



MINUTES
CITY COUNCIL MEETING
Monday, April 27, 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, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Councilmen Hayes to be able to participate remotely due to a work conflict."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. A quorum of seven were present. Also present: Interim City Manager Sam Tesreau, Deputy City Clerk Rosie Belmonte, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Arbor Day - April 24, 2026
 2. Motorcycle Awareness Month – May
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Mayor expressed appreciation to all who attended the Child Abuse Prevention event held at City Hall. Provided a reminder of the upcoming Town Hall meeting for business owners scheduled for Tuesday, May 19, at 5:30 p.m. Informed the community about the City's Facebook page featuring "Local Government 101." Extended thanks to all departments for their work on the downtown project. Announced the "Pets and People" event to be held on Saturday, May 2, at 1:00 p.m. at the fountain located at the Flag Township Museum.
 2. Council Members: Councilwoman Arteaga informed the community of the upcoming Cinco de Mayo event to be held at the Recreation Center from 3:00 p.m. to 11:00 p.m.
- V. PUBLIC COMMENTARY:** Residents Christian Bailey and Ben Baar spoke regarding their concerns about the proposed data center. John Favia and Zach Lamotta, spokespersons for Project Crossroads (data center), reported that the expansion phases two and three have been formally withdrawn, with the project now capped at 48 megawatts and proceeding as a single-phase development.
- VI. DISCUSSION ITEMS:** None.
- VII. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 4/13/26
 - b) Approve Special City Council Meeting Minutes - 3/30/26
 - c) Approve Special City Council Meeting Minutes - 3/31/2026
 - d) Approve Payroll - 3/30/26-4/12/26
 - e) Approve Payment Registers - 4/13/26, 4/20/26
 - f) Accept & Place on File - March FinancialsMotion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"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. **A Resolution Authorizing a Development Agreement Between Midwest Power Investors, LLC and the City of Rochelle.** Since the beginning of 2025 the former City Manager, City Attorney and staff have been working on a development agreement for a potential data center located north of Steward Road, west of the BNSF RR and south of I-88. Subsequently on March 3, 2025 City Council approved an amendment to the Zoning ordinance to define and further allow a Data Center in an I1,

I2 and I3 zoning district. After months of developing said agreement, City and RMU staff along with the City Attorney and the developer held a public informational meeting in November 2025 to discuss the proposed project. In February 2026 City and RMU staff presented the draft agreement as a City Council discussion item with a follow-up business action item to occur in the near future. Summary items of the agreement are as follows:

Phase I

- Construction of Phase I Electrical Improvements, including substation upgrades, dedicated feeder, primary metering (City constructs and paid by Midwest)
- Midwest funds all Phase I Electrical work up to \$4.1M Cap and overages if they occur
- Midwest must purchase all electricity for Phase I from City until costs are recovered
- City must make up to 48 MW available upon completion of the improvements
- Midwest funds all Phase I water and sewer infrastructure estimated at \$2.8M with surety being required before construction begins. Up to 50,000 GPD to the subject site along with fiber optic service.
- Midwest funds all roadway improvements to Steward Road, along property frontage, including design, planning, widening, drainage, lighting, ROW and easements plus escrow or surety at 110% of approved estimated costs
- Phase I impact fee is \$50,000 due when 48 MW power is available to the site

Phase II

- Midwest may expand facility capacity to an additional 100 MWs which will require a tripartite agreement with MW, City and ComEd

Phase III

- Midwest may expand facility capacity beyond 150 MWs which will require a tripartite agreement with MW, City and ComEd

Additional site development conditions

- City has reasonable approval over the appearance of the development as well as suppression measures to reduce sound that are generated from the subject property
- Midwest shall not construct a data center storage facility on the portion of the subject property lying north of I-88 for Phase I, II or III

RMU has incorporated conditions that all increases in capacity charges, NITS charges, Transmission charges, above our current levels, will be the responsibility of the developer and DC occupants.

City/RMU benefits

- Expanded infrastructure along Steward Road including electrical upgrades, water and sewer extensions, roadway and pedestrian path improvements
- Additional revenue to RMU in excess of \$1M and the UTF of about \$400K annually.
- Additional property tax to the community taxing bodies even if the EZ is abated.
- Additional revenue will help defray costs associated with RMU Integrated Resource Plan to be completed over the next 12 months.

Interim City Manager Sam Tesreau was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-12 be taken off the table."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermot, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-12, a Resolution Authorizing a Development Agreement between Midwest Power Investors, LLC and the City of Rochelle, be approved."** Voting Yea: None. Nays: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Motion denied 0-7.

3. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing a Purchase of Four Transformers from Wesco Distribution Under Sourcewell Contract 091422-WES.** Staff is requesting approval to purchase the following transformers from Wesco through the Sourcewell cooperative purchasing program: Two (2) 1500 kVA transformers Two (2) 2500 kVA transformers

Sourcewell is a competitively solicited cooperative purchasing program that satisfies local bidding requirements and allows RMU to procure equipment at favorable pricing without conducting a separate bid process. These transformers will be maintained as stock inventory to replace units that have been installed on recent and ongoing projects, ensuring adequate backup equipment is available for system reliability. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 2026-21, an Ordinance Waiving Competitive Bidding Requirements and Authorizing a Purchase of Four Transformers from Wesco Distribution Under Sourcewell Contract 091422-Wes, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **A Resolution Authorizing a Vehicle Sales Agreement with Enterprise Fleet Management.** The Electric Department seeks approval for the sale of City of Rochelle 2011 Ford F750 Super Duty Pickup through Enterprise Fleet Management. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"I move Resolution R2026-21, a Resolution Authorizing a Vehicle Sales Agreement with Enterprise Fleet Management, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **A Resolution Authorizing Adoption of the Amended City of Rochelle Safety Compliance Program.** The City of Rochelle's Safety Compliance Program was created in 2020. This written program encompasses all departments and outlines the City's overall safety strategy, while departmental safety manuals and SOPs/SOGs provide detailed procedures specific to work tasks within a department. To ensure regulatory compliance and to reflect new and safer techniques and technologies, the City collaborated with Fehr Graham to assist in reviewing, revising, and adding to our current safety programs.
Considering this, the following programs were reviewed and/or revised to address regulatory updates and program deficiencies: Personal Protective Equipment, Hearing Conservation, Fire Prevention Plan, Respiratory Protection, Electrical Safety, Confined Space Entry, Hazard Communication, Bloodborne Pathogens, Accident/Illness Investigation and Reporting, Excavation and Trenching, Hot Work Safety, Control of Hazardous Energy (LOTO), OSHA Recordkeeping, Powered Industrial Truck, and Fall Protection and Ladder Safety.
Safety programs added include:
 Respirable Crystalline Silica Safety Program and Exposure Control Plan, Job Hazard Assessment & Job Briefing Policy, Extreme Temperature Exposure Control Plan, First Aid and Medical Record Access, and a Contractor Safety Handbook.
Significance of these programs:
 These written programs provide a roadmap for a safe workplace by transforming safety practices from reactive to proactive. Once approved, these programs will be available on the ESS platform and in the HR Department. Human Resources Risk and Safety Coordinator Britt Zick was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R2026-22, a Resolution Authorizing Adoption of the Amended City of Rochelle Safety Compliance Program, 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 an Engineering Services Agreement with Willett Hofmann & Associates, Inc. for the Parking Lot at the corner of North Main Street and 5th Avenue.** On June 26, 2023, the City Council authorized entering into a professional services agreement with Willett Hofmann & Associates, Inc. in connection with the Rebuild Illinois Downtowns and Main Streets Capital Grant project, as outlined in the staff memo dated June 26, 2023. That grant-funded project included downtown parking lot improvements, construction of a new parking lot, and the construction of a new public restroom facility. Council subsequently approved Resolution R23-083

authorizing Willett Hofmann & Associates, Inc. to provide the related professional services for that overall project. The current engineering proposal from Willett Hofmann & Associates, Inc., dated March 25, 2026, is for final engineering, bidding assistance, construction engineering, and staking services for the new Municipal parking lot at the northeast quadrant of 5th Avenue and Main Street, with a total fee not to exceed \$36,700.00. Because this work is a continuation and implementation of the same grant-related parking lot improvements previously initiated by Council action, it is reasonable and in the City's best interest to waive competitive bidding and approve the attached engineering agreement. Doing so promotes continuity of design, familiarity with the project background, and efficiency in moving the project forward within the established scope and schedule. Interim City Manager Sam Tesreau was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R2029-23, a Resolution Authorizing an Engineering Services Agreement with Willett Hofmann & Associates, Inc. for the Parking Lot at the corner of North Main Street and 5th Avenue, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, Mayor Bearrows. Nays: None. Motion passed 7-0.

7. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing an Emergency Repair to Well 12.** Well 12 is located on Hayes Rd. The pump experienced equipment failure on 3/31/2026. At the same time, the Water Department was in the process of starting Well 8 up after the recent completion of its treatment upgrades. During this process, Well 8 was intermittently offline. It is required by the IEPA that the city be able to meet the water demand with the largest well down. In an effort to repair the equipment as swiftly as possible, Municipal Well and Pump came the next day to remove the pump, motor and additional equipment. On April 1, 2026, Municipal Well and Pump took the pump and motor to their shop for inspection and testing of the cable and electrical components. They made all necessary repairs and the reinstallation was started on April 22, 2026. The Water Department is asking Council to waive competitive bidding post repair. It was critical that Well 12 get back online as soon as possible. Superintendent of Water/Water Rec Adam Lanning was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2026-22, an Ordinance Waiving Competitive Bidding Requirements and Authorizing an Emergency Repair to Well 12, 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 an Emergency Repair of the City's Vactor Truck by Standard Equipment.** The Vactor Truck is a heavy-duty vehicle used by the Water Department, Streets Department, and Electric Department to maintain their facilities. The Vactor experienced performance issues and was taken to Standard Equipment for repair. The initial performance issues were caused by the fluid coupler. When an inspection of parts was completed, it was determined that both fans are compromised and need replacement. If the fans are not replaced, it is highly likely that the Vactor transmission will experience a catastrophic failure. We are asking the Council to waive competitive bidding since Standard Equipment has possession of the vehicle and it is disassembled on their site. The fans were an unexpected and untimely breakdown found during another repair. Multiple departments use and count on this vehicle to be available. Streets, Electric, and Water Department will divide the cost of the invoice. Superintendent of Water/Water Rec Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2026-23, an Ordinance Waiving Competitive Bidding Requirements and Authorizing an Emergency Repair of the City's Vactor Truck by Standard Equipment, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, Mayor Bearrows. Nays: None. Motion passed 7-0.

9. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing Aersen USA Corporation to Repair Blower Number Three at the Wastewater Treatment Plant.** The aeration blowers at the WWTP are components for the biological treatment of wastewater, and one is in need of repair. Due to proprietary nature of the equipment, the original manufacturer is uniquely qualified to provide the maintenance necessary. The Water Reclamation Department is asking to waive competitive bidding to permit Aersen to complete the repair. They are capable of providing compatible equipment and performing the service that meets the original design and operational requirements with seamless integration. Superintendent of Water/Water Rec Adam Lanning was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2026-24, an Ordinance Waiving Competitive Bidding Requirements and Authorizing Aersen USA Corporation to Repair Blower Number Three at the Wastewater Treatment Plant, 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:** None.

- IX. **ADJOURNMENT:** At 8:03 P.M. Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Rosie Belmonte, Deputy City Clerk