

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

May 6th, 2014

The regular meeting of the Mayor and City Council of Rock Falls, Illinois was called to order at 6:30 p.m. May 6th, 2014 in the Council Chambers of Rock Falls by Mayor William B. Wescott.

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

Retiring Police CSO Joan Atilano was honored for her dedication to the city for over 30 years. She was presented with a plaque, and badge by Police Chief Kuelper.

A Proclamation was read by Clerk Arduini proclaiming the week of May 11-17, 2014 as National Nursing Home Week in Rock Falls. A motion to accept the proclamation was made by Alderman Vandersnick, and second by Snow. Following the vote copies of the proclamation were given to Julie Logan, Administrator at Transitions Nursing & Rehab, and Nyla Krabbenhoft, Sarah Shipley, and Crystal Sublett from Rock Falls Rehabilitation & Health Care Center.

**Viva Voce Vote, motion carried**

**Executive Session:**

A motion was made by Alderman Snow, and second by Alderman Vandersnick to enter into executive session to fix a price for sale or lease of real estate - Section 2(c)(6). It was noted that Alderman Reitzel recused himself from any action taken after executive session, yet he entered into executive session with the council.

**Vote 7 aye, motion carried**

**The council entered Executive Session at 6:39pm**

**The council returned to regular session at 6:58pm**

**Any Action taken from Executive Session**

A motion was made by Alderman Kuhlemier, and second by Snow to direct the City Attorney to prepare the necessary ordinances, and resolutions for the City Council to authorize the Mayor and City Clerk to sign and deliver the Redevelopment Agreement, and other supporting documents in the form as presented to the City Council by Rock Falls Hotel Group, LLC for the redevelopment of the portion of the Reliant site by construction of a hotel and parking lot.

Attorney Reese explained that this area is a TIF district that was established 3 years ago. He noted that a notice of public bid was posted in the newspaper on March 24<sup>th</sup>, 2014. Clerk Arduini, and all alderman confirmed that they had received no offers on the land following the public notice.

**Vote 6 aye, motion carried**

## **Community Affairs:**

Tim Wilson, Executive Director for Rock Falls Tourism mentioned that they are currently in negotiations with the city. He highlighted the volunteer work that happened over the Earth Day weekend. He stated that there was 33 Voluntourism volunteers working on projects as well as the RRDA Spring Canal Cleanup.

Bethany Bland, President/CEO of the Rock Falls Chamber of Commerce presented fliers to the Council promoting a small business boot camp. This session is called "Ask the Experts", and will feature expert hosts presenting a variety of topics. Summer Splash along with the boat races will be held on June 27<sup>th</sup> - 29<sup>th</sup>, 2014. The Golf Outing is May 16<sup>th</sup>, and the city garage sales are this coming weekend. Alderman Snow inquired how a vendor may get information for setting up at the boat races, and Mrs. Bland answered with the phone number (815) 625-4500, or the website.

Randy Balk Executive Director for the Rock Falls Community Development Corporation wanted to thank the RFCDC board, Norm Deets, Gayla Kolb, and Sandra Henrekin for their help in making this first project in the RB&W District happen.

Former RFCDC Executive Director Sandra Henrekin informed the council that the RFCDC had sent out RFPs for hotels after the 2009 Master Plan, and market studies showed it to be a feasible use for the property. She reported that there were 2 responses. The first was a small boutique hotel, but that did not work out. She stated that she was very excited to announce that an agreement has been reached. This project is the best project that we could have attained for that property on the riverfront. Visitors will soon be coming to the city, and this project will be the anchor and catalyst for additional projects. Mrs. Henrekin stated that it has been a joy to work with the development team, and she thanks the RFCDC board, Gayla Kolb, and the community investors. Mrs. Henrekin stated that she is excited to have Randy Balk on Board, and she then introduced Al Gibbs, and Mark Landgraf members of the development team for Rock Falls Hotel Group LLC.

Mark Landgraf, presented a rendering of the future hotel before the Council. He stated that they have ideas for the area, and he asks the council to be creative with their ideas for Rock Falls. Mr. Landgraf mentioned that he had recently entered a grilled cheese competition that brought over 2000 people to that town over a sandwich. His team has worked on the ball field in Dyersville Iowa, and questioned why people from Chicago would need to go to Galena or Iowa.

Mayor Wescott remarked that words cannot express the thanks he gives to everyone who has helped this happen. He encourages the Council to think outside of the box for future projects.

## **Ordinance First Reading:**

A motion was made Alderman Kuhlemier, and second by Watts to approve the first reading of:

1. Ordinance 2014-2156 - Authorizing an Annexation Agreement with Brent A. Porter for approximately 17.44 acres.

2. Ordinance 2014-2157 – Annexing Approximately 17.44 acres of property located easterly of the city limits into the city limits of Rock Falls.
3. Ordinance 2014-2158 Amending Municipal Code to add Division 3A to Article VIII of Chapter 8 for the allowance and regulation “sidewalk cafes”.
4. Ordinance 2014-2159 Amending Municipal Code Chapter 10, Article II.5 – Trespass
5. Ordinance 2014-2160 Amending Municipal Code by Adding Section 9-32 designating speed limit on Regan Road.

**Viva Voce Vote, motion carried**

### **Ordinance Second Reading/ Adoption**

1. A motion was made by Alderman Vandernick, and second by Reitzel to adopt Ordinance 2014-2154 - Amending Municipal code Section 1-7(b) 1. Penalties, and Section 1-29 Ordinance violation citation; fees and penalties.

**Vote 7 ayes, motion carried**

2. A motion was made by Alderman Kuhlemier, and second by Hand to adopt Ordinance 2014-2155 – Amending Municipal code by adding Division 1.9 Article III of Chapter 5 for the Uptown Business Design Guide. Alderman Reitzel recused himself from the vote.

**Vote 6 Ayes, motion carried**

3. A motion was made by Alderman Reitzel, and second by Snow to adopt Ordinance 2014-2161 for the sale of City property.

**Vote 7 Ayes, motion carried**

### **Consent Agenda:**

A motion was made by alderman Hand, and second by Reitzel to approve the consent agenda by omnibus designation. Included in the consent agenda included:

1. Approve the Minutes of the April 15<sup>th</sup>, 2014 Council Meeting
2. Approve the bills as presented
3. Accept engagement letter from CliftonLarsonAllen LLP 114 E. Everett Dixon, IL for auditing services FY 2014 in the amount of \$39,700.
4. Proclamation – Municipal Clerk’s Week May 4 – 10, 2014
5. Proclamation – Letter Carrier Food Drive Day – May 10<sup>th</sup>, 2014
6. Authorize the Mayor and City Clerk to sign the agreement with Brent Porter supporting the installation of signage at Route 30 and Industrial Park Road pending final annexation
7. Recommendation from the Public Works Committee to award the 2014-2015 Crack Filling Project to Franklin Maintenance 1597 Nachusa Road, Dixon IL 61021 in the amount of \$20,680.00

8. Recommendation from the Public Works Committee to award the 2014 Roto Tilling Aggregate Project to Murray & Sons Excavating 21304 Matthew Road, Sterling IL 61081 in the amount of \$24,750.00
9. Recommendation from the Public Works Committee to award the 2014 Curb, Sidewalk and ADA Ramp Project to AAA Concrete 11086 Ridge Road, Rock Falls IL 61071 in the amount of \$21.00 LF Curb, \$5.50 SF Sidewalk and \$1,500.00 ADA Ramp
10. Recommendation from the Public Works Committee to award the Fire Station Improvements to Swedberg & Associates, Inc. 1135 East State Street, Sycamore, IL 60178 in the amount of \$63,400.00
11. Recommendation from the Public Works Committee to award the Hydro Plant Roof Project to Sterling Commercial Roofing 2711 Locust Street, Sterling IL 61081 in the amount of \$19,850.00
12. Approval for Switchgear replacement at the Water Department in the amount of \$11,068.00 from Complete Electric
13. Approval for the purchase of 120 water meters from Ferguson Waterworks in the amount of \$15,000.00
14. Approval for House's Truck & Auto to repair the Street Departments 1996 International 4900 in the amount of \$11,885.94
15. Approve purchase of new Propane Hot Patcher & Trailer from Bonnell Industries, Inc. (Cost of \$15,493.00 minus trade in of old unit for \$7,500.00) for a total cost of \$7,993.00
16. Recommendation from Personnel Committee to approve the job descriptions for Utility Office Crew Leader, Electric Department - Administrative Secretary, Meter Reader, Apprentice Lineman, Lineman and Maintenance (Short Term Employee)

**Vote 7 aye, motion carried**

### **Information / Correspondence**

City Clerk Eric Arduini, asked the Council to entertain a motion to adopt Resolution 2014-680, an agreement with the IBEW AFL-CIO for Larry Spinka assuming additional duties and responsibilities within the street department. A motion was made by Alderman Reitzel, and second by Alderman Vandersnick.

**Vote 7 aye, motion carried**

### **Department Heads**

Electrical Director Dick Simon asked for the approval to purchase, and installation of a new transformer at the Hydro Electric Plant. The cost would be up to \$150,000. Attorney Reese stated that the job must pay prevailing wages. A motion to approve the purchase was made by Alderman Hand, and second by Alderman Watts.

**Vote 7 Aye, motion carried**

Water Superintendent Ted Padilla reported that over 1500 students have now received the groundwater training provided by the Rock Falls Water Department. We are one of the few cities that teaches our students about our aquifer, and Greg Johnson now also educates students about electricity as well. Mr. Padilla also stated that we save money on our EPA water testing by offering this program.

Mayor Wescott stated that the City of Rock Falls has been listed, and Recognized as a "Ground Water Community" for 10 years, and he thanks Ted and Greg for taking good care of our utilities, and providing this education.

### **Ward Reports**

Alderman Kuhlemier asked for a moment of silence is recognizing the passing of Herman Shaw. He took care of waste disposal when the City had its own garbage department. He also wanted to remind everyone that there will be a Whiteside County Comprehensive Plan meeting at the Odell Library in Morrison on May 8<sup>th</sup>, at 6:00pm.

Alderman Snow stated that he is excited about the decisions made during this city council meeting, and he believes that "if you build it they will come."

Alderman Hand Thanks the RFCDC, and the Uptown Development Committee for reaching a development agreement.

Alderman Watts appreciates all of the work done to make this riverfront development happen. He informed the Council that the Firehouse Museum had an open house and encourages anyone who has not visited recently, to see the many updates. He stated that May 14<sup>th</sup>-18<sup>th</sup> is the Spring Carnival, and he urges everyone to monitor their children while at the carnival.

### **Mayor's Report:**

Mayor Wescott thanked Alderman Kuhlemier for mentioning the Whiteside County Comprehensive Plan. He stated that it can impact the city because as parts of the city expand then other areas will be included in the 1.5 mile radius of the city. He stated that the county has gathered data, and these future plans are well worth the time to attend the meetings.

Mayor Wescott reported that during the past weekend Coloma Park District Superintendent Mike Sterba hosted an event that may put Rock Falls on the map. Two men from Crete, IL played disc golf for 21 straight hours. Mayor Wescott thanked the volunteers that helped with the event. The men shot over 1600 holes, and walked 56 to 90 miles during the event. It brought many people to Nims Park, and people from out of state came to watch the event.

Mayor Wescott thanked Firehouse of God Ministries for their help with the Volunteerism event that they hosted. He directed others who would like to help to the Tourism website for future clean up dates.

### **Executive Session:**

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**Vote 7 aye, motion carried**

**The council entered Executive Session at 7:54pm**

**The council returned to regular session at 8:12pm**

## **Adjournment**

With nothing else for the good of the council a motion to adjourn was made at 7:44p.m. by Alderman Watts, and second by Reitzel.

**Viva Voce Vote, motion carried**

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Eric Arduini, City Clerk