



MINUTES

Monday, June 23, 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, Arteaga, Valdivieso, and Mayor John Bearrows. Absent: Councilor Hayes. A quorum of six were present. Also, present City Clerk Rose Huéramo and City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: HR Director Jillian Condon presented a \$34,490 pledge check to RACF Director Emily Anaya. The Mayor praised utility staff for maintaining smooth operations during the heat and thanked all committee members for their volunteer service.
 2. Appointments of Members to Boards and Commissions: Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move the Council approve the Mayor's appointments to the Planning & Zoning Commission, the Police & Fire Commissions, and the Golf Course Advisory Board for the terms beginning July 1, 2025."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 3. Council Members: Councilwoman Arteaga thanked Dwyane Rangel and all who volunteered to help put together the Ford Fest held at the Flight Deck this past Saturday 6/21.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS: Electric Cost of Service Study:** Superintendent of Electric Operations Blake Toliver and Mark Beauchamp of Utility Financial Solutions presented the results of the cost-of-service study to the Council. The study outlines the actual cost of providing utility services to each customer and includes UFS's rate recommendations moving forward.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 6/9/25
 - b) Approve Payroll - 5/26/25-6/8/25
 - c) Approve Check Registers - 6/9/25, 6/16/25
 - d) Approve Exceptions - 216537, 216536
 - e) Accept & Place on File - May Financials
 - f) Approve Special Event Request - Squires Landing Block Party
 - g) Approve Special Event Request - Heitter Memorial Fundraiser
 - h) Approve Special Event Request - VFW Block PartyMotion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move consent agenda items (a) through (h) 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. **Adoption of International Code Council 2021 Codes, Illinois Plumbing Code, Illinois Accessibility Code, and Illinois Energy Conservation Code.** Beginning in 2015, the City of Rochelle joined with 30 surrounding communities and counties—including Ogle, Lee, Jo Daviess, Winnebago, DeKalb, Boone, and the City of Rockford—to form five committees tasked with reviewing and implementing a Unified Regional Building Code. The goal of this effort was to standardize building codes and amendments across Northwestern Illinois to promote consistency and streamline the development process throughout the region. On August 4, 2023, Illinois Public Act 103-0510 was enacted and will take effect on January 1, 2025. This legislation establishes minimum

standards for building codes across all municipalities and counties in Illinois. Specifically, it requires that local codes regulating new construction, rehabilitation of existing buildings, and residential structures be at least as stringent as the baseline statewide code standards. These baseline standards are defined as the current or most recent preceding editions (within the last nine years) of the International Building Code (IBC), International Existing Building Code (IEBC), and International Residential Code (IRC) as published by the International Code Council. Additionally, several statewide codes preempt local amendments: Illinois Plumbing Code: Ensures safe plumbing design and installation. Illinois Accessibility Code: Guarantees accessibility for individuals with disabilities, in accordance with the Environmental Barriers Act. Illinois Energy Conservation Code: Requires compliance with the 2021 International Energy Conservation Code to promote energy efficiency. Local amendments may not reduce the stringency of these state-mandated codes. The proposed adoption of the 2021 International Codes continues Rochelle's established use of ICC model codes, including the IBC, IRC, IMC, IPMC, IEBC, IFGC, ISPC, and the National Electrical Code. Many of Rochelle's existing local amendments—such as those related to slab-on-grade foundations, floodplain elevation, return air design, and permit requirements—are being carried forward and updated to remain effective within the 2021 code framework. This continuity ensures a seamless transition for city staff, inspectors, and the development community. While the updated codes reflect modern standards and safety practices, it is important to note that several of the more technical changes—particularly in energy efficiency and ventilation requirements—are the result of state mandates that apply to all jurisdictions in Illinois. These include blower door testing, mechanical ventilation for tight buildings, and higher thermal performance standards in both residential and commercial construction. These are not unique to Rochelle and cannot be amended locally. Staff will continue to support and communicate with local builders and contractors to ensure a smooth adjustment period. This adoption ensures that Rochelle remains compliant with Illinois law, aligned with its regional partners, and supportive of responsible, high-quality development. Building Inspector Geoff Starr was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move the Council to accept the Adoption of International Code Council 2021 Codes, Illinois Plumbing Code, Illinois Accessibility Code, and Illinois Energy Conservation Code."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Valdivieso, Seconded by Shaw-Dickey, **"I move Ordinance 2025-29, an Ordinance Adopting the 2021 Edition of the ICC International Fuel Code and Amending Article IX (9) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-30, an Ordinance Adopting the Illinois Energy Conservation Code and Amending Article X(10) of Chapter 22 – Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 2025-31, an Ordinance Adopting the 2021 Edition of the ICC International Residential Dwelling Code and Amending Article VII (7) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-32, an Ordinance Adopting the Illinois Plumbing Code and Amending Article IV (4) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion Made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move Ordinance 2025-33, an Ordinance Adopting the 2021 Edition of the ICC International Swimming Pool Code and Creating Article XI (15) - Swimming Pool Code to Chapter 22 - Buildings and Building"**

Regulations, be approved. Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2025-34, an Ordinance Adopting the 2021 Edition of the ICC International Fire Code and Amending Article II (2) of Chapter 42 - Fire Prevention and Protection, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-35, an Ordinance Adopting the 2021 Edition of the ICC International Mechanical Code and Amending Article VI (6) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 2025-36, an Ordinance Adopting the 2021 Edition of the ICC International Building Code and Amending Article II (2) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Shaw-Dickey, Seconded by Councilor Valdivieso, **"I move Ordinance 2025-37, an Ordinance Adopting the 2020 Edition of the National Electrical Code and Amending Article III (3) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-38, an Ordinance Adopting the 2021 Edition of the ICC International Existing Building Code and Amending Article VIII (8) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2025-39, an Ordinance Adopting the 2021 Edition of the ICC International Property Maintenance Code and Amending Article V (5) of Chapter 22 - Buildings and Building Regulations, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **A Resolution Amending the Utility Assistance Program.** The utility assistance program offers a \$500 bill credit to residential households in need once per year. To qualify, combined gross income for all adults permanently living at the residence must be at or below 200% of the federal poverty guidelines for the previous 30 days.

2022: 73 customers \$36,500

2023: 135 customers \$67,500

2024: 216 customers \$108,000

2025: 154 customers so far \$77,000

Due to the potential of increased power costs, staff feels it is important to provide additional assistance to our most vulnerable customers. The City Manager is recommending to the mayor and city council an increase in the annual program credit from five hundred dollars (\$500) to seven hundred and fifty dollars (\$750) for qualifying customers, beginning the effective date of this resolution. Director of Community Engagement/Assistant to the City Manager Jennifer Thompson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R2025-33, a Resolution Amending the Rochelle Municipal Utilities' Customer Assistance Program, 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 the Proposal from the University of Illinois to Create an Energy Action Plan.** As part of the energy planning grant we received from the state of Illinois we were to solicit proposals for an energy planning study. March 26 it was submitted to the APA Planning Association's RFP free classified ad listing. It was also posted on the city's website. The proposals were received and reviewed for completeness. The University of Illinois proved to be the most thorough while also being a local entity we have worked with in the past. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 2025-40, an Ordinance Accepting the Proposal from the University of Illinois to create an Energy Action Plan, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
5. **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.** St. Paul Lutheran Church has petitioned to subdivide the property located at 1415 10th Avenue, Parcels 24-23-226-001 and 24-23-226-002. The property is zoned R1 Single Family low density residential and is approximately 9.73 acres. The purpose of subdividing is to divide the existing 9.73-acres into four parcels for single family homes. Lot one will be 4.53 acres, lot two will be .63 acres, lot three will have 1.16 acres and lot four will be 3.41 acres. The four lots will maintain the current zoning of R1 Single Family low density residential. All lots meet the minimum required lot area of 15,000 sq. ft. Fehr Graham developed a preliminary and final plat of subdivision on behalf of St. Paul Lutheran Church for a four-lot subdivision with easements. Community Development Director Michelle Pease was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott, **"I move Ordinance 2025-26, an Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 1415 10th Ave, Parcels 24-23-226-001 and 24-23-226-002, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso. Voting Abstaining: Mayor Bearrows. Nays: None. Motion passed 5-1 abstain.

VIII. EXECUTIVE SESSION: None.

- IX. ADJOURNMENT:** At 7:48 PM. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Valdivieso, **"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