



MINUTES

Tuesday, May 27, 2025, at 6:30 PM

City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** Pledge to the Flag and prayer were led by Mayor Bearrows.
- II. **ROLL CALL:** Present were Councilors T. McDermott, D. McDermott, Shaw-Dickey, Rosie Arteaga, Valdivieso, and Mayor John Bearrows. Absent: Councilor Hayes. A quorum of six 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: Thanked all who attended and supported the Railroad Days event on 6/1, with special thanks to Kiwanis Golden K for the hot dog meal. Also thanked participants of the Cut the Square event on 6/6.
 2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:**
 1. **Energy Action Plan** - Superintendent Blake Toliver, Andy Shaw, and U of I's Todd Rusk presented an Energy Action Plan to the Council. The plan focuses on evaluating future power purchasing, identifying short-term energy savings, and exploring sustainable, reliable energy sources for long-term affordability.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 5/27/25
 - b) Approve Payment Registers - 5/27/25, 6/2/25
 - c) Approve Payroll - 5/12/25-5/25/25
 - d) Accept & Place on File - Planning & Zoning Commission Meeting Minutes - 5/5/25
 Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 2. **An Ordinance Approving the Preliminary and Final Plat of Subdivision for the property located at 1415 10th Avenue, PARCELS 24-23-226-001 and 24-23-226-002.** Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move an action on Ordinance 2025-26 be postponed until the June 23rd meeting."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 3. **An Ordinance Approving a Special Use Permit for Antenna Equipment at 1133 N. 7th Street.** The petitioner, Verizon Wireless, is seeking a proposed special use permit to add antennas, radios, base equipment and related equipment to the rooftop of the existing building located at 1133 N. 7th Street in order to improve coverage in Rochelle and serve its customers better. The property is approximately 2.7 acres with an existing hotel, condos and parking garage. The subject property is zoned B-2 Highway Commercial. Per Division 7, Sec. 110-160 District Use Classification List, "small cell facilities" in a B-2 requires a special use. **ARTICLE XI. - ANTENNAS AND SATELLITE DISHES** Sec. 110-450. - Purpose; intent. It is the intent and purpose of this article to permit antennas and satellite dishes where they can be installed with minimal visual impact by

encouraging collocation and other aesthetic measures, without creating adverse economic or safety impacts and promoting the health, safety and general welfare of the community. Furthermore, it is the intent of this article to ensure compliance with Federal Communications Commission (FCC) regulations as they relate to the promotion of universal service and competitive contracting by ensuring fairness through the creation of clear and objective approval criteria. Sec. 110-458. - Abandoned facilities. An antenna or satellite dish that has been discontinued for a period of six consecutive months or longer is hereby declared abandoned. Abandoned facilities shall be removed by the property owner within 90 days of abandonment. Failure to remove an abandoned facility is declared a public nuisance and is subject to penalties as outlined in this Code. On Monday, June 2, 2025, the Planning and Zoning Commission held a public hearing and voted 6-0 to approve the special use. Director of Community Development Michelle Pease was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-27, an Ordinance Approving a Special Use Permit for Antenna Equipment at 1133 N. 7th Street, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

4. **An Ordinance Accepting and Approving the Proposal of DPI Construction, Inc. for the Pocket Park at 517 W. 4th Avenue.** In February 2024, the commercial building located at 517 W 4th was purchased by the City and demolished due to structural issues. In May 2024, Studio GWA shared site plans and cost estimates as a discussion item with City Council. In our continued effort to create an attractive, friendly, walkable downtown, bids were solicited to create an inviting space for residents and visitors to gather. In accordance with the Notice to Bidders for the above-referenced project, proposal packages were made available through QuestCDN.com and the Fehr Graham Office, with bids due by 10:00 a.m. on May 23, 2025. Two bids were received by the deadline. A summary of the bids is as follows:

	Engineer's Estimate	DPI Construction, Inc.	O'Brien Civil Works
Base Bid	\$250,000.00	\$260,682.00	\$292,120.00
Alternate 1	\$20,000.00	\$26,000.00	\$26,520.00
Total	\$270,000.00	\$286,682.00	\$318,640.00

To move forward with the project, the acceptance of the lower from bid DPI Construction, Inc., for the base bid of \$260,682.00 and the alternative bid of \$26,000.00 for the additional lighting requirements is proposed. Total bid of \$286,682.00, which is \$16,682 over the engineers estimated bid. Director of Community Development Michelle Pease was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 2025-28, an Ordinance Accepting and Approving the Proposal of DPI Construction, Inc., for the Pocket Park at 517 W. 4th Avenue, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

5. **A Resolution Authorizing a Sixth Amendment to the Agreement with Flagg Rochelle Park District – Golf Course.** In order to continue the agreement to own and operate the golf course jointly, the Flagg Rochelle Park District has requested an amendment to the agreement. This amendment would prevent the City from constructing a sidewalk or shared use path on golf course property during the length of the agreement (five years). The Park District understands that a path could still be constructed on the public right-of-way. The Park District's opposition to the path is related to potential liability issues a path could cause. Over the past several years City staff has pursued the development of a path along Route 251 on golf course property to address the increasing number of walkers and bikers along Route 251. The City of Rochelle ensures the golf course property and staff has confirmed with the City's insurance carrier that there are no additional liability concerns as long as the path is signed and maintained properly. Staff will continue to collaborate with IDOT to construct a path along the public right-of-way. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Resolution R2025-32, a Resolution Authorizing a Sixth Amendment to the Intergovernmental Agreement with the Flagg-Rochelle Community Park District, be approved."** Voting Yea: T.

McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, Mayor Bearrows. Nays: None. Motion passed 6-0.

- VIII. **EXECUTIVE SESSION:** At 7:11 PM. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Valdivieso, **"I move the Council recess into executive session to discuss purchase or lease of real property for the City's use, section (c) (5), pending or imminent litigation, section (c) (11), and minutes of meeting 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, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
At 8:10 PM. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
- IX. **ADJOURNMENT:** At 8:11 PM. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk