



MINUTES
CITY COUNCIL MEETING
Monday, March 09, 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 were 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, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: None.
 2. Council Members: None.
- V. PUBLIC COMMENTARY:** None.
- VI. DISCUSSION ITEMS: IPBC Reserve Fund:** Human Resource Director Jillian Condon presented an update to the Council regarding the Intergovernmental Public Benefit Cooperative (IPBC) reserve fund policy. She reviewed the required reserve fiscal year and outlined the contribution the City will need to make to ensure the reserve fund remains adequately funded.
- VII. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:**
 - a) Approve City Council Meeting Minutes - 2/23/26
 - b) Approve Special City Council Meeting Minutes - 3/2/26
 - c) Approve Payroll - 2/2/26-2/15/26
 - d) Approve Payment Registers - 2/23/26, 3/2/26
 - e) Accept & Place on File - Planning & Zoning Commission Meeting Minutes - 12/1/25
 - f) A Resolution Establishing the Official Zoning Map for Calendar Year 2025Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move consent agenda items (a) through (f) 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 - Water System Improvements.** The City held a Public Hearing to receive comments from the public regarding the following proposed construction projects: Well 13 and Treatment Plant, Lead Service Line Replacement, and Water Main Replacement on RT 251. These three projects are estimated to total \$10.716 million but the city is asking for loans up to and not to exceed \$20 million. The three projects will ensure the city can meet water supply demand and replace all lead and galvanized required replacement lines as mandated by The Lead Service Line Replacement and Notification Act. Along with these three projects, the Project Summary and Preliminary Environmental Impacts Determination developed by the Illinois Environmental Protection Agency and the Project Plan report developed by the City will be discussed. Michael Long from Willett Hoffman and Superintendent of Water/Water Rec Adam Lanning were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move the Council recess into a Public Hearing for the City of Rochelle Water System Improvement project to meet the IEPA Public Water Supply Revolving Fund Loan Programs public participation requirements."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. No comments from the Public were made. Motion made by Councilor Shaw-Dickey, and 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. **An Ordinance Approving a Special Use Permit for a car wash- PIN # 25-18-378-002.** The petitioner is seeking a proposed special use permit for a car wash. The subject property is zoned PUD, Planned Unit Development and is located at parcel #25-18-378-002. This parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive. Article VII – Planned Unit Developments Sec. 110-251 – Objectives. The PUD, as a subdivision of land, is intended to encourage improved design in the development of land by providing relief from traditional zoning requirements which may cause undue hardship or complication for desirable but unconventional development, and to establish standards and procedures for the issuance of a special use permit (section 110-31, special uses) for a PUD in order to achieve the following objectives:
 1. To stimulate creative approaches to residential, commercial and industrial development of land.
 2. To provide for more efficient use of land.
 3. To preserve or enhance natural features and provide open space areas. Sec. 110-252. - Modification of district regulations. Sec. 110-253. - General standards and criteria for PUDs. Sec. 110-254. - Permitted uses and density. On Monday, March 2, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed Special Use for the property located at parcel # 25-18-378-002, a vacant lot next to 450 Cornado Drive. Community Development Director Michelle Pease was available for questions. Motion made by Councilor T. McDermott Seconded by Councilor Valdivieso, **"I move Ordinance 2026-10, and Ordinance Approving a Special Use Permit for a Car Wash on Pin 25-18-378-002 (Coronado Drive), be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **An Ordinance Waiving Competitive Bidding and Authorizing the Purchase of Underground Cable.** Staff is requesting authorization to waive competitive bidding requirements for the purchase of underground medium-voltage power cable for the Centerpoint substation and upcoming electric system infrastructure projects. Multiple cable vendors and distributors have advised that formally bidding this material would require them to hold pricing for extended periods, resulting in higher quoted costs due to copper market volatility, production scheduling, and risk premiums. Budgetary pricing has been obtained from multiple vendors and distributors through cooperative purchasing contracts and direct quotations. The attached pricing spreadsheet outlines current available pricing, totaling approximately \$1,903,664 for the required quantities of 35kV and 15kV underground cable. Vendors have indicated that these prices are subject to change and that delaying procurement to complete a formal bid process would likely increase total project costs and extend delivery timelines. Approving this waiver will allow staff to procure cable at currently available market pricing, reduce exposure to future commodity increases, and ensure timely completion of critical electric infrastructure projects. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Valdivieso, **"I move Ordinance 2026-11, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of Underground Cable, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **An Ordinance Amending Chapter 6 and Chapter 26 to Amend Not-For-Profit Liquor License Fees.** At the request of the Liquor Commissioner, staff is presenting a proposal to reduce the annual nonprofit liquor license fee to \$100.00, effective beginning with the 2026 fiscal year. Currently, three local nonprofit organizations hold liquor licenses. The City collects a total of \$2,650.00 annually in liquor license revenue from the following Not-for-Profits:
 - Moose Lodge: \$1,200.00
 - Floyd J. Tilton VFW Post 3878: \$1,200.00
 - VCCT DBA Lincoln Arts Center Theatre: \$250.00

Under the proposed amendment, the three liquor licenses would be adjusted to a flat annual fee of \$100.00 per license. If approved, refunds will be issued to the three 501(c)(3) nonprofit organizations to reflect the difference between the amount already paid for the 2026 license year and the newly established \$100.00 fee. The total reimbursement amount would be \$2,350.00. City Clerk Rose Huéramo was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 2026-12, an Ordinance Amending Chapter 6 and Chapter 26 to Amend Not-For-Profit Liquor License Fees, 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 Authorizing a Vehicle Sales Agreement with Enterprise Fleet Management.** The Water/Water Reclamation Departments seek to gain approval for the sale of City of Rochelle vehicles through Enterprise Fleet Management. Vehicles to be sold are: 2015 Chevy C1500 Silverado, VIN 1GCNCPEH3FZ412499 2011 Chevrolet Sierra, VIN 1GB3CZCG7BF253225 2015 Chevy City Express Van, VIN ending 723346. Superintendent of Water/Water Rec was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move Resolution R2026-10, a Resolution Authorizing the Sale of Surplus Property Pursuant to a Vehicle Sales Agreement with Enterprise Fleet Management, Inc, 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 Waiving Competitive Bidding Requirements and Authorizing the Purchase of a New Bobcat E60 R2-Series Compact Excavator Under Sourcewell Contract 020223-CEC.** Rochelle's Public Works Department maintains a significant amount of essential public infrastructure. Excavation is often required in maintaining this infrastructure and compact excavators are used to increase operational efficiency and enhance the department's ability to maintain this infrastructure. Compact excavators are highly adaptable and can be equipped with various attachments such as buckets, hydraulic breakers, compactors, augers, all of which can quickly be attached and detached allowing one machine to complete many different tasks. Public Works has operated Bobcat equipment for over 20 years. During this time, Bobcat machines and attachments have proven to be dependable and efficient. For these reasons Public Works would like to continue operating Bobcat equipment. The Public Works 2026 budget includes funds to purchase one new Bobcat E60 R2-Series Compact Excavator in the amount of \$93,073.82 from Bobcat of Dixon under Sourcewell Contract 020223-CEC. Director of Public Works Tim Isley was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 2026-13, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a New Bobcat E60 R2- Series Compact Excavator Under Sourcewell Contract 020223-CEC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
8. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a New Kubota M6 Tractor Under Sourcewell Contract 112624-KBA.** The purpose of this memorandum is to request City Council authorization for the purchase of one new Kubota M6 utility tractor for use by the Public Works Department. This purchase will replace the department's existing 2010 Kubota 9540 and enhance the department's ability to maintain City infrastructure efficiently throughout the year. Rochelle Public Works Department maintains 53 miles of roadside ditch and over 65 acres of City owned rights of way, property, and easements. City staff use tractors with rotary batwing mowers to efficiently maintain the vegetation growing in these areas, which also helps control the spread of noxious weeds, limits the spread of invasive species, and reduces the habitat for pests like rodents and mosquitoes. Tractors like the Kubota M6 are needed because they provide the horsepower necessary to pull and power a 15-foot batwing mower, and they are designed to handle difficult terrain such as steep slopes, ditches, and uneven ground where conventional lawn

equipment is ineffective and unsafe. The proposed Kubota M6 tractor is a multipurpose tractor providing sufficient horsepower and compatibility with a range of attachments, allowing this tractor to be used year-round for multiple maintenance tasks such as loading supplies and material, grading, tilling, snow removal, as well as mowing operations. The Public Works Department has operated Kubota tractors for nearly 20 years and during this time has found them to be effective and reliable machines. Director of Public Works Tim Isley was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2026-14, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a new Kubota M6 Tractor under Sourcewell Contract 112624-KBA, 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:** At 7:29 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move the Council recess into executive session for the discussion of the (appointment, employment, Compensation, discipline, performance and/or dismissal) of specific employee(s). Section (c) (1)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. At 9:56 P.M. Motion made by Councilor Shaw-Dickey, Seconded by Councilor T. McDermott, **"I move the Council return to open session."** Voice vote all in favor. Motion passed 7-0.
- IX. ADJOURNMENT:** At 9:56 P.M. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move the Council adjourn."** Voice vote all in favor. Motion passed 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk