



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, April 10, 2023, at 6:30 PM**

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by City Clerk Rose Huéramo.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Proclamation - Child Abuse Awareness Month – April  
Telecommunicators Week - April 9-15, 2023.
  2. Good News – Rochelle Municipal Utility for being rated in the Top 25% for Reliability Utility in the Country.
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Personally, and Publicly thanked Council Member John Gruben for his service to the community. Congratulations and welcome back Councilmen Tom McDermott and Bil Hayes who will be returning for another term on City Council. Thoughts and prayers for Louisville Community from the mass shooting.
  2. Council Members None.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
    - a) Approve City Council Meeting Minutes - 3/27/2023
    - b) Accept and Place on File Planning & Zoning Committee Minutes - 3/6/23
    - c) Approve Payroll - 3/6/23-3/19/23
    - d) Approve Check Register - 3/27/23, 4/3/23
    - e) Approve Special Event Request - Cut the Square, Flagg Twp. Museum
 Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move consent agenda Items (a) through (e) 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. **An Ordinance Approving a TIF Redevelopment Agreement with NextGen Ventures Rochelle, LLC.** Nextgen Ventures Rochelle is the developer who is developing the site located at Highway 251 and Flagg Road. They will be leasing the site to Breakthru Beverage. They are requesting a TIF redevelopment agreement with the city to close their potential funding gap and to assist with property redevelopment including, but not limited to, a new loading dock on the south side of the facility, site/infrastructure improvements, and façade and landscaping improvements.  
The terms of the agreement include the following:
    - 1) Seeking reimbursement of \$700,000 of \$1,700,000 of TIF eligible expenses
    - 2) Seeking 85% of increment created by the site redevelopment.
    - 3) Payments payable by December 31st of each year, beginning December 31, 2024. Like other agreements, the developer will have to show proof the property tax bill is paid in full and provide paid receipts for all TIF eligible expenses.

- 4) Substantial completion of the project by December 31, 2024. Full completion by December 31, 2025
- 5) 5th year true up payment to ensure there is enough increment being generated to meet the \$700,000 total. If sufficient increment is not generated, the corridor TIF will fund an amount appropriate to ensure the developer meets the \$700,000. The potential payment ensures the total amount of \$700,000 is obtained.
- 6) Developer/Tennent agree to not file any property tax protests on the property until such time as the \$700,000 total has been paid in full.
- 7) At this time, the developer will only be utilizing the access off Flagg Road and Highway 251, so no improvements to 8th Street will be needed.

City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 23-5413, an Ordinance Authorizing the City Manager to Execute Intergovernmental Redevelopment Agreement between the City of Rochelle and Nextgen Ventures Rochelle, LLC for Hwy 251 and Flagg Road Center, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Council approve the motion as amended updates correcting Flagg Road: TIF."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Authorizing the City Manager to Execute a Change Order for the Development of the Rochelle Intermodal Transload Center.** Last Fall the City and GREDCO began the development of the Rochelle Intermodal Transload Center. The improvements to the City's side of the project have been largely funded by a grant through the Illinois Department of Commerce (DCEO). The development of the Container Yard has been funded through GREDCO. CHS has made a request for a fumigation lot be added to the development of the intermodal container operation. This added service provided by CHS will increase the volumes of containers that will move through the RITC. To provide an area for fumigating containers, new features needed to be added to the RITC. These include:

- 1) Installation of a security gate, cameras, and fence at the entrance of the RITC – City responsibility
- 2) Provide a concrete 14" deep pad to stack/fumigate containers. – GREDCO responsibility
- 3) Power line run from the street, across the CY, to illuminate the east end of the yard – Shared responsibility.
- 4) Provision for a storage area for equipment – GREDCO responsibility

Porter Bros out of Rock Falls IL is the contractor who is constructing the improvements and has provided the cost estimates for the Change Order. Improvements under the change order that are built on City property will be covered by the City. Improvements that are located on the GREDCO property will be covered by GREDCO. The improvements which are located on both properties will be funded 50/50 between the City and GREDCO. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-70, a Resolution Authorizing the City Manager to Execute a Change Order for the Development of the Rochelle Intermodal Transloading Center, 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 Competitive Bidding and Awarding Johnson Tractor the Purchase Order for a Mini Excavator.** Recently, three bids were solicited from equipment dealers for the purchase of a mini excavator through the Sourcewell program. The excavator will be used to perform small construction jobs such as repairing main breaks, relocating fire hydrants, service line repairs/installation and valve replacements. Currently, we have been using a 10+ year old

combination back hoe to perform this type of work and upgrading to the mini excavator will greatly improve the ease of operation and efficiency. The three bids are listed below:

Johnson Tractor - \$91,853.88

Bobcat of Rockford - \$98,597.32

Altorfer Cat - \$106,888.00

Johnson Tractor was the lowest bid and specified a Kubota K series with multiple attachments to aid in small construction jobs. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5414, an Ordinance Waiving Competitive Bidding Requirements and Awarding Johnson Tractor to Purchase a Mini Excavator in the amount of \$91,853.88, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **A Resolution Authorizing a Change Order for Tri-City Electric for Installation of Transformers.** With several price increases and a change in scope of work to be completed we are asking to approve a change order with Tri-City Electric. The change in the scope of work included reconductoring and replacing poles between N 12th St and Woolf Ct. It was discovered during construction upon inspection of the line that the poles and conductor were in poor condition and wouldn't carry the load needed to support the back feed from Tilton school. These poles were more than 40 years old and posed a public safety issue if we continued to use them with the old conductor. This work was critical to the project as it allowed the back feed to be used from the transformer placed at Tilton school. There were also numerous parts used in the construction process that once ordered had significant price increases. City Manager Jeff Fiegenschuh and City Attorney Dominick Lanzito were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move Resolution R23-71, a Resolution Authorizing the City Manager to Execute a Change Order with Tri-City Electric for Diesel Plant Upgrades Phase 1 in the amount \$224,792, 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:** Rochelle Intermodal Transload Center Expansion Grant Update: Economic Development Director Jason Anderson gave an explanation about the 5.2-million-dollar grant awarded to the City of Rochelle and how it will be used in the expansion to Intermodal Transload Center.

**VIII. EXECUTIVE SESSION:** At 7:25, Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Council recess into executive session to discuss the purchase or lease of property for City use Section (c) (5)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:43 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move 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 7:46 PM, Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.