



**MINUTES**  
**CITY OF ROCHELLE**  
**Monday, April 25, 2022 at 6:30 PM**

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Joy Alsop.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Mayor Bearrows. Absent: Councilor Gruben. A quorum of six were present. Also present were City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** Sound the Alarm - Month of May
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report - Announcement of Sound the Alarm Event 5/14/2022 from 9am - 4pm, Leslie Luther of the Red Cross and Fire Chief Sawlsville are requesting volunteers to help install free smoke alarms for the Rochelle residents.  
 Thanked the local Girl Scouts for the cookie donation to Council and City staff.  
 Thanked RTHs Board of Education, Kishwaukee College and all City staff who assisted planning the Hiring Expo Event held 5/6/2022 at RTHS from 12:30 - 4:30 PM.
  2. Council Members  
 Councilor Arteaga reminds all to come and join the Cinco de Mayo event in Downtown Rochelle from 4 - 11PM. Also there will be one more committee meeting held at City Hall Council Chambers from 6-7PM.  
 Councilor T. McDermott thanked City Engineer Sam Tesreau and Public Works Director Tim Isley for assisting with a water situation in the basement of the Flagg Township Museum.
  3. RACF - Planes, Trains and Automobiles. Executive Director of Rochelle Area Community Foundation and Board Member Jacob Becker gave a presentation to Council.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
    - a) City Council Meeting Minutes - 04/11/22
    - b) Check Register #200915-201011, #201012, #201013-201081
    - c) Accept and Place on File Balance Sheet - March 2022
    - d) Accept and Place on File Budget Report - March 2022
 Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.
  2. **Resolution Authorizing the City Manager to Execute a First Amendment to the Re-Development Agreement with Salt 251 aka C.C.S. Golf, LLC.** The current agreement with Mr. Scanlan states annually, the City of Rochelle shall calculate the amount of available tax increment, which shall be equal to the total tax increment generated solely by the Property ("Available Tax Increment") for that year. The city agrees to provide developer with an amount equal to fifty percent (50%) of the Available Tax Increment commencing upon increment being deposited in the Special Tax Allocation Fund ("STAF"), as such term is provided for by the Act, and for the subsequent life of the Redevelopment Project Area, up to a cumulative amount equal to and not to exceed Two

Hundred Fifty Thousand and No/100th Dollars (\$250,000.00) of developer eligible redevelopment project costs. Such amounts shall be provided to developer annually within ninety (90) days of receipt of the tax increment in the STAF ("Annual Developer Payments"). The remaining 50% of the Available Tax Increment shall first be utilized by the city to reimburse itself for costs incurred by the city to form the redevelopment project area. Any tax increment generated by the other properties within the TIF district shall belong solely to the city and which tax increment shall also first be used by the city to reimburse itself for its costs incurred in forming the Redevelopment Project Area. The costs incurred by the city to form the Redevelopment Project Area is \$150,000.00. To the extent the city fully reimburses itself for its costs incurred in forming the Redevelopment Project Area prior to the developer receiving \$250,000 in TIF assistance, then the developer shall receive 100% of the Available Tax Increment until such time as the full assistance amount of \$250,000.00 has been paid to the developer or the expiration of the Redevelopment Project Area, whichever occurs first. Mr. Scanlan has submitted more than \$250,000 in TIF eligible expenses. As of January 1, 2022, The City has paid \$40,000 towards the \$250,000 in reimbursable expenses. Mr. Scanlan is requesting the city pay the remaining balance over the next year in two installments. If the city agrees to the amendment, he will waive \$30,000 of remaining balance owed. The two payments will be \$89,500 payable June 1, 2022, and \$89,500 June 1, 2023. The City does have the reserves in place to pay both installments in the manner being requested and this proposal will save the city \$30,000 in TIF eligible reimbursements Mr. Scanlan is legally entitled to. Jeff Fiegenschuh and Mr. Scanlan were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R22-17, a Resolution Authorizing the City Manager to Execute a First Amendment to the Redevelopment Agreement with Salt 251 aka C.C.S. Golf, LLC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class B Liquor License for Da-Place to Create One Class B Liquor License for Lisa's Pub.** The City has received a request from Lisa Schwarz for the business at 215 Lincoln Hwy and deleting the liquor license for Da-Place and creating a liquor license for Lisa's Pub. The Class B liquor license allows for the retail sale on the premises of specified alcoholic liquor as well as other packaged retail sale of liquor. The current owners of Da-Place will surrender their liquor license effective upon sale of business. Once the sale of business is finalized the current owners will return their liquor license to the City Clerk's office to issue the new owners of Lisa's Pub liquor license. The amendment will have no impact on the total of liquor license for Class B. Rose Huéramo was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 22-5342, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class B Liquor License for Da-Place to Create One Class B Liquor License for Lisa's Pub for the location at 251 Lincoln Hwy, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.
4. **Motion to Issue a Notice of Withdrawal to the Illinois Municipal Insurance Cooperative ("IMIC").** The City of Rochelle is a member of Illinois Municipal Insurance Cooperative ("IMIC") since 2018, which covers our Risk Insurance, including Workers' Comp. As part of our fiduciary responsibility this year we'll conduct an RFQ for risk insurance effective January 1, 2023. This process is to obtain bids from IMIC and competitors to determine the best coverage/cost for the City of Rochelle. To insure we are following the proper steps, we'll need to submit to IMIC a "Notice of Withdrawal". The "IMIC" Bylaws requires a copy of the written resolution adopted by the Mayor & Council authorizing the Notice of Withdrawal. Although we are not formally submitting our notice to withdrawal at this time, we are only preparing for the possibility after completing the RFQ. Human Resources Director was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"I move Resolution R22-18, a Resolution Authorizing the City Manager to Issue a Notice of Withdrawal to the Illinois Municipal Insurance Cooperative"**

**("IMIC"), be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

5. **Motion to Approve Intergovernmental Personnel Benefits Cooperative Premium Renewal Rates for July 1, 2022 - December 31, 2023.** In September of 2017, the City Council approved a Resolution, and the City of Rochelle became a member of Intergovernmental Personnel Benefits Cooperative (IPBC) starting in 2018 in the sub pool known as Quad Cities Health Insurance Pool (QCHIP). Blue Cross/Blue Shield of Illinois is the insurance carrier with only a PPO option to all full-time employees. IPBC's fiscal year is based on July 1-June 30th and our rate changes with the fiscal year in July even though our plan year is based on the calendar year. The premiums are a shared cost with the City and employees, those with start date prior to 1/1/2020, currently paying 16% of the monthly premium for single coverage and 19% of the monthly premium for family coverage. Those employees that started after January 1, 2020, they are on "tier 2" with single at 20% and family at 25%. In 2021 we added a 3rd tier, which is a part of the Fire Department CBA, with firefighters shared rates at 16% for single and 19% for family. The IPBC board approved the 2022/2023 premium rates for the members and the sub pools and were presented to the members in mid-March. The renewal rate for Rochelle is 3.3%, which is a slight increase to the premium amounts. IPBC also voted to align premium increases with plan years and adjust the rates accordingly. Our 3.3% increase is for 18 months, and the next increase will be effective 1/1/2024. The total premium increases: family from \$2,078.70 to \$2,147.30 and single from \$810.57 to \$837.32. In 2023 we will conduct an RFP to ensure we continue to get the best coverage/rates for both the City and our employees. The premium history: The rate increase is only a 12.11% increase from 2017 prior to IPBC. This is an average increase of 2.42% over 5 years.

BCBS	2016	\$	1,888.37	\$ 736.35	
BCBS	2017	\$	1,915.27	\$ 746.84	
IPBC/BCBS	1/1/2018-06/30/2019	\$	1,941.52	\$ 757.08	1.37%
IPBC/BCBS	7/1/2019-6/30/2020	\$	1,786.20	\$ 696.57	-8%
IPBC/BCBS	7/1/2020-6/30/2021	\$	1,888.01	\$ 736.21	5.70%
IPBC/BCBS	7/1/2021-6/30/2022	\$	2,078.70	\$ 810.57	10.9%
IPBC/BCBS	1/1/2022-12/31/2023	\$	2,147.30	\$ 837.32	3.30%

Nancy Bingham was available for questions. Motion made by Councilor Hayes, Seconded by Councilor Shaw-Dickey, **"I move Council approve the Intergovernmental Personnel Benefits Cooperative Premium Renewal Rates for July 1, 2022 - December 31, 2023."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nsys: None. Motion passed 6-0.

6. **Resolution Authorizing the Retention of Fehr-Graham for Professional Services Related to the Replacement of Two At-Grade Railroad Crossings.** The rail crossing at Steam Plant and Caron Roads are 17 years old and is beginning to deteriorate. The crossing panels are exhibiting potholes and in some cases the panels are loose and can become hazardous if not replaced. The Staff solicited proposals from four engineering firms for the engineering, design, and project management services on this project. Fehr-Graham was the only firm that provided a proposal. The Railroad Capital Projects Fund has over \$1M on hand and will cover the cost of the engineering and construction costs. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R22-19, a Resolution Authorizing the Retention of Fehr-Graham for Professional Services Related to the Replacement of Two At-Grade Railroad Crossings, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

7. **Resolution Authorizing the Execution of a Third Amendment to the Amended and Restated Land Lease Agreement.** Sky Team Inc. located at the Chicagoland Skydiving Center has requested a Land Lease Amendment to allow repurposing of a small section of land at the Rochelle Municipal Airport-Koritz Field to increase their current tent camping area. This Amendment also permits Sky Team Inc. to relocate a fence, at their expense, within their leased property area, keeping the tent camp area separated from the flight activity area. Airport Manager Mike Hudetz was available for questions. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Resolution R22-20, a Resolution Authorizing the Execution of a Third Amendment to the Amended and Restated Land Lease Agreement, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.
8. **Resolution Authorizing the Execution of an Agreement with Northern Illinois Ambulance Billing, Inc.** In January of 2014, the City of Rochelle entered into a contract with Northern Illinois Ambulance Billing Inc. located in Mendota Illinois to provide all ambulance billing services. In 2017 the City renewed the contract with NIAB. During the 2021 audit it was discovered that the current ambulance billing contract with NIAB had not been renewed. In talks with the NIAB regarding renewing the contract, NIAB agreed to reduce their collection fee from 9% to 8% of total fees collected. If approved the terms of the proposed contract will run through May of 2023 with an automatic renewal for an additional four years if all parties are in agreement. Fire Chief Dave Sawlsville was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R22-21, a Resolution Authorizing the Execution of an Agreement with Northern Illinois Ambulance Billing, Inc., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.
9. **Resolution Authorizing the City Manager to Execute an Agreement Between the City of Rochelle and the Illinois State Toll Highway Authority.** The Illinois Tollway Authority has offered to enter into an Intergovernmental Agreement with the City of Rochelle to offset the cost associated with responding to emergency calls on the Illinois Tollway system. The Agreement stipulates that when the fire department responds to a call for service on the tollway, the Tollway Authority will pay directly to the City of Rochelle \$500.00 per call. This agreement does not prohibit the city's ability to directly bill patients for ambulance services or companies for hazardous material spills. Fire Chief Sawlsville was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R22-22, a Resolution Authorizing the City Manager to Execute an Intergovernmental Agreement Between the City of Rochelle and the Illinois State Toll Highway Authority, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

**VII. DISCUSSION ITEMS: Liquor License Resort Classification.** In 2012, when the liquor code was updated, the Resort classification was deleted as no businesses held a license in that classification. Recent applications would benefit from both the addition of a Resort classification and a slight change in the original wording of that classification. Comfort Inn & Suites Rochelle located at 1133 N. 7th St. and Holiday Inn Express located at 1240 Dement Rd. Comfort Inn & Suites have each requested a liquor license. Holiday Inn Express was originally approved for a R-1 liquor license on June 13, 2016. At the ending year of 2021 they decided not to renew their liquor license and would reconsider for the year 2023. Since, they have decided to reapply for their liquor license. In reviewing the Municipal Code, the businesses do not qualify to be categorized as a R-1. Both business plan to sell liquor to their patrons and make it available for meetings and or guests as desired. It is our understanding that the Comfort Inn & Suites Rochelle and Holiday Inn Express does not intend to operate a bar.

Class R-1 is defined as: *Class R-1 licenses. Class R-1 licenses shall authorize the retail sale of beer and wine by restaurants for consumption on the premises in connection with the sale of meals. No bar is permitted on the premises.*

January 9, 2012, it was approved to delete the Resort Classification since there were none in effect. City Clerk Rose Huéramo was available for questions.

- VIII. EXECUTIVE SESSION:** At 7:35PM, motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move the Council recess into Executive Session to discuss the purchase or lease of real property for City's use. Section (c) (5) and setting of a price for sale or lease of property owned by the City, Section (c) (6)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

At 8:05PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

- IX. ADJOURNMENT:** At 8:06 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 6-0.

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John Bearrows, Mayor

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Rose Huéramo. City Clerk