



MINUTES

Monday, March 24, 2025 at 6:30 PM

City of Rochelle Council Chambers – 420 N. 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, Hayes, D. McDermott, Arteaga, and Mayor John Bearrows. Absent: Councilors Shaw-Dickey and Valdivieso. A quorum of five were present. Also, present were City Manager Jeff Fiegenschuh and City Clerk Rose Huéramo.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Mayor expressed gratitude to RMU crews for their outstanding efforts in quickly restoring power after the windstorm, which knocked down over 40 poles and caused widespread outages. Also thanking Batavia and St. Charles for their assistance during the recovery.
 2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS: Proposed Downtown Mural.** Director of Community Development Michelle Pease presented two updated renderings of a mural design with different color schemes for Council's review and feedback. The mural will be located on the south side of the second story of ALM Fine Cabinetry, making it visible to traffic coming from the south.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
 - a) Approve City Council Meeting Minutes - 3/10/25
 - b) Approve Check Registers - 3/10/25, 3/17/25
 - c) Approve Payroll - 2/17/25-3/2/25
 - d) Approve Special Event Request - Ford Fest
 - e) Approve Special Event Request - Spring Market
 - f) Approve VFW Auxiliary Request - Community Gardens
 - g) Accept & Place on File - Police Pension Treasurer's Report
 - h) Accept & Place on File - February Financials

Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (h) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.
 2. **A Resolution Authorizing the City Manager to Enter into a Lease Agreement with Enterprise Fleet Management for a 2024 Chevrolet 3500 Starcraft Bus.** The City of Rochelle has had previous discussion about purchasing a 12-passenger shuttle bus for community events and tours. I would like City Council's approval to enter into a lease agreement with Enterprise for the purchase of a 2024 Chevrolet 3500 Starcraft small passenger bus. Based on input from department directors, this vehicle will be used for the following activities -pop up events at local parks and department facilities -tours for ED visits, chamber functions and citizen's academies -transporting staff to out of town events and trainings (tours of prairie state, IML and IMUA lobby events) -transporting residents during festivals (community fireworks, Lincoln Highway Heritage Festival, Events downtown with limited parking) -Warming space for residents and staff (if needed) Included with the staff report is the vehicle specs and finance information. Currently we have raised over \$35,000 in total community contributions. The monthly lease payments are \$1,456.58. We can cancel the lease at any time and like other vehicles, Enterprise will sell the vehicle for the city in the market, and we will receive a check for any equity. The lease also includes a full warranty (see attached

document). Remaining funds can be allocated as follows: \$25,000 mayor/city council budget, \$25,000 excess proceeds from 2024 auction, \$20,000 tourism & \$22,000 RMU community relations. I will continue to seek additional community contributions to reduce needed city funds. Lease payments total: \$87,394.80. Upfitting cost: \$40,277.50. Total cost: \$127,672.30. Less Community Contributions: \$35,000 TOTAL: \$92,672.30. Motion made by Mayor Bearrows, Seconded by Councilor D. McDermott, **"I move to table this item till next Council meeting on 4/14/2025."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

3. **An Ordinance Deleting a Class R-2 Liquor License and Adding a Class R-2 Liquor License For Las Tapatias Family Kitchen, Inc.** The City has received a formal request from Celia Mayor and Yael Castillo regarding their new restaurant at 1310 N. 7th St. The establishment, Las Tapatias Family Kitchen, Inc., d/b/a Birrieria Las Tapatias, is seeking the creation of a new Class R-2 liquor license. The Class R-2 license allows for the retail sale of alcoholic beverages for consumption on the premises by restaurants without a bar. The Liquor Commissioner, John Bearrows, has reviewed the request and has no objection to the transaction. City Clerk, Rose Huéramo was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-11, an Ordinance Deleting a Class R-2 Liquor License and Adding a Class R-2 Liquor License for Las Tapatias Family Kitchen, Inc, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.
4. **A Resolution Authorizing a Redevelopment Agreement with C.C.S Golf, LLC, DBA Luna.** The City has previously entered into redevelopment agreements with the owners of C.C.S. Golf to assist with the costs of replacing the building roof, clubhouse, outdoor patio and gravel parking lot. Most recently, owners approached the City about unexpected extensive and essential sewer improvements needed. These problems related to the original sewer piping have resulted in an estimated \$115,000 in construction repair costs. The proposed redevelopment agreement allows the developer to be eligible for up to 50% of the estimated \$115,000.00 sewer repair. A maximum of \$57,500.00 is proposed within this agreement. Upon proof of completion of the work, the City will provide payment of 50% of the costs over three years: \$19,166.67 by December 31, 2025, \$19,166.67 by December 31, 2026, \$19,166.66 by December 31, 2027. Community Development Director Michelle Pease and restaurant owner Jim Withers were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R2025-21, a Resolution Authorizing a Redevelopment Agreement with C.C.S. Golf, LLC, DBA Luna, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.
5. **A Resolution Waiving Competitive Bidding and Authorizing the Purchase of a CCTV System.** The police department has obtained a quote from Beck Tech for the purchase, installation and maintenance of a new CCTV camera system for the police department and city hall. This will include 34 new cameras, and a new server. We will be able to utilize 10 of the current cameras. Chief Pete Pavia was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R2025-22, a Resolution Waiving Competitive Bidding Requirement and Authorizing the Purchase of a Closed-Circuit Television System from Becktech, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.
6. **A Resolution Approving an MOU with the International Association of Firefighters - Local 3445.** This Memorandum is to inform the City Council of a change to the Collective Bargaining Agreement between the City and the International Association of Firefighters Local 3445. Per the terms of the CBA, the City was required to bring total fire department staffing to 18 certified personnel working under the Chief. The City has been able to secure personnel and in order to ensure they are fully certified those employees need to attend a Basic Firefighting training course and/or

Paramedic training. An issue arose between the City and the Union regarding staffing during the times of training and the MOU before the Council represents an agreement between the parties which would allow for a vacancy while those who are currently hired attend the necessary training. This allows the City to save on overtime expenses when those new employees who are currently hired attend training. Additionally, this agreement allows the City to return a fully certified firefighter to employment with the City by converting his resignation to an unpaid leave of absence. Finally, the current agreement did not reflect the additional job title of Captain which was added to the Fire Service classification and employees were promoted into the position earlier this year. The MOU reflects the inclusion of the Captain title in the staffing model for the Fire Department and allows the Lieutenant rank to be part of the bargaining unit. City Manager Jeff Fiegenschuh and Fire chief Dave Sawlsville were available for questions. Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"I move Resolution R2025-23, a Resolution Approving a Memorandum of Understanding with the International Association of Firefighters of Local 3445, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

VIII. EXECUTIVE SESSION: At 7:01 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move the Council adjourn into executive session to discuss the pending or imminent litigation."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

At 7:20 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move the Council return from executive session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

IX. ADJOURNMENT: At 7:21 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk