



MINUTES
CITY COUNCIL MEETING
Tuesday, May 26, 2026 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 was led by Mayor Bearrows.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. A quorum of seven were present. Also present: Interim City Manager Sam Tesreau and City Clerk Rose Huéramo.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Mayor congratulated Alivia Henkel's first-place finish in the NCAA Division III 400-meter hurdles. He thanked everyone who contributed to the success of Cop on the Roof and attended the May 19 Small Business Meeting. Appreciation was also extended to the VFW, American Legion, DAR, and VFW Auxiliary for organizing the Memorial Day Parade and ceremony at Lawnridge Cemetery, and to U.S. Congressman Darren LaHood for his participation. Upcoming events announced included the Pocket Park ribbon cutting on May 27 at 12:30 p.m., the Blackstone Restaurant and Bar ribbon cutting on May 29 at 5:30 p.m., the Big Boy Locomotive whistle stop on June 2, and the first summer band concert at Atwood Park on June 2 at 7:30 p.m.
 2. Council Members: Councilwoman Arteaga Congratulated all the Graduates of 2026.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:** Burlington Junction / City of Rochelle Railroad Update: Eric Pitcher, Director of Economic Development for Burlington Junction Railway, presented the Council with an update regarding the City's industrial rail operations, including current business activity and industries that could potentially be clients in the future. Mr. Pitcher also expressed appreciation to the City of Rochelle for its investment in rail infrastructure and highlighted the advantages provided by the Rochelle Railroad and Transload Center (RATC).
- VII. **BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 5/11/2026
 - b) Approve Check Registers - 5/11/2026, 5/18/2026
 - c) Approve Payroll - 4/26/2026-5/10/2026
 - d) Accept & Place on File - April FinancialsMotion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **Public Hearing - CDBG Grant #19-242040 Closeout - Southeast Rochelle Sewer Lining Project.** The purpose of this public hearing is to report on the results of the grant project and give the residents of the City of Rochelle an opportunity to comment on the project. The CDBG grant funds were used to line sanitary sewers in the Southeast Rochelle target area (see sewer lines shown in yellow on attached map). The grant funds that the City of Rochelle received were combined with local funds to line 14,642 l.f of existing sanitary sewers and to reline 94 vertical feet of sanitary manholes. Engineering and grant administration were paid with City of Rochelle Local funds.

Grant funds were spent only on construction costs, as follows:

Line 14,642 l.f.and 94 v.f. of sanitary sewers and manholes: \$899,030.00

Grant funds \$701,243.38 (78%) *

Local funds \$197,786.84 (22%)

TOTAL \$899,030.00

The purpose of the project was to eliminate the sewer back-ups and bypass pumping that have occurred in the Northeast Rochelle target area during periods of intense or extended precipitation due to sewer surcharging caused by the inflow and infiltration of groundwater into deteriorated sewers. *Please note that the actual amount of the grant funds received from DCEO was \$804,190.28 but of that amount, \$102,946.90 was inadvertently requested twice so that amount is to be refunded to the State. The total amount of grant funds on the project was \$701,243.38. Superintendent of Water/Water Rec Adam Lanning along with Grant Administrator Ellen Burgeson were available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move the Council recess into a Public Hearing for the Community Development Block Grant (CDBG) Sanitary Sewer Improvement Project for the purpose of presenting the results of the project and receiving public comments."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. No comments were made by the public. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Authorizing the Repayment of a Community Development Block Grant (CDBG) to the State of Illinois.** Ellen Burgeson works as Grant Administrator of the Sewer Lining project from the Community Development Block Grant (CDBG). Typically, Ellen would make drawdown requests on behalf of the City, but the State system experienced technical issues allowing only State employees to make the requests. Along with this issue, Ellen accidentally requested the same drawdown twice. This duplicate request resulted in an overpayment of \$102,946.90 to the City. Ellen reported the error immediately to the State's Grant Manager, so the State is requesting the City to repay the \$102,946.90 per grant agreement terms. Superintendent of Water/Water Rec Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R2026-25, a Resolution Approving the Repayment of a Community Development Block Grant (CDBG) Overpayment to the State of Illinois, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution Amending an Adopted Electric Operations Loss Reserve Fund Policy.** I am here seeking approval for an Amendment to Resolution # R23-101, Adopting an Electric Operations Loss Reserve Fund Policy. The changes include: 1. A provision to provide funds for equipment breakdown of power-generating assets which are excluded by our current risk insurance carrier. 2. Keeping a figure of \$1,000,000.00 in cash reserve for equipment breakdown of power generating assets. These provisions are needed as our current risk insurance carrier excludes equipment breakdown coverage of power generating assets, and to date, the City's claims history supports a \$1,000,000.00 figure for this type of loss. The Amended Policy is attached to the Resolution for review. HR Risk & Safety Coordinator Britt Zick was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R2026-26, a Resolution Amending and Adopting Electric Operations Loss Reserve Fund Policy, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **Ordinance Accepting and Approving the Proposal of Foster Coach Sales, Inc. for the purchase of a new all-wheel drive ambulance.** The Fire Department is requesting permission to purchase a Horton Ambulance from Foster Coach Inc. Ambulance sales. This Ambulance will replace a 2012 ambulance. The "Notice to Bidders" was published in the Rochelle News Leader on April 8th, 2026. A bid opening was conducted at City Hall on May 8th, 2026. Only one bid was received, From Foster Coach. The bid met all specifications and additional requirements. Delivery for this ambulance is not expected in FY2026, production is currently at 36 months, with delivery expected in FY2029. Fire Chief David Sawlsville was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Ordinance 2026-28, an Ordinance Accepting and Approving the Proposal of Foster Coach Sales, Inc. Pursuant to the Request for Proposal, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
6. **A Resolution Approving the Purchase of a Utility Easement.** RMU is progressing with the construction of the Centerpoint Substation. To complete this project, RMU requires several easements to allow for the installation and maintenance of electrical infrastructure associated with the substation. These easements will ensure permanent access for operations, maintenance, and emergency response. The following easement is needed:
- Property Owner(s): Rochelle Hub LLC
 - Parcel Number(s): 25-31-100-003-0000
 - Compensation (if applicable): \$29,094
- Superintendent Blake Toliver was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Resolution R2026-27, a Resolution Approving an Easement Agreement with Rochelle Hub, LLC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
7. **An Ordinance Accepting the Base Bid and Alternate Bid from TCI Concrete, Inc. and Rejecting All Other Bids for the 2026 Sidewalk Capital Improvement Project.** The annual sidewalk/pedestrian path Capital improvements project, as administered by the Engineering Department, provides for the replacement of existing sidewalks and/or construction of new sidewalks, pedestrian paths, curb and gutter improvements and other related items throughout the City. The program provides for improved accessible pedestrian access routes including ramps for the disabled and other users. This is part of an effort to continuously improve our pedestrian network for all users and meet certain ADA and PROWAG standards. The program is primarily funded through the Utility Tax Fund (UTF), established over 25 years ago, to annually address the needed and required upgrades to the City's pedestrian sidewalk system, associated curb and gutter replacement, street pavement restoration and landscaping restoration. Since its inception over 1,300,000 square feet of sidewalk and/or other pedestrian paths, concrete curb and gutter, and hundreds of accessibility ramps have been improved through replacement and/or new construction. The UTF has also been utilized to supplement new sidewalk, pedestrian path, curb and gutter, and storm sewer and inlet/manhole construction on multiple roadway, bridge, storm sewer and City Street urbanization/reconstruction projects. The project plans and specifications were developed by the City Engineering Department and advertised on May 6th in the Rochelle News leader and on the City website. Bids were publicly opened and read aloud on May 20th at 11:00 am for the above referenced project. Five separate bids were received, and the lowest two Base bids are as follows:
- TCI Concrete, Inc. submitted a Base bid for making the entire improvements in the amount of \$335,370.00 with an Alternate Bid of \$216,564.00
 - Bruns Construction, Inc. submitted a Base bid for making the entire improvements in the amount of \$362,278.00 with an Alternate Bid of \$186,535.00
- The lowest Base bid is approximately 12% lower than the Engineer's estimated costs for the project. The Alternate Bid is approximately 2% lower than Engineer's estimate of cost. The project is funded by UTF administered by the Engineering Department. A transfer from the FY26 UTF #18-00 will be

made to the FY 26 CIP fund to cover costs associated with the project. The City will purchase detectable warning plates, storm inlets/manholes, hot mix asphalt, aggregate base course and pavement striping materials for use on the project. These materials will be used by the Public Works Department crews to provide HMA pavement replacement/ patching restoration along new curb and gutter sections and within or adjacent to the project limits. Furthermore, given the favorable contract unit prices for multiple construction items it is recommended that approval be given to the City Manager or his designee City Engineer to negotiate further change order work, not to exceed \$47,000, within the proposed contract to facilitate other improvements and upgrades to sidewalks or curbs adjacent to this project or within the City limits. It is anticipated that the construction project will be substantially complete by the end of October 2026. However, additional time will be granted for any additional work. The Alternate Bid was received for sidewalk work along IL Rte. 251, from near Lakeview Drive south to Cleveland Ave. However, park district officials have recently raised objections to a “shared use path” being constructed under a current agreement with the City on the golf course property. The City Engineer believes a majority of the Alternate Bid improvements can be built under a permit, to be issued by the IDOT, within its ROW. Some modifications may be necessary to move minor encroachments on the golf course property to avoid certain above ground utilities. The City Engineer is concerned that delaying the permit, currently in process with IDOT along IL Rte. 251, would substantially add to the approval time and project cost because of the objection. Therefore, it is recommended that the Alternate Bid be approved at this time to allow a majority of the sidewalk pedestrian path to be constructed while investigating other alternatives to path alignment and/or construction to avoid the utility conflicts. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Ordinance 2026-29, an Ordinance Accepting the Base Bid and Alternate Bid form TCI Concrete, Inc. and Rejecting All Other Bids for the 2026 Sidewalk Capital Improvement Program, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

VIII. EXECUTIVE SESSION: None.

IX. ADJOURNMENT: At 7:24 PM. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Hayes, **"I move the Council adjourn."** Voice vote all in favor. Motion passed 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk