



MINUTES
CITY COUNCIL MEETING
Tuesday, October 11, 2022 at 6:30 PM

- I. **CALL TO ORDER:** Pledge to the flag was led by Mayor Bearrows. Prayer was said by Pastor Boehm.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor John Bearrows. Aquorum of seven were present. Also present were City Manager Jeff Fiegenschuh, City Attorney Dominick Lanzito and Deputy City Clerk Jennifer Thompson.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: None.
 2. Council Members:
 3. Deputy Clerk Jenny Thompson reminds the community, Hay Day event will be held downtown on Saturday October 15th from 11AM-3PM. Also mentioning candidate election packets are available and can be pick up at the City Clerk's office.
- V. **PUBLIC COMMENTARY:** None.
- VI. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 9/26/2022
 - b) Approve Payroll - 09/05/2022-09/18/2022
 - c) Approve Payment Register 09/26/22, 10/3/22
 - d) Accept & Place on File Minutes of Planning & Zoning Commission Meeting - 09/06/2022Motion made by Councilor Shaw-Dickey, 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, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **A Resolution Authorizing the Execution of an Agreement with Hanson Professional Services, Inc. for Airport Real Estate Acquisition.** Hanson Professional Services has been authorized through a retainer agreement, and the City of Rochelle's Resolution Number R22-16 to perform the required services for acquiring the Large Car Rebuilders Inc. property which adjoins the Rochelle Municipal Airport/Koritz Field property. The acquisition process requires a separate agreement with Hanson for them to proceed with the project. Services will include compliance verification to national environmental policy, survey services, and executing the IDOT Grant agreement. These services are 95% reimbursable through Federal-State Apportionment Funds. Airport Manager Mike Hudetz was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move Resolution R22-42, a Resolution Authorizing the Execution of an Agreement with Hanson Professional Service, Inc. for Airport Real Estate Acquisition, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Approving the 2022 Strategic Plan for the City of Rochelle.** Since 2020, the City of Rochelle has been working with Northern Illinois University on an updated strategic planning document. First, the City engaged the NIU Center for Governmental Studies to conduct resident and business-owner focus groups, staff surveys, an in-person workshop and Council goal-ranking process. The final plan was presented as a discussion item in September. In the strategic plan, six key focus areas are identified including: Community Inclusivity and Engagement; Quality of Life; Infrastructure Improvement & Effectiveness; Financial and Organizational Management; Economic and Business Development; and Core Service Delivery. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R22-43, a Resolution Approving the 2022 Strategic Plan for the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **An Ordinance Waiving the Competitive Bidding Requirements and Authorizing the City Manager to Accept Tip Top Roofing and Construction Inc.'s Estimate for the Replacement of the Roof at 333 Lincoln Highway, Rochelle.** The roof on the RMU customer service building, located at 333 Lincoln Hwy, needs replacement. After seeking a proposal for the work from 6 different roofing contractors, the low bidder was Tip Top Roofing. Building Inspector Geoff Starr was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 22-5372, an Ordinance Waiving the Competitive Bidding Requirements and Authorizing the City Manger to Accept Tip Top Roofing and Construction Inc. for the Replacement of the Roof at 333 Lincoln Highway for an amount of \$26,795.00, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **An Ordinance Approving a Special Use Permit to Sky Team, Inc. in the A-Airport Zone District for the Installation of a Solar Generation System.** The petitioner is seeking a special use permit for the addition of solar to a building located at 1207 Gurler Road in Rochelle, Illinois. The subject property is zoned A – Airport. Division 4 – Airport District, Section 110-132 Permitted Uses, all uses in the A Airport District shall be classified as Special Uses. Sky Team, Inc. is requesting to cover both the hangar and office building with solar panels. There would be a total of 424 panels with a maximum net rated output of 140 Kilowatts. There is an interconnection agreement already approved with the City of Rochelle. FAA approval is the responsibility of the petitioner. On Monday, October 3, 2022, the Planning and Zoning Commission voted 5 to 0, to approve the proposed special use. Community Development Director Michelle Pease was available for questions. Motion made by Councilor Gruben, Seconded by Councilor Hayes, **"I move Ordinance 22-5373, an Ordinance Approving a Special Use Permit to Sky Team, Inc. in the A-Airport Zone District at 1207 Gurler Road for the Installation of Solar Generation System, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

VII. DISCUSSION ITEMS: None.

- VIII. EXECUTIVE SESSION:** At 6:50 PM, Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move the Council recess into executive session to discuss pending or imminent litigation. Section (c) (11)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:26 PM, Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- IX. ADJOURNMENT:** At 7:26PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Jenny Thompson, Deputy City Clerk