



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**Monday, February 28, 2022 at 6:30 PM**

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- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Doug Cowan.
- II. ROLL CALL:** Present Councilmembers T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. A quorum of seven were present. Also present were City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report - Rochelle Hubs winning Regional Championship since 2009. Requested a moment of silence for the tragedy of Ukraine, for our world today.
  2. Council Members
  3. Retiree Recognition - Sharon Hawkins, retiring after 23 years of service in the Water/ Water Reclamation Lab Department.
  4. Swearing-In Ceremony - Detective Sergeant John Kaltenbach
- V. PUBLIC COMMENTARY:** Mayor of Dixon, Liandro Arellano Jr announcement running for State Representative providing his contact information to Councilmembers.

At 6:40 PM City Clerk Rose Huéramo stepped out of the meeting and Deputy City Clerk Jenny Thompson stepped in the meeting.

- VI. DISCUSSION ITEMS: BHMG Review of System Planning Study.** Jason Jackson, Project Manager BHMG Engineer gave a presentation to Council.

Councilor D. McDermott and seconded by Councilor T. McDermott, **"I move the Council move discussion item #1 under VIII discussion items New Directions Housing Corporation-Workforce Housing to discussion item #2 under VI."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

**New Directions Housing Corporation - Workforce Housing.** New Directions Housing Corporation ("NDHC") is an Illinois non-profit 501(c)(3) tax-exempt charitable corporation that was formed in 1994. New Directions has built and rehabilitated more than 500 multi-family and single-family units since its inception. New Directions Housing Corporation's sole purpose is: "to provide high quality affordable housing to households who would otherwise be unable to afford safe and decent housing without undue hardship." Rodger Brown, president of NDHC and Michelle Pease Community Development Director attended remotely.

**VII. BUSINESS ITEMS:****1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**

- a) Approve Minutes of City Council Meeting - 02/14/2022
- b) Approve Bills 02/14/22, 02/21/22
- c) Approve Exception Check Register #200291
- d) Approve Special Event Request - Lucky Hub Dash
- e) Approve Special Event Request - Afternoon at Atwood
- f) Accept and Place on File January Financials
- g) Approve Payroll - 2/7/22-2/20/22

Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move consent agenda items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- 2. Resolution Adopting a Customer Self-Generation Net Metering Policy and a Resolution Updating Rider 4-Interconnection and Net Metering Program for Renewable Energy.** With the new CEJA (Climate and Equitable Jobs Act) signed into law the City of Rochelle was required to develop a new net metering/billing policy and interconnection agreement within 180 days. We have worked closely with the Illinois Municipal Utilities Association (IMUA), Utility Financial Solutions (UFS), the City Attorney, and several other local municipalities to develop the policy and agreement we have brought forward. The policy we have developed has the best interests of both our customers and our utility in mind. As a municipality with a considerably smaller customer base than most investor-owned utilities, we have to make decisions that keep our rates and reliability in check. The rates and policies will be reviewed annually to ensure we are maintaining compliance with the most recent legislation and are using the proper rates with our self-generating customers. Both Blake Toliver Superintendent of Electric Operations and Jeff Fiegenschuh were available to answer questions. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Resolution R22-10, a Resolution adopting a Customer Self-generation Net Metering Policy and Updating Rider 4-Interconnection and Net Metering Program for Renewable Energy, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Resolution R22-11, a Resolution Approving a Form Interconnection Agreement for Renewable Energy, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- 3. Resolution Opposing SB2298- Amending the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code.** Tax Increment Allocation Redevelopment Act of the State of Illinois (the "Act") creates tax increment financing to stimulate and induce redevelopment and to provides cities with a mechanism to construct public infrastructure to spur economic development and job growth within their jurisdiction. Act makes it possible for municipalities like the City of Rochelle to incentivize development within the areas that are found to be "blighted areas" in order to reduce or eliminate the factors that cause such areas to be designated as "blighted areas" by reimbursing others for the payment of eligible redevelopment project costs as defined in Section 11-74.4-3(q) of the Act. SB2298, sponsored by Senator Ann Gillespie and co-sponsored by Senator Melinda Bush attempts to eliminate the effectiveness of the most important tool available to municipalities to enhance positive economic change.

Proposed Changes:

1. Removes or modifies various factors for the definitions of “blighted area” and “conversation area” that will greatly reduce the eligibility for many distressed areas throughout Illinois communities.
2. Requires all new redevelopment projects to have a completion date no later than the end of the 10th year after a TIF Ordinance is adopted, instead of the 23 years currently allowed.
3. Prohibits new or modified redevelopment project areas that overlap with other previously approved project areas, eliminating the ability for communities to successfully develop or redevelop contiguous areas that may not have been eligible at the time the TIF District was originally adopted.
4. Impose stricter requirements for EAV decline and it would eliminate common TIF eligibility criteria such as dilapidation, deterioration, code standards, excessive vacancies, lack of ventilation, obsolete platting, diversity of ownership, and adjacent deterioration.

Building Inspector/Zoning Geoff Starr and Michelle Pease were available for questions. Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"I move Resolution R22-12, a Resolution to Oppose SB2298 Amending the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **Ordinance Waiving the Competitive Bidding Requirements and Authorizing the City Manager to Accept the Proposal of Bruns Construction, Inc. for the Demolition of 300 Cherry Avenue, Rochelle, Illinois.** The City of Rochelle obtained a demolition order for the building located at 300 Cherry Avenue, Rochelle, Illinois on December 9, 2021 in case number 21MR44. As required by Illinois law, an asbestos inspection was conducted and was found negative. Bids were sought from several demolition companies to demolish the structure. Two quotes were obtained, and the lowest proposal was from Bruns Construction, Inc. in the amount of \$60,150.00. The request is to waive competitive bidding requirements and authorize the City Manager to accept the proposal of Bruns Construction, Inc. for the demolition of 300 Cherry Avenue in an amount not to exceed \$60,150.00. Geoff Starr and Michelle Pease were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 22-5332, an Ordinance Waiving the Competitive Bidding Requirements and Authorizing the City Manager to Accept the Proposal of Bruns Construction, Inc. for the Demolition of 300 Cherry Ave in an amount not to exceed \$60,150, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

**VIII. DISCUSSION ITEMS:** New Directions Housing Corporation - Workforce Housing was moved after discussion item #1.

- X. ADJOURNMENT:** at 7:45 PM. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move the Council adjourn."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, Mayor

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Jenny Thompson, Deputy Clerk