



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**Monday, March 10, 2025 at 6:30 PM**

- I. **CALL TO ORDER:** Pledge to the Flag and prayer were led by Mayor Bearrows.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor John Bearrows. Absent: Councilors Arteaga and Valdivieso. A quorum of five were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
  1. Mayor's Report: Mayor thanked Rochelle Chamber and Holcomb Bank on the Lucky Hub Dash Event that was held on Saturday March 9th.  
Appoint Chris Cardott - Police & Fire Pension Boards - Term 5/1/25-4/30/27  
Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Council approve the Mayor's appointment of Chris Cardott to the Police Pension Board with a term to expire April 30, 2027, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Council approve the Mayor's appointment of Chris Cardott to the Fire Pension Board with a term to expire April 30, 2027, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
  2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS: Proposed Downtown Mural.** Director of Community Development Michelle Pease presented Council with two proposed renderings for a mural to be located on the south side of the second story of ALM Fine Cabinetry. This location will enable traffic coming from the south to see the mural.
- VII. **BUSINESS ITEMS:**
  1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
    - a) Approve Minutes of City Council Meeting Minutes - 2/24/25
    - b) Approve Payroll - 2/3/25-2/16/25
    - c) Approve Payment Registers - 2/24/25, 3/3/25, 3/4/25
    - d) Accept & Place on File Minutes of Planning & Zoning Commission Meeting - 11/4/24Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None Motion passed 5-0.
  2. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Residential Light Poles and Fixtures from Wesco Distribution.** The City of Rochelle has purchased streetlights from Wesco under the Sourcewell contract for several years. We wish to purchase 47 residential streetlights and 14 light heads to continue replacing deteriorating infrastructure. These lights will replace the existing lighting throughout the Lake Lida area and the Brookside Subdivision. This is a continuation of the work we've started on removing the old infrastructure. This quote was provided under the Sourcewell contract for streetlighting. We are asking to waive competitive bidding because Sourcewell completes the RFP process for their members. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion

made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Resolution R2025-15, a Resolution Waiving Competitive Bidding and Approving the Purchase of Residential Light Poles and Fixtures from Wesco Distribution, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

3. **An Ordinance Amending “Article V – Districts” and “Article XIV – Definitions” of Chapter 110, Zoning, of the Rochelle Municipal Code.** As data warehousing becomes more prevalent, the City would like to be proactive in our zoning usage and requirements. The City of Rochelle is proposing two zoning text amendments to allow for data centers in the city. The amendment will add to the City of Rochelle Zoning Ordinance, Chapter 110, Article V, Division 7 (District Use Classifications), Sec. 110-160 data centers as a “permissible” use in an I-1 light industry, I-2 general industry and I-3 heavy industry zoning district. The second proposed amendment is to the City of Rochelle Zoning Ordinance, Chapter 110, Article XIV (Definitions), Sec. 110-600, and defines data centers as “a physical facility which primary purpose is to store, process and distribute data and applications. To ensure adequate infrastructure, data centers must be located within one-half (1/2) mile of an electrical substation, or any location approved by the City Manager. On Monday, March 3, 2025, the Planning and Zoning Commission voted 7-0 to approve the text amendments. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-07, an Ordinance Amending "Article V - Districts" and "Article XIV - Definitions" of Chapter 110, Zoning, of the Rochelle Municipal Code, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
4. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Trade-In of One 2015 Elgin Pelican Street Sweeper and the Purchase of One New Schwarze A9 Monsoon Street Sweeper from RNOW Municipal Equipment.** Street sweeping is a vital maintenance practice aimed at achieving multiple objectives that benefit our community. Street sweeping significantly enhances the overall cleanliness and appearance of our neighborhoods and commercial areas creating a positive impression on residents and visitors. Street sweeping removes litter and debris, such as broken glass and nails from our roadways eliminating these potential hazards and increasing safety for pedestrians, cyclists, and motorists. Street sweeping plays an important role in our environment as well as it reduces air and stormwater pollution. Street sweeping improves air quality by reducing dust and particulate matter that accumulates on the road and is sent airborne from passing vehicles. Maintaining clean streets also reduces the number of pollutants that can easily migrate off our roads and into our stormwater drains and sewers, which lead directly to our ponds and rivers. Over the last two years, Public Works staff have demonstrated several types, makes, and models of street sweepers. There are three main types of street sweepers, mechanical, vacuum, and regenerative air. After inspecting, testing, and operating these different street sweepers it became clear the Schwarze A9 Monsoon regenerative air street sweeper would be the most beneficial to our community. Upgrading to a regenerative air street sweeper will provide significant benefits to our community. Unlike our current mechanical street sweeper that relies on brooms to remove debris, regenerative air sweepers use a high-velocity air system to lift and remove fine dust, debris, and pollutants. This technology ensures a more thorough cleaning, reducing the number of harmful particulates left behind. Additionally, the Schwarze A9 Monsoon is a multipurpose regenerative air street sweeper and is capable of hydro excavating and vacuuming stormwater inlets and manholes, which are two essential job functions that our current mechanical street sweeper is unable to perform. The 2025 Solid Waste budget includes funds to replace our current 2015 Elgin Pelican Street Sweeper. This mechanical sweeper has over 6,500 hours and is requiring more costly repairs to stay operational. Replacing this machine with a new regenerative air street sweeper will increase our street sweeping efficiency with faster travel speeds, much larger debris compartment, reduced downtime and maintenance costs, and improved cleaning abilities that will reduce re-sweeps and negative environmental impacts. Tim Isley, Public works Director was available for questions.

Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move Resolution R2025-16, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Trade-In of One 2015 Elgin Pelican Street Sweeper and the Purchase of One New Shwarze A9 Monsoon Street Sweeper from RNOW Municipal Equipment, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

5. **An Ordinance Accepting the Bid and Awarding the Contract to National Power Rodding Corporation for the Northwest Area Sanitary Sewer Lining Project.** On January 15, 2025, a bid opening for the Northeast Area Sanitary Sewer Lining Project was held and a total of 4 proposals were received. The low bidder was National Power Rodding Corp., with a low bid of \$893,829.00 and was 24.0% under the engineers cost estimate. The City is requesting that National Power Rodding Corporation line an additional 2128 feet at the unit prices which they bid for the grant. A breakdown of the costs are as follows:

Grant Amount - \$ 718,102.22

Base Bid Amount – \$ 893,829.00

Additional Lining of approximately 2128 ft. – \$224,704.00

Allowance – \$49,285.27

Proposed expenditure - \$1,118,533.00

Total cost to the City – \$400,430.78

While we did receive a \$1,000,000 grant, the grant requires the city to match a portion of the grant. The grant requirements limited what could be included in the bid. To ensure we only have one contractor completing the project, we bid this job to line the 14,665 feet that met grant requirements. We asked the contractor to provide us with a bid for the grant project and include the extra 2128 feet. This allows us to complete the project with one contractor and ensure we had the lowest bidder. Adam Lanning, Superintendent of Water/Water Reclamation was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-08, an Ordinance Accepting the Bid and Awarding the Contract to National Power Rodding Corporation for the Northeast Area Sanitary Sewer Lining Project, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

6. **A Resolution Waiving Competitive Bidding Requirements and Approving the Proposal of National Power Rodding Corporation for Additional Sanitary Sewer Lining.** On January 15, 2025, a bid opening for the Northeast Area Sanitary Sewer Lining Project was held and a total of 4 proposals were received. The low bidder was National Power Rodding Corp., with a low bid of \$893,829.00 and was 24.0% under the engineers cost estimate. The City is requesting that National Power Rodding Corporation line an additional 2128 feet at the unit prices which they bid for the grant. A breakdown of the costs are as follows:

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Base Bid Amount – \$ 893,829.00

Additional Lining of approximately 2128 ft. – \$224,704.00

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While we did receive a \$1,000,000 grant, the grant requires the city to match a portion of the grant. The grant requirements limited what could be included in the bid. To ensure we only have one contractor completing the project, we bid this job to line the 14,665 feet that met grant requirements. We asked the contractor to provide us with a bid for the grant project and include the extra 2128 feet. This allows us to complete the project with one contractor and ensure we had the lowest bidder. Adam Lanning, Superintendent of Water/Water Reclamation was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2025-17, a Resolution Waiving Competitive Bidding Requirements and Approve the Proposal**

**of National Power Rodding Corporation for Additional Sanitary Sewer Lining, be approved."**

Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

7. **An Ordinance Authorizing the Execution of a Joint Agency Agreement #JN225034JN225034 and the Allocation of \$1,985,000 for the City's Share of the IDOT Route 38 and I-39 Diverging Diamond Interchange Improvements with State Sec. No. 141-HBR-3 & (9,10)R-3 and City Sec. No.25-00120-00-PV; A Resolution Appropriating \$1,985,000, the City of Rochelle's Share of the I-39/Route 38 Interchange Project; and a Resolution Approving Plans and Specifications as Proposed by the State of Illinois, Department of Transportation, For a Joint City-State DDI Reconstruction Project on FAP Route 567 (IL 38) and FAI 39 (I-39).** The IDOT notified the City that they intend to begin Design Engineering for the IL Rte 38 and I-39 DDI in Fall 2024. As the project progressed City staff met with IDOT, and their consultants, to discuss the incorporation of a pedestrian shared used path (SUP) through the project limits, additional roadway lighting beyond the interchange lighting and signalization upgrades at the Dement Road intersection. The project limits extend along IL Rte 38 from west of Dement Road to east of the Pilot Travel Center and along portion of the I39 on and off ramps. IDOT is reconstructing portions of the current interchange and redeveloping as a Diverging Diamond Interchange with new signals at the on/off ramps as well as at Dement Road. In addition, a shared use path for pedestrians will be constructed along the north side of Rte 38 from Dement Road to the existing Pilot Travel Center SUP on the east side of I-39. The project is expected to bid in May, on the IDOT letting, and begin construction by July 2025. The IDOT DDI project is estimated at nearly \$24M of which \$1.9M will be City related expenses. Subsequently an agreement was developed to define the scope of the project, Division of Costs between the City (LA) and State, maintenance responsibility of completed items within said project limits, signal improvements, utility relocations, and other relative items. The City's cost is defined on page 2 and is estimated at \$1,874,000 for its share of the project pending final bids and award of the project. The City's portion, for said project expenses, will be taken from various funds including RMU Electric Distribution Capital Fund, Landfill Fund, General Fund and the Capital Improvements Fund. Per the agreement the initial 80% payment will be deferred until January 2026 and will be budgeted for during the budget process. Sam Tesreau, City Engineer was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 20205-09, an Ordinance Authorizing the Execution of Joint Agency Agreement #JN225034JN225034 and the Allocation of \$1,985,000,.00 for the Ciyt's Share of the IDOT II Route 38 and I-39 Diverging Diamond Interchange Improvements with State Sec. No. 141-HBR-3 & (9,10) R-3 and City Sec. No. 25-00120-00-PV, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R2025-18, a Resolution Appropriating Funds for the Construction and Cost Participation of the City of Rochelle Transload Yard and Railroad Extension East of Steward Road and 0.1 Mile North of Ogle/Lee County Line with City Sec. No. 23-00118-00-RP and State job No. C-92-010-24, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
8. **An Ordinance Authorizing the Execution of a Joint Funding Agreement for State and Federally Funded Construction Between the City of Rochelle and the Illinois Department of Transportation for the City of Rochelle Transload Yard/Railroad Extension East of Steward Road and .01 Mile North of the Ogle/Lee County Line Sec. No. 23-00118-00-RP and a Resolution to Appropriate \$1,727,000 of Local Funds to Match the Required City Funding plus 5% for Change Orders.** The City RR transload yard and extension have been identified in the 5-year CIRR plan as a rail freight improvement. In mid-2023 the City Manager was notified that that the project met the criteria for the IDOT Competitive Rail Freight program and could be funded in part with available grant funding. Fehr Graham and Associates, the project consulting Engineers, along with the City RR manager developed project engineering fees, scope and construction

estimates of cost for nearly \$6.8M. Subsequently IDOT NHFP funds were approved for the project in an amount not to exceed \$5,205,570. This Federal participation will leave the City (LA) with approximately \$1,644,000 for its share of the project pending final bids and award of the project (refer to Division of Cost schedule#1). The City's portion will be taken from the Railroad fund #58-00. The project is over 0.4 miles in length, primarily consisting of significant HMA/PCC pavement expansion for transload operations, extension of new rail east, a new low height multi cell box culvert and mass grading excavation for stormwater management/compensatory storage area. The project is expected to bid in May, on the IDOT letting, and begin construction by end of June 2025. Sam Tesreau, City Engineer was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-10, an Ordinance Authorizing the Execution of Joint Funding Agreement for State and Federally Funded Construction Between the City of Rochelle and IDOT for the City of Rochelle Transload Yard/Railroad Extension East of Steward Road and .01-mile North of the Ogle/Lee County Line Sec No. 23-00118-00-RP, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0. Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move Resolution R2025-19, a Resolution Appropriating Funds for the Construction and Cost Participation of the City of Rochelle Transload Yard and Railroad Extension East of Steward Road and .01-mile North of the Ogle/Lee County Line with City Sec. No. 23-00118-00-RP and State Job No. C-92-010-24, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

**VIII. EXECUTIVE SESSION:** At 7:13 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move the Council recess into executive session to discuss the purchase or lease of real property for City's use. Section (c) (5) and minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated, Section (c) (21)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

At 8:02 P.M. Motion made by Councilor Shaw-Dickey, Seconded Councilor by D. McDermott, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the content of Executive Session Minutes from March 27, 2023, May 8, 2023, June 12, 2023, July 10, 2023, August 14, 2023, August 22, 2023, September 25, 2023, October 23, 2023, November 27, 2023, be approved and remain confidential."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

Motion made by Councilor Shaw-Dickey, Seconded by Councilor T. McDermott, **"I move to Amend and Correct Resolution 2025-18, a Resolution Appropriating Funds for the Construction and Cost Participation of the City's share of IDOT IL Route 38 and I-39 diverging Diamond Interchange Improvements with State Sec. 141-1HBR-3 & (9,10) R-3. City Sec. No. 25-00120-00-PV in the amount of \$1,985,000.00, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

**IX. ADJOURNMENT:** At 8:09 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.