
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE WAIVING THE COMPETITIVE BIDDING REQUIREMENTS AND
AUTHORIZING THE CITY MANAGER TO ACCEPT TIP TOP ROOFING AND
CONSTRUCTION, INC.'S ESTIMATE FOR THE REPLACEMENT OF ROOF AT 333
LINCOLN HIGHWAY, ROCHELLE**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM MCDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA

City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Peterson, Johnson, and Murray Chicago, LLC, City Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. ____

**AN ORDINANCE WAIVING THE COMPETITIVE BIDDING REQUIREMENTS AND
AUTHORIZING THE CITY MANAGER TO ACCEPT TIP TOP ROOFING AND
CONSTRUCTION, INC.'S ESTIMATE FOR THE REPLACEMENT OF ROOF AT 333
LINCOLN HIGHWAY, ROCHELLE**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois (“City”) being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City of Rochelle (“City”) owns various buildings it utilizes for the services it provides to its residents and local businesses; and

WHEREAS, the City owns a building located at 333 Lincoln Highway, Rochelle, Illinois; and

WHEREAS, said building is in need of a roof replacement; and

WHEREAS, City Staff solicited bids from six (6) different roofing contractors and Tip Top Roofing and Construction, Inc. provided the lowest proposal for the roof replacement in the amount of \$26,795.00, which is attached hereto as Exhibit 1, and

WHEREAS, the City desires to waive competitive bidding requirements and authorize the City Manager to accept the proposal of Tip Top Roofing and Construction, Inc. in the amount of \$26,795.00; and

WHEREAS, the City may waive competitive bidding requirements by a two-thirds vote of the City Council pursuant to 65 ILCS 5/8-9-1 of the Illinois Municipal Code and Section 2-371 of the Rochelle Municipal Code; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to waive competitive bidding and accept the quote of Tip Top Roofing and Construction, Inc. in the amount of \$26,795.00, attached hereto as Exhibit 1; and

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council of the City of Rochelle hereby approve said proposal Tip Top Roofing and Construction, Inc. in the amount of \$26,795.00, attached hereto as Exhibit 1, and the City Manager is hereby authorized to execute any and all agreements necessary to effectuate said proposal, subject to review and revision as to form by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 11th day of October, 2022.

AYES:

NAYS:

ABSENT:

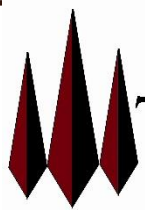
APPROVED THIS 11th day of October, 2022.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1



TIP TOP ROOFING

PRO
AND CONSTRUCTION, INC.
POS
AL

2030 COLTONVILLE RD. SYCAMORE, IL 60178
MAILING: P.O. BOX 195 SYCAMORE, IL 60178
Phone: 815.899.ROOF (7663)
Fax: 815.991.5099
www.Go2tiptop.com

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:	Date:
City of Rochelle c/o 333 Lincoln Hwy. Rochelle, IL 61068 630.272.7723	City of Rochelle c/o 333 Lincoln Hwy. Rochelle, IL 61068 630.272.7723	9/19/2022
		Estimate # 15571
		REP: SDH

DESCRIPTION	COST
- Tear off all old shingles & flat membrane from entire area of building roof and dispose of properly (1 layer) - Install self-adhering ice and water barrier along bottom 72" of roof at all eaves - Install 15# felt over remaining roof area not covered by ice and water barrier. - Install all new lead, soil stack flashings - Install Certainteed Landmark Lifetime warranted, laminate (architectural) style shingles over entire area of roofs specified above - Install matching hip and ridge shingles along all hips and peaks of roofs - Mechanically fasten 1/2" OSB decking over entire area of flat roofs - Fully adhere 60 mils EPDM thermoset rubber membrane over whole area of flat roofs - Install aluminum transition counter flashing from flat roof over shingles - Very thorough cleanup	
Material, labor and permit	26,795.00
To replace any water damaged sheathing, found at time of roof removal, with same thickness matching plywood, would cost an additional \$80.00 per sheet including material and labor	
Tip Top Roofing and Construction, Inc. is a certified installer of Certainteed products, therefore we have the ability to provide an enhanced warranty from Certainteed on any future manufacturer defects. In order to qualify for these warranties, all ice barrier, starter shingles and ridgecap must be brand specific to system installed. This warranty provides a non-prorated 20 year warranty against all manufacturer defects. Full replacement will be paid during this term for all components and labor excluding disposal only. The standard warranties are non-prorated for 10 years and cover only cost of shingles and labor to install them, no additional components or tear-off. THE COST FOR THIS ENHANCEMENT IS AN ADDITIONAL \$900.00. Proposal includes our own 12 yr. workmanship guarantee.	
Additional Options:	
Upgrade to Certainteed Landmark PRO Max-Def shingles \$535	
This estimate is based on number of shingle layers seen during the inspection and listed above. We do not damage roofs to see beyond what is visible by lifting shingles along the eaves. On rare occasion additional layers of shingles are found, and if found will be removed at a cost of \$39 per 100 square feet (includes labor and disposal costs)	
Due to current market conditions, this estimate is only valid for 21 days from the date listed above	

Limited License #104-015002. Unlimited License #105.005034. Certificate of Insurance and List of References available upon request.

TOTAL ESTIMATE:

\$26,795.00

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, _____, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE WAIVING THE COMPETITIVE BIDDING REQUIREMENTS AND AUTHORIZING THE CITY MANAGER TO ACCEPT TIP TOP ROOFING AND CONSTRUCTION, INC.’S ESTIMATE FOR THE REPLACEMENT OF ROOF AT 333 LINCOLN HIGHWAY, ROCHELLE” which was adopted by the Mayor and City Council of the City of Rochelle on October 11, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 11th day of October, 2022.

CITY CLERK