



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, August 08, 2022 at 6:30 PM**

- I. **CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Paster Joy Alsop.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:**
  1. Swearing-In Ceremony - Officer Sydney Jackson
- IV. **REPORTS AND COMMUNICATIONS:**
  1. Mayor's Report: None
  2. Council Members: Councilor Arteaga wished everyone good luck for a wonderful school year. Councilor Shaw-Dickey recognized National Night Out, was great event.
- V. **PUBLIC COMMENTARY:** None.
- VI. **BUSINESS ITEMS:**
  1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
    - a) Approve Minutes of City Council Meeting - 7/25/22
    - b) Approve Payment Registers - 7/25/22, 8/1/22
    - c) Approve Payroll - 07/11/22-07/24/22Motion made by Councilor Hayes, Seconded by Councilor Gruben, **"I move consent agenda items (a) through (c) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  2. **An Ordinance Accepting and Approving the Proposal from Ameritrack Rail Services for At-Grade Crossing Replacements Railroads are responsible for maintaining and replacing at-grade crossing of public streets.** The aggrade crossings of the city railroad at Steam Plant Road and Caron Road were constructed in 2006 when the railroad was extended to the CHS Ethanol Plant. Due to nearly 20 years of heavy traffic, the crossings need replacement. The project includes a full replacement of all track materials (ties, rail, etc.), the concrete crossing panels, and the adjacent roadway pavement. Fehr Graham prepared plans and specifications for the project and bids were received on July 12, 2022. Three bids were received ranging in price from \$587,388 to \$690,966. The engineer's estimate for the project was \$564,929. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Ordinance 22-5340, an Ordinance Accepting and Approving the Proposal from Ameritrack Rail Service for At-Grade Crossing Replacements, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  3. **An Ordinance Approving a Special Use & Variance of Code for Signage located at 407 Lincoln Highway, Rochelle, Illinois.** The petitioner is seeking a special use permit for a three-dimensional, lighted roof top sign on the back of their building. They are also requesting a variance for a three-

dimensional sign, which will cover more than the allowed area and extend past the top of their existing awning on the front of their building. The subject property is zoned B1, Commercial Central Business. The variation for the awning sign is: 110-369(2) (Maximum of) Eighty (80%) percent of maximum area for copy and graphics on valance. They are requesting to install a metal sign that exceeds the height and permissible area of 80% of the valance. It will be placed such that it will be neither a valance nor a top surface sign. The sign on the front awning will be a maximum of 1'6" tall X 6'0" wide. The special use for the roof sign is: 110-365(10) A roof sign shall only be allowed by the granting of a special use permit. The roof sign will be a maximum of 1'6" tall X 10'0" wide. Per Section 110-365 (10) Roof signs, a roof sign shall only be allowed by the granting of a Special Use Permit by the City Council upon a recommendation received by the Planning and Zoning Commission. Per Section 110-369 "Awning Signs (2) Size", Eighty (80%) percent of maximum valance area for copy and graphics on valance. (3) "Additional Regulations": (a) One sign is permitted per awning top surface area. (c) Awning with signs and awning signs shall be generally aligned with awning and awning signs that are attached to adjacent storefronts or buildings to maintain a sense of visual continuity. On Monday, August 1, 2022, the Planning and Zoning Commission voted 7-0, to approve the proposed Special Use and voted 7-0 to approve the Variance of Code. Community Development Director Michelle Pease and Eric Petry were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 22-5341, an Ordinance Approving a Special Use & Variance of Code for Signage located at 407 Lincoln Highway, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **Ordinance Waiving Competitive Bidding for City of Rochelle Campus Improvements – Phase I.** The Engineering department will be relocating to the COR Campus located at 1030 S 7th Street later in 2022. As a result, office space has been designed to accommodate the Engineering Department's current and future needs, including file and plan storage, conference room, equipment, bathroom addition, fixtures, HVAC and plumbing adjustments/extensions, exterior façade improvements and other related items. To facilitate an accelerated timeline and get the improvements complete by end of year we recommend waiving competitive bidding and allow the City Manager to enter into contract construction agreements and/or purchase materials to complete said project. The City Engineer has developed cost estimates for the proposed work for a total of \$158,700 for phase 1. In addition, the City Engineer will oversee the project thus eliminating the need for a general contractor and reducing expenses. Funding for the improvements will be funded through the CIP fund. City Engineer Sam Tesreau was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 22-5342, an Ordinance Waving Competitive Bidding and Awarding Two Doe Construction Services a Contract for the Buildout in an Amount Not Exceed \$109,200 and Authorize City Manager Additional Expenditures for the Buildout Expenses in the Amount Not Exceed \$49,500, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- VII. **DISCUSSION ITEMS: Phosphorous Feasibility Study.** A phosphorous feasibility study is a requirement outlined in the NPDES permit issued to the water reclamation plant under special condition 19. The report identifies the method, timeframe, and costs of reducing phosphorous levels in its discharge to a level consistently meeting a potential future limit of 1.0 mg/L, 0.5 mg/L and 0.1 mg/L on a monthly, seasonal, and annual average basis. The study evaluates the construction and O&M costs of the application of these limits on an annual average basis. Adam Lanning, Water/Water Reclamation Superintendent was present for questions.

**VIII. EXECUTIVE SESSION:** At 7:20 PM. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **“I move Council recess into executive session to discuss the purchase or lease of real property for City’s use. Section (c) (5).”** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:43 PM. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey. **“I move the Council return to open session.”** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

**IX. ADJOURNMENT:** At 7:43 PM. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **“I move the Council adjourn.”** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, Mayor

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Rose Huéramo, City Clerk