Devin Anderson and Brayden Porter as Paid On Call Firefighters.

A motion was made by Alderman Snow to approve the appointment of Devin Anderson and Brayden Porter as Paid On Call Firefighter and second by Alderwoman Sobottka.

Vote 7 aye, motion carried.

Mayor Klecker stated Moore Tires moved into the City limits at their new location and gave a city wide employee thank you to all departments for their help with the firs at Moore Tires.

Mayor Klecker also stated to answer the question if he will be running for a second term, he said yes, he is.

A motion was made by Alderwoman Sobottka to adjourn and second by Alderman Snow. **Vote via voice, all approved (5:43 p.m.)** 

Pamela Martinez

Pamela Martinez, City Clerk

# CITY OF ROCK FALLS

603 W 10th Street

Rock Falls, Illinois

# 02/13/2024 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	\$6,391.41	
Worker's Comp/General Liability	\$140.00	
General Fund	\$160,890.83	
Demolition Fund	\$2,078.00	
Industrial Development	\$396.00	
Electric	\$590,160.99	
Sewer	\$65,226.32	
Water	\$41,133.79	
Garbage	\$396.00	
Customer Service Center	\$3,882.01	
Drug Fund	\$42.23	
Motor Fuel Tax	\$28,118.20	
Customer Utility Deposits	\$718.35	
	\$899,574.13	

Alderman Wangelin Alderman Palmer Alderman Dornes Alderman Arduini DATE: 02/08/24 TIME: 14:55:43 ID: AP443000.WOW

#### INVOICES DUE ON/BEFORE 02/09/2024

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
TOURISM 05	TOURISM		
T0005729 T0005818	U.S. CELLULAR LINK MEDIA OUTDOOR AMAZON CAPITAL SERVICES NORTHERN IL RAPTOR REHAB & EDU INTER-TRIBAL LEAGUE ROBERT STORM	5,346.40 18,120.00 11,267.56	103.64 1,660.00 88.93 435.00 400.00 600.00
	TOURISM		3,287.57
	AL LIABILITY W/C-GENERAL LIABILITY		
T0004980	MOELLER MYERS & ASSOC PC	840.00	140.00
	W/C-GENERAL	LIABILITY	140.00
GENERAL FUN 01	D ADMINISTRATION		
652	SAUK VALLEY BANK & TRUST CO. NORTHERN ILLINOIS MAYORS ASSOC SBM BUSINESS EQUIPMENT CENTER	1,009,307.30 8,125.06	27,079.34 427.57 22.00
	ADMINISTRATI	ON	27,528.91
02	CITY ADMINISTRATOR		
795	SBM BUSINESS EQUIPMENT CENTER	8,125.06	22.00
	CITY ADMINIS	TRATOR	22.00
04	BUILDING		
5253	WEX BANK	95,980.12	173.97
	BUILDING		173.97

05 CITY CLERK'S OFFICE

·····

DATE: 02/08/24 TIME: 14:55:43 ID: AP443000.WOW

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUN	•		
05	CITY CLERK'S OFFICE		
5308	LEAF	5,880.65	92.71
	CITY CLERK'S (	OFFICE	92.71
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	389,231.13	1,101.30
1493	WILLIAM & MARY COMPUTER CENTER	74,723.00	70.00
1499	ILLINOIS ASSOCIATION OF	435.00	329.00
194	GRUMMERT'S HARDWARE - R.F.	5,423.41	10.67
4631	WHITESIDE COUNTY	148,155.50	38,925.21
4655	WHEELHOUSE, INC.	7,909.52	25.00
4767	DOUG WOLBER		216.46
4981	AT&T MOBILITY	3,589.85	283.63
5157	MATTHEW MCKANNA		66.00
5253	WEX BANK	95,980.12	3,184.88
5308	LEAF	5,880.65	194.71
533		9,155.05	318.00
624	DIXON FORD VW		747.75
795	SBM BUSINESS EQUIPMENT CENTER	8,125.06	3,116.00
T0002721	NORTHWEST IL LAW ENFORCEMENT		100.00
T0004980		840.00	280.00
T0005820	AUGUSTANA COLLEGE		250.00
	POLICE		49,218.61
10	STREET		
		19,427.09	4,712.29
1289	CITY OF ROCK FALLS UTILITIES	389,231.13	556.15
194	GRUMMERT'S HARDWARE - R.F.	5,423.41	8.99
2451	MENARDS	12,749.33	259.25
2611	FISCH MOTORS INC	1,655.00	204.00
34	ALTORFER INC.	130,979.26	54.41
4656	THOMPSON TRUCK AND TRAILER	1,016.09	707.63
4827	KELLEY WILLIAMSON COMPANY	10,453.65	1,176.65
4946	MARTIN & COMPANY EXCAVATING	771,053.52	6,979.50
5141	CINTAS CORPORATION	2,347.10	92.01
5253	WEX BANK	95,980.12	3,667.34
5329	BF ENGINEERING PLLC	5,155.00	200.00
651	NICOR	38,379.59	1,262.90
795	SBM BUSINESS EQUIPMENT CENTER	8,125.06	382.00

# DATE: 02/08/24CITY OF ROCK FALLSTIME: 14:55:43DEPARTMENT SUMMARY REPORT

ID: AP443000.WOW

# PAGE: 3

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUN 10	ID STREET		
10			
	MILES TRUCK & TRAILER WORKS SIMON MASONRY	17,511.69 2,865.00	1,846.04 1,200.00
	STREET		23,309.16
12	PUBLIC PROPERTY		
1289 4579 533 651	CITY OF ROCK FALLS UTILITIES PEST CONTROL CONSULTANTS IL LECTRONICS, INC. NICOR	389,231.13 375.00 9,155.05 38,379.59	7,530.19 70.00 50.00 103.95
	PUBLIC PROPER	RTY	7,754.14
13	FIRE		
4981 5253 5308	CITY OF ROCK FALLS UTILITIES AT&T WHITESIDE COUNTY AT&T MOBILITY WEX BANK LEAF DABNEY SERVICES LLC	389,231.13 722.33 148,155.50 3,589.85 95,980.12 5,880.65 500.00	1,191.90 72.16 38,925.21 200.75 953.51 92.71 575.00
	FIRE		42,011.24
ELECTRIC FU 20	ND OPERATION & MAINTENANCE		
1289 194 34 4148 5110 5205 5253 533 5360 5402 651 66	CITY OF ROCK FALLS UTILITIES GRUMMERT'S HARDWARE - R.F. ALTORFER INC. BHMG ENGINEERS KUNES COUNTRY AUTO GROUP TALLMAN EQUIPMENT CO INC. WEX BANK LECTRONICS, INC. AMAZON CAPITAL SERVICES IFP MOTION SOLUTIONS INC NICOR STERLING CHEVROLET CO.	389,231.13 5,423.41 130,979.26 35,931.44 46,315.73 10,296.26 95,980.12 9,155.05 11,267.56 4,712.01 38,379.59 8,501.06	14,731.38 $11.69$ $878.00$ $4,966.96$ $13,399.19$ $205.53$ $2,201.92$ $149.00$ $530.03$ $2,324.70$ $1,864.07$ $3,562.70$

ID: AP443000.WOW

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
ELECTRIC FU 20	ND OPERATION & MAINTENANCE		
	B & D SUPPLY CO. SBM BUSINESS EQUIPMENT CENTER	2,146.38 8,125.06	
	OPERATION &	MAINTENANCE	44,911.37
SEWER FUND 38	OPERATION & MAINTENANCE		
1095 110 1289 2517 4684 4694 4827 4995 5253 533 5360 651 838	TURNROTH SIGN CO, INC. BONNELL INDUSTRIES, INC. CITY OF ROCK FALLS UTILITIES WM CORPORATE SERVICES INC SCHMITT PLUMBING & HEATING INC PACTEC, INC KELLEY WILLIAMSON COMPANY CLOUDPOINT GEOSPATIAL WEX BANK LECTRONICS, INC. AMAZON CAPITAL SERVICES NICOR THE SHERWIN - WILLIAMS CO.	389,231.13 18,465.76 9,180.67 1,424.51 10,453.65 63,490.00 95,980.12 9,155.05 11,267.56	345.00 18,998.22 3,337.23 137.50 1,443.25 97.67 11,550.00 960.69 78.00
WATER FUND 40	WATER		
	GASVODA & ASSOCIATES, INC. FERGUSON WATERWORKS #2516	175,540.91	1,181.63 870.36
	WATER		2,051.99
48	OPERATION & MAINTENANCE		
1165 1289 1449 194 2796 2939 4361	CEC OF THE SAUK VALLEY INC CITY OF ROCK FALLS UTILITIES QUALITY READY MIX GRUMMERT'S HARDWARE - R.F. U.S. CELLULAR FURR EXCAVATING, INC. FERGUSON WATERWORKS #2516	76,203.60 389,231.13 31,874.65 5,423.41 5,346.40 175,540.91	761.93 7,876.07 3,913.00 71.45 489.98 110.00 5,425.01

ID: AP443000.WOW

VENDOR #			PAID THIS FISCAL YEAR	AMOUNT DUE
WATER FUND 48	OPERATION & MAINTENA			
5337 5399	WEX BANK PACE ANALYTICAL SERV ANDREW BARSEMA NICOR	ICES LLC	95,980.12 5,740.50 108.20 38,379.59	892.00 66.46
		OPERATION & MAIN	TENANCE	22,280.96
CUSTOMER SE 51	RVICE CENTER CUSTOMER SERVICE CEN	IER		
	QUADIENT LEASING USA PITNEY BOWES INC	INC	4,319.46	1,439.82 116.19
		CUSTOMER SERVICE	CENTER	1,556.01
DRUG FUND 56	DRUG ABUSE			
4981	AT&T MOBILITY		3,589.85	42.23
		DRUG ABUSE		42.23
MOTOR FUEL 65	TAX FUND MOTOR FUEL TAX			
	CARGILL INC. BF ENGINEERING PLLC		46,908.78 5,155.00	24,067.55
		MOTOR FUEL TAX		24,667.55
CUSTOMER UT 75	ILITY DEPOSITS CUSTOMER UTILITY DEPO	DSITS		
T0005816	ELAINE LUCAS JESSICA MAVES JADEN URRUTIA			81.60 300.00 236.75
		CUSTOMER UTILITY	DEPOSITS	618.35
		TOTAL ALL DEPART	MENTS	287,201.90

#### CITY OF ROCK FALLS DEPARTMENT SUMMARY REPORT

ID: AP443000.WOW

VENDOR #	NAME		PAID THIS FISCAL YEAR	AMOUNT DUE
TOURISM 05	TOURISM			
	WARD, MURRAY, PACE & CARD SERVICE CENTER LEAF ROCK FALLS CHAMBER OF SAUK VALLEY WATER SKI ROCK RIVER JAZZ BAND,	F COMMERCE I SHOW	83,388.49 64,985.54 6,260.78 6,000.00 500.00 800.00	242.00 1,211.79 210.05 40.00 1,000.00 400.00 3,103.84
GENERAL FUN 01	D ADMINISTRATION			
1472 5015 753	WARD, MURRAY, PACE & CARD SERVICE CENTER ROCK FALLS CHAMBER OF		83,388.49 64,985.54 6;000.00	1,168.00 19.70 560.00
		ADMINISTRATION		1,747.70
04	BUILDING			
2157 5179 5308 5311 T0003020	INTERNATIONAL ASSOCIA ROSS JOHNSON JR LEAF SAMSARA NETWORKS INC AACE	ATION OF	120.00 6,260.78 5,919.94	120.00 167.26 119.00 20.00 100.00
		BUILDING		526.26
05	CITY CLERK'S OFFICE			
5015	CARD SERVICE CENTER		64,985.54	21.24
		CITY CLERK'S OFF:	ICE	21.24
06	POLICE			
1052 1472 1493 350	SAUK VALLEY MEDIA WARD, MURRAY, PACE & WILLIAM & MARY COMPUT GISI BROS INC		10,104.85 83,388.49 74,793.00 14,271.16	623.74 638.00 39.50 70.94

ID: AP443000.WOW

# CITY OF ROCK FALLS DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 02/16/2024

VENDOR #	NAME		PAID THIS FISCAL YEAR	AMOUNT DUE
GENERAL FUI				
06	POLICE			
	CARD SERVICE CENTER NICOR ILLINOIS SECRETARY OF SELF HELP ENTERPRISE FINE LINE ENGRAVING	F STATE	64,985.54 42,480.36 184.00 1,746.00 112.99	891.28 336.07 302.00 115.00 29.99
		POLICE		3,046.52
10	STREET			
1472 34	WARD, MURRAY, PACE & ALTORFER INC.	JOHNSON	83,388.49 131,911.67	66.00 63.66
5015	CARD SERVICE CENTER		64,985.54	678.51
5311	SAMSARA NETWORKS INC		5,919.94	200.00
5387	RUDY DELGADO JR		653.74	122.64
		STREET		1,130.81
12	PUBLIC PROPERTY			
5015	CARD SERVICE CENTER		64,985.54	53.77
651			42,480.36	315.18
961	UNITED ELECTRIC		3,369.46	563.72
		PUBLIC PROPERTY		932.67
13	FIRE			
1052	SAUK VALLEY MEDIA		10,104.85	623.74
1472	WARD, MURRAY, PACE &	JOHNSON	83,388.49	198.00
4344	ILLINOIS FIRE CHIEFS			325.00
4559	CHUCK'S COMPRESSORS I	INC	1,386.00	418.00
482 5015	JOHNSON OIL CO CARD SERVICE CENTER		64,985.54	290.50 140.00
5403	THOMAS EMS		04 <b>,</b> 200 <b>.</b> 04	371.42
651	NICOR		42,480.36	1,008.23
		FIRE		3,374.89

BUILDING CODE DEMOLITION FUND

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
BUILDING CC 12	DDE DEMOLITION FUND BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	83,388.49	2,078.00
	BUILDING CO	DE DEMOLITION FUND	2,078.00
INDUSTRIAL 14	DEVELOPMENT FUND INDUSTRIAL DEVELOPMENT		
1472	WARD, MURRAY, PACE & JOHNSON	83,388.49	396.00
	INDUSTRIAL 3	DEVELOPMENT	396.00
ELECTRIC FU 20	JND OPERATION & MAINTENANCE		
4478 4995 5008 5015 5071 5287 5311 5365	WILCO RENTAL WARD, MURRAY, PACE & JOHNSON GRUMMERT'S HARDWARE - R.F. ANIXTER INC ILLINOIS MUNICIPAL ELECTRIC STERLING FENCE - GARAGE CLOUDPOINT GEOSPATIAL POWER SYSTEM ENGINEERING INC CARD SERVICE CENTER MILLENNIUM THE WILSON BOHANNAN PADLOCK CO SAMSARA NETWORKS INC HYDRO PARTNERS IFP MOTION SOLUTIONS INC	3,038.12 83,388.49 5,526.21 333,389.97 3,480,848.41 11,862.12 75,040.00 12,027.00 64,985.54 13,465.64 5,919.94 8,300.00 7,036.71 MAINTENANCE	531,910.76 2,329.12
SEWER FUND 38 1258 1472 1493 194 2212 4045 4207	OPERATION & MAINTENANCE REPUBLIC SERVICES #721 WARD, MURRAY, PACE & JOHNSON WILLIAM & MARY COMPUTER CENTER GRUMMERT'S HARDWARE - R.F. ALLIANCE MATERIALS INC SCADAWARE, INC. O'REILLY AUTOMOTIVE INC	433,257.84 83,388.49 74,793.00 5,526.21 9,908.96 16,618.74 4,462.62	2,692.20 352.00 40.45 17.98 145.17 250.00 17.98

DATE: 02/15/24 TIME: 12:22:04 ID: AP443000.WOW

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE
SEWER FUND			
38	OPERATION & MAINTENANCE		
4655	WHEELHOUSE, INC.	7,934.52	36.00
4684	SCHMITT PLUMBING & HEATING INC	9,318.17	287.00 278.28
4796 4995	VERIZON WIRELESS CLOUDPOINT GEOSPATIAL	9,952.13 75,040.00	2,083.33
5015	CARD SERVICE CENTER	64,985.54	175.52
5196	JWC ENVIRONMENTAL INC		12,093.00
5311	SAMSARA NETWORKS INC	5,919.94	120.00
651	NICOR	-	8,850.06
838	THE SHERWIN - WILLIAMS CO.	1,388.78	252.22
	OPERATION	& MAINTENANCE	27,691.19
WATER FUND			
48	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	1,588.95	41.98
1740	VIKING CHEMICAL CO		2,294.00
2212	ALLIANCE MATERIALS INC	9,908.96	
2449 34	CORE & MAIN LP ALTORFER INC.	7,722.17 131,911.67	1,915.12 90.28
4361	FERGUSON WATERWORKS #2516	181,836.28	7,645.71
4606	TOWER EQUIPMENT CORP	5,701.75	104.00
4995	CLOUDPOINT GEOSPATIAL	75,040.00	2,083.33
5015	CARD SERVICE CENTER	64,985.54	461.63
5311	SAMSARA NETWORKS INC	5,919.94	120.00
	OPERATION	& MAINTENANCE	16,800.84
GARBAGE FUN			
50	GARBAGE		
1472	WARD, MURRAY, PACE & JOHNSON	83,388.49	396.00
	GARBAGE		396.00
CUSTOMER SE	RVICE CENTER CUSTOMER SERVICE CENTER		
1472	WARD, MURRAY, PACE & JOHNSON	83,388.49	506.00
771	PINNEY PRINTING CO	18,422.32	1,820.00
	CUSTOMER S	ERVICE CENTER	2,326.00

ID: AP443000.WOW

# INVOICES DUE ON/BEFORE 02/16/2024

VENDOR #	NAME	PAID THI FISCAL YEA	
MOTOR FUEL 65	TAX FUND MOTOR FUEL TAX		
	HELM MATERIALS ALLIANCE MATERIALS I	NC 142,038.6 9,908.9	
		MOTOR FUEL TAX	3,450.65
	ILITY DEPOSITS CUSTOMER UTILITY DEP	OSITS	
	CHARLES ROGERS ANDREW GOMER		50.00 50.00
		CUSTOMER UTILITY DEPOSITS	100.00
		TOTAL ALL DEPARTMENTS	612,372.23

.....

DATE: 02/15/24 TIME: 12:22:04

# PETITION REQUESTING REZONING OF REAL ESTATE

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

FEB 0 7 2024

BY: .....

IN RE: Application of <u>Whiteside County Health Department</u> (Petitioner)

Cheryl Lee, PHA/CEO, representing the Whiteside County Health Department, hereby respectfully petitions the City Council of the City of Rock Falls, Illinois, as follows:

(Address of Property) which is legally described as: Lot 7 in Block 1, in David L. and John W. Martin's Addition to the City of Rock Falls, Whiteside County, Illinois.

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

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

3. Petitioner requests that the zoning classification of said real estate be changed to B-1, and that the zoning map of the City of Rock Falls be amended to reflect such change.

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

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

Dated: 2-8-2024

(Petitioner)

Cheryl Lee, PHA/CEO Whiteside County Health Department

CITY OF ROCK FALLS \*\*\* CUSTOMER RECEIPT \*\*\* DATE: 02/07/24 TIME: 11:50:52 CUST NAME: 10-03-00-4800

DESCRIPTION	PI	AY CD	AMOUNT	
MISCELLANEOUS	C	CC	75.00	
WHITESIDE HE	ALTH DEP			
GL ACCT# 10	03004800			
CC CONV FEE	C	CC	3.00	
WHITESIDE HE	ALTH DEP			
TOTA	L AMOUNT I	DUE	78.00	
AMOU	NT TENDERE	ED	78.00	
CHAN	GE DUE		.00	
TRANS #:	2	CASHIER (	CODE: LA	$^{\rm S}$
BATCH #: C2	40207	REGISTER	ID: 00	)1

#### Exhibit A

# RESIDENTIAL REAL ESTATE CONTRACT

This Agreement is made on December \_\_\_\_\_, 2023, between JONNA R. SURRATT, of Rock Falls, Illinois 61071 ("Seller"), and WHITESIDE COUNTY HEALTH DEPARTMENT, of 1300 West 2<sup>nd</sup> Street, Rock Falls, Illinois 61071, ("Buyer"):

1. Seller agrees to sell and convey to Buyer and Buyer agrees to purchase from Seller at the price of \$88,000.00 ("Purchase Price") the real estate located at 1400 West 2<sup>nd</sup>. Street, Rock Falls, Illinois 61071 ("Subject Premises") and legally described as follows:

Legal description shall be determined by issuing Title Company.

subject to taxes for the year 2023, and all subsequent years, which Buyer assumes and agrees to pay and subject to any and all existing rights-of-way for public highways, utilities and drainage and subject to all existing easements, covenants, restrictions and reservations of record.

2. Buyer shall receive a credit upon the Purchase Price for a share of the real estate taxes assumed by Buyer for the 2023 tax year computed upon the last known assessed value adjusted by the last confirmed multiplier and homestead exemption times the last known tax rate.

3. Buyer's obligation to purchase the Subject Premises is expressly contingent on the City of Rock Falls rezoning the property to allow Buyer to convert the Subject Premises as a parking lot. In the event the rezoning is not approved by the City of Rock Falls upon terms acceptable to Buyer, this contract shall be deemed null and void.

4. Buyer agrees to pay the balance of the Purchase Price at closing, which shall occur on or before  $\underline{Apri}/\underline{Jo24}$  ("Closing"), upon delivery of a good, sufficient and legally recordable warranty deed conveying the Subject Premises to Buyer subject only to the provisions herein stated, provided that the title is merchantable in Seller at the time of delivery of such deed and provided a title insurance policy insuring Buyer in the amount of the Purchase Price, has been furnished as herein required.

5. Seller shall furnish to Buyer a guaranteed policy of title insurance in the amount of the Purchase Price in form of "American Title Association Owner's Policy, Standard Form A, Central Region, 2006" or better, with only the usual exceptions.

6. Seller shall furnish Buyer with a commitment for title insurance showing merchantable title in Seller as soon as practicable. Buyer shall serve written objections to the title as disclosed by said report, within ten (10) days after the commitment for title insurance has been delivered to Buyer or Buyer's attorney, for examination. In the event objections are

Contract Page 1 of 4 made which Seller deems trivial, such objections shall be submitted to a disinterested qualified attorney who shall be agreed upon by the parties and whose charges shall be paid jointly by the parties thereto and whose decision shall be final. Title insurance shall be in the amount of the Purchase Price of the Subject Premises. A later day search fee is a part of the cost of the policy.

7. Seller shall prepare, execute, and deliver to Buyer the real estate transfer declaration of the Department of Revenue and pay the transfer tax. Seller shall prepare, execute, and deliver any additional documents or affidavits reasonably required by the Recorder of Deeds.

8. Seller agrees to leave the following personal property on the Subject Premises as part of the consideration for this transaction: nothing.

9. Possession shall be given at Closing.

10. Delivery of the deed and payment of the Purchase Price shall be at the office of the title company issuing title insurance, or at such other location as may be mutually agreed upon by the parties.

11. Until possession date, Seller shall keep all improvements upon the Subject Premises insured for fire, extended coverage, and broad form perils for the amount for which they are now insured and have notice of this Agreement endorsed upon the insurance policy or policies. At the time possession is taken, if final settlement is not then made, Buyer shall furnish Seller an insurance policy insuring the improvements on the Subject Premises for an amount not less than 100% of replacement value or 100% of actual cash value (excluding land) whichever is less but not less than the Purchase Price, for fire, extended coverage, and broad form perils. Said policy shall be properly endorsed to show the interests of the parties and shall be maintained by Buyer until the balance of the Purchase Price is fully paid, at which time the policy shall be assigned and delivered to Buyer.

12. If, when neither the legal title nor the possession of the Subject Premises has been transferred, all or a material part thereof is destroyed without fault of Buyer or is taken by eminent domain, Seller cannot enforce this Agreement, and Buyer is entitled to recover any portion of the price that he has paid. If, however, when either the legal title or the possession of the Subject Premises has been transferred, all or any part thereof is destroyed without fault of Seller or is taken by eminent domain, Buyer is not thereby relieved from a duty to pay the price nor is he entitled to recover any portion thereof that he has paid, and this Agreement shall continue to be binding. Buyer shall apply the proceeds of any applicable insurance upon the balance under this Agreement or upon replacement or repair of such loss.

Contract Page 2 of 4 13. Buyer agrees that Buyer has been afforded the opportunity to fully and completely examine, inspect, test and investigate the Subject Premises. Notwithstanding anything to the contrary in this Agreement, it is expressly understood and agreed that Buyer is acquiring the property"AS IS" and "WHERE IS", and with any and all faults and that Seller has not made and does not make any representations or warranties, express or implied, with respect to the quality, physical condition, value of the property or this Agreement (including, without limitation, warranties of habitability, warranties of merchantability or of fitness for a particular purpose), which might be pertinent in considering the purchase of the Subject Premises, and Buyer does hereby expressly acknowledge that no such representations, either express or implied, promises, statements or information pertaining to the Subject Premises made or furnished by any broker, or any real estate agent, employee, servant or other person representing or purporting to represent Seller.

Any inconsistency between this provision and other provisions in this Agreement shall be esolved in favor of this provision.

14. In case of failure of Buyer to make any of the payments set forth in this Agreement, or any part thereof, or to perform any of the covenants on his part hereby made and entered into, Seller may elect to declare the entire balance due hereunder immediately due and collectible, re- enter the Subject Premises or any part thereof, and receive the rents issues and profits thereof, and proceed to enforce or terminate this Agreement by any statutory or civil action they may choose. Buyer agrees to reimburse Seller for all costs and expenses, including reasonable attorneys' fees paid out or expended or incurred by them, in which case, their reasonable outlay for that purpose shallbe added to the principal sum then due, bearing interest at the statutory rate for judgments.

15. Any continuing obligations contained herein shall not be merged in the deed.

16. It is mutually agreed that the time of payment shall be of the essence of this Agreement and that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties hereto.

17. This Agreement becomes binding when signed by all parties or when all parties have signed a duplicate counterpart. All previous agreements between the parties, pertaining to the described property, if any, are hereby cancelled.

Contract Page 3 of 4

# SIGNATURES TO RESIDENTIAL REAL ESTATE CONTRACT

Dated: December , 2023 February 2nd, 2024

SELLER:

Jonna R. Surratt

**BUYER:** 

WHITESIDE COUNTY HEALTH DEPARTMENT

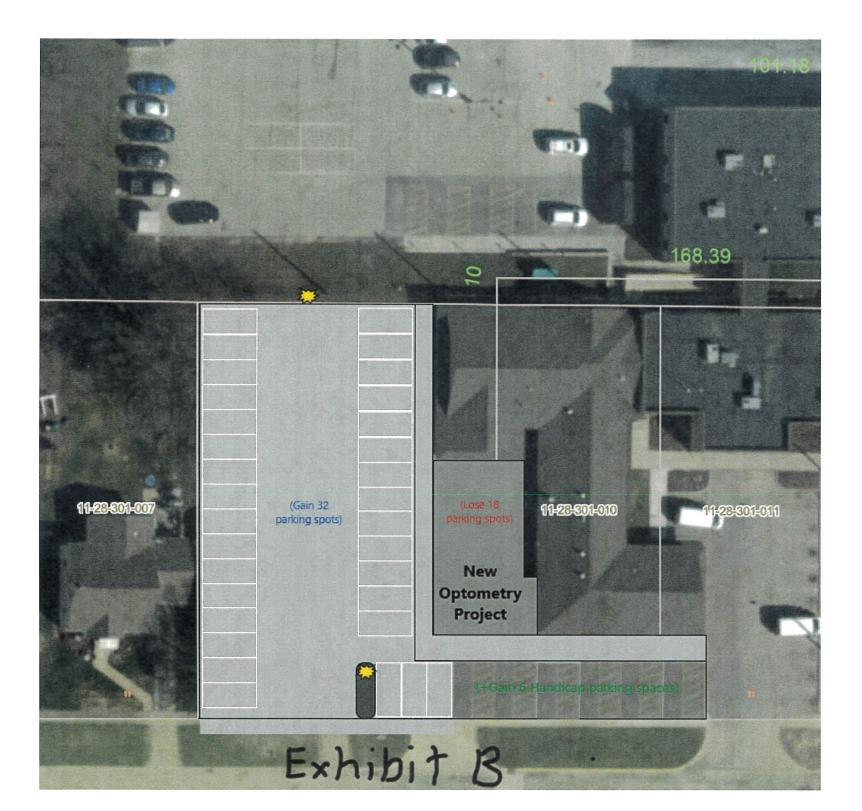
By

Cheryl Lee PHA/CEO

This Document was drafted by:

Daniel C. Hawkins Sauk Valley Law Group, LLC 100 West 1<sup>st</sup> Street, Suite B Rock Falls, Illinois 61071

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# CITY OF ROCK FALLS

# **ORDINANCE NO.** 2024–2634

# ORDINANCE ADOPTING REVISED ZONING MAP

### ADOPTED BY THE

# CITY COUNCIL

# OF THE

# CITY OF ROCK FALLS

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

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

# ORDINANCE NO. 2024-2634

# AN ORDINANCE ADOPTING REVISED ZONING MAP

WHEREAS, the City of Rock Falls has caused to be prepared a revised and corrected zoning map reflecting the current zoning status and classification of all lands and properties which are within the limits of the City of Rock Falls; and

WHEREAS, attached hereto is the revised and updated zoning map created pursuant to said direction, and the same should be adopted as the official zoning map of the City of Rock Falls effective as of February 20, 2024.

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

Section 1. The document attached here to identified as Zoning Map 2024 and labeled as Exhibit A is hereby adopted as the revised and updated official zoning map of the City of Rock Falls, effective February 20, 2024, said map reflecting the zoning classification status of all land and properties which are currently within the limits of the City of Rock Falls.

Section 2. All prior version of zoning maps are hereby declared to be no longer valid, and the document attached hereto, and true and accurate copies thereof shall serve as the official zoning map of the City until further revisions and changes are made pursuant to action of the City Council.

Section 3. All 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 unenforceable or invalid, then such holding or finding of unenforceability or invalidity shall not affect the validity of the remaining provisions of this ordinance.

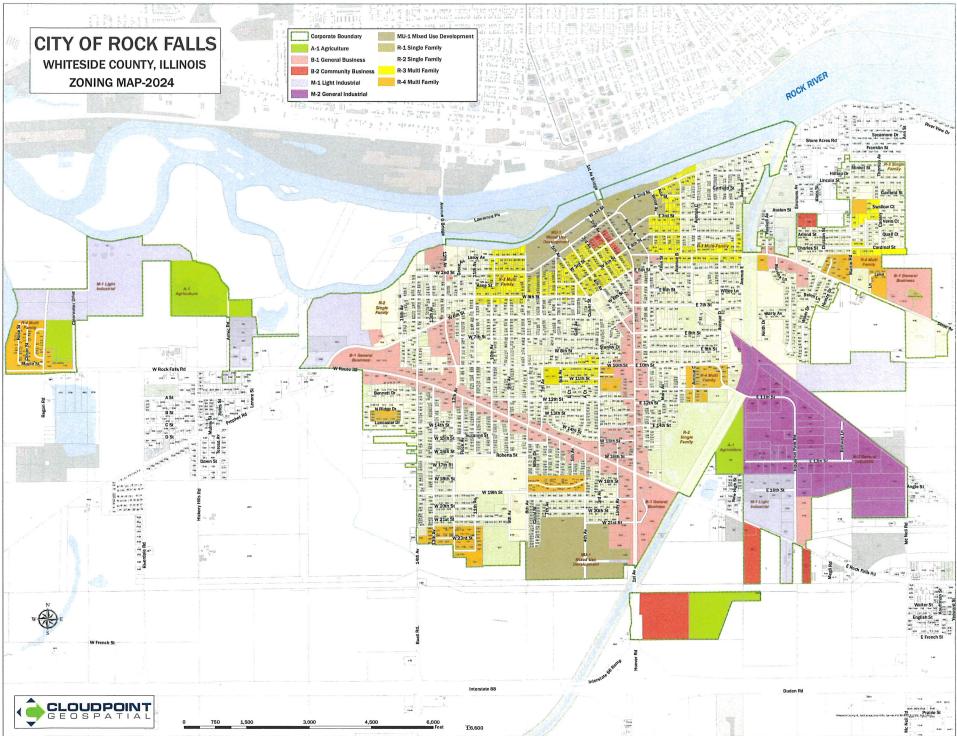
Section 5. This ordinance shall be effective upon its adoption and publication in pamphlet form.

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

Rod Kleckler, Mayor

ATTEST:

Pamela Martinez, City Clerk



Date 1/29/2024 D.(DS)/Worklog/Zening/Zening Map Update/Zening Map Lydole

# CITY OF ROCK FALLS

### **ORDINANCE NO. 2024-2635**

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# ORDINANCE AUTHORIZING SALE OF UNUSED WATER 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.

#### ORDINANCE NO. 2024-2635

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

# 2 – Wacker PO3" Diaphragm Pumps

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 sell/trade-in/scrap on behalf of the City of Rock Falls, the afore mentioned equipment.
- 2. The Mayor and City Clerk are authorized and directed to execute all documents necessary in order to complete the sale/trade-in/scrap of the equipment 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.

ATTEST:

Rod Kleckler, Mayor

Pamela Martinez, City Clerk

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