



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, November 13, 2023 at 6:30 PM**

- 
- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Joy Alsop.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh and City Clerk Rose Huéramo.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Veteran's Day - Nov. 11, 2023
  2. New Employee Introduction - Araceli Flores & Crystal Hueramo - RMU Customer Service
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Mayor encourages everyone to come out to the Ribbon Cutting for Forth and Willow at noon on Thursday 11/16 at the gazebo. A reminder of groundbreaking for Willis Senior Lofts at 10am Friday, 11/17 on Willis Ave. Also, informing applications for Planning & Zoning Commission are available on the city website and on Facebook. Mayor thanked Councilor Arteaga for putting together the Small Business Expo held on 11/9/2023. Also, thanking all involved with the Veterans Day Event held on 11/11/2023. Congratulated Ogle-Lee Fire Protection District for their 50th Anniversary.
  2. Council Members None.
- V. PUBLIC COMMENTARY:** Chad Horner talked about his candidacy for Ogle County Coroner Election.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
    - a) Approve Minutes of City Council Meeting - 10/23/23
    - b) Approve Minutes of Special City Council Meeting - 10/30/23
    - c) Approve Payroll - 10/2/23-10/15-23, 10/16/23-10/29/23
    - d) Approve Check Registers - 208439, 208440, 208441-208521, 2085222, 208527-208601, 208611-208706
    - e) A Resolution Supporting the Revival of the Twin Cities Zephyr
    - f) Establish Public Hearing Date for the 2024 Budget as November 27, 2023
    - g) Special Event Request - Turkey Trot

Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move consent agenda items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move business items # 9 & 10 be moved to the current position."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

9. **An Ordinance Authorizing a Loan Agreement between the City of Rochelle and the Illinois Environmental Protection Agency for the Water Reclamation Plant Improvements.** The water reclamation plant needs improvements so the City can maintain treatment that produces a high quality effluent and meets the City's NPDES permit requirements. The water reclamation plant improvements include BNR upgrades to aeration bays 5-8, rehabilitation of the final clarifiers, replacement of the tertiary sand filters with new filters, and rehabilitate the excess flow lagoons. These improvements will include the necessary changes to meet pending phosphorus limits from the IEPA. To complete this project, it is necessary to borrow funds from the Illinois Water Pollution Control Revolving Fund Loan program to finance it. As part of the revolving loan fund program, it is required the city council approve an ordinance stipulating a maximum dollar amount the city may borrow. The current cost estimate of the project is \$9.6 million but we are requesting authorization of \$15 million due to the volatile market costs. Through the loan program we have been issued \$2.7 million in principal forgiveness and don't want to risk losing that due to time delays. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott. **"I move Ordinance 23-5452, an Ordinance Authorizing Loan Agreement between the City of Rochelle (a Non-Home Rule Entity) and the Illinois Environmental Protection Agency for the Water Reclamation Plant Improvements, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
10. **A Resolution Accepting the Proposal and Authorizing a Professional Engineering Services Agreement with Willett Hofmann & Associates, Inc. for the Phase 4 Sewer Lining Project.** To continue the City's efforts to reduce inflow and infiltration to the sanitary sewer system, we applied for and received a Community Development Block Grant in the amount of \$1,022,000 to line 15,240 feet of sewer as well as 35 manholes. This project will line the sewers from Washington to Veteran's Parkway and along south main street with the total scope of work estimated at \$1,322,200. The design phase of the project will take approximately 4-5 months and anticipate construction in the fall of 2024. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-111, Resolution Accepting the Proposal and Authorizing a Professional Engineering Services Agreement with Willett Hofmann & Associates, Inc. for the Phase 4 Sewer Lining Project, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
2. **An Ordinance Levying Taxes for all Corporate Purposes for the City of Rochelle, Ogle County and Lee County, Illinois, for the Fiscal Year beginning January 1, 2024, and ending December 31, 2024.** The State of Illinois requires the City annually adopt and file a Property Tax Levy Ordinance on or before the last Tuesday in December. Last year, the City's Equalized Assessed Valuation (EAV) was \$283,176,819 and its property tax rate was 1.006360 per \$100 of EAV. The City collected \$2,849,778 in property taxes. For 2023, Ogle County has estimated the City's EAV at \$314,233,121 which is an increase of over \$31 million. The proposed levy calculation would result in the City collecting \$2,937,089 in property taxes, an increase of 3% (excluding the bond). Based on the estimated EAV, the tax rate would decrease .071675 per \$100 EAV for the 3% option. The proposed 2023 levy includes funding the Police and Fire Pension Funds as recommended by the pension boards' actuarial studies. City Manager Jeff Fiegenschuh and Finance Director Chris Cardott were available for questions. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Ordinance 23-5446, an Ordinance Levying Taxes for all Corporate Purposes for the City of Rochelle, Ogle and Lee County, for the fiscal year beginning January 1, 2024, and ending December 31, 2024, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **An Ordinance Abating the Taxes Levied for 2023 to Pay the Principal and Interest on \$2,955,000 Taxable General Obligation Refunding Bonds (TIF Alternate Revenue Source), Series 2013 of the City of Rochelle.** In 2010, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance offsite improvements related to the Lighthouse Pointe Subdivision and Route 38 corridor. The City subsequently issued Taxable General Obligation Bonds, Series 2010 (Recovery Zone Economic Development Bonds) for \$2,940,000. In April 2013, due to federal budget cuts which affected the subsidy available through the Recovery Zone Bond program, the Council approved the issuance of General Obligation Refunding Bonds for \$2,955,000, which included interest and bond issuance costs. The annual debt service related to these bonds is being paid through TIF revenues, instead of property taxes, when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott, Finance Director was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5447, an Ordinance Abating the Taxes Levied for 2023 to Pay Debt Service on General Obligation Refunding Bonds (Tax Increment Financing Alternate Revenue Source), Series 2013 of the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **An Ordinance Abating the Taxes Levied for 2023 to Pay the Principal of and Interest on \$4,500,000 General Obligation Bonds (Alternate Revenue Source), Series 2018 of the City of Rochelle.** In 2018, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance infrastructure improvements. The City subsequently issued General Obligation Bonds (Alternate Revenue Source), Series 2018 in the amount of \$4,500,000. The annual debt service related to these bonds is being paid through the Capital Improvement Fund from a transfer from the Non-Home Rule Sales Tax Fund, instead of property taxes, when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott, Finance Director was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 23-5448, an Ordinance Abating the Tax hereto Levied for the year 2023 to Pay the Principal of and Interest on \$4,500,000 General Obligation Bonds (Alternate Revenue Source), Series 2018, of the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **An Ordinance Abating the Taxes Levied for 2023 to Pay the Principal of and Interest on \$7,775,000 General Obligation Bonds (Electric System Alternate Revenue Source), Series 2021 of the City of Rochelle.** In 2021, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance electric infrastructure improvements. The City subsequently issued General Obligation Bonds (Electric Alternate Revenue Source), Series 2021 in the amount of \$7,775,000. The annual debt service related to these bonds is being paid through the Electric Fund instead of property taxes when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott, Finance Director was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move Ordinance 23-5449, an Ordinance Abating the Tax hereto Levied for the year 2023 to Pay the Principal of the Interest on \$7,775,000 General Obligation Bonds (Electric Systems Alternate Revenue Source), Series 2021 of the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
6. **An Ordinance Abating the Taxes Levied for 2023 to Pay the Principal of and Interest on \$8,895,000 General Obligation Bonds (Electric System Alternate Revenue Source), Series 2022 of the City of Rochelle.** In 2022, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance electric infrastructure improvements. The City subsequently issued

General Obligation Bonds (Electric Alternate Revenue Source), Series 2022 in the amount of \$8,895,000. The annual debt service related to these bonds is being paid through the Electric Fund instead of property taxes when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott, Finance Director was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Ordinance 23-5450, an Ordinance Abating Tax Hereto Levied for the year 2023 to Pay Principal of and Interest on \$8,895,000 General Obligation Bonds (Electric System Alternate Revenue Source), Series 2022 of the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

7. **An Ordinance Abating the Taxes Levied for 2023 to Pay the Principal of and Interest on \$4,795,000 General Obligation Bonds (Electric System Alternate Revenue Source), Series 2023 of the City of Rochelle.** In 2023, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance electric infrastructure improvements. The City subsequently issued General Obligation Bonds (Electric Alternate Revenue Source), Series 2023 in the amount of \$4,795,000. The annual debt service related to these bonds is being paid through the Electric Fund instead of property taxes when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott, Finance Director was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5451, an Ordinance Abating Tax Hereto Levied for the year 2023 to Pay Principal of and Interest on \$4,795,000 General Obligation Bonds (Electric System Alternate Revenue Source), Series 2023 of the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
8. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Fiber Splicing Trailer from Intelli-Core LLC.** Our current fiber splicing trailer is 23 years old. In effort to make fiber splicing more efficient as well as decrease downtime during fiber repairs we are asking to purchase a second trailer to continue the deployment of our fiber infrastructure. By purchasing this trailer, we will be able to decrease our fiber outage times by half. We can accomplish this by setting up a trailer at both ends of the project and have a crew working on each end. This trailer was the most expensive trailer quoted to us due to the fact it has an EV system installed. This will allow the crews to work for up to 2 days in the field without running a generator. Nearly 90% of our fiber projects last 1 day or less, so in theory the generator shouldn't have to be run very often at all which saves money in both fuel and maintenance costs. This is currently the only fiber splicing trailer that offers this option in the market. This trailer also comes with more safety features for the occupants including 8 strobe lights and directional arrow boards both front and rear. In a time where accidents in work zones are becoming more prevalent, we felt this option was of utmost importance. I have included the quotes for all 3 trailers in the packet. Blake Toliver Superintendent of Electric Operations was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R23-110, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Fiber Splicing Trailer from Intelli-Core LLC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
11. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a New 2-Ton Falcon Asphalt Recycler and Cold Patch Trailer.** The Rochelle Street Department maintains approximately 160 lane miles of City roads, 7 miles of alleys, and 14 parking lots. Nearly all this pavement is asphalt and as it deteriorates over time, surface cracks can form allowing water to seep in causing further deterioration by saturating and softening the road base. As traffic loads the fractured surface, small blocks of asphalt are thrown out, initiating the pothole. During the winter

months this can be exacerbated by freeze-thaw cycles, which can quickly lead to a large pothole. The Street Department uses a Falcon asphalt recycler and hot box unit to patch potholes, temporarily patch road openings, and level or taper pavement displacements. This piece of equipment is primarily used to warm cold patch asphalt, so it is easily workable, especially during the winter. However, it can also maintain the temperature of hot mix asphalt for over 48 hours and is capable of reclaiming hot mix asphalt chunks and millings. The Street Department's current Falcon hot box is approximately 16 years old. This has been a reliable piece of equipment, but due to the age of the machine and amount of use, the diesel burner that heats the unit is getting worn out. And the insulated air jacket that contains the heat is deteriorating, causing longer startup times and less overall efficiency throughout the day. Street Department staff have researched and demonstrated several other reputable vendors with similar units. After evaluating these similar units and taking into consideration the performance, reliability and simplicity of our current unit, staff recommends purchasing one new 2-Ton Falcon asphalt recycler and hot box trailer. The 2023 Street Department Budget includes funds of \$40,000 for the purchase of one new asphalt recycler and cold patch trailer. Midwest Paving Equipment has submitted an offer of \$36,337.00. This offer is reflective of Purchasing Cooperative of America (PCA) Contract # PCA OD-362-22. This contract meets competitive bidding requirements, except local advertising. Public Works Director Tim Isley was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move Ordinance 23-5453, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of One New 2-Ton Falcon Asphalt Recycler and Cold Patch Trailer, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

12. **A Resolution Accepting the Proposal and Authorizing the Professional Services of Safety Management Group.** The Electric Operations department seeks to gain approval for customized safety training specific to the needs of the linemen within this department. The training includes 4 specific topics: Minimum Approach Distances & Proper Grounding, Bucket Truck Safety & Fall Prevention, Substation Safety: Review Maintenance and Testing Requirements including Circuit Breakers and the Grid System, as well as Arc Flash Prevention: Proper PPE and Hazard Risk Analysis by Caloric Value/Proper Care of Insulating Materials. SMG will provide both formal classroom and field observation safety training and evaluations. This instruction will be provided on 2 back-to back days to enable facilitation of this training without having to pull all employees from the field at once. Due to the expertise and specialized knowledge SMG possesses in this field, and the customized content of this instruction, this training does not require the waiving of competitive bidding because it is considered a specialized professional service. The Proposal is attached to the Resolution for review. HR. Risk & Safety Coordinator Brittney Zick was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R23-112, a Resolution Accepting the Proposal and Authorizing the Professional Services of Safety Management Group, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
13. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase and Installation of Equipment for New Squad Cars.** The police department has obtained a quote from Buss Boyz Customs for the equipment and installation of all the equipment for the 5 new patrol vehicles. This equipment will be able to be re-used in the future when the squads are replaced. Chief Peter Pavia was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 23-5454, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase, Installation, of Equipment for New Squad Cars, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

14. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase and Maintenance of Body Worn Cameras.** The police department has obtained a quote from AXON Enterprises for 25 body worn cameras. The total cost is \$173,235.90 over 5 years. The total payment per year is \$34,647.18. The police department has received two grants to help offset the total costs. The first is a federal grant for \$50,000 the second is a state grant for \$25,000. Once the first payment of \$34,647.18 has been made, both the grants will be issued to the police department. Chief Peter Pavia was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 23-5455, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase and Maintenance of Body Worn Cameras, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
15. **A Resolution Establishing Minimum/Maximum Wage Rates for FY 2024.** The Municipal Code of the City of Rochelle requires that the City Council annually approve a resolution establishing the minimum/maximum wage rates for all position classifications within the City. The proposed resolution applies to all employees and is based on job categories as defined by the Equal Employment Opportunity Commission. The rates included in this resolution are consistent with those that were incorporated into the City Budget for Fiscal Year 2024. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R23-113, a Resolution Establishing Minimum/Maximum Wage Rates for 2024 Fiscal Yea, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nay: None. Motion passed 7-0.
- VII. **DISCUSSION ITEMS:** Golf Course Update: Golf Course Manager Mitch Hamilton and Director of Community Engagement/Assistant to the City Manager Jenny Thompson provided a presentation on golf course performance updates over the last several years and the plans for the future.
- VIII. **EXECUTIVE SESSION:** None.
- IX. **ADJOURNMENT:** At 7:41 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

---

John Bearrows, Mayor

---

Rose Huéramo, City Clerk