



MINUTES
CITY COUNCIL MEETING
Monday, September 11, 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, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, and City Clerk Rose Huéramo.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** Chamber of Commerce Week September 10 -16, 2023 & Constitution Week September 17- 23, 2023.
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Due to construction RMU Customer Service will temporarily relocate to City Hall starting the week of September 18th. A moment of silence in remembrance for 9/11 and thank you to Councilor Tom McDermott for his service after the 9/11 attack.
 2. Council Members: None.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve Minutes of Special City Council Meeting - 8/22/23
 - b) Approve Minutes of City Council Meeting - 8/28/23
 - c) Approve Payroll - 8/7/23-8/20/23
 - d) Approve Check Registers- 207655-207749, 207750, 207756-207838
 - e) Approve a Resolution Authorizing New Illinois Funds Accounts
 - f) Approve Special Event Request - RTHS Homecoming Parade
 Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"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 Waiving Competitive Bidding for the Purchase of a skid loader from Johnson Tractor, Inc.** Sourcewell performed the competitive bidding process for this piece of equipment, resulting in a final sales price of \$71,936.70 for a Kubota S-Series Skid Loader from Johnson Tractor, current machine is 2008 Case 420. This machine has recently proved to be too small for some of the tasks we perform including lifting transformers and foundations in back yards. Our current unit will still be utilized for smaller projects and as a backup machine as there is quite frequently the need to have 2 machines in the field. The new unit will also be on tracks which will assist with leveling of areas during restoration work. Blake Toliver Superintendent of Electric Operations was available for questions. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Resolution R23-97, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Skid Loader form Johnson Tractor, Inc, be approved."** 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 Variance of Lot Coverage for 315 N. 11th Street - Parcel 24-24-351-002.** The petitioner is seeking a variance of lot coverage for a proposed deck and driveway for the property located at 315 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the lot is covered approximately 44%. The petitioner is requesting to cover approximately 63%, which is an additional 19% lot coverage with the proposed deck and driveway.

The petitioner is requesting a variance to provide current and future improved access for handicap family members by installing a deck, which would be elevated above ground level and would reduce the amount of drop off from the back door to the ground level. Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot. On Tuesday, September 5, 2023, the Planning and Zoning Commission voted 6-0 to approve the variance of code for 315 N. 11th Street. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5436, an Ordinance Approving a Variance of Lot Coverage for 315 N. 11th Street, Parcel 24-24-351-00, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **Resolution Authorizing the Allocation of ARPA Funds to Public Safety.** The City of Rochelle received approximately \$1,230,566 in two installments from the Federal Government through the American Rescue Plan Act. To date, funds have been utilized for water and sewer projects and updates to Railfan Park as the funds were appropriated for infrastructure and tourism projects. Approximately \$100,000 remains and staff recommends transfer of this amount to the ambulance fund to further fund public safety projects including building upgrades at the Police & Fire Departments. Jeff Fiegenschuh, City Manager was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R23-98, a Resolution Authorizing Additional uses for the American Rescue Plan Act Funds, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nay: None. Motion passed 7-0.

VII. **DISCUSSION ITEMS: TIF Alternate Revenue Bonds.** Staff has identified numerous infrastructure projects (site redevelopment, installation of parking lots and sidewalks, moving electric infrastructure underground, street reconstruction & other improvements) that are needed for the further development of the downtown area. Rather than saving up year over year due to increasing costs, staff recommends taking advantage of the potential of a low interest rate environment and issue bonds. The debt service payments will be paid out of downtown TIF through the life of the TIF and this will not require a property tax rate increase. If you are supportive the next step will be the authorizing ordinance formally allowing staff and bond counsel to determine if this option is feasible for the City of Rochelle. The City's financial advisors anticipate rates in the 5% range and the debt service will only run 15-20 years to coincide with the remaining life of the TIF. The anticipated annual debt service payments will be approximately \$90,000-\$150,000 annually. A copy of the power point from Baird is included with the report. Photos of possible projects were also displayed that could be funded by the bond proceeds. Stephan Roberts, Baird Public Finance attended remotely. Jeff Fiegenschuh, City Manager was available for questions.

VIII. **EXECUTIVE SESSION:** None.

IX. **ADJOURNMENT:** Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"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

Rose Huéramo, City Clerk