

**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, Hayes, Shaw-Dickey, Arteaga, and Mayor John Bearrows. Absent: Councilors D. McDermott 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: Thanked all who attended the Memorial Day Ceremony, especially the VFW and American Legion for setting up the flags. A ribbon cutting for Little O's Frozen Treats will be held Thursday, 5/28 at 10:30 a.m. in front of Runnings. State Rep. Brad Fritz is holding a prescription drug drop-off at City Hall on June 10th from 9–11 a.m.
 2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:** None.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - May 12, 2025
 - b) Approve Payroll - 4/28/2025 - 5/11/2025
 - c) Approve Check Registers - 5/12/2025, 5/13/2025, 5/19/2025
 - d) Accept and Place on File - April Financials

Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.
 2. **Bid proposals for the project known as City of Rochelle Transload yard and Railroad extension, east of steward Rd, on the City of Rochelle Railroad with Section No. 23-00118-00-RP and State JN#C9201024 Contract #85778.** City Council approved a Joint Funding agreement with IDOT on 3/10/2025 for the City of Rochelle Transload yard and Railroad extension, east of steward Rd, on the City of Rochelle Railroad with Section No. 23-00118-00-RP and State JN#C9201024 Contract #85778. As part of said agreement Section IV (6.2) "the State of Illinois will receive bids for construction of the proposed improvement....and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid" subject to the concurrence of the Local Agency (City of Rochelle) The above referenced project was advertised by the Illinois Dept. of Transportation (IDOT) in the Notice to Contractor's Bulletin 25-16. Bids were submitted and publicly opened and read aloud on April 25, 2025, by IDOT officials in Region 4 District 6, for the above referenced project. Separate bids were submitted as follows:
 - McCarthy Improvement Company submitted a bid for making the entire improvements in the amount of \$4,668,879.45
 - Martin and Company Excavating/Sjostrom and Sons Inc. (JV) submitted a bid for making the entire improvements in the amount of \$4,785,543.94

The lowest bid is approximately 24% lower than the Fehr Grahams Engineers estimate of cost. The project is being funded with approximately 80% Federal/State NHFP grant funds as well as available City Railroad (CIRR) funds. The division of cost is more accurately defined in Schedule #1 (pg. 11) of the Joint Funding Agreement for Federally Funded Construction participation agreement as

approved by Council on 3/10/2025. The project is approximately ½ mile in length east of Steward Rd, primarily consisting of significant concrete pavement, railroad extension, a new triple cell precast box culvert, storm sewers and mass grading and excavation. The project is expected to begin in July and be substantially completed by the end of November 2025. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move the Council concur with the low bid from McCarthy Improvement Company, as accepted by IDOT, in accordance with the Joint Funding Agreement (BLR05310C) for the Transload Yard and Railroad Extension (Section 23-00118-00-RP, Job No. C9201024), approved by Council on March 10, 2025."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

3. **Resolution Authorizing a Utility Services Agreement with CHS Inc., for 1900 Steward Road.** CHS wishes to complete a plant expansion as well as a utility line upgrade. CHS would like the utility to procure and monitor the contractor while the installation of the service upgrade is complete. In this agreement we will pay for and oversee the contractor's work. The utility will be refunded on all costs associated with this project. There is payment milestones built into the agreement. Supt. of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott. **"I move Resolution R2025-29, a Resolution Authorizing a Utility Services Agreement with CHS Inc., for 1900 Steward Road, be approved."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

4. **Ordinance Accepting the bid from Utility Dynamics Corp for Ritchie Road to CHS Line Project.** The city received competitive bids for constructing the Ritchie to CHS Line project on April 24, 2025, at 2 p.m. A total of four (4) bids were collected and received on time.

A summary of bids is shown below:

Contractor	Proposal 1 - Base Price	Proposal 2 - Base Price
JF Electric	\$1,693,456.00	\$1,455,256.00
Tri-City Electric Co.	\$1,798,650.00	\$1,422,860.00
Utility Dynamics Corp	\$1,312,580.00	\$1,112,250.00
Helm Electric	\$1,340,619.11	\$1,168,008.01

The bid from Utility Dynamics Corp was the apparent low bid for Specification 3422K003 which did not include any noteworthy clarifications, exceptions, or price escalators. Although we have not had any past projects with Utility Dynamics Corp specifically being the electrical general contractor, we have contracted their listed references for prior projects. Their references all provided positive reviews, and we have heard the same of their past boring work done in Rochelle. Additionally, the company appears to be in good standing and employs certified and trained craftsmen. Utility Dynamics Corp's bid is higher than the engineer's estimate for the project of \$1,195,000 completed on 03/07/25. However, that installation estimate did not include the added material procurement we decided to include in the bid, so the bid is close to the estimate when that is adjusted. Proposal 1 is recommended over Proposal 2 due to the needed concrete encased duct bank and additional conduit. BHMG recommends awarding the contract to Utility Dynamics Corp for the installation with it being the low bid. Supt. of Electric Operations Blake Toliver was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 2025-24, an Ordinance Accepting and Approving the Proposal of Utility Dynamics Corporation from Ritchie Road to CHS Line Project, be approved."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

5. **Resolution Authorizing a Professional Engineering Services Agreement with BHMG Engineers, Inc., for Phase One of the Twombly Road Expansion.** Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2025-30 be removed from the agenda."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

6. **Resolution Authorizing a Professional Engineering Services Agreement with BHMG Engineers, Inc., for Scoping a New Turbine.** As part of the ongoing study for future generation capacity here in Rochelle. I'm asking that the city council approve a proposal for engineering services from BHMG. The proposal includes the items below. This will be the first phase of a new installation. The second phase would include site selection and design work.
- Preliminary Project Scoping for Quantity of Turbines Needed (purchasing and/or selling)
 - Preliminary General Arrangement Drawing
 - Preliminary OneLine Diagram
 - Procurement Support of the New Turbine
 - Collaboration with Natural Gas Suppliers
- Superintendent of Electric Operations Blake Toliver was available for questions. Kyle Roulanaitis from BHMG also attended remotely. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R2025-31, a Resolution Authorizing a Professional Engineering Services Agreement with BHMG Engineers, Inc., for Scoping a New Turbine, be approved."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

VIII. EXECUTIVE SESSION: Executive Session was not held; item will be addressed on a later date.

- IX. ADJOURNMENT:** At 6:54 PM, Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move the Council Adjourn."** Voting Yea: T. McDermott, Hayes, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 5-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk