

City of Rock Falls

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

Mayor

Rod Kleckler
815-380-5333

City Administrator

Robbin Blackert
815-564-1366



City Clerk

Pam Martinez
815-622-1100

City Treasurer

Kay Abner
815-622-1100

Rock Falls City Council Agenda
Council Chambers
603 W 10th Street, Rock Falls, IL 61071

December 16, 2025
5:30 p.m.

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

Audience Requests

Appointment:

1. With the recommendation of the Police Fire Committee, approve appointment of Ryan McKanna as Police Chief

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

Consent Agenda:

1. Approval of minutes from the December 2, 2025 City Council Meeting ☞
2. Approval of bills as presented ☞
3. Confirm the appointment of Jamie Gisi to fill the unexpired term of John Hoffmiller on the Rock Falls Police Pension Board (Term 12-17-2025 through 05-01-2027)

Ordinance for 2nd Reading and Adoption:

1. Ordinance 2025-2721 - Approving Lawn Maintenance & Snow Removal Agreement with P and T Peppers Lawn Care ☞

City Administrator Robbin Blackert:

Information/Correspondence

Matt Cole, City Attorney
Corey Buck, City Engineer

Aldersperson Reports/Committee Chairman Requests

Ward 1

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

Aldersperson Gabriella McKanna – Finance/Insurance/Investment Committee Chairman/Utilities Committee

Ward 2

Aldersperson Vickey Byrd – Tourism Committee

Aldersperson Marshall Doane

Ward 3

Aldersperson Steve Dowd – Police Fire Committee Chairman

Aldersperson Nathan Stahr

Ward 4

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

Aldersperson Cathy Arduini

Mayor's Report:

Executive Session:

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

Any Action taken from Executive Session

Adjournment

Next City Council Meeting – January 6, 2026 at 5:30 p.m.

Posted: December 12, 2025

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 December 2, 2025, 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, Byrd, Doane, Dowd, Stahr, Arduini, and Sobottka. In addition, Attorney Matt Cole and City Administrator Robbin Blackert were present. Absent: Alderman Wangelin

Audience request:

None

Community Affairs: Rock Falls Chamber of Commerce, Sam Kersey, President/CEO

None

Consent Agenda:

Consent Agenda items 1-4 were read aloud by City Clerk Pam Martinez.

1. Approval of minutes from the November 18, 2025, City Council Meeting
2. Approval of bills as presented.
3. Recommendation from Planning & Zoning Commission to grant the request for variance for the property located at 1113 9th Avenue, Rock Falls, PIN # 11-33-128-013 and direct the City Attorney to prepare an ordinance authorizing the same.
4. Recommendation from Planning Zoning Commission to deny the request for the rezoning real estate from R-2 to B-1 for the property located at 1119 10th Avenue, Rock Falls, PIN # 11-33-127-011, 11-33-127-012 and 11-33-129-001.

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

Vote 7 aye, motion carried.

Ordinance for 1st Reading:

1. Ordinance 2025-2721 – Approving Lawn Maintenance & Snow Removal Agreement with P and T Peppers Lawn Care.

A motion was made by Alderwoman Sobottka to approve Ordinance 2025-2721 – Approving Lawn Maintenance & Snow Removal Agreement with P and T Peppers Lawn Care for first reading and second by Alderwoman Arduini.

Vote 6 aye, 1 no (Doane), motion carried.

City Administrator:

1. Consideration and approval of the retention of Reed Smith, LLP to assist with Insurance Coverage Matters

A motion was made by Alderwoman Sobottka to approve the retention of Reed Smith, LLP to assist with Insurance Coverage Matters and second by Alderwoman McKanna.

Vote 7 aye, motion carried.

City Attorney:

None

City Departments:

Melinda Jones, Tourism Department, presented Theresa Sommers with a certificate of appreciation. Theresa goes above and beyond helping to keep Rock Falls free of litter. Melinda also presented the council with information about the new Hometown Heros Banner Program. The Banners are to honor service members, present or past, with a banner that will line 1st Avenue from May 2026 to November 2026 and May 2027 to November 2027 for \$125.00. Applications can be found on Tourism's website.

Dave Miller, Street Department, thanked all departments for their help with the snow removal over the weekend.

Alderman Reports / Committee Chairman Requests

Alderwoman Sobottka thanked the Street Department for their effort in removing the snow over the weekend.

Mayor's Report:

None.

Executive Session:

1. Enter into Executive Session for the purpose of:
 - a. Litigation – Section 2(c)(11) – Pending, Probable or imminent litigation
A motion was made by Alderwoman Byrd to move into Executive Session and second by Alderman Stahr.
Vote via voice, all approved, motion carried.(5:39 p.m.)

Any Action taken from Executive Session:

None

A motion was made by Alderwoman Sobottka to adjourn and second by Alderwoman Arduini.
Vote via voice, all approved (6:08 p.m.)

Pamela Martinez

Pamela Martinez, City Clerk

CITY OF ROCK FALLS

603 W 10th Street

Rock Falls, Illinois

12/16/2025 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	\$2,884.60
Worker's Comp/General Liability	\$420.00
General Fund	\$139,176.95
Building Code Demolition Fund	\$4,561.88
Industrial Development	\$3,905.87
TIF - Downtown Redevelopment	\$676.59
Electric	\$412,771.09
IT Fund	\$325.12
Sewer	\$33,637.91
Water	\$22,618.28
Gargage Fund	\$47,710.71
Customer Service Center	\$16,315.48
DUI Fund	\$1,675.00
Drug Fund	\$42.33
Motor Fuel Tax Fund	\$4,041.90
Customer Utility Deposits	\$427.47
	<hr/>
	\$691,191.18

Alderman McKanna
Alderman Wangelin
Alderman Byrd
Alderman Stahr

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CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/05/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TOURISM			
05	TOURISM		
1052	SAUK VALLEY MEDIA	10,735.09	969.00
200	COM ED	1,371.05	35.17
5360	AMAZON CAPITAL SERVICES	10,462.52	32.69
5389	MELINDA JONES	1,501.02	100.00
T0004344	REGIONAL MEDIA		1,085.40
T0006188	HOO HAVEN INC		481.00
	TOURISM		2,703.26
GENERAL FUND			
01	ADMINISTRATION		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	9,246.95
2451	MENARDS	12,397.41	13.78
4331	CIRCUIT CLERK OF LEE COUNTY	870.00	150.00
753	ROCK FALLS CHAMBER OF COMMERCE	5,000.00	500.00
	ADMINISTRATION		9,910.73
02	CITY ADMINISTRATOR		
4972	ROBBIN BLACKERT	780.00	100.00
	CITY ADMINISTRATOR		100.00
04	BUILDING		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	901.00
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	6.87
2797	MARK SEARING	280.00	40.00
5110	KUNES COUNTRY AUTO GROUP	67,944.57	179.85
5360	AMAZON CAPITAL SERVICES	10,462.52	55.49
	BUILDING		1,183.21
05	CITY CLERK'S OFFICE		
5308	LEAF	5,180.99	92.71
	CITY CLERK'S OFFICE		92.71

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CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/05/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
06	POLICE		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	106.00
2985	CAPITAL ONE	4,721.46	83.08
332	FYR-FYTER, INC.	1,683.15	902.70
4692	PANTHER UNIFORMS, INC.	252.96	448.71
5032	COMCAST	377.22	6.88
5096	TREASURER, STATE OF ILLINOIS	50.00	30.00
5097	ILLINOIS STATE POLICE	300.00	180.00
5098	ILLINOIS OFFICE OF THE	300.00	180.00
5360	AMAZON CAPITAL SERVICES	10,462.52	343.59
662	RAY O'HERRON CO., INC.	11,644.47	1,495.61
T0003483	B & A GLASS CO		574.00
T0005814	DABNEY SERVICES LLC	225.00	225.00
	POLICE		4,575.57
07	CODE HEARING DEPARTMENT		
4931	DACRA ADJUDICATION SYSTEM	11,900.00	1,700.00
	CODE HEARING DEPARTMENT		1,700.00
10	STREET		
1095	TURNROTH SIGN CO, INC.	443.00	570.00
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	556.50
2192	PEABODY'S INC.	1,127.47	129.25
2451	MENARDS	12,397.41	113.50
34	ALTORFER INC.	27,374.63	362.27
4207	O'REILLY AUTOMOTIVE INC	4,044.76	954.53
4651	MOST PLUMBING & MECHANICAL LLC	3,553.40	205.00
4827	KELLEY WILLIAMSON COMPANY	3,215.92	193.53
4938	MICHLIG ENERGY LTD	198,738.47	799.40
5141	CINTAS CORPORATION	1,702.85	61.60
5394	OLIVIA GUTIERREZ	2,710.00	125.00
5398	DOUGLAS MALMBERG	5,566.16	425.00
T0000024	MILES TRUCK & TRAILER WORKS	48,984.08	938.24
	STREET		5,433.82
12	PUBLIC PROPERTY		

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CITY OF ROCK FALLS
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INVOICES DUE ON/BEFORE 12/05/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
12	PUBLIC PROPERTY		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	911.25
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	6.87
4640	TERRACON CONSULTANTS	28,069.20	2,918.75
533	LECTRONICS, INC.	10,698.51	50.00
T0005353	JR SIGN CO		2,955.00
	PUBLIC PROPERTY		6,841.87
13	FIRE		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	4,620.50
1493	WILLIAM & MARY COMPUTER CENTER	98,991.65	20.00
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	31.36
2985	CAPITAL ONE	4,721.46	126.24
4827	KELLEY WILLIAMSON COMPANY	3,215.92	89.97
5308	LEAF	5,180.99	92.71
5360	AMAZON CAPITAL SERVICES	10,462.52	64.95
5421	BENJAMIN HARVEY	1,046.34	401.80
T0002968	BRANDON LEWIS	240.03	283.68
T0004769	MOBRE COUNSELING SERVICES LLC	2,250.00	750.00
T0006189	D & E FURNITURE INC		3,800.00
	FIRE		10,281.21
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	3,641.88
	BUILDING CODE DEMOLITION FUND		3,641.88
INDUSTRIAL DEVELOPMENT FUND			
14	INDUSTRIAL DEVELOPMENT		
219	CRESCENT ELECTRIC SUPPLY CO	1,322.49	2.26
651	NICOR	20,394.32	22.00
	INDUSTRIAL DEVELOPMENT		24.26

TIF - DOWNTOWN REDEVELOPMENT

INVOICES DUE ON/BEFORE 12/05/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
4651	MOST PLUMBING & MECHANICAL LLC	3,553.40	180.00
	DOWNTOWN REDEVELOPMENT		180.00
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1224	AIRGAS USA LLC	1,724.15	56.86
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	1,319.70
1527	RESCO	66,009.50	366.75
1853	MOORE TIRES INC.	11,887.44	1,962.12
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	157.07
2451	MENARDS	12,397.41	40.47
283	ANIXTER INC	281,383.66	86,634.72
31	ALTEC INDUSTRIES, INC.	1,776.10	5,608.00
4148	BHMG ENGINEERS	336,773.18	11,279.14
4207	O'REILLY AUTOMOTIVE INC	4,044.76	223.47
4215	POWER LINE SUPPLY	15,949.15	1,636.00
4649	TENNESSEE VALLEY PUBLIC POWER		645.75
4829	G & W ELECTRIC COMPANY		38,298.00
4938	MICHLIG ENERGY LTD	198,738.47	22,760.25
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.33
5071	MILLENNIUM	2,725.19	1,242.74
5110	KUNES COUNTRY AUTO GROUP	67,944.57	834.07
5129	STUART C IRBY CO		8,243.00
5141	CINTAS CORPORATION	1,702.85	51.29
5205	TALLMAN EQUIPMENT CO INC.	4,270.81	721.85
5369	HELM ELECTRIC	104,323.75	1,127.00
5441	INTREN LLC	164,079.29	7,711.20
795	SBM BUSINESS EQUIPMENT CENTER	8,035.77	86.30
T0001959	SAUK VALLEY PLUMBING INC	40,699.20	6,250.00
T0005836	AMERICAN EAGLE OVERHEAD DOORS	686.00	155.00
T0006176	FORCE FITTERS LLC	119.20	714.35
T0006186	RICHARD PAISLEY		148.99
	OPERATION & MAINTENANCE		200,357.42
IT FUND			
22	IT FUND		
1493	WILLIAM & MARY COMPUTER CENTER	98,991.65	325.12
	IT FUND		325.12

INVOICES DUE ON/BEFORE 12/05/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

SEWER FUND			
38	OPERATION & MAINTENANCE		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	184.50
1493	WILLIAM & MARY COMPUTER CENTER	98,991.65	1,209.00
1853	MOORE TIRES INC.	11,887.44	331.92
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	5.85
200	COM ED	1,371.05	223.40
2451	MENARDS	12,397.41	259.80
2611	FISCH MOTORS INC	1,594.00	167.00
4027	WHITESIDE COUNTY RECORDER	1,160.25	120.00
4207	O'REILLY AUTOMOTIVE INC	4,044.76	91.46
4684	SCHMITT PLUMBING & HEATING INC	26,692.74	1,617.49
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.33
5136	AQUA-AEROBIC SYSTEMS INC	2,263.51	2,000.00
5141	CINTAS CORPORATION	1,702.85	36.40
533	LECTRONICS, INC.	10,698.51	78.00
5360	AMAZON CAPITAL SERVICES	10,462.52	429.82
T0006185	FREEMPORT FLAG & FLAGPOLE		187.00
	OPERATION & MAINTENANCE		9,024.97

WATER FUND			
48	OPERATION & MAINTENANCE		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	132.50
1493	WILLIAM & MARY COMPUTER CENTER	98,991.65	145.00
194	GRUMMERT'S HARDWARE - R.F.	4,968.42	103.93
4027	WHITESIDE COUNTY RECORDER	1,160.25	120.00
4207	O'REILLY AUTOMOTIVE INC	4,044.76	66.95
4938	MICHLIG ENERGY LTD	198,738.47	495.94
4995	CLOUDPOINT GEOSPATIAL INC	37,500.00	2,083.34
5091	CONTROL PLUS INC		2,203.88
5110	KUNES COUNTRY AUTO GROUP	67,944.57	347.63
5141	CINTAS CORPORATION	1,702.85	189.32
5143	HAWKINS, INC	14,314.00	2,167.00
5337	PACE ANALYTICAL SERVICES LLC	11,343.30	532.00
5339	LYONS LAB		308.00
5398	DOUGLAS MALMBERG	5,566.16	1,650.00
	OPERATION & MAINTENANCE		10,545.49

GARBAGE FUND	
50	GARBAGE

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CITY OF ROCK FALLS
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VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GARBAGE FUND			
50	GARBAGE		
T0000826	FIREHOUSE MINISTRIES	2,526.72	120.00
	GARBAGE		120.00
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
1472	WARD, MURRAY, PACE & JOHNSON	55,371.61	593.60
760	ROCK FALLS POSTMASTER	28,820.00	4,300.00
	CUSTOMER SERVICE CENTER		4,893.60
DUI FUND			
55	DUI		
T0006184	DECATUR ELECTRONICS LLC		1,675.00
	DUI		1,675.00
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
2067	HELM MATERIALS	6,869.74	3,282.90
	MOTOR FUEL TAX		3,282.90
CUSTOMER UTILITY DEPOSITS			
75	CUSTOMER UTILITY DEPOSITS		
4620	TRI-COUNTY OPP COUNCIL	2,058.04	300.00
T0002980	FANNIE MAE		127.47
	CUSTOMER UTILITY DEPOSITS		427.47
	TOTAL ALL DEPARTMENTS		277,320.49

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CITY OF ROCK FALLS
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INVOICES DUE ON/BEFORE 12/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

TOURISM			
05	TOURISM		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	45.34
771	PINNEY PRINTING CO	6,378.01	136.00
	TOURISM		181.34
W/C - GENERAL LIABILITY			
08	W/C-GENERAL LIABILITY		
3137	MOELLER MYERS & ASSOCIATES PC	2,660.00	420.00
	W/C-GENERAL LIABILITY		420.00
GENERAL FUND			
01	ADMINISTRATION		
4331	CIRCUIT CLERK OF LEE COUNTY	1,020.00	150.00
795	SBM BUSINESS EQUIPMENT CENTER	8,122.07	11.00
T0003994	EL TAPATIO		1,299.00
	ADMINISTRATION		1,460.00
02	CITY ADMINISTRATOR		
795	SBM BUSINESS EQUIPMENT CENTER	8,122.07	11.00
	CITY ADMINISTRATOR		11.00
05	CITY CLERK'S OFFICE		
688	PITNEY BOWES INC	591.84	225.74
	CITY CLERK'S OFFICE		225.74
06	POLICE		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	923.51
194	GRUMMERT'S HARDWARE - R.F.	5,280.37	3.49
3137	MOELLER MYERS & ASSOCIATES PC	2,660.00	280.00
4508	LEXISNEXIS RISK DATA MGT LLC	1,406.50	206.50

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CITY OF ROCK FALLS
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INVOICES DUE ON/BEFORE 12/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
06	POLICE		
4651	MOST PLUMBING & MECHANICAL LLC	3,938.40	650.00
4692	PANTHER UNIFORMS, INC.	701.67	150.91
4981	AT&T MOBILITY	6,780.25	653.43
5169	MOTOROLA SOLUTIONS	58,406.50	12,517.66
5308	LEAF	5,366.41	194.71
662	RAY O'HERRON CO., INC.	13,140.08	19.99
825	ILLINOIS SECRETARY OF STATE	682.00	330.00
T0004769	MOBRE COUNSELING SERVICES LLC	3,000.00	750.00
T0005251	MITCH OTTENHAUSEN	1,259.49	113.75
T0006183	KARL CHEVROLET	37,964.20	48,764.20
	POLICE		65,558.15
10	STREET		
110	BONNELL INDUSTRIES, INC.	13,503.53	4,040.99
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	778.18
1466	ALARM DETECTION SYSTEMS, INC.	4,943.16	681.00
1853	MOORE TIRES INC.	14,181.48	1,164.56
2451	MENARDS	12,824.96	3.81
34	ALTORFER INC.	27,736.90	234.05
4207	O'REILLY AUTOMOTIVE INC	5,381.17	75.16
5360	AMAZON CAPITAL SERVICES	11,389.06	71.90
5382	P & T PEPPERS LAWN CARE	40,376.60	1,280.00
5437	MIDWEST DISPOSAL	209,616.50	508.80
T0000024	MILES TRUCK & TRAILER WORKS	49,922.32	13.52
	STREET		8,851.97
12	PUBLIC PROPERTY		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	3,171.33
4027	WHITESIDE COUNTY RECORDER	1,400.25	60.00
	PUBLIC PROPERTY		3,231.33
13	FIRE		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	1,017.11
1493	WILLIAM & MARY COMPUTER CENTER	100,690.77	27.50
2776	EAGLE ENGRAVING INC		38.30

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CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

GENERAL FUND			
13	FIRE		
4207	O'REILLY AUTOMOTIVE INC	5,381.17	63.96
423	AT&T	572.84	79.17
4981	AT&T MOBILITY	6,780.25	271.95
5416	MOBILE COMMUNICATIONS AMERICA		4,645.00
T0004412	PHYSICIANS IMMEDIATE CARE	637.00	578.00
T0006190	FIREFIGHTER INSPIRATION		12,998.75
	FIRE		19,719.74
BUILDING CODE DEMOLITION FUND			
12	BUILDING CODE DEMOLITION FUND		
5382	P & T PEPPERS LAWN CARE	40,376.60	920.00
	BUILDING CODE DEMOLITION FUND		920.00
INDUSTRIAL DEVELOPMENT FUND			
14	INDUSTRIAL DEVELOPMENT		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	22.47
4624	FRARY LUMBER & SUPPLY	5,690.81	66.14
5437	MIDWEST DISPOSAL	209,616.50	100.00
T0005703	WHITESIDE AREA CAREER CENTER		3,693.00
	INDUSTRIAL DEVELOPMENT		3,881.61
TIF - DOWNTOWN REDEVELOPMENT			
19	DOWNTOWN REDEVELOPMENT		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	496.59
	DOWNTOWN REDEVELOPMENT		496.59
ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	5,975.01
2187	BORDER STATES INDUSTRIES INC	7,243.20	675.90
2451	MENARDS	12,824.96	53.76
4620	TRI-COUNTY OPP COUNCIL	2,358.04	875.58

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CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

ELECTRIC FUND			
20	OPERATION & MAINTENANCE		
4889	KIRBY CABLE SERVICE INC	36,500.00	38,080.00
5008	POWER SYSTEM ENGINEERING INC	21,427.25	5,162.50
5107	J F BRENNAN CO INC	55,941.00	8,786.00
5360	AMAZON CAPITAL SERVICES	11,389.06	163.35
5369	HELM ELECTRIC	105,450.75	1,991.00
5408	UUS	12,137.64	908.85
5420	THOMPSON CONSTRUCTION GROUP	416,996.36	143,132.99
5437	MIDWEST DISPOSAL	209,616.50	1,080.00
651	NICOR	20,416.32	155.23
906	T & R SERVICE COMPANY		5,079.00
T0006176	FORCE FITTERS LLC	833.55	294.50
	OPERATION & MAINTENANCE		212,413.67
SEWER FUND			
38	OPERATION & MAINTENANCE		
110	BONNELL INDUSTRIES, INC.	13,503.53	561.00
1279	WILCO RENTAL	1,951.30	242.47
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	18,290.34
1493	WILLIAM & MARY COMPUTER CENTER	100,690.77	339.50
1853	MOORE TIRES INC.	14,181.48	38.00
2451	MENARDS	12,824.96	524.64
34	ALTORFER INC.	27,736.90	602.23
4119	USA BLUE BOOK	7,348.16	705.04
4207	O'REILLY AUTOMOTIVE INC	5,381.17	39.96
4528	MODERN SHOE SHOP	1,878.45	215.99
5208	KALEEL'S CLOTHING & PRINTING	6,120.00	653.00
5369	HELM ELECTRIC	105,450.75	1,061.00
651	NICOR	20,416.32	114.77
T0006171	GROUND PENETRATING RADAR SYS	1,625.00	1,225.00
	OPERATION & MAINTENANCE		24,612.94
WATER FUND			
48	OPERATION & MAINTENANCE		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	7,344.67
194	GRUMMERT'S HARDWARE - R.F.	5,280.37	274.30
2796	U.S. CELLULAR	3,226.57	333.46
338	GASVODA & ASSOCIATES, INC.	3,020.02	2,524.75
34	ALTORFER INC.	27,736.90	5.65

DATE: 12/11/25
TIME: 15:27:44
ID: AP443000.WOW

CITY OF ROCK FALLS
DEPARTMENT SUMMARY REPORT

PAGE: 5

INVOICES DUE ON/BEFORE 12/12/2025

VENDOR #	NAME	PAID THIS FISCAL YEAR	AMOUNT DUE

WATER FUND			
48	OPERATION & MAINTENANCE		
4528	MODERN SHOE SHOP	1,878.45	500.00
4953	CITY OF ROCHELLE	225.00	135.00
5339	LYONS LAB	308.00	136.00
5446	BRAYDEN WOLF	100.00	162.00
5453	ISAIAH VENEMA		136.96
T0006191	KRYSTLE FIELDS		520.00
	OPERATION & MAINTENANCE		12,072.79
GARBAGE FUND			
50	GARBAGE		
1289	CITY OF ROCK FALLS UTILITIES	319,042.69	197.19
5437	MIDWEST DISPOSAL	209,616.50	47,393.52
	GARBAGE		47,590.71
CUSTOMER SERVICE CENTER			
51	CUSTOMER SERVICE CENTER		
4081	CASELLE LLC	10,625.00	11,421.88
	CUSTOMER SERVICE CENTER		11,421.88
DRUG FUND			
56	DRUG ABUSE		
4981	AT&T MOBILITY	6,780.25	42.33
	DRUG ABUSE		42.33
MOTOR FUEL TAX FUND			
65	MOTOR FUEL TAX		
T0005966	THOUVENOT WADE & MOERCHEN INC	13,796.75	759.00
	MOTOR FUEL TAX		759.00
	TOTAL ALL DEPARTMENTS		413,870.79

CITY OF ROCK FALLS

ORDINANCE NO. 2025- 2721

ORDINANCE APPROVING
LAWN MAINTENANCE & SNOW REMOVAL AGREEMENT
WITH P AND T PEPPERS LAWN CARE

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF ROCK FALLS

THIS ____ DAY OF _____, 2025

This Ordinance was published in pamphlet form by authority of the City Council of the City of Rock Falls this ____ day of _____, 2025.

ORDINANCE NO. 2025-2721

ORDINANCE APPROVING
LAWN MAINTENANCE & SNOW REMOVAL AGREEMENT
WITH P AND T PEPPERS LAWN CARE

WHEREAS, the Mayor and the City Council of the City of Rock Falls, Whiteside County, Illinois (the "**Corporate Authorities**") have determined it is in the best interests of the City and its residents to enter into a contract, attached hereto as **Exhibit A** ("**Contract**") with P and T Peppers Lawn Care for purposes of lawn maintenance and snow removal, all as more specifically set forth herein.

NOW, THEREFORE, BE IT ORDAINED, by the Corporate Authorities as follows:

SECTION 1: The recitals contained in the preamble of this Ordinance are true and correct and are hereby incorporated into this Section 1 as if fully set forth herein.

SECTION 2: The Contract is approved. The Mayor and City Clerk are hereby authorized and directed to execute and attest the Contract on behalf of the City.

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 4: All ordinances, resolutions, and policies, or any parts thereof, that are in conflict with this Ordinance are, to the extent of such conflict, hereby repealed as of the effective date of this Ordinance.

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 after its passage, approval, and publication, as required by law.

Approved this ____ day of _____ 2025.

Mayor

ATTEST:

City Clerk

AYE:

NAY:

Exhibit A

(attach Contract)

**CITY OF ROCK FALLS
LAWN MAINTENANCE & SNOW REMOVAL AGREEMENT**

This LAWN MAINTENANCE & SNOW REMOVAL AGREEMENT (this “Contract”) is dated as of _____, 2025 (the “Effective Date”), by and between the CITY OF ROCK FALLS, an Illinois municipal corporation (“City”) and P AND T PEPPERS LAWN CARE (“Contractor”). City and Contractor are sometimes individually referred to herein as a “Party” and collectively as the “Parties”.

In consideration of the mutual covenants and promises as set forth herein, and for such other consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor hereby agree as follows:

NOW, THEREFORE, in consideration of the premises and of the covenants and agreements hereinafter contained, the Parties hereto agree as follows:

Section 1: The Work. City and Contractor agree that Contractor, at its own cost and expense, shall perform the following lawn maintenance services for the City, which shall include, but not be limited to:

- (i) Mowing grass (mulch clippings), picking up paper or debris, sweeping and cleaning sidewalks of mowing debris, removing excess clumps of grass and/or clippings, removing leaves, weed-whacking around obstacles (“Lawn Work”); and
- (ii) removal of snow from designated (primarily downtown) roadways, sidewalks, and parking lots, as well as the application of salt or other de-icing materials (“Snow Work”); and
- (iii) such other lawn maintenance and snow removal services as may be requested, necessary or required by the City building department (all of the foregoing, the “Work”); and

to furnish all materials, tools, equipment, and labor necessary to complete the Work in full compliance with all of the terms and requirements of this Contract, including the “Bid Submittal Form City of Rock Falls Lawn Maintenance” and “Contractor’s Contract Bond”, which documents are attached hereto and made a part hereof. Lawn Work requested shall be completed within five (5) days of notice from the City building department. Snow Work requested shall be completed within twenty-four (24) hours from notice by the City building department. Adverse weather will be taken into consideration from the City building inspector as to the time period by which to complete the Work.

Section 2: Contract Term. This Contract shall be for a term of three (3) years, beginning on May 1, 2026 and ending on April 30, 2029, unless earlier terminated in accordance with the terms herein. The City shall, at its election, have the right to terminate this Contract, for any reason or for no reason, upon sixty (60) days prior written notice to Contractor.

Section 3: Payments. On or before the second Wednesday of each month, the Contractor shall submit to the City a written “Application for Payment” showing the value of Work

completed and return all work orders and photographs. The City shall approve payment of and pay to the Contractor any and all fees, charges and amounts due to Contractor for Work consistent with the requirements of the Local Government Prompt Payment Act (50 ILCS 505/4 et seq.). Payments made to Contractor shall be at the unit prices accepted by the City and established on Exhibit A, attached hereto and incorporated herein.

Section 4: **Contractor Representations.** Contractor represents and warrants that it is duly organized, validly existing, and in good standing under the laws of the place of its origin and that it possesses all the authority necessary to enter into this Contract and perform the obligations of Contractor hereunder.

Section 5: **Default.** A party is in default and may immediately terminate this Contract if: (i) either party violates any representations or warranties herein; or (ii) either party otherwise breaches a material provision herein, including but not limited to the failure of Contractor to complete the Work, and such breach is not cured within fifteen (15) days after the non-breaching party provides written notice of such breach.

Section 6: **Indemnification.** To the extent permissible under applicable law, each party hereby covenants and agrees to indemnify and save harmless the other party, its agents and employees from all liabilities, damages, charges, expenses, fees, attorney fees and costs on account of or by reason of any injuries, liabilities, claims, suits or losses owing to the indemnifying party's negligence, willful misconduct, or breach of applicable laws and regulations. The party being indemnified may at its option select counsel at its own expense and participate in any indemnification proceedings.

Section 7: **Insurance.** Contractor shall purchase and maintain throughout the term of this Contract commercial general liability insurance written on an occurrence basis with a limit of not less than \$1,000,000 per occurrence and \$1,000,000 in the aggregate. Contractor shall also maintain motor vehicle insurance with a limit of not less than \$1,000,000 per occurrence, including coverage for hired or leased vehicles and owned and non-owned vehicles with no-fault coverage as required by law. Contractor shall carry such workers compensation insurance as required by state law. If applicable, the City shall be named as an additional insured on all policies.

Section 8: **Independent Contractor.** Contractor agrees that City will not withhold from any amount payable by City hereunder such amounts as City reasonably determines to be necessary for compliance with federal and state tax withholding requirements in the event such requirements exist. Contractor is not an employee, and shall at all times remain responsible for payment of all applicable taxes and shall remain responsible at all times to pay or properly deposit such sums with taxing authorities as are necessary and required by or for any applicable taxing authority, whether state, federal, or local.

Section 9: **Entire Agreement.** This Agreement constitutes the entire agreement and understanding by and between City and Contractor with respect to the subject matter hereof, and no representations, promises, agreements or understandings, written or oral, not herein contained shall be of any force and effect.

Section 10: **Assignment.** This Contract shall not be assigned by Contractor without the

prior written consent of the City.

Section 11: Notices. Written notices between City and Contractor shall be deemed sufficiently given after being placed in the United States mail, registered or certified, postage pre-paid, addressed to the parties as follows:

If to City:

City of Rock Falls
603 West 10th Street
Rock Falls, IL 61071

If to Contractor:

P and T Peppers Lawn Care
623 5th Avenue
Rock Falls, IL 61071
Attn: Paul Peppers

Either party may change its mailing address by giving written notice to the other party as provided above. Whenever this contract requires one party to give the other notice, such notice shall be given only in the form and to the addresses described in this Section.

Section 12: Amendment. No amendment or modification of this Agreement shall be effective unless or until executed in writing by the parties hereto.

Section 13: Counterparts. This Agreement may be executed by facsimile, digital or other electronic signature and in one or more counterparts, each of which will be deemed an original and together will constitute a single instrument.

Section 14: Contractor Investigation. Contractor represents that it has, before executing this Contract, carefully examined the provisions of this Contract, inspected in detail the site(s) of the proposed Work, investigated and become familiar with all the local conditions affecting the Contract and is fully acquainted with the detailed requirements of the Work. By executing this Contract the Contractor conclusively assures and warrants to the City that it has made these examination and that it understands all requirements for the performance of the Work. The Contractor shall be responsible for all errors resulting from its failure or neglect to comply with the provisions of this Contract and agrees that the City will not be responsible for any costs, expenses, losses, or change in anticipated profits resulting from a failure or neglect of the Contractor to make these examinations.

(signatures of the Parties to appear on the following page)

[SIGNATURE PAGE TO LAWN MAINTENANCE & SNOW REMOVAL AGREEMENT]

CITY OF ROCK FALLS

By: _____
Mayor

CONTRACTOR

By: _____
Its: _____

Exhibit A

BID SUBMITTAL FORM
CITY OF ROCK FALLS

Lawn Maintenance 2023-2026

Bid pricing:

Lot Size:	Grass Height 8-12"	Grass Height 12" +
50' X 75'	\$ <u>120.00</u>	<u>180.00</u> unit price
50 X 100'	\$ <u>180.00</u>	<u>240.00</u> unit price
50' X 150'	\$ <u>240.00</u>	<u>360.00</u> unit price
50' X 200'	\$ <u>360.00</u>	<u>480.00</u> unit price

Hourly rate for garbage removal \$ 120.00

Hourly rate for brush removal \$ 120.00

Company Name: Paul T Peppers lawn care

Owner: Paul Peppers

Business Address: 623 5th ave

Rock Falls IL 61071

Phone Number: 779-245-7434

Email: paulpeppers2018@gmail.com

Owner Signature

Paul Peppers

Date

1-30-23

P & T Peppers Lawn Care
779-245-7434
623 5th Ave
Rock Falls, IL 61071

Prepared For
City Of Rock Falls

Proposal Date
11/04/2025

Proposal Number
0000055

Pricing

Description	Rate	Qty	Line Total
Sidewalk Clearing Per Square Ft 1-3 Inches Price Increases 0.05 3-6 Inches Price Increases 0.10 6 Inches And Above	\$0.20	1	\$0.20
Salt Service Per LB Applied	\$0.60	1	\$0.60
Complete Snow Removal Per Hr. Equipment Used Truck, Dump Trailer, Tractor Loader	\$160.00	1	\$160.00
	Subtotal		160.80
	Tax		0.00
	Proposal Total (USD)		\$160.80