

**REGULAR MEETING OF THE MAYOR AND ALDERMAN OF  
THE CITY OF ROCK FALLS  
July 3, 2007**

Mayor David H. Blanton called the regular meeting of the mayor and Alderman of the City of Rock Falls to order at the hour of 6:30 p.m., July 3, 2007 in Rock Falls, Illinois.

City Clerk, William B. Wescott, called the roll, Mayor Blanton, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm are present. Quorum

Old Business:

**Motion by Alderman Hand** and seconded by Alderman Snow to approve recommendation from the Planning & Zoning Commission to approve the request to rezone 1301 W. 2<sup>nd</sup> Street, Rock Falls, Illinois from R-2 to B-1. Mayor Blanton called for discussion on the matter.

Alderman Vandersnick stated that following further review of the project since the last meeting in which this item was tabled, he still feels that the parking lot, in its current design proposal is a bad fit given the location. Discussion ensued between the Alderman, as well as, Mr. Searing the Building Inspector on potential problems of safety and traffic flow given the layout of the parking lot that is being proposed, including possible design changes for the entrances and exits. City Attorney, Jim Reese reminded the Council that in approving the re-zoning from R-2 to B-1 the Council has no discretion in restrictions, unless our Ordinances deal with design of parking lots, streets, etc. which they do not. If a B-1 with special use permit is granted, the City can then place restrictions that would be required to be met. Mr. Reese once again reiterated that the original motion was to rezone B-1 and nothing in B-1 restricts the use of the property.

Mr. Vandersnick then made a **motion to amend** the motion on the floor, and send the matter of re-zoning of 1301 W. 2<sup>nd</sup> Street, Rock Falls, Illinois from R-2 to B-1 back to the Planning and Zoning Commission for further consideration and additional evidence to determine whether a special use permit would be appropriate and if so, what conditions out to be applied, seconded by Alderman Reitzel. No further discussion on the motion. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Arduini, Folsom and Thurm voted aye. Alderman Kuhlemier and Hand voted nay. Vote 6-2, **motion carried**.

**Motion** then made by Alderman Hand and seconded by Alderman Snow to adopt the motion as amended. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Arduini, Hand, Folsom and Thurm voted aye. Alderman Kuhlemier voted nay. Vote 7-1, **motion carried**. The matter will be on the Planning and Zoning agenda, July 12, 2007 at 7:00 p.m. for consideration.

Consent Agenda:

1. Approval of June 19, 2007 Council Minutes
2. Approval of Bills as presented
3. Refer request filed with Whiteside County Planning and Zoning for consideration of zoning change outside of the City limits, but within the 1.5-mile radius.
4. Approve \$5,882.00 purchase from NEENAH Foundry Company for Sewer Department catch basins.

**Motion by Alderman Arduini** and seconded by Alderman Vandersnick to approve the consent agenda as presented. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Hand voted aye. Vote 8-0 **motion carried**.

Information /Updates:

City Clerk Wescott announced that the Council would be conducting a Public Hearing for the appropriations Ordinance at 6:30 p.m. on July 17, 2007.

Brian Frickenstein, City Engineer announced the results of the bid letting for the Rock Falls Public Library Parking lot project. Four (4) bides were received, **Guerrieri Builders, Inc. \$58,011.78; Twin City Construction \$67,747.90; Northwest Illinois Construction \$68,548.55; Sticher Construction \$76,387.00.** The recommendation is to accept the low bid of Guerrieri Builders, Inc. **Motion by** Alderman Arduini and seconded by Alderman Hand to accept the low bidder as presented. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm voted aye. Vote 8 ayes, motion carried.

Department Heads:

Mr. Jakubczak spoke to the Council about the recent APPA (American Public Power Association) National Conference, which was held in Texas. Mayor Blanton, Alderman Hand and himself attended this years meeting. There were a wide variety of topics and breakout sessions held and the group divided up, trying to get as much information as possible out of the various sessions. One area that he mentioned was a session on the future status of available power supplies. The Electric Committee will be doing more work on this topic in the near future.

Mr. Jakubczak also informed the Council that the IMEA, (Illinois Municipal Electrical Association) of which Rock Falls is one of 30 members, as signed on to be (1) one of (8) public power systems that are purchasing into the Peabody Coal Fired Generation Station in Southern Illinois. (2) two 800 meg/watt super critical unit is being built with one do to go on line in 2011 and the other in 2012. All of the IEPA and State of Illinois permitting for project has been completed and construction will soon be underway. The cost of the plant at completion will be 2.8 billion dollars. It will be the largest coal fired generation plant built in the last 30 years. The IMEA will own upon completion of the project, 240 meg/watt of power from the plant, in addition to a 30 year supply coal from the mine located just outside the plants main entrance. With this plant being constructed and the 12.5 % ownership that the IMEA has in Tremble I & II the agency and its members are securing stable costs to there electrical supply for years to come, as ownership in base load generation has proven to be the cheapest power supply available. Additionally, the City of Naperville, Illinois has now joined the IMEA and adds its resources to the Association effective 2011.

Mr. Cox, Wastewater Treatment, announced the results of the bid letting for the annual sludge-dewatering project. This year there were (2) two bids submitted as follows: Fluid Technology, Inc. \$0.038 cents per gallon and Stewart Spreading, \$0.039 cents per gallon. **Motion made** by Alderman Arduini and seconded by Alderman Thurm to accept the bid of **Fluid Technology, Inc.** of Oxford, Ohio as presented. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm voted aye. Vote 8-0, **Motion carried.**

Mr. Padilla, Water Department presented a brief overview of the Groundwater Committee's highly successful "Test your Well day" conducted in Montmorency Township. This project is to bring awareness to the importance of protecting our groundwater protection area from contamination and how we can make a difference on our future water supply. A total of close to 35 samples were received from the residence in the Township. Any testing with results above 10 parts per million were referred to the Health Department for further testing and suggestions on ways to improve the water supply at those residence. The program was received very well, and other such programs will be conducted in the future. The next project that is going to be worked on will involve a science fair, to allow kids to present ideas on protecting our future water supplies.

Mayors Report:

Mayor Blanton commented briefly on his attendance at the APPA Conference and echoed many of the same comments made by Mr. Jakubczak in his report. He recognized the efforts of the Street Department and its employees in regards to cleaning up the property at the old Reliant site near Wood Avenue.

Executive Session:

Mayor called for a motion to enter into executive session for Collective Bargaining- Section 2 (c )(2), and to include Commander Mike Kuelper in the session. **Motion made** by Alderman Vandersnick and seconded by Alderman Thurm to enter into executive session. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm voted aye. Vote 8 ayes, **motion carried**. (In: 7:16 pm)

**Motion made** by Alderman Thurm and seconded by Alderman Snow to return to regular session. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm voted aye. Vote 8 ayes, **motion carried**. (Out: 7:30 pm)

**Motion by** Alderman Folsom to adjourn the meeting and seconded by Alderman Reitzel. Upon roll call, Alderman Vandersnick, Reitzel, Snow, Kuhlemier, Arduini, Hand, Folsom and Thurm voted aye. Vote 8 ayes, **motion carried**. (Out: 7:34 pm)

Minutes approved at July 17, 2007 Meeting.

---

William B. Wescott, City Clerk