



MINUTES
CITY COUNCIL MEETING
Monday, April 10, 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, Gruben, Shaw-Dickey, Arteaga, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Proclamation - Child Abuse Awareness Month – April
Telecommunicators Week - April 9-15, 2023.
 2. Good News – Rochelle Municipal Utility for being rated in the Top 25% for Reliability Utility in the Country.
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Personally, and Publicly thanked Council Member John Gruben for his service to the community. Congratulations and welcome back Councilmen Tom McDermott and Bil Hayes who will be returning for another term on City Council. Thoughts and prayers for Louisville Community from the mass shooting.
 2. Council Members None.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
 - a) Approve City Council Meeting Minutes - 3/27/2023
 - b) Accept and Place on File Planning & Zoning Committee Minutes - 3/6/23
 - c) Approve Payroll - 3/6/23-3/19/23
 - d) Approve Check Register - 3/27/23, 4/3/23
 - e) Approve Special Event Request - Cut the Square, Flagg Twp. Museum
 Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move consent agenda Items (a) through (e) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **An Ordinance Approving a TIF Redevelopment Agreement with NextGen Ventures Rochelle, LLC.** Nextgen Ventures Rochelle is the developer who is developing the site located at Highway 251 and Flagg Road. They will be leasing the site to Breakthru Beverage. They are requesting a TIF redevelopment agreement with the city to close their potential funding gap and to assist with property redevelopment including, but not limited to, a new loading dock on the south side of the facility, site/infrastructure improvements, and façade and landscaping improvements. The terms of the agreement include the following:
 - 1) Seeking reimbursement of \$700,000 of \$1,700,000 of TIF eligible expenses
 - 2) Seeking 85% of increment created by the site redevelopment.
 - 3) Payments payable by December 31st of each year, beginning December 31, 2024. Like other agreements, the developer will have to show proof the property tax bill is paid in full and provide paid receipts for all TIF eligible expenses.

- 4) Substantial completion of the project by December 31, 2024. Full completion by December 31, 2025
- 5) 5th year true up payment to ensure there is enough increment being generated to meet the \$700,000 total. If sufficient increment is not generated, the corridor TIF will fund an amount appropriate to ensure the developer meets the \$700,000. The potential payment ensures the total amount of \$700,000 is obtained.
- 6) Developer/Tennent agree to not file any property tax protests on the property until such time as the \$700,000 total has been paid in full.
- 7) At this time, the developer will only be utilizing the access off Flagg Road and Highway 251, so no improvements to 8th Street will be needed.

City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 23-5413, an Ordinance Authorizing the City Manager to Execute Intergovernmental Redevelopment Agreement between the City of Rochelle and Nextgen Ventures Rochelle, LLC for Hwy 251 and Flagg Road Center, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Council approve the motion as amended updates correcting Flagg Road: TIF."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Authorizing the City Manager to Execute a Change Order for the Development of the Rochelle Intermodal Transload Center.** Last Fall the City and GREDCO began the development of the Rochelle Intermodal Transload Center. The improvements to the City's side of the project have been largely funded by a grant through the Illinois Department of Commerce (DCEO). The development of the Container Yard has been funded through GREDCO. CHS has made a request for a fumigation lot be added to the development of the intermodal container operation. This added service provided by CHS will increase the volumes of containers that will move through the RITC. To provide an area for fumigating containers, new features needed to be added to the RITC. These include:

- 1) Installation of a security gate, cameras, and fence at the entrance of the RITC – City responsibility
- 2) Provide a concrete 14" deep pad to stack/fumigate containers. – GREDCO responsibility
- 3) Power line run from the street, across the CY, to illuminate the east end of the yard – Shared responsibility.
- 4) Provision for a storage area for equipment – GREDCO responsibility

Porter Bros out of Rock Falls IL is the contractor who is constructing the improvements and has provided the cost estimates for the Change Order. Improvements under the change order that are built on City property will be covered by the City. Improvements that are located on the GREDCO property will be covered by GREDCO. The improvements which are located on both properties will be funded 50/50 between the City and GREDCO. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-70, a Resolution Authorizing the City Manager to Execute a Change Order for the Development of the Rochelle Intermodal Transloading Center, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

4. **An Ordinance Waiving Competitive Bidding and Awarding Johnson Tractor the Purchase Order for a Mini Excavator.** Recently, three bids were solicited from equipment dealers for the purchase of a mini excavator through the Sourcewell program. The excavator will be used to perform small construction jobs such as repairing main breaks, relocating fire hydrants, service line repairs/installation and valve replacements. Currently, we have been using a 10+ year old

combination back hoe to perform this type of work and upgrading to the mini excavator will greatly improve the ease of operation and efficiency. The three bids are listed below:

Johnson Tractor - \$91,853.88

Bobcat of Rockford - \$98,597.32

Altorfer Cat - \$106,888.00

Johnson Tractor was the lowest bid and specified a Kubota K series with multiple attachments to aid in small construction jobs. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5414, an Ordinance Waiving Competitive Bidding Requirements and Awarding Johnson Tractor to Purchase a Mini Excavator in the amount of \$91,853.88, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **A Resolution Authorizing a Change Order for Tri-City Electric for Installation of Transformers.** With several price increases and a change in scope of work to be completed we are asking to approve a change order with Tri-City Electric. The change in the scope of work included reconductoring and replacing poles between N 12th St and Woolf Ct. It was discovered during construction upon inspection of the line that the poles and conductor were in poor condition and wouldn't carry the load needed to support the back feed from Tilton school. These poles were more than 40 years old and posed a public safety issue if we continued to use them with the old conductor. This work was critical to the project as it allowed the back feed to be used from the transformer placed at Tilton school. There were also numerous parts used in the construction process that once ordered had significant price increases. City Manager Jeff Fiegenschuh and City Attorney Dominick Lanzito were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move Resolution R23-71, a Resolution Authorizing the City Manager to Execute a Change Order with Tri-City Electric for Diesel Plant Upgrades Phase 1 in the amount \$224,792, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

VII. DISCUSSION ITEMS: Rochelle Intermodal Transload Center Expansion Grant Update: Economic Development Director Jason Anderson gave an explanation about the 5.2-million-dollar grant awarded to the City of Rochelle and how it will be used in the expansion to Intermodal Transload Center.

VIII. EXECUTIVE SESSION: At 7:25, Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Council recess into executive session to discuss the purchase or lease of property for City use Section (c) (5)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:43 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

IX. ADJOURNMENT: At 7:46 PM, Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

City Clerk, Rose Huéramo

File Attachments for Item:

- 1. Proclamation - Child Abuse Awareness Month



City of Rochelle,
Illinois
Office of the Mayor
Proclamation

Child Abuse Awareness Month

WHEREAS, in Federal fiscal year 2021, 3.9 million reports were made to child protective services; and

WHEREAS, child abuse and neglect is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS, our children are our most valuable resources and will shape the future of the City of Rochelle; and

WHEREAS, child abuse can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS, protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS, effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS, communities must make every effort to promote programs and activities that create strong and thriving children and families; and

WHEREAS, we acknowledge that we must work together as a community to increase awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

WHEREAS, prevention remains the best defense for our children and families.

NOW, THEREFORE, I, John Bearrows Mayor of the City of Rochelle, do hereby proclaim April 2023 as **NATIONAL CHILD ABUSE PREVENTION MONTH** in the City of Rochelle and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Rochelle to be affixed this 10th day of April 2023.

John Bearrows, Mayor

Attest: _____
RoseMary Huéramo, City Clerk



File Attachments for Item:

2. Proclamation - Telecommunicators Week - April 9-15, 2023



City of Rochelle, Illinois
Office of the Mayor
Proclamation

National Public Safety Telecommunicators Week
April 9-15, 2023

Whereas, emergencies can occur at any time that require police, fire, or emergency medical services; and,

Whereas, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

Whereas, the safety of our police officers, firefighters and paramedics is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Rochelle emergency communications center; and,

Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

Whereas, Public Safety Telecommunicators are the single vital link for our police officers, firefighters, and paramedics by monitoring their activities by radio, providing them information and ensuring their safety; and,

Whereas, Public Safety Telecommunicators of the Rochelle Police Department have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

Whereas, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year;

Therefore, Be It Resolved that I, John Bearrows, Mayor of the City of Rochelle declares the week of April 9 - 15, 2023, to be **National Public Safety Telecommunicators Week** in the City of Rochelle, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Dated this 10th day of April 2023

John Bearrows, Mayor

Attest: _____
RoseMary Huéramo, City Clerk



File Attachments for Item:

1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:

- a) Approve City Council Meeting Minutes - 3/27/2023
- b) Accept and Place on File Planning & Zoning Committee Minutes - 3/6/23
- c) Approve Payroll - 3/6/23-3/19/23
- d) Approve Check Register - 3/27/23, 4/3/23
- e) Approve Special Event Request - Cut the Square, Flagg Twp. Museum



MINUTES
CITY COUNCIL MEETING
Monday, March 27, 2023 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows, prayer was said by Pastor Katherine Paisley.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor John Bearrows. Absent Councilor Shaw-Dickey. 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:**
1. Retiree Recognition - Terry Inman, Deputy Chief of Police for his 21 plus years of service. An open house will be held on April 4th from 3pm – 5pm at City Hall.
 2. New Employee Introduction - Ryan Neuenkirchen, Lab Technician B - Pre-Treatment
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Reminds all should have plan in place for any severe weather. Requested a moment of silence for the Nashville mass shooting victims and families. Announced the Capes family put together a mini putt at the library for the kids during spring break, it will be open on Tuesday, Wednesday, and Thursday 3/28-3/30.
 2. Council Members: Councilor T. McDermott praised the police department for their quick response for a street altercation he reported on.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
 - a) Approve City Council Meeting Minutes - 03/13/23
 - b) Accept & Place on File Planning & Zoning Commission Meeting Minutes - 12/5/22
 - c) Approve Payroll - 02/20/23-03/05/23
 - d) Approve Check Registers - 205420-205535, 205536-205602
 - e) Annual Police Pension Treasurer's Report - March 2023
 - f) February Financials
 - g) 2022 Zoning MapMotion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move consent agenda Items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 2. **An Ordinance Accepting and Approving the Proposal from Lite Construction for the Improvements to 333 Lincoln Highway, Rochelle, Illinois.** The 2023 budget includes \$225,000 for building updates at 333 Lincoln Highway for the RMU Customer Service and Finance Departments. The upgrades to the lobby space will include enhanced safety features and a handicap accessible. Two bids were received and were within \$50 of one another. Staff recommends proceeding with the low bidder, Lite Construction of Montgomery, IL for \$174,950. The City's engineering firm, Cordogan & Clark, has experience in working with Lite Construction. Work is

anticipated to take place in the summer of 2023 and internal discussions are underway to relocate staff and offer an alternate location for in-person customer service for three weeks during the project. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 23-5412, an Ordinance Accepting and Approving the Proposal from Lite Construction for the Improvements to 333 Lincoln Highway for the amount of &174,950, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **A Resolution Approving the Purchase and Sale Agreement with St. Patrick's Catholic Church for Acquisition of Property at 916 S. Main Street.** City staff approached the St. Patrick Catholic Church leaders about the possibility of purchasing property at 916 S. Main Street earlier this year. The property, located in the southwest corner of the Veterans Parkway and S. Main Street, is at the intersection of a main truck route and in an area that is planned for roadway reconstruction and widening over the next 2 years. This project will require additional right of way to accommodate those road improvements and utility adjustments or relocation. Furthermore, the proposed property is adjacent to the future Fire and Utility training facility being planned immediately south. The City Manager submitted an offer letter in late February for the parcel in the amount of \$125,000. Subsequently, the Church has accepted that offer. A Purchase and Sale Agreement has been developed by the City Attorney and approved by the Church and its legal counsel with certain conditions contained in the agreement. As mentioned, it is expected that approximately 0.5 acres of Road Right of Way will be dedicated via Final Plat from this parcel for Phase 2 of the South Main Street reconstruction MFT project from Veterans Parkway to Steam Plant Road. The overhead/underground utility adjustments for that construction project is expected to begin in late 2024. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Resolution R23-65, a Resolution Approving the Purchase and Sale Agreement with St. Patrick's Catholic Church for Acquisition of Property at 916 S. Main Street for the amount of \$125,000, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
4. **A Resolution Authorizing an Agreement with BHMGM Inc. for a Generation Planning Study.** The purpose of the study is to assess the existing generation infrastructure in support of current pricing and future development. The study will entail analyzing the generation department, including engines, generators, and market pricing to determine areas of needed improvement and quantify the probable future needs / expansion of the power generation department. This analysis will provide Rochelle with a roadmap to having adequate, reliable, and efficient generation capacity for the future. The following critical items will be evaluated during the study: 1. Load Existing Generation Heat Rates 2. Generation Market Review: 3. System Evaluation 4. Investigate the Day Ahead Market 5. Generation Long-Term Planning the Electric department has had a long-standing relationship with BHMGM and they are the most suitable party to conduct this study. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-66, a Resolution Authorizing the Retention of BHMGM Engineers, Inc. for Engineering Services for a Generation Planning Study not to exceed the cost of \$75,000, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
5. **A Resolution Establishing Utility Services Price Schedules Based Upon the March 17, 2023, Rate Design Report Prepared by Utility Financial Solutions, LLC.** With current market volatility we contracted with Utility Financial Solutions to develop a new electric pricing schedule based on RMU's cost of service. UFS has developed a 3-year plan that will result in small increases to the customer charge to help cover the fixed costs of the utility. The first-year changes also include small decreases in rates to accommodate the increase in customer charge. The new 2023 rate structure results in a 1.11% increase in rates. This resolution will approve the first year of increases. The

customer charge increases are as follows: Rate 110,115,120 Current \$9 New \$10 Rate 150 Current \$150 New \$180 Rate 151 Current \$225 New \$240 Rate 160,163 Current \$260 New \$270 Rate 165 Current \$250 New \$260 Rate 167 Current \$260 New \$332. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor Gruben, Seconded by Councilor Arteaga, **"I move Resolution R23-67, a Resolution Establishing Utility Services Price Schedules Based Upon the March 17, 2023, Rate Design Report Prepared By Utility Financial Solutions, LLC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

6. **A Resolution Authorizing the 2023 Waste Collection Rate as Authorized in the 2021 Waste Collection Agreement.** Northern Illinois Disposal Service provides residential, commercial, industrial, institutional, and governmental solid waste pickup, residential landscape waste, and residential recycling collection services to Rochelle. On October 25th, 2021, Rochelle City Council passed Resolution R21-51, A resolution authorizing the execution of an extension to the agreement between Northern Illinois Disposal Services, INC., and the City of Rochelle. Subject to provisions of this agreement, the rate for residential, commercial, industrial, institutional, and governmental solid waste collection may be increased or decreased, no more often than once a year beginning on April 1, 2023, and there after annually on April 1, based on the percentage increase or decrease during the immediately preceding twelve month period, in the Consumer Price Index (CPI) for Garbage and Trash Collection as published by U.S. Department of Labor, Bureau of Labor Statistics; provided, however that in no event shall such increase be less than three percent (3%) nor more than four percent (4%). Currently, the monthly charge for residential solid waste, recycling, and yard waste collection is \$12.00 per dwelling. The annual increase for April 1, 2023, will be a minimum of \$0.36 (\$12.36), or a maximum of \$0.48 (\$12.48). Public Works Director Tim Isley was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Resolution R23-68, a Resolution Amending Annual Rate Increase for Waste Collection for 2023, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

VII. **DISCUSSION ITEMS:** None.

- VIII. **EXECUTIVE SESSION:** Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move that Council recess into executive session to discuss pending or imminent litigation. Section (c) (11) and the purchase or lease of real property for City's use. Section (c) (5)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

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

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

John Bearrows, Mayor

Rose Huéramo, City Clerk

PLANNING & ZONING COMMISSION
Monday, March 6, 2023
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 6, 2023 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: Colwill, McKibben, McLachlan, McNeilly, Swinton and Wolter. Myers attended at 6:01 p.m. Absent: None. Non-voting members absent: None. There was a quorum of seven present. Also present were Michelle Knight, Geoff Starr, Michelle Pease, Casey Heuer, Councilwoman Shaw-Dickey and Mayor Bearrows. McKibben moved, seconded by McLachlan, **“I move the minutes of the December 5, 2022 Planning and Zoning Commission meeting as presented be approved.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Swinton and Wolter. Nays: none. Motion carried 6-0.

Public Commentary: None

Commissioner Comments: None

Business Items: None

Discussion Items: Pete Iosue with Teska Associates, Inc., was hired as the consultant for updating the City’s Comprehensive Plan. Pete explained the process and gave an overview of the intended schedule for the process. Pease introduced the committee that will be working on the Comprehensive Plan. The committee consists of Mayor John Bearrows, Commissioner Claude McKibben, Councilwoman Kate Shaw-Dickey, Community Development Staff Michelle Pease, Michelle Knight and Geoff Starr and GIS Coordinator Casey Heuer.

Adjournment: Motion made by McLachlan, seconded by Swinton, **“I move to adjourn the regularly scheduled meeting of the Planning and Zoning Commission of March 6, 2023.”** A roll call vote was taken. Ayes: Colwill, McKibben, McLachlan, McNeilly, Myers, Swinton and Wolter. Nays: none. Motion carried 7-0.

The Planning and Zoning Commission adjourned at 6:44 p.m.

Michelle Knight
City of Rochelle



Rochelle, IL

Council Payroll Check Register

Employee Pay Summary

Pay Period: 3/6/2023-3/19/2023

Packet: PYPKT00451 - PPE 03.19.23
Payroll Set: Payroll Set 01 - 01

Employee	Employee #	Payment Date	Number	Net
ADAMS, GARRY	00102	03/24/2023	5095	1,088.69
ALVAZI, SENADA	00408	03/24/2023	4993	1,480.08
ALDRIDGE, KYLE	00509	03/24/2023	5037	29.72
ANATRA, NICK	00508	03/24/2023	5090	1,942.84
ANDERSON, JASON T	00296	03/24/2023	5070	3,715.33
ARTEAGA, ROSAELIA	00536	03/24/2023	1115	168.08
BAKKER, CODY	00539	03/24/2023	5038	278.97
BANESKI, ELVIS	00379	03/24/2023	4994	3,161.46
BAYLOR, RYAN E	00204	03/24/2023	5024	2,795.38
BEARROWS, JOHN B	00453	03/24/2023	4982	688.74
BECK, CORY	00294	03/24/2023	4995	1,839.54
BECK, JOHN M	00141	03/24/2023	5067	3,175.40
BEERY, RYAN T	00340	03/24/2023	4996	2,894.00
BELMONTE, ROCIO	00423	03/24/2023	4988	1,228.58
BERKELEY, REBECCA	00575	03/24/2023	5039	262.20
BETTNER, DANIELLE	00531	03/24/2023	5107	1,897.37
BINGHAM, NANCY L	00380	03/24/2023	5124	2,377.80
BIRD, JASON	00520	03/24/2023	5113	230.87
BJORNEBY, JACOB	00469	03/24/2023	5096	2,470.94
BOEHLE, MATTHEW	00444	03/24/2023	5097	1,576.63
BOEHM, MARK	00556	03/24/2023	5125	1,302.45
BRASS, NATHANIEL W	00566	03/24/2023	4997	1,976.54
BRAUHN, MICHAEL	00587	03/24/2023	5091	1,927.60
BRENNAN, THOMAS	00534	03/24/2023	5120	186.78
BRIDGEMAN, KYLE C	00478	03/24/2023	5073	2,299.84
BROOKS, SARAH	00460	03/24/2023	5108	2,558.06
BRUST, PATRICK	00490	03/24/2023	5116	2,698.53
BURDIN, JASON E	00263	03/24/2023	5098	4,581.52
CARDOTT, CHRISTINA	00317	03/24/2023	5126	2,139.21
CARLS, TYLER J	00179	03/24/2023	5025	2,914.02
CARR, CARMEN	00541	03/24/2023	4998	1,163.19
CECH, ERIC T	00393	03/24/2023	5082	1,806.13
CHRISTOPHERSON, TYLER	00483	03/24/2023	5026	2,897.31
CONDON, JILLIAN	00545	03/24/2023	5127	1,629.07
COX, CHRISTOPHER T	00446	03/24/2023	5099	2,835.38
CRAWFORD, ERIK L	00123	03/24/2023	5051	2,149.50
CUNNINGHAM, ANDREW R	00027	03/24/2023	5083	2,031.65
DAUGHERTY, MICHAEL A	00559	03/24/2023	5052	1,927.56
DICUS, RON	00576	03/24/2023	5121	127.70
DOUGHERTY, KENNETH R	00418	03/24/2023	5027	2,853.64
EDWARDS, BRIAN E	00181	03/24/2023	5028	1,984.87
ELDRED, HANNAH G	00589	03/24/2023	4999	864.61
EVANS, BILLY GREGG	00550	03/24/2023	5040	531.64
FENWICK, NATALIE Z	00428	03/24/2023	5122	337.14
FIGENSCUH, JEFFREY	00463	03/24/2023	4991	3,470.42
FLANAGAN, ROBERT H	00383	03/24/2023	5053	1,376.57
FOWLER, KAYLEE	00554	03/24/2023	5084	2,099.04
FRANKENBERRY, PHILLIP C	00030	03/24/2023	5000	2,177.32
FRIDAY, MARGARET F	00297	03/24/2023	5071	2,485.05
FULGENCIO, MICKAYA	00577	03/24/2023	5109	1,248.72
GILLIAM, JAMES R	00322	03/24/2023	1116	3,072.03

Employee	Employee #	Payment Date	Number	Net
GILLIS, ANGELA	00192	03/24/2023	5041	887.73
GILLIS, AUSTIN	00413	03/24/2023	5042	304.59
GOOD, JEREMY M	00334	03/24/2023	5029	3,155.50
GRUBEN, JOHN E	00494	03/24/2023	4983	173.08
HAAN, WILLIAM A	00270	03/24/2023	5001	2,551.31
HAMILTON, MITCH A	00425	03/24/2023	5123	2,856.41
HAYES, WILLIAM T	00250	03/24/2023	4984	173.08
HELGREN, CURTIS	00476	03/24/2023	5030	2,027.47
HERNANDEZ, AUTUMN	00557	03/24/2023	5110	1,241.99
HEUER, CASEY	00552	03/24/2023	5117	1,939.91
HIGBY, ERIC M	00105	03/24/2023	5002	2,549.26
HOLDEN, ERIC	00569	03/24/2023	5114	1,588.05
HORN, WENDY E	00058	03/24/2023	5062	1,742.25
HOWARD, CASEY	00555	03/24/2023	5100	4,089.73
HUDETZ, MICHAEL L	00422	03/24/2023	5119	1,432.44
HUERAMO, BIANCA	00572	03/24/2023	5003	903.33
HUERAMO, ROSE MARY	00415	03/24/2023	4989	1,640.70
INMAN, TERRENCE L	00148	03/24/2023	5004	2,500.12
ISLEY, TIMOTHY P	00249	03/24/2023	5054	2,408.18
JACKSON, SYDNEY L	00562	03/24/2023	5006	1,702.21
JACKSON, CANDICE	00551	03/24/2023	5005	1,269.42
JAKYMIW, JAMES M	00367	03/24/2023	5007	2,952.31
JOHNSON, BENJAMIN C	00166	03/24/2023	5031	2,192.44
JOHNSON, LEVI	00543	03/24/2023	5043	215.45
JOHNSON, TODD A	00069	03/24/2023	5101	3,007.49
JOHNSON, JARED	00048	03/24/2023	5118	1,761.45
KALTENBACH, JOHN L	00281	03/24/2023	5008	2,749.59
KELLER, DANIEL W	00211	03/24/2023	5074	2,368.44
KNIGHT, MICHELLE	00174	03/24/2023	5063	1,823.40
KNIGHT, JAMES WALKER	00585	03/24/2023	5092	2,434.41
KOVACS, RYAN	00384	03/24/2023	5009	2,083.99
LANNING, ADAM	00392	03/24/2023	5075	3,299.23
LEWIS, JOSH R	00338	03/24/2023	5032	3,114.21
LOPEZ, EMILIA	00580	03/24/2023	5044	52.44
LUXTON, TOD	00535	03/24/2023	5076	2,357.13
MANNING, CASSIDY C	00424	03/24/2023	5102	1,898.78
MARTIN, RANDY L	00090	03/24/2023	5055	2,363.44
MCDERMOTT, DANIEL W	00038	03/24/2023	4985	118.08
MCDERMOTT, THOMAS	00063	03/24/2023	4986	164.86
MCGILL, MICHAEL	00462	03/24/2023	5045	362.30
MEDINE, JUSTIN	00487	03/24/2023	5085	2,067.40
MESSER, NOAH	00581	03/24/2023	5046	717.74
MILLER, RYAN	00540	03/24/2023	5086	2,517.00
MILOS, KRISTOFER	00512	03/24/2023	5056	2,510.75
MITCHELL, ANGELA K	00163	03/24/2023	5021	259.35
MORRIS, MANDI R	00168	03/24/2023	5111	807.93
MOWRY, TROY	00324	03/24/2023	5103	3,970.65
MUELLER, JESSICA CM	00510	03/24/2023	5087	2,102.18
MULHOLLAND, JAY A	00442	03/24/2023	5077	2,786.05
MUSSELMAN, JEFFREY J	00200	03/24/2023	5088	2,084.68
NAMBO, LUISA	00273	03/24/2023	5010	1,660.55
NEUENKIRCHEN, RYAN J	00590	03/24/2023	1117	1,693.68
OLSZEWSKI, ROBIN L	00373	03/24/2023	5011	1,620.67
OLSZEWSKI, BRITTANY	00546	03/24/2023	4990	677.16
OWEN, TREVOR D	00399	03/24/2023	5013	2,358.19
OWEN, ALISON	00409	03/24/2023	5012	1,550.44
PATTERSON, PRISCILLA	00523	03/24/2023	5022	264.35
PAVIA, PETER	00485	03/24/2023	5014	3,255.93
PEARSON, ROGER	00522	03/24/2023	5023	259.35

Packet: PYPKT00451 - PPE 03.19.23
 Payroll Set: Payroll Set 01 - 01

Employee	Employee #	Payment Date	Number	Net
PEASE, MICHELLE J	00222	03/24/2023	5064	2,645.68
PREWETT, ZACHARY	00327	03/24/2023	5033	4,112.95
RANGEL, DWAYNE	00455	03/24/2023	5078	2,403.97
RODABAUGH, AARON C	00213	03/24/2023	5015	2,466.88
ROGDE, ANDREW C	00410	03/24/2023	5104	1,712.49
ROGERS, JESSICA E	00530	03/24/2023	5128	1,875.59
ROGERS, CASSIE L	00202	03/24/2023	5016	2,114.67
SALINAS, JAVIER	00538	03/24/2023	5047	183.39
SARABIA, JASMINE	00582	03/24/2023	5048	484.82
SAWLSVILLE, DAVID W	00046	03/24/2023	5034	3,135.87
SCHABACKER, BRAD J	00348	03/24/2023	5057	1,903.52
SCHECK, PHILLIP D	00588	03/24/2023	5089	1,771.47
SEDIG, MOLLY	00568	03/24/2023	5065	1,940.11
SESTER, JOSEPH R	00129	03/24/2023	5017	2,664.52
SHAFER, DUSTIN J	00480	03/24/2023	5093	2,132.49
SHAW-DICKEY, KATHRYN E	00452	03/24/2023	4987	158.08
SILVA, BARTOLOME	00586	03/24/2023	5018	1,567.51
SMART, CLIFFORD A	00127	03/24/2023	5079	1,965.61
SMITH, BETH A	00441	03/24/2023	5049	58.99
SPEARS, NICHOLAS J	00362	03/24/2023	5058	1,967.54
STARR, GEOFFREY	00495	03/24/2023	5066	2,098.49
STEFFENS, SUSAN F	00584	03/24/2023	5080	1,335.22
SULLIVAN, JAMEY A	00356	03/24/2023	5105	2,903.14
SUNESON, SARA L	00252	03/24/2023	5112	1,414.22
TESREAU, SAMUEL C	00276	03/24/2023	5068	3,502.44
THOMPSON, JENNIFER R	00364	03/24/2023	4992	2,470.25
TIMM, NATHAN K	00414	03/24/2023	5059	1,917.87
TOLIVER, BLAKE A	00205	03/24/2023	5106	3,011.81
TYSZKA, TIMOTHY L	00350	03/24/2023	5115	1,803.19
UNDERWOOD, JASON M	00217	03/24/2023	5035	3,886.36
VALDIVIESO, JOSHUA	00318	03/24/2023	5050	118.87
VANKIRK, COLTON	00496	03/24/2023	5060	2,412.62
VANVICKLE, ZECHARIAH	00548	03/24/2023	5036	1,735.91
VILLALOBOS, EDDIE V	00560	03/24/2023	5061	2,663.47
WARD, CURTIS W	00331	03/24/2023	5069	2,004.76
WATERS, SHANE A	00430	03/24/2023	5094	2,013.83
WEEKS, JOYCE L	00401	03/24/2023	5072	433.86
WILLIAMS, DAWSON	00517	03/24/2023	5081	2,057.61
WITTENBERG, MATTHEW E	00282	03/24/2023	5019	3,084.10
YOUNG, ABBY	00489	03/24/2023	5020	1,547.63
ZAGOREN, MATTHEW	00591	03/24/2023	1118	559.36
ZICK, BRITTNEY	00571	03/24/2023	5129	1,690.18
Totals:			282,507.30	



Rochelle, IL

Payment Register

APPKT01500 - Check Run 03-27-23

Bank: Allocated Cash - Allocated Cash

Vendor Number	Vendor Name	Payment Type	Payment Number	Payment Date	Total Vendor Amount	Payment Amount
	Void	**Void Check	205643	03/27/2023	0.00	0.00
09793	926 CUSTOM EMBROIDERY	Check	205617	03/27/2023	150.00	150.00
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	001066	St Paddy's Parade Supplies	03/13/2023	03/13/2023	0.00	150.00
03006	ABC SUPPLY CO. INC.	Check	205618	03/27/2023	1,037.00	1,037.00
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	45640374	Single Bore Door 3/4 Weld Frame/Geo pac OSB 3/4	03/09/2023	03/09/2023	0.00	1,037.00
03429	ADVANCE AUTO PARTS	Check	205619	03/27/2023	32.55	32.55
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	6632-ID-332211	Part For CAT Unit R125	12/19/2022	12/19/2022	0.00	32.55
10151	ALTORFER INDUSTRIES, INC	Check	205620	03/27/2023	778.91	778.91
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	P52C0170460	Parts For Servicing CAT Wheel Loaders	03/08/2023	03/08/2023	0.00	778.91
10663	AMAZON CAPITAL SERVICES	Check	205621	03/27/2023	1,481.69	1,481.69
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	16N3-CKPP-NK7G	Fluke Meter Case/ Meter Testing leads	03/20/2023	03/20/2023	0.00	72.79
	1CQ4-7K37-7KKC	Traps	03/21/2023	03/21/2023	0.00	36.49
	1G46-X67K-FHYJ	LCD Monitor Stand Council Chambers	03/16/2023	03/16/2023	0.00	480.91
	1HVT-17DL-13G1	HR Office Supplies	03/09/2023	03/09/2023	0.00	42.98
	1JND-X9PJ-9NW9	Bulletin Board For Rosie's Office	03/15/2023	03/15/2023	0.00	22.19
	1LJV-K1CW-16K6	FR Clothing	03/20/2023	03/20/2023	0.00	259.90
	1TF9-J6JN-H61T	Kitchen Supplies	03/16/2023	03/16/2023	0.00	65.25
	1TGN-YY6F-194Y	HR Office Supplies	03/09/2023	03/09/2023	0.00	16.19
	1W9R-4YYL-37J7	St. Paddy's Parade Supplies	03/09/2023	03/09/2023	0.00	484.99

Payment Register

Vendor Number INC1042	Vendor Name AMERICAN LEAK DETECTION					Total Vendor Amount 500.00
Payment Type Check	Payment Number 205622		Payment Date 03/27/2023			Payment Amount 500.00
Payable Number 13335	Description 1115 4th ave- Leak Detection	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00		Payable Amount 500.00
Vendor Number 01850	Vendor Name ANIXTER, INC					Total Vendor Amount 111.10
Payment Type Check	Payment Number 205623		Payment Date 03/27/2023			Payment Amount 111.10
Payable Number 5598619-02	Description #685 Minor Inventory	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 111.10
Vendor Number 00044	Vendor Name BATTERIES PLUS BULBS					Total Vendor Amount 40.30
Payment Type Check	Payment Number 205624		Payment Date 03/27/2023			Payment Amount 40.30
Payable Number P60815885	Description 12V Sealed Batteries	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 40.30
Vendor Number 10906	Vendor Name BRIDGESTONE GOLF, INC.					Total Vendor Amount 854.83
Payment Type Check	Payment Number 205625		Payment Date 03/27/2023			Payment Amount 854.83
Payable Number INV-1003150742	Description golf balls	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 298.35
Payable Number INV-1003151960	Description golf balls	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 556.48
Vendor Number 10036	Vendor Name BULBS.COM					Total Vendor Amount 140.94
Payment Type Check	Payment Number 205626		Payment Date 03/27/2023			Payment Amount 140.94
Payable Number FA3456	Description PAPI Bulbs	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00		Payable Amount 140.94
Vendor Number 07323	Vendor Name CAPPEL'S COMPLETE CAR CARE					Total Vendor Amount 408.00
Payment Type Check	Payment Number 205627		Payment Date 03/27/2023			Payment Amount 408.00
Payable Number 37307	Description Bi-Annual Testing	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00		Payable Amount 408.00
Vendor Number 08642	Vendor Name CHARLES PRODUCTS, LLC.					Total Vendor Amount 639.62
Payment Type Check	Payment Number 205628		Payment Date 03/27/2023			Payment Amount 639.62
Payable Number PSI-131399	Description RR Park Merchandise	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 639.62
Vendor Number 09112	Vendor Name CINTAS					Total Vendor Amount 715.70
Payment Type Check	Payment Number 205629		Payment Date 03/27/2023			Payment Amount 715.70
Payable Number 4149311343	Description MATS AND TOWELS	Payable Date 03/14/2023	Due Date 03/14/2023	Discount Amount 0.00		Payable Amount 186.59
Payable Number 4149458299	Description Rags & Rug Services	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 76.42
Payable Number 4149458513	Description Floor Mats/Shop Towels/Lab Coats	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 103.15
Payable Number 4149458528	Description Floor Mats/Shop Towels	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 166.21
Payable Number 4150010461	Description MATS AND TOWELS	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 183.33

Payment Register

Vendor Number INC1029	Vendor Name CORDOGAN CLARK & ASSOCIATES, INC.					Total Vendor Amount 9,728.85
Payment Type Check	Payment Number 205630			Payment Date 03/27/2023		Payment Amount 9,728.85
Payable Number 25750	Description Schematic Design - 333 Security Project	Payable Date 09/15/2022	Due Date 09/15/2022	Discount Amount 0.00		Payable Amount 6,569.23
26198	Construction Documents - 333 Security Project	03/15/2023	03/15/2023	0.00		3,159.62
Vendor Number 04492	Vendor Name DELL MARKETING L.P.					Total Vendor Amount 33.25
Payment Type Check	Payment Number 205631			Payment Date 03/27/2023		Payment Amount 33.25
Payable Number 10659633465	Description Microsoft 365 Licenses	Payable Date 03/18/2023	Due Date 03/18/2023	Discount Amount 0.00		Payable Amount 33.25
Vendor Number 03353	Vendor Name ELLEN BURGESSON, INC					Total Vendor Amount 2,850.00
Payment Type Check	Payment Number 205632			Payment Date 03/27/2023		Payment Amount 2,850.00
Payable Number 1720	Description CDBG PI Grant # 20-242016 Grant Administration	Payable Date 03/12/2023	Due Date 03/12/2023	Discount Amount 0.00		Payable Amount 2,850.00
Vendor Number 10428	Vendor Name ENTERPRISE FM TRUST					Total Vendor Amount 7.00
Payment Type Check	Payment Number 205633			Payment Date 03/27/2023		Payment Amount 7.00
Payable Number FBN4651326	Description Cemetery EFM #116 Maintenance	Payable Date 01/05/2023	Due Date 01/05/2023	Discount Amount 0.00		Payable Amount 7.00
Vendor Number 08397	Vendor Name ENVIROSCIENCE					Total Vendor Amount 900.00
Payment Type Check	Payment Number 205634			Payment Date 03/27/2023		Payment Amount 900.00
Payable Number 17425-1	Description Ac48Cerio/Ac96Fish/Shipping-cda/ppa	Payable Date 03/08/2023	Due Date 03/08/2023	Discount Amount 0.00		Payable Amount 900.00
Vendor Number 07183	Vendor Name FLETCHER & SIPPEL LLC					Total Vendor Amount 2,566.50
Payment Type Check	Payment Number 205635			Payment Date 03/27/2023		Payment Amount 2,566.50
Payable Number 51599	Description Steam Plant and Caron Road Legal Fees	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 2,566.50
Vendor Number 10057	Vendor Name FRIENDLY FARMS LTD					Total Vendor Amount 1,000.00
Payment Type Check	Payment Number 205636			Payment Date 03/27/2023		Payment Amount 1,000.00
Payable Number 5131	Description Petting Zoo - Cinco de Mayo	Payable Date 05/06/2023	Due Date 05/06/2023	Discount Amount 0.00		Payable Amount 1,000.00
Vendor Number 03278	Vendor Name GOVERNMENT FINANCE OFFICERS ASSOC.					Total Vendor Amount 170.00
Payment Type Check	Payment Number 205637			Payment Date 03/27/2023		Payment Amount 170.00
Payable Number 2323005	Description GFOA Dues - C Cardott	Payable Date 02/28/2023	Due Date 02/28/2023	Discount Amount 0.00		Payable Amount 170.00

Payment Register

Vendor Number 00493	Vendor Name GROVERS SERVICES, LLC					Total Vendor Amount 4,800.00
Payment Type Check	Payment Number 205638			Payment Date 03/27/2023		Payment Amount 4,800.00
Payable Number 032023	Description Trimmed/Removed Trees Week of March 13th	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 4,800.00

Vendor Number 10256	Vendor Name HAWKINS, INC.					Total Vendor Amount 2,203.70
Payment Type Check	Payment Number 205639			Payment Date 03/27/2023		Payment Amount 2,203.70
Payable Number 6424951	Description Azone 15 1 LB Mini -Bulk	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 2,203.70

Vendor Number INC1251	Vendor Name HICKS QUARTERS					Total Vendor Amount 1,732.50
Payment Type Check	Payment Number 205640			Payment Date 03/27/2023		Payment Amount 1,732.50
Payable Number 39971988	Description Window film for 333 Lincoln Hwy	Payable Date 11/09/2022	Due Date 11/09/2022	Discount Amount 0.00		Payable Amount 1,732.50

Vendor Number 10519	Vendor Name HOPE OF OGLE COUNTY					Total Vendor Amount 250.00
Payment Type Check	Payment Number 205641			Payment Date 03/27/2023		Payment Amount 250.00
Payable Number 031523	Description Sponsorship - Cinco K	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 250.00

Vendor Number 08580	Vendor Name HR DIRECT					Total Vendor Amount 1,529.83
Payment Type Check	Payment Number 205642			Payment Date 03/27/2023		Payment Amount 1,529.83
Payable Number INV13346648	Description HR - Compliance Annual Fee	Payable Date 03/04/2023	Due Date 03/04/2023	Discount Amount 0.00		Payable Amount 89.99
INV13346649	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346650	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346651	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346652	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346653	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346654	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346655	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346656	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346657	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346658	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346659	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346660	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346661	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346662	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346663	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99
INV13346664	HR - Compliance Annual Fee	03/04/2023	03/04/2023	0.00		89.99

Vendor Number 06221	Vendor Name HUMANA HEALTH CARE PLANS					Total Vendor Amount 290.10
Payment Type Check	Payment Number 205644			Payment Date 03/27/2023		Payment Amount 290.10
Payable Number 030123	Description Ambulance Refund - E Lynch	Payable Date 03/01/2023	Due Date 03/01/2023	Discount Amount 0.00		Payable Amount 290.10

Payment Register

Vendor Number	Vendor Name					Total Vendor Amount
05890	ICC - PUBLIC UTILITY FUND					300.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205645			03/27/2023	100.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
031723-2	ICC 2017 AGR Late Fee	03/17/2023	03/17/2023	0.00	100.00	
Check	205646			03/27/2023	200.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
031723	ICC 2015 AGR Late Fee	03/17/2023	03/17/2023	0.00	200.00	
Vendor Number	Vendor Name					Total Vendor Amount
03285	IL STATE POLICE					232.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205647			03/27/2023	232.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
032023	911 Voip Charges	03/20/2023	03/20/2023	0.00	232.88	
Vendor Number	Vendor Name					Total Vendor Amount
05282	JOHNSON TRACTOR					1,226.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205648			03/27/2023	1,226.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
IR86817	Zero Turn Mower's Service Supplies	03/16/2023	03/16/2023	0.00	194.95	
WR59567	Manufacture/Install Lights/brackets on Kubota Cab	03/17/2023	03/17/2023	0.00	1,031.85	
Vendor Number	Vendor Name					Total Vendor Amount
00342	LAWSON PRODUCTS, INC.					561.24
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205649			03/27/2023	561.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9310434231	SHOP SUPPLIES	03/15/2023	03/15/2023	0.00	285.89	
9310441960	SHIM STOCK	03/17/2023	03/17/2023	0.00	275.35	
Vendor Number	Vendor Name					Total Vendor Amount
10269	MARCO					85.63
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205650			03/27/2023	85.63	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33576019	Copier Rental	03/03/2023	03/03/2023	0.00	85.63	
Vendor Number	Vendor Name					Total Vendor Amount
00660	MCMASTER-CARR SUPPLY CO					1,660.54
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205651			03/27/2023	1,660.54	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
94394528	SHEET OF GASKET MATERIAL	03/14/2023	03/14/2023	0.00	400.47	
94401266	SHEET OF GASKET MATERIAL	03/14/2023	03/14/2023	0.00	780.64	
94561307	SHEET OF GASKET MATERIAL	03/16/2023	03/16/2023	0.00	272.28	
94570869	SHEET OF GASKET MATERIAL	03/16/2023	03/16/2023	0.00	207.15	
Vendor Number	Vendor Name					Total Vendor Amount
10563	MEDICARE PART B					358.37
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205652			03/27/2023	224.18	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
030123	Ambulance Refund - R Kersten	03/01/2023	03/01/2023	0.00	224.18	
Check	205653			03/27/2023	134.19	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
031623	Ambulance Refund - E G Manning	03/16/2023	03/16/2023	0.00	134.19	

Payment Register

Vendor Number	Vendor Name					Total Vendor Amount
01726	MIDWEST MAILWORKS, INC					5,451.03
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205654			03/27/2023	5,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
031623	prepaid postage for mailings	03/16/2023	03/16/2023	0.00	5,000.00	
Check	205655			03/27/2023	451.03	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
241835	complete mailroom service	03/09/2023	03/09/2023	0.00	451.03	
Vendor Number	Vendor Name					Total Vendor Amount
06674	MID-WEST TRUCKERS ASSOC., INC.					970.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205656			03/27/2023	970.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
23719	2023 CDL Annual Queries	03/15/2023	03/15/2023	0.00	970.00	
Vendor Number	Vendor Name					Total Vendor Amount
00028	MODERN SHOE SHOP					508.48
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205657			03/27/2023	508.48	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
013902	Work Boots For Eddie Villalobos & Erik Crawford	03/14/2023	03/14/2023	0.00	508.48	
Vendor Number	Vendor Name					Total Vendor Amount
00384	MONROE TRUCK EQUIPMENT					362.46
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205658			03/27/2023	362.46	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
24808	Trk#155 &156 Wing Plow Brckts For Winter Operation	03/10/2023	03/10/2023	0.00	362.46	
Vendor Number	Vendor Name					Total Vendor Amount
00415	NAPA AUTO PARTS ROCHELLE					675.76
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205659			03/27/2023	394.72	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
049482	Extra Stock For R119	03/15/2023	03/15/2023	0.00	131.88	
049502	Oil & Fuel Filters For Dozer R150	03/16/2023	03/16/2023	0.00	99.97	
049510	Part For Truck R213	03/16/2023	03/16/2023	0.00	22.09	
049529	Air Filters For Dozer R150	03/16/2023	03/16/2023	0.00	140.78	
Check	205660			03/27/2023	212.79	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
049478	Vehicle Battery/ Core Deposit	03/15/2023	03/15/2023	0.00	212.79	
Check	205661			03/27/2023	68.25	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
048729	Def Fluid	03/03/2023	03/03/2023	0.00	55.96	
048731	Replacement Knob	03/03/2023	03/03/2023	0.00	12.29	
Vendor Number	Vendor Name					Total Vendor Amount
01659	NICOR					443.41
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205662			03/27/2023	443.41	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10355890327-030823	nicor maintenace shop	03/08/2023	03/08/2023	0.00	181.18	
42790561023-031423	nicor pro shop	03/14/2023	03/14/2023	0.00	262.23	

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Vendor Number 04527	Vendor Name OPEN SYSTEMS INTERNATIONAL, INC					Total Vendor Amount 30,766.00
Payment Type Check	Payment Number 205663		Payment Date 03/27/2023	Payment Amount 30,766.00		
Payable Number RMU1M-SUP-20	Description OSI Monarch Support system 12 month	Payable Date 02/16/2023	Due Date 02/16/2023	Discount Amount 0.00	Payable Amount 30,766.00	
Vendor Number 08923	Vendor Name OWEN, TREVOR					Total Vendor Amount 150.70
Payment Type Check	Payment Number 205664		Payment Date 03/27/2023	Payment Amount 150.70		
Payable Number 031023	Description X Reimbursement For Ofc. Owen	Payable Date 03/10/2023	Due Date 03/10/2023	Discount Amount 0.00	Payable Amount 150.70	
Vendor Number 05859	Vendor Name P.F. PETTIBONE & CO.					Total Vendor Amount 22.00
Payment Type Check	Payment Number 205665		Payment Date 03/27/2023	Payment Amount 22.00		
Payable Number 183519	Description XID Card For Ofc Gerard	Payable Date 03/09/2023	Due Date 03/09/2023	Discount Amount 0.00	Payable Amount 22.00	
Vendor Number 07766	Vendor Name PARKER FABRICATION, INC.					Total Vendor Amount 546.28
Payment Type Check	Payment Number 205666		Payment Date 03/27/2023	Payment Amount 546.28		
Payable Number 144358	Description EXHAUST GASKETS #3 ENGINE	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00	Payable Amount 546.28	
Vendor Number INC1110	Vendor Name PEST CONTROL CONSULTANTS ILLINOIS					Total Vendor Amount 465.00
Payment Type Check	Payment Number 205667		Payment Date 03/27/2023	Payment Amount 465.00		
Payable Number 423953	Description Pest Control Wells 8,10,11,12	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00	Payable Amount 200.00	
Payable Number 423955	Description Pest Control 1030 S 7th	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00	Payable Amount 150.00	
Payable Number 423963	Description Pest Control Waste water	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00	Payable Amount 65.00	
Payable Number 424595	Description Pest Control Offices	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00	Payable Amount 50.00	
Vendor Number 00214	Vendor Name POLYDYNE INC.					Total Vendor Amount 11,385.00
Payment Type Check	Payment Number 205668		Payment Date 03/27/2023	Payment Amount 11,385.00		
Payable Number 1722552	Description Clarifloc NW-193	Payable Date 03/08/2023	Due Date 03/08/2023	Discount Amount 0.00	Payable Amount 11,385.00	
Vendor Number 00554	Vendor Name PRINTING ETC., INC.					Total Vendor Amount 2,875.00
Payment Type Check	Payment Number 205669		Payment Date 03/27/2023	Payment Amount 2,875.00		
Payable Number 23-0056	Description envelopes with printed logo	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00	Payable Amount 2,875.00	
Vendor Number 10754	Vendor Name PROFESSIONAL DVLPMT ACADEMY, LLC					Total Vendor Amount 3,000.00
Payment Type Check	Payment Number 205670		Payment Date 03/27/2023	Payment Amount 3,000.00		
Payable Number 115315-1	Description Leadership Training - DB	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00	Payable Amount 1,500.00	
Payable Number 115315-2	Description ICMA High Performance Leadership	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00	Payable Amount 1,500.00	

Payment Register

Vendor Number 01308	Vendor Name QUINN'S JEWELRY STORE					Total Vendor Amount 150.00
Payment Type Check	Payment Number 205671		Payment Date 03/27/2023	Payment Amount 150.00		
Payable Number 032723	Description 2023 Retirement Gift-Inman	Payable Date 03/27/2023	Due Date 03/27/2023	Discount Amount 0.00	Payable Amount 150.00	
Vendor Number INC1358	Vendor Name R C SALES & MANUFACTURING, INC					Total Vendor Amount 2,854.80
Payment Type Check	Payment Number 205672		Payment Date 03/27/2023	Payment Amount 2,854.80		
Payable Number 44762	Description RCQ2857 0.75 Scarper/ RCQ2858 1.5 Scarper	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00	Payable Amount 2,854.80	
Vendor Number 08908	Vendor Name R&R PRODUCTS, INC.					Total Vendor Amount 252.85
Payment Type Check	Payment Number 205673		Payment Date 03/27/2023	Payment Amount 252.85		
Payable Number CD2764271	Description roller	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00	Payable Amount 252.85	
Vendor Number INC1155	Vendor Name R.P. HOME & HARVEST					Total Vendor Amount 58.41
Payment Type Check	Payment Number 205674		Payment Date 03/27/2023	Payment Amount 58.41		
Payable Number 2846563	Description 2023 St Paddy's Day Candy	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00	Payable Amount 58.41	
Vendor Number 10207	Vendor Name ROCHELLE ACE HARDWARE					Total Vendor Amount 194.40
Payment Type Check	Payment Number 205675		Payment Date 03/27/2023	Payment Amount 194.40		
Payable Number 022823-FIRE	Description Ice Melt/Socket Set/Painting Supplies	Payable Date 02/28/2023	Due Date 02/28/2023	Discount Amount 0.00	Payable Amount 194.40	
Vendor Number 00508	Vendor Name ROCHELLE COMMUNITY HOSPITAL					Total Vendor Amount 732.00
Payment Type Check	Payment Number 205676		Payment Date 03/27/2023	Payment Amount 732.00		
Payable Number 00008404-00	Description Pre-Employment	Payable Date 02/28/2023	Due Date 02/28/2023	Discount Amount 0.00	Payable Amount 732.00	
Vendor Number 02241	Vendor Name ROCHELLE JANITORIAL SUPPLY					Total Vendor Amount 364.95
Payment Type Check	Payment Number 205677		Payment Date 03/27/2023	Payment Amount 364.95		
Payable Number 032123-1	Description Bath Tissue/Can Liners/ Upright Vacuum	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00	Payable Amount 364.95	
Vendor Number 02361	Vendor Name SHARE CORPORATION					Total Vendor Amount 1,148.32
Payment Type Check	Payment Number 205678		Payment Date 03/27/2023	Payment Amount 1,148.32		
Payable Number 228020	Description chemicals	Payable Date 03/09/2023	Due Date 03/09/2023	Discount Amount 0.00	Payable Amount 1,148.32	

Payment Register

Vendor Number 01324	Vendor Name STANDARD EQUIPMENT COMPANY					Total Vendor Amount 2,756.85
Payment Type Check	Payment Number 205679		Payment Date 03/27/2023			Payment Amount 2,756.85
Payable Number P41855	Description Parts For Sweeper R109	Payable Date 03/14/2023	Due Date 03/14/2023	Discount Amount 0.00		Payable Amount 2,756.85
Vendor Number 09833	Vendor Name STAPLES BUSINESS CREDIT					Total Vendor Amount 238.85
Payment Type Check	Payment Number 205680		Payment Date 03/27/2023			Payment Amount 238.85
Payable Number 7374880542-0-1	Description Staples-office supply	Payable Date 03/08/2023	Due Date 03/08/2023	Discount Amount 0.00		Payable Amount 9.67
7375125279-0-1	HP134A ink/Spoons/Clorox Wipes	03/17/2023	03/17/2023	0.00		183.06
7375164084-0-1	X Office Supplies	03/14/2023	03/14/2023	0.00		39.99
7605862090-1-1	Credit	03/16/2023	03/16/2023	0.00		-1.49
7605862090-2-1	Credit	03/16/2023	03/16/2023	0.00		-15.50
7605862090-3-1	Credit	03/16/2023	03/16/2023	0.00		-3.03
7605968867-1-1	office supply refund	03/16/2023	03/16/2023	0.00		-2.63
7606222681-0-1	office supplies	03/15/2023	03/15/2023	0.00		28.78
Vendor Number 03263	Vendor Name TALLMAN EQUIPMENT COMPANY, INC.					Total Vendor Amount 68.95
Payment Type Check	Payment Number 205681		Payment Date 03/27/2023			Payment Amount 68.95
Payable Number 3350576	Description GO Light Alum Body Kit/ Remote Holster	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00		Payable Amount 68.95
Vendor Number 04522	Vendor Name TURNER, DEBBIE					Total Vendor Amount 1,470.00
Payment Type Check	Payment Number 205682		Payment Date 03/27/2023			Payment Amount 1,470.00
Payable Number 2661	Description JANITORIAL SERVICES	Payable Date 03/19/2023	Due Date 03/19/2023	Discount Amount 0.00		Payable Amount 1,470.00
Vendor Number 00991	Vendor Name USA BLUEBOOK					Total Vendor Amount 976.11
Payment Type Check	Payment Number 205683		Payment Date 03/27/2023			Payment Amount 976.11
Payable Number 302105	Description Phosphorus/Ricca ph buffer/chlorine/phosphate/vial	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00		Payable Amount 976.11
Vendor Number 02437	Vendor Name WHEELER WORLD, INC.					Total Vendor Amount 1,278.67
Payment Type Check	Payment Number 205684		Payment Date 03/27/2023			Payment Amount 1,278.67
Payable Number 13454	Description GASKETS FOR #9 ENGINE	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 1,278.67
Vendor Number 06846	Vendor Name WILLIAM CHARLES ELECTRIC					Total Vendor Amount 7,795.64
Payment Type Check	Payment Number 205685		Payment Date 03/27/2023			Payment Amount 7,795.64
Payable Number 8226297-01	Description Repairing & Relocating Signal Mast	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00		Payable Amount 7,795.64

Payment Register

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
Allocated Cash	Check	119	68	0.00	117,339.75
Allocated Cash	Voided **Void Check	0	1	0.00	0.00
Packet Totals:		119	69	0.00	117,339.75

Cash Fund Summary

Fund	Name	Amount
91	Cash Allocation	-117,339.75
Packet Totals:		-117,339.75



Rochelle, IL

Payment Register

APPKT01525 - Check Run 04/03/23

Bank: Allocated Cash - Allocated Cash

Vendor Number	Vendor Name					Total Vendor Amount
	Void					0.00
Payment Type	Payment Number			Payment Date	Payment Amount	
**Void Check	205763			04/03/2023	0.00	
Vendor Number	Vendor Name					Total Vendor Amount
09793	926 CUSTOM EMBROIDERY					256.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205686			04/03/2023	256.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
001070	Embroidery Work- Hats/Ladies Fleece Jacket	03/16/2023	03/16/2023	0.00	256.00	
Vendor Number	Vendor Name					Total Vendor Amount
03006	ABC SUPPLY CO. INC.					940.44
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205687			04/03/2023	940.44	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
45637313	Rib Liner/Channel/Self Tapping Screw	03/14/2023	03/14/2023	0.00	366.88	
46075793	PLYWOOD AND 2X4 FOR MICHIGAN TRIP	03/17/2023	03/17/2023	0.00	573.56	
Vendor Number	Vendor Name					Total Vendor Amount
01809	ALFANO'S					41.23
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205688			04/03/2023	41.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
030223	Pizza - State of the Community	03/02/2023	03/02/2023	0.00	41.23	
Vendor Number	Vendor Name					Total Vendor Amount
10663	AMAZON CAPITAL SERVICES					1,622.28
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205689			04/03/2023	1,622.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
13CJ-P77K-KCDR	9V Batteries/Padlock/Bathroom Tissue	03/26/2023	03/26/2023	0.00	109.85	
13XJ-4FPL-16RL	Toner - Printers	03/14/2023	03/14/2023	0.00	154.84	
144N-7TLN-1G7L	Pens and Power Adapters	03/22/2023	03/22/2023	0.00	166.70	
1DH1-JQYC-FPWX	Mouth Guards New Officers For Academy	03/25/2023	03/25/2023	0.00	47.76	
1NVN-MT4N-J6XF	City Hall Door Chime	03/19/2023	03/19/2023	0.00	19.99	
1PR7-NXMF-RFJ4	kleenex/Tub O Towels/Lab Faucet/Keyboard	03/27/2023	03/27/2023	0.00	340.41	
1W97-63VM-3DQ6	Poster Frames - City Hall Zoning Maps	03/13/2023	03/13/2023	0.00	782.73	
Vendor Number	Vendor Name					Total Vendor Amount
00040	ANDERSON PLUMBING & HTG, INC					114.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205690			04/03/2023	114.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
108670	Gas Valve Replacement At Lawnridge Cemetery	03/24/2023	03/24/2023	0.00	114.00	
Vendor Number	Vendor Name					Total Vendor Amount
01850	ANIXTER, INC					7,093.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	205691			04/03/2023	7,093.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5417397-00	Meter Disconnect/meter Locks/Seals	03/23/2023	03/23/2023	0.00	1,962.30	
5622981-00	Major Inventory # 1344/2161	03/22/2023	03/22/2023	0.00	4,898.30	

Payment Register

APPKT015

Section VI, Item 1.

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Vendor Number	Vendor Name	Minor Inventory: 291,1973/Major Inventory 942	03/22/2023	03/22/2023	0.00	233.20	Total Vendor Amount
<u>05814</u>	ARC IMAGING RESOURCES						254.24
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205692</u>				04/03/2023	254.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>831616</u>	OCE COLORWAVE 500 MAINTENANCE AND COPY FEE	03/17/2023	03/17/2023	0.00	254.24		
<u>10969</u>	BARNHART						7,117.00
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205693</u>				04/03/2023	7,117.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>10387-CD99204208</u>	Transfomer Replace- 200 Ton Crane w/ operator	03/27/2023	03/27/2023	0.00	7,117.00		
<u>00044</u>	BATTERIES PLUS BULBS						55.06
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205694</u>				04/03/2023	55.06	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>P57537859</u>	Batteries for NAC panel in boiler room	12/01/2022	12/01/2022	0.00	55.06		
<u>10817</u>	BETTNER, DANIELLE						50.00
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205695</u>				04/03/2023	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>033123</u>	Cel Phone Reimbursement	03/31/2023	03/31/2023	0.00	50.00		
<u>10403</u>	BRIDGEMAN, KYLE						100.00
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205696</u>				04/03/2023	100.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>032323</u>	Water Con Reimbursement	03/23/2023	03/23/2023	0.00	100.00		
<u>09639</u>	BROOKS, SARAH						50.00
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205697</u>				04/03/2023	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>033123</u>	Cel Phone Reimbursement	03/31/2023	03/31/2023	0.00	50.00		
<u>00540</u>	CARDOTT, CHRIS						50.00
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205698</u>				04/03/2023	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>033123</u>	Cel Phone Reimbursement	03/31/2023	03/31/2023	0.00	50.00		
<u>09112</u>	CINTAS						342.23
Payment Type	Payment Number				Payment Date	Payment Amount	
Check	<u>205699</u>				04/03/2023	342.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
<u>4150222880</u>	Floor Mats/Shop Towels	03/22/2023	03/22/2023	0.00	166.21		
<u>4150222936</u>	Floor Mats/lab Coats	03/22/2023	03/22/2023	0.00	68.79		
<u>4150547267</u>	Dispatch office supplies	03/27/2023	03/27/2023	0.00	75.87		
<u>4150547307</u>	Mats - City Hall	03/27/2023	03/27/2023	0.00	31.36		

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Vendor Number INC1362	Vendor Name CP2 CONSULTING, INC.					Total Vendor Amount 2,125.00
Payment Type Check	Payment Number 205700			Payment Date 04/03/2023		Payment Amount 2,125.00
Payable Number 154	Description Organizational Planning	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00		Payable Amount 2,125.00

Vendor Number 10816	Vendor Name DECATUR INDUSTRIAL ELECTRIC					Total Vendor Amount 6,792.50
Payment Type Check	Payment Number 205701			Payment Date 04/03/2023		Payment Amount 6,792.50
Payable Number FSI-3040	Description REMOTE CONTROLS FOR OVERHEAD CRANES	Payable Date 03/24/2023	Due Date 03/24/2023	Discount Amount 0.00		Payable Amount 6,792.50

Vendor Number 07065	Vendor Name DISH					Total Vendor Amount 61.10
Payment Type Check	Payment Number 205702			Payment Date 04/03/2023		Payment Amount 61.10
Payable Number 031723	Description Monthly Dish Services	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00		Payable Amount 61.10

Vendor Number 01508	Vendor Name EASTERN ILLINOIS UNIVERSITY					Total Vendor Amount 160.00
Payment Type Check	Payment Number 205703			Payment Date 04/03/2023		Payment Amount 160.00
Payable Number 032323	Description IMTA Membership - J Rogers, M Boehm, C Cardott	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00		Payable Amount 160.00

Vendor Number 03409	Vendor Name ELECTRIC PUMP					Total Vendor Amount 2,933.29
Payment Type Check	Payment Number 205704			Payment Date 04/03/2023		Payment Amount 2,933.29
Payable Number 0900374-IN	Description 12CI-10 Myers Pump	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00		Payable Amount 2,933.29

Vendor Number 03334	Vendor Name FERGUSON WATERWORKS #2516					Total Vendor Amount 16,658.24
Payment Type Check	Payment Number 205705			Payment Date 04/03/2023		Payment Amount 16,658.24
Payable Number 0454369	Description Neptune 360 AMI/Gateway Collector/Belt Transceiver	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00		Payable Amount 16,658.24

Vendor Number 09611	Vendor Name FIEGENSCHUH, JEFFREY					Total Vendor Amount 150.00
Payment Type Check	Payment Number 205706			Payment Date 04/03/2023		Payment Amount 150.00
Payable Number 033123	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00		Payable Amount 150.00

Vendor Number INC1361	Vendor Name FRANKFOTHER TRUCKING, INC.					Total Vendor Amount 8,250.00
Payment Type Check	Payment Number 205707			Payment Date 04/03/2023		Payment Amount 8,250.00
Payable Number 8880	Description TRUCKING FROM HILLSDALE MICH ENG PARTS 6&7	Payable Date 03/29/2023	Due Date 03/29/2023	Discount Amount 0.00		Payable Amount 8,250.00

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Vendor Number 10163	Vendor Name FRIDAY, MARGARET					Total Vendor Amount 50.00
Payment Type Check	Payment Number 205708			Payment Date 04/03/2023		Payment Amount 50.00
Payable Number 033123	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00		Payable Amount 50.00
Vendor Number 06609	Vendor Name FRONTIER					Total Vendor Amount 1,464.78
Payment Type Check	Payment Number 205709			Payment Date 04/03/2023		Payment Amount 1,464.78
Payable Number 031923	Description Phone/Fax Lines	Payable Date 03/19/2023	Due Date 03/19/2023	Discount Amount 0.00		Payable Amount 1,464.78
Vendor Number 07243	Vendor Name FRONTIER NORTH INC					Total Vendor Amount 1,138.06
Payment Type Check	Payment Number 205710			Payment Date 04/03/2023		Payment Amount 1,138.06
Payable Number 6103R953-S-23079	Description Monthly Collocation Charges Frontier Building	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 1,138.06
Vendor Number 10531	Vendor Name FS.COM INC.					Total Vendor Amount 1,380.00
Payment Type Check	Payment Number 205711			Payment Date 04/03/2023		Payment Amount 1,380.00
Payable Number IN102302150626	Description Fiber Media Converter/Transceivers	Payable Date 02/15/2023	Due Date 02/15/2023	Discount Amount 0.00		Payable Amount 1,135.00
Payable Number IN102302220533	Description Fiber Media Converter	Payable Date 02/22/2023	Due Date 02/22/2023	Discount Amount 0.00		Payable Amount 245.00
Vendor Number 02324	Vendor Name GARRATT-CALLAHAN COMPANY					Total Vendor Amount 550.00
Payment Type Check	Payment Number 205712			Payment Date 04/03/2023		Payment Amount 550.00
Payable Number 1244856	Description SERVICE CONTRACT FOR CHEMICAL PUMP	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 550.00
Vendor Number 03782	Vendor Name GASVODA & ASSOCIATES, INC.					Total Vendor Amount 3,132.42
Payment Type Check	Payment Number 205713			Payment Date 04/03/2023		Payment Amount 3,132.42
Payable Number INV23DCF0001	Description Misc Parts Kits	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00		Payable Amount 3,132.42
Vendor Number 08833	Vendor Name GLOBALSTAR USA					Total Vendor Amount 101.68
Payment Type Check	Payment Number 205714			Payment Date 04/03/2023		Payment Amount 101.68
Payable Number 000000047730953	Description Orbit 100	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00		Payable Amount 101.68
Vendor Number 01754	Vendor Name GORDON FLESCH CO., INC					Total Vendor Amount 292.02
Payment Type Check	Payment Number 205715			Payment Date 04/03/2023		Payment Amount 292.02
Payable Number IN14130444	Description Printer Maintenance	Payable Date 03/25/2023	Due Date 03/25/2023	Discount Amount 0.00		Payable Amount 292.02

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Vendor Number 01248	Vendor Name GRAINGER, INC.					Total Vendor Amount 554.20
Payment Type Check	Payment Number 205716				Payment Date 04/03/2023	Payment Amount 297.65
Payable Number 9641481958	Description Dry Erase Marker/Dry Erase Board/3" Adapter	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00	Payable Amount 297.65	
Payment Type Check	Payment Number 205717				Payment Date 04/03/2023	Payment Amount 44.72
Payable Number 9641803110	Description BARREL PUMP PARTS	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00	Payable Amount 44.72	
Payment Type Check	Payment Number 205718				Payment Date 04/03/2023	Payment Amount 211.83
Payable Number 9648637487	Description 6ah Dewalt Batteries 2 pack	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00	Payable Amount 211.83	
Vendor Number 00493	Vendor Name GROVERS SERVICES, LLC					Total Vendor Amount 4,800.00
Payment Type Check	Payment Number 205719				Payment Date 04/03/2023	Payment Amount 4,800.00
Payable Number 032723	Description Trimmed /removed Trees Week of March 20th	Payable Date 03/27/2023	Due Date 03/27/2023	Discount Amount 0.00	Payable Amount 4,800.00	
Vendor Number 10354	Vendor Name HAGEMANN HORTICULTURE LLC					Total Vendor Amount 675.00
Payment Type Check	Payment Number 205720				Payment Date 04/03/2023	Payment Amount 675.00
Payable Number 491	Description Hanging basket takedown	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00	Payable Amount 675.00	
Vendor Number 10256	Vendor Name HAWKINS, INC.					Total Vendor Amount 2,753.70
Payment Type Check	Payment Number 205721				Payment Date 04/03/2023	Payment Amount 2,753.70
Payable Number 6430718	Description Sodium Hypochlorite/55gal Drum/Azone15/Hydro. Acid	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00	Payable Amount 2,753.70	
Vendor Number 08060	Vendor Name HEWITT & WAGNER, ATTORNEYS AT LAW					Total Vendor Amount 3,750.00
Payment Type Check	Payment Number 205722				Payment Date 04/03/2023	Payment Amount 3,750.00
Payable Number 030123	Description Legal	Payable Date 03/01/2023	Due Date 03/01/2023	Discount Amount 0.00	Payable Amount 3,750.00	
Vendor Number 00837	Vendor Name HIGBY, ERIC					Total Vendor Amount 150.00
Payment Type Check	Payment Number 205723				Payment Date 04/03/2023	Payment Amount 150.00
Payable Number 033123	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00	Payable Amount 150.00	
Vendor Number 06754	Vendor Name HINCKLEY SPRINGS					Total Vendor Amount 360.11
Payment Type Check	Payment Number 205724				Payment Date 04/03/2023	Payment Amount 360.11
Payable Number 10164186 031523	Description Water Delivery	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00	Payable Amount 360.11	

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Vendor Number INC1359	Vendor Name ICLEI					Total Vendor Amount 1,200.00
Payment Type Check	Payment Number 205725		Payment Date 04/03/2023			Payment Amount 1,200.00
Payable Number 3162	Description Annual membership dues	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 1,200.00
Vendor Number 00286	Vendor Name IL MUNICIPAL UTILITIES ASSOC					Total Vendor Amount 514.00
Payment Type Check	Payment Number 205726		Payment Date 04/03/2023			Payment Amount 514.00
Payable Number 23-02017	Description Feb Safety Training- Respiratory Protection	Payable Date 03/24/2023	Due Date 03/24/2023	Discount Amount 0.00		Payable Amount 514.00
Vendor Number 05872	Vendor Name IL SECTION AWWA					Total Vendor Amount 180.00
Payment Type Check	Payment Number 205727		Payment Date 04/03/2023			Payment Amount 180.00
Payable Number 200079947	Description Water Treatment Class B- Susan S.	Payable Date 03/27/2023	Due Date 03/27/2023	Discount Amount 0.00		Payable Amount 180.00
Vendor Number 07208	Vendor Name JAMES G. AHLBERG					Total Vendor Amount 60.00
Payment Type Check	Payment Number 205728		Payment Date 04/03/2023			Payment Amount 60.00
Payable Number 2856	Description Legal	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 60.00
Vendor Number 05282	Vendor Name JOHNSON TRACTOR					Total Vendor Amount 20.50
Payment Type Check	Payment Number 205729		Payment Date 04/03/2023			Payment Amount 20.50
Payable Number IR86851	Description Cap Filler	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00		Payable Amount 20.50
Vendor Number 02727	Vendor Name MENARDS - SYCAMORE					Total Vendor Amount 408.73
Payment Type Check	Payment Number 205730		Payment Date 04/03/2023			Payment Amount 408.73
Payable Number 86903	Description Tape/Screws/Saw/Knife/Pan/Grab Bar/2x4x8/8x4x8	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00		Payable Amount 408.73
Vendor Number 09609	Vendor Name MIDWEST SIGNS & DESIGNS					Total Vendor Amount 503.63
Payment Type Check	Payment Number 205731		Payment Date 04/03/2023			Payment Amount 503.63
Payable Number 2020488	Description Police Events Banner	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 503.63
Vendor Number INC1364	Vendor Name MITCHELL, JEFFREY					Total Vendor Amount 50.00
Payment Type Check	Payment Number 205732		Payment Date 04/03/2023			Payment Amount 50.00
Payable Number 032123	Description Rain Barrel Refund	Payable Date 03/21/2023	Due Date 03/21/2023	Discount Amount 0.00		Payable Amount 50.00
Vendor Number 09077	Vendor Name MULHOLLAND, JAY					Total Vendor Amount 375.32
Payment Type Check	Payment Number 205733		Payment Date 04/03/2023			Payment Amount 375.32
Payable Number 032323	Description Water Con Reimbursement	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00		Payable Amount 325.32

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Section VI, Item 1.

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033123	Cel Phone Reimbursement	03/31/2023	03/31/2023	0.00	50.00		
Vendor Number	Vendor Name				Total Vendor Amount		
09330	MUNSON, BECKY				50.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205734			04/03/2023	50.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
032723	Rain Barrel Refund	03/27/2023	03/27/2023	0.00	50.00		
Vendor Number	Vendor Name				Total Vendor Amount		
00415	NAPA AUTO PARTS ROCHELLE				193.82		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205735			04/03/2023	193.82		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
049935	Mini Bulbs	03/23/2023	03/23/2023	0.00	9.96		
049979	Battery/Fog Light/Hydraulic Filter	03/23/2023	03/23/2023	0.00	183.86		
Vendor Number	Vendor Name				Total Vendor Amount		
08169	OFFICE OF THE STATE FIRE MARSHAL				75.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205736			04/03/2023	75.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5125134512	Annual inspection	03/24/2023	03/24/2023	0.00	75.00		
Vendor Number	Vendor Name				Total Vendor Amount		
05859	P.F. PETTIBONE & CO.				32.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205737			04/03/2023	32.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
183613	New officer ID Cards	03/20/2023	03/20/2023	0.00	32.00		
Vendor Number	Vendor Name				Total Vendor Amount		
09882	PHILLIPS, VERONICA				2,369.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205738			04/03/2023	2,369.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
969	City Hall Janitorial - April 2023	03/27/2023	03/27/2023	0.00	2,369.00		
Vendor Number	Vendor Name				Total Vendor Amount		
01603	PITNEY BOWES				1,346.87		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205739			04/03/2023	164.55		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3106028233	Postage - City Hall	03/26/2023	03/26/2023	0.00	164.55		
Check	205740			04/03/2023	173.82		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3106027818	postage machine lease	03/26/2023	03/26/2023	0.00	173.82		
Check	205741			04/03/2023	1,008.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
032623	postge	03/26/2023	03/26/2023	0.00	1,008.50		
Vendor Number	Vendor Name				Total Vendor Amount		
INC1344	R.P. LUMBER				563.09		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check	205742			04/03/2023	563.09		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
875287	Kohler All in One Sink Faucet	03/24/2023	03/24/2023	0.00	563.09		

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Vendor Number INC1089	Vendor Name RAMSEY, MICHAEL					Total Vendor Amount 1,116.00
Payment Type Check	Payment Number 205743			Payment Date 04/03/2023		Payment Amount 1,116.00
Payable Number 032723	Description Training Clabb License Tod/Cliff/Dwayne	Payable Date 03/27/2023	Due Date 03/27/2023	Discount Amount 0.00		Payable Amount 1,116.00

Vendor Number 07855	Vendor Name ROCHELLE FIRE DEPT					Total Vendor Amount 200.00
Payment Type Check	Payment Number 205744			Payment Date 04/03/2023		Payment Amount 200.00
Payable Number 031623	Description Firemens Ball Table	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00		Payable Amount 200.00

Vendor Number 00506	Vendor Name ROCHELLE IL CHAMBER OF COMMERCE					Total Vendor Amount 690.00
Payment Type Check	Payment Number 205745			Payment Date 04/03/2023		Payment Amount 690.00
Payable Number 8544	Description Chamber Dinner	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00		Payable Amount 690.00

Vendor Number 02241	Vendor Name ROCHELLE JANITORIAL SUPPLY					Total Vendor Amount 147.60
Payment Type Check	Payment Number 205746			Payment Date 04/03/2023		Payment Amount 147.60
Payable Number 032123-1.1	Description GladForce Drawstring Can Liner 13 Gal	Payable Date 03/24/2023	Due Date 03/24/2023	Discount Amount 0.00		Payable Amount 147.60

Vendor Number 00517	Vendor Name ROCHELLE NEWS-LEADER					Total Vendor Amount 149.50
Payment Type Check	Payment Number 205747			Payment Date 04/03/2023		Payment Amount 149.50
Payable Number INV223189	Description LE- Electric Bond Notice	Payable Date 03/19/2023	Due Date 03/19/2023	Discount Amount 0.00		Payable Amount 149.50

Vendor Number 02369	Vendor Name RUNGE ELECTRIC MOTOR REPAIR					Total Vendor Amount 682.34
Payment Type Check	Payment Number 205748			Payment Date 04/03/2023		Payment Amount 682.34
Payable Number 17209	Description 1.5 HP Motor- New	Payable Date 03/17/2023	Due Date 03/17/2023	Discount Amount 0.00		Payable Amount 682.34

Vendor Number INC1360	Vendor Name SANDERS, JILL					Total Vendor Amount 50.00
Payment Type Check	Payment Number 205749			Payment Date 04/03/2023		Payment Amount 50.00
Payable Number 032023	Description Rain Barrel Refund	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00		Payable Amount 50.00

Vendor Number 02012	Vendor Name SAWLSVILLE, DAVID					Total Vendor Amount 150.00
Payment Type Check	Payment Number 205750			Payment Date 04/03/2023		Payment Amount 150.00
Payable Number 033123	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00		Payable Amount 150.00

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Vendor Number <u>05009</u>	Vendor Name SIUE						Total Vendor Amount 120.00
Payment Type Check	Payment Number <u>205751</u>			Payment Date 04/03/2023			Payment Amount 120.00
Payable Number <u>1975</u>	Description Reg. Fee:Virtual Training- Phillip/Eric/Jeff	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00			Payable Amount 120.00
Vendor Number <u>01324</u>	Vendor Name STANDARD EQUIPMENT COMPANY						Total Vendor Amount 630.52
Payment Type Check	Payment Number <u>205752</u>			Payment Date 04/03/2023			Payment Amount 630.52
Payable Number <u>P42013</u>	Description Conveyor Cover For Unit R109	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00			Payable Amount 630.52
Vendor Number <u>09833</u>	Vendor Name STAPLES BUSINESS CREDIT						Total Vendor Amount 79.13
Payment Type Check	Payment Number <u>205753</u>			Payment Date 04/03/2023			Payment Amount 79.13
Payable Number <u>7606634978-0-1</u>	Description Office Supplies	Payable Date 03/20/2023	Due Date 03/20/2023	Discount Amount 0.00			Payable Amount 35.57
Payable Number <u>7606816448-0-1</u>	Description Office Supplies	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00			Payable Amount 43.56
Vendor Number <u>04062</u>	Vendor Name TESREAU, SAMUEL						Total Vendor Amount 50.00
Payment Type Check	Payment Number <u>205754</u>			Payment Date 04/03/2023			Payment Amount 50.00
Payable Number <u>033123</u>	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00			Payable Amount 50.00
Vendor Number <u>INC1363</u>	Vendor Name TIPPINS, MIKE						Total Vendor Amount 512.81
Payment Type Check	Payment Number <u>205755</u>			Payment Date 04/03/2023			Payment Amount 512.81
Payable Number <u>032223</u>	Description RR Days - Virtual Railfan Attendance	Payable Date 03/22/2023	Due Date 03/22/2023	Discount Amount 0.00			Payable Amount 512.81
Vendor Number <u>08076</u>	Vendor Name TOLIVER, BLAKE						Total Vendor Amount 50.00
Payment Type Check	Payment Number <u>205756</u>			Payment Date 04/03/2023			Payment Amount 50.00
Payable Number <u>033123</u>	Description Cel Phone Reimbursement	Payable Date 03/31/2023	Due Date 03/31/2023	Discount Amount 0.00			Payable Amount 50.00
Vendor Number <u>10785</u>	Vendor Name TYLER TECHNOLOGIES, INC						Total Vendor Amount 1,040.00
Payment Type Check	Payment Number <u>205757</u>			Payment Date 04/03/2023			Payment Amount 1,040.00
Payable Number <u>025-416285</u>	Description Incode HR Follow Up Training	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00			Payable Amount 1,040.00
Vendor Number <u>04351</u>	Vendor Name TYNDALE COMPANY, INC.						Total Vendor Amount 775.00
Payment Type Check	Payment Number <u>205758</u>			Payment Date 04/03/2023			Payment Amount 775.00
Payable Number <u>3018287</u>	Description FR Clothing	Payable Date 03/16/2023	Due Date 03/16/2023	Discount Amount 0.00			Payable Amount 775.00

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Vendor Number 03986	Vendor Name UNIVERSAL UTILITY SUPPLY CO					Total Vendor Amount 196,761.25
Payment Type Check	Payment Number 205759		Payment Date 04/03/2023		Payment Amount 196,761.25	
Payable Number 3039563	Description 750 MCM Compression Splice	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00	Payable Amount 71.25	
3039572	2500 KVA Pad Mount Transformer	03/23/2023	03/23/2023	0.00	196,690.00	

Vendor Number 10489	Vendor Name UNUM LIFE INS CO. OF AMERICA					Total Vendor Amount 408.33
Payment Type Check	Payment Number 205760		Payment Date 04/03/2023		Payment Amount 408.33	
Payable Number 032323	Description 2023 April Retiree Premium	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00	Payable Amount 408.33	

Vendor Number 00991	Vendor Name USA BLUEBOOK					Total Vendor Amount 696.34
Payment Type Check	Payment Number 205761		Payment Date 04/03/2023		Payment Amount 696.34	
Payable Number 309413	Description Hach Free Chlorine Chemkey	Payable Date 03/24/2023	Due Date 03/24/2023	Discount Amount 0.00	Payable Amount 241.59	
309585	Phosphate/Iron/Writeon Label/Beaker Brush/Chlorine	03/24/2023	03/24/2023	0.00	454.75	

Vendor Number 01104	Vendor Name VERIZON WIRELESS					Total Vendor Amount 4,417.75
Payment Type Check	Payment Number 205762		Payment Date 04/03/2023		Payment Amount 4,417.75	
Payable Number 9930178902	Description Monthly Cellphone and iPad	Payable Date 03/15/2023	Due Date 03/15/2023	Discount Amount 0.00	Payable Amount 4,417.75	

Vendor Number INC1058	Vendor Name VSP					Total Vendor Amount 13.80
Payment Type Check	Payment Number 205764		Payment Date 04/03/2023		Payment Amount 13.80	
Payable Number 032323	Description 2023 April Retiree Premium	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00	Payable Amount 13.80	

Vendor Number 00663	Vendor Name WESCO RECEIVABLES CORP					Total Vendor Amount 6,213.05
Payment Type Check	Payment Number 205765		Payment Date 04/03/2023		Payment Amount 6,213.05	
Payable Number 308955	Description Hi-Line Sleeves	Payable Date 03/13/2023	Due Date 03/13/2023	Discount Amount 0.00	Payable Amount 645.05	
319966	Hapco Aluminum Street Light Poles	03/16/2023	03/16/2023	0.00	5,568.00	

Vendor Number 10553	Vendor Name WEX BANK					Total Vendor Amount 9,592.16
Payment Type Check	Payment Number 205766		Payment Date 04/03/2023		Payment Amount 9,592.16	
Payable Number MAR23-ADMIN	Description Wex credit	Payable Date 03/23/2023	Due Date 03/23/2023	Discount Amount 0.00	Payable Amount -138.49	
MAR23-COMM DEV	Fuel for Comm. Dev. Trucks	03/23/2023	03/23/2023	0.00	41.74	
MAR23-DIESEL	D1 TRUCK FUEL	03/23/2023	03/23/2023	0.00	271.65	
MAR23-ELECTRIC DIST	Vehicle Fuel	03/23/2023	03/23/2023	0.00	2,157.75	
MAR23-ENGINEERING	Fuel Engineering Vehicles	03/23/2023	03/23/2023	0.00	125.16	
MAR23-POLICE	Fuel	03/23/2023	03/23/2023	0.00	4,443.52	
MAR23-STREETS	Fuel For Cemetery Truck	03/23/2023	03/23/2023	0.00	294.86	
MAR23-WATER	Vehicle Fuel- Water	03/23/2023	03/23/2023	0.00	1,147.59	
MAR23-WR	Vehicle Fuel- Water Rec	03/23/2023	03/23/2023	0.00	1,248.38	

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Vendor Number **Vendor Name**
[02437](#) WHEELER WORLD, INC.

Total Vendor Amount
114.50

Payment Type **Payment Number**
Check [205767](#)

Payment Date **Payment Amount**
04/03/2023 114.50

Payable Number **Description**
[13453](#) 1/16 N-9082 GASKET MATERIAL

Payable Date **Due Date** **Discount Amount** **Payable Amount**
03/15/2023 03/15/2023 0.00 114.50

Payment Register

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
Allocated Cash	Check	108	81	0.00	308,970.42
Allocated Cash	Voided **Void Check	0	1	0.00	0.00
Packet Totals:		108	82	0.00	308,970.42

Cash Fund Summary

Fund	Name	Amount
91	Cash Allocation	-308,970.42
Packet Totals:		-308,970.42

Special Event Council Request

Event Type: Check all that apply

Community Event

Fireworks

Parade

Festival

Fundraiser

Other:

Event Name:

Cut the Square

Event Date & Time

Friday, June 9, 4 pm to 7 pm

Location/Route:

Parking Lot 7, the area south of the Flagg Township Museum

Contact Name & Organization:

Jan Devore, Flagg Township Museum

Contact Phone:

815 562-3040

Contact E-Mail:

hubhistory@gmail.com

Alcoholic Beverages

To serve alcoholic beverages at an event, a one-day license must be obtained from the City of Rochelle AND the State of Illinois.

[Special Event Liquor Checklist](#)

Will alcoholic beverages be served or sold at the event? *

Served/Sold

Neither

Name of business/organization providing alcohol:

How will area where alcohol is served be contained and what security and ID measures will be taken?

If serving alcohol off premises of an establishment, complete required special event application for liquor sales and submit fee separately.

Water & Electricity

Electricity is available for Downtown Events at the Gazebo or Page Park. Please indicate if you intend to use:

- Page Park
- Gazebo
- Electricity not required/Utilizing different location

A water connection is available at the Downtown Gazebo. Would you like water available for the event?

- Yes
- No

Street & Parking Lot Closures

Are parking lot closures requested?

- Yes
- No

If so, which parking lots?

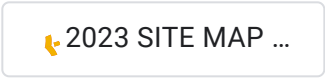
- Spirited Square - Lot 1
- Spirited Square - Lot 2
- Spirited Square - Lot 3
- Spirited Square - Lot 4
- Downtown Lot - Cherry & Main Street (gravel lot)
- Downtown Lot - Lincoln Highway & Cherry Avenue (RMU)
- Downtown Lot - 4th Avenue & North Sixth Street - Lot 1
- Downtown Lot - 4th Avenue & North Sixth Street - Lot 2
- Downtown Lot - 4th Avenue & Museum Alley
- Downtown Lot - 300 Block of North 6th Street
- Downtown Lot - 5th Avenue & 6th Street

Is a street closure requested?

- Yes
- No

What intersections and/or streets are requested to be closed?

Please upload a site drawing. Include barricade and street closure locations. *



Event Coordinators must agree to the following:

Please agree to the following: *




- Agree to display Human Trafficking Victim Information Sheet as required by State law



- Event coordinators are responsible for cleanup and trash disposal after events. I agree that a cleaning fee of \$500 may be assessed if extensive cleanup is required.

Insurance

****REQUIRED**** Please upload Certificate of Insurance. Events on City property (including streets, parking lots, etc.) require a Certificate of Insurance for approval. Copy of Proof of Insurance naming the “City of Rochelle” as an additional insured including name and date of the event in the amount of \$1,000,000.00 in general liability, and if alcoholic liquor will be served/sold, liquor liability in the amount of \$1,000,000.00.

 FLAGG-5 2023-0...

For Carnivals Only: Upload a Certificate of insurance showing proof of worker’s comp and one with general liability

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Google Forms

File Attachments for Item:

- 2. An Ordinance Approving a TIF Redevelopment Agreement with NextGen Ventures Rochelle, LLC

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Ordinance authorizing the City Manager to execute a TIF agreement between the City of Rochelle and Nextgen Ventures Rochelle, LLC

Staff Contact: Jeff Fiegenschuh, City Manager

Summary: Nextgen Ventures Rochelle is the developer who is developing the site located at Highway 251 and Flagg Road. They will be leasing the site to Breakthru Beverage. They are requesting a TIF redevelopment agreement with the city to close their potential funding gap and to assist with property redevelopment including, but not limited to, a new loading dock on the south side of the facility, site/infrastructure improvements, and façade and landscaping improvements.

The terms of the agreement include the following:

- 1) Seeking reimbursement of \$700,000 of \$1,700,000 of TIF eligible expenses
- 2) Seeking 85% of increment created by the site redevelopment.
- 3) Payments payable by December 31st of each year, beginning December 31, 2024. Like other agreements, the developer will have to show proof the property tax bill is paid in full and provide paid receipts for all TIF eligible expenses.
- 4) Substantial completion of the project by December 31, 2024. Full completion by December 31, 2025
- 5) 5th year true up payment to ensure there is enough increment being generated to meet the \$700,000 total. If sufficient increment is not generated, the corridor TIF will fund an amount appropriate to ensure the developer meets the \$700,000. The potential payment ensures the total amount of \$700,000 is obtained.
- 6) Developer/Tennent agree to not file any property tax protests on the property until such time as the \$700,000 total has been paid in full.
- 7) At this time, the developer will only be utilizing the access off Flagg Road and Highway 251, so no improvements to 8th Street will be needed.

Attached is a copy of the initial property development concept, list of TIF eligible expenses and an example of a potential true up payment after year 5.

Revenue Sources:

Source:	Budgeted Amount:	Proposed Expenditure
Northern Gateway TIF	\$700,000	\$700,000 over 20 years

Recommendation: Authorize the City Manager to execute an intergovernmental agreement with NextGen Ventures Rochelle, LLC for the redevelopment of the Highway 251 and Flagg Road corner.



Wirtz Beverage Facility, Rochelle, IL

TIF Eligible Cost Schedule

PROJECTED

Cost	Projected	% Eligibl	Total Eligible	Site & Selected Upgrades	Comments	
Property Acquisition	1,250,000	0%	-	-		
Site Preparation						
Offsite Improvements	50,000	100%	50,000	100%	All Sitework included in requested eligible costs	
Utilities	50,000	100%	50,000	100%		
Landscaping	50,000	100%	50,000	100%		
Drives & Parking Lots	125,000	100%	125,000	100%		
Docks & Enclosure (South Docks)	150,000	100%	150,000	100%		
Site Drainage	25,000	100%	25,000	100%		
Fencing	50,000	100%	50,000	100%		
Contingency	50,000	100%	50,000	100%		
Total Site Preparation	550,000		550,000	550,000		Contingency only charged to extent used
Soft Costs			65%			
Architecture & Engineering	75,000	100%	75,000	65%	Soft costs are calculated using ratio of requested eligible costs to total eligible costs	
Permits & Related	15,000	100%	15,000	65%		
Loan Costs	40,000	100%	40,000	65%		
Legal	75,000	100%	75,000	65%		
TIF Consulting	10,000	100%	10,000	100%		
Insurance	20,000	100%	20,000	65%		
Project Mgt	75,000	100%	75,000	65%		
General Conditions	25,000	100%	25,000	65%		
Insurance	27,006	100%	27,006	65%		
Development Fees	75,000	100%	75,000	65%		
Contingency	20,000	100%	20,000	65%		
Total Soft Costs	457,006		457,006	66%	299,758	Contingency only charged to extent used
Hard Costs						
Signage (Bldg & Monument)	25,000	100%	25,000	100%	25,000	Incl Monument Sign on 7th Street
Floors	20,000	100%	20,000		-	
Exterior Façade	40,000	100%	40,000	100%	40,000	Façade Improvement / Energy Efficiency
Storefront	50,000	100%	50,000	100%	50,000	Façade Improvement / Energy Efficiency
Carpentry / Partitions	75,000	100%	75,000		-	
Roofing	50,000	100%	50,000	100%	50,000	Façade Improvement / Energy Efficiency
Insulation / Caulking	30,000	100%	30,000		-	
Doors and Windows	40,000	100%	40,000	100%	40,000	Façade Improvement / Energy Efficiency
Specialities	50,000	100%	50,000		-	
Dock Equipment	80,000	100%	80,000		-	
Window Treatments	10,000	100%	10,000		-	
Plumbing	40,000	100%	40,000	50%	20,000	Add'l Bathroom Req'mts
HVAC	25,000	100%	25,000		-	
Life Safety	25,000	100%	25,000	100%	25,000	Life Safety Improvement
Technology	15,000	100%	15,000		-	
Block Heaters & Forklift Charging	100,000	12,000	100%		-	
Electrical & LED Lights	120,000	75,000	100%	50%	37,500	LED Lights - Energy Efficiency
Contingency	80,000	80,000	100%		-	
Total Hard Costs	300,000	742,000	742,000		287,500	
	442,000					
Total Costs	2,999,006		1,749,006		1,137,258	

Maximum TIF Reimbursement \$ 700,000

TIF Reimbursement Schedule	YR	Interest	Principal	Total Payment
Interest Rate: 6.0%	1	42,000	53,108	95,108
	2	38,814	56,294	95,108
	3	35,436	59,672	95,108
	4	31,856	63,252	95,108
	5	28,060	67,047	95,108
	6	24,038	71,070	95,108
	7	19,773	75,334	95,108
	8	15,253	79,854	95,108
	9	10,462	84,645	95,108
	10	5,383	89,724	95,108
Total Reimbursement Payments		251,076	700,000	951,076



PROPOSED BREAKTHRU BEVERAGE FACILITY
PRELIMINARY ELEVATION AFTER IMPROVEMENTS
DATED: APRIL 3, 2023

DEVELOPER: NEXTGEN VENTURES ROCHELLE, NC
1380 N 7TH STREET, ROCHELLE, NC

ROCHELLE TIF REDEVELOPMENT AGREE
TRUE UP EXAMPLE

APR 2023

CAPITALIZATION	
INITIAL EQUITY	3,000,000
LOAN - YEAR 1	2,100,000
REMAINING EQUITY	900,000
TOTAL CAPITALIZATION	3,000,000

TIF PAYMENTS			
TIF INCREMENT	100%		
DEVELOPER SHARE		85.0%	
PROJ TIF PYMTS (FROM DEVEL SHARE)		539,072	539,072
PROJ TIF TRUE UP PYMT (YR 5)		160,928	160,928
TOTAL REQUIRED TIF PAYMENTS			700,000

TIF INCREMENT CASH FLOWS

DEVELOPER CASH FLOWS

YR	TOTAL INCR'MT @ 100%	PROJECTED			
		DEVEL CASH FLOW b/f TIF	DEVEL INCR'MT @ 85%	TRUE UP PYMT (YR 5)	DEVEL CASH FLOW TOTAL
0		(3,000,000)			(3,000,000)
1	24,660	2,241,867	20,961		2,262,828
2	25,715	63,637	21,858		85,494
3	26,801	70,212	22,781		92,993
4	27,920	76,985	23,732		100,717
5	29,072	83,961	24,711	160,928	269,600
6	30,259	91,146	25,720		116,866
7	31,481	98,547	26,759		125,306
8	32,740	106,170	27,829		133,999
9	34,037	114,021	28,932		142,953
10	35,373	122,108	30,067		152,175
11	36,749	127,739	31,237		158,976
12	38,166	133,535	32,441		165,976
13	39,626	139,572	33,682		173,254
14	41,129	145,844	34,960		180,804
15	42,678	152,349	36,276		188,625
16	44,273	159,066	37,632		196,698
17	45,916	165,982	39,028		205,010
18	47,608	173,190	40,467		213,657
19		234,248	-		234,248
20	-	2,285,057	-	-	2,285,057
TOTAL CF	634,203	6,996,583	539,072	160,928	7,696,583

TOTAL TIF PAID TO DEVEL	700,000
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DEVELOPER RETURNS	
INVESTMENT MULTIPLE OF EQUITY	2.6
INVESTMENT IRR	13.8%

THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

AN ORDINANCE APPROVING A TIF REDEVELOPMENT AGREEMENT WITH
NEXTGEN VENTURES ROCHELLE LLC, A DELAWARE LIMITED LIABILITY
COMPANY

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Law Offices of Peterson, Johnson, & Murray—Chicago, City Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A TIF REDEVELOPMENT AGREEMENT WITH
NEXTGEN VENTURES ROCHELLE, LLC, A DELAWARE LIMITED LIABILITY
COMPANY**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (Village of Wauconda v. Hutton, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City of Rochelle (“City”), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (“TIF Act”) has adopted a series of ordinances pertaining to the creation of a Redevelopment Project Area (“TIF Area(s)”) and established a special tax allocation fund (“TIF Fund”) to promote the redevelopment of certain geographic areas within the City’s municipal boundaries; and

WHEREAS, previously the City has formed the Northern Gateway Tax Increment Financing (“TIF”) area for the redevelopment of the northern portion of the City corporate limits; and

WHEREAS, Nextgen Ventures Rochelle, LLC, a Delaware limited liability company, (“Developer”) has purchased of certain real property located at 1380 N. 7th Street, Rochelle, Ogle County, Illinois, (“Subject Property”); and

WHEREAS, the Subject Property is identified on the TIF report as PIN 24-13-326-00 and part of 24-13-326-008 but now has been reclassified as 24-13-326-013; and

WHEREAS, in furtherance of the redevelopment of the aforementioned Subject Property, Developer proposes to complete a redevelopment of the same; and

WHEREAS, the cost of the project is anticipated to be approximately \$3,000,000.00; and

WHEREAS, Developer has advised City that, but for the financial assistance of City, Developer is unable to complete the redevelopment of the Subject Property; and

WHEREAS, the project is consistent with the Redevelopment Plan and is located within the Redevelopment Project Area; and

WHEREAS, City is authorized under the TIF Act to enter into redevelopment agreements and to reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; and

WHEREAS, in order to induce Developer to undertake the redevelopment of the Subject Property, the Corporate Authorities have determined that it is in the best interests of City and the health, safety, morals and welfare of the residents and taxpayers of City to reimburse Nextgen Ventures Rochelle, LLC for a portion of the redevelopment project costs incurred in furtherance of the project as permitted by the TIF Act; and, in order to induce Nextgen Ventures Rochelle, LLC to undertake the redevelopment of the Subject Property, the Corporate Authorities have determined that it is in the best interests of City and the health, safety, morals and welfare of the residents and taxpayers of City to reimburse Developer for a portion of the redevelopment project costs incurred in furtherance of the Project as permitted by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That City hereby incorporates all of the recitals above into this Resolution as if fully set forth herein.

SECTION TWO: The City hereby authorizes the City Manager to execute a Redevelopment Agreement with Nextgen Ventures Rochelle, LLC, a Delaware Limited Liability Company, attached hereto as Exhibit 1, subject to final review and revision by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS _____ day of April, 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ day of April, 2023.

MAYOR

ATTEST:

CITY CLERK

Exhibit 1

REDEVELOPMENT AGREEMENT

THIS REDEVELOPMENT AGREEMENT is entered into this ___ day of April 2023, by and between CITY OF ROCHELLE, an Illinois municipal corporation (“City”), Nextgen Ventures Rochelle, LLC a Delaware limited liability company (“Developer”).

PREAMBLES

WHEREAS, in the Redevelopment Project Area (as defined below), City has identified a need for the location and redevelopment of industrial property; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 et seq., as from time to time amended (the “TIF Act”), the Mayor and City Council of City (collectively, the “Corporate Authorities”) are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a “conservation area” as defined in the TIF Act; and

WHEREAS, pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinance 18-4884, adopted by the Corporate Authorities on August 13, 2018, approved a redevelopment plan and project, entitled “Redevelopment Plan and Program,” as prepared by Moran Economic Development (the “Redevelopment Plan”), for the City of Rochelle District Northern Gateway Tax Increment Financing (the “Redevelopment Project Area”), which Redevelopment Plan sets forth a plan for the development, redevelopment and revitalization of the Redevelopment Project Area; and

WHEREAS, also pursuant to its powers and in accordance with the requirements of the TIF Act, the Corporate Authorities, pursuant to Ordinances 18-1885 and 18-1886, respectively, adopted by the Corporate Authorities on August 13, 2018, designated the Redevelopment Project Area as a “redevelopment project area” (as that term is defined under the TIF Act) and approved tax increment allocation financing for the purpose of implementing the Redevelopment Plan for the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have determined that the blighting factors described in the Redevelopment Plan are detrimental to the public and impair development and growth in the Redevelopment Project Area, with the result that it is necessary to incur extraordinary costs in order to develop the Redevelopment Project Area; and

WHEREAS, the blighting factors in the Redevelopment Project Area will continue to impair growth and development but for the use of tax increment allocation financing to pay Redevelopment Project Costs (as defined in Section 4(a) of this Agreement) which necessarily must be incurred to implement the aforesaid program of redevelopment; and

WHEREAS, the existence of the blighting factors in the Redevelopment Project Area and the extraordinary costs necessary for redevelopment have prevented private developers from developing, redeveloping and revitalizing the Redevelopment Project Area; and

WHEREAS, Developer is the owner of certain real property located within the corporate limits of City, which real property generally located at 1380 N. 7th Street, Rochelle, Illinois, and identified on the TIF report as PIN 24-13-326-00 and part of 24-13-326-008 but now has been reclassified as 24-13-326-013 (a map illustrating the location of the property is attached hereto as Exhibit A) (the “Subject Property”) which has a base EAV of \$ \$110,418 in 2018; and

WHEREAS, in furtherance of the redevelopment of the Subject Property, Developer proposes to redevelop the existing building to construct a beverage warehouse, to be used by its tenant (“Tenant”) for the Tenant’s beer and liquor distributorship (the “Project”), all in accordance with the Legal Requirements (as hereafter defined); and

WHEREAS, the cost of the Project is anticipated to be approximately \$3,000,000.00 with total reimbursable costs of approximately \$1,700,000.00; and

WHEREAS, Developer has advised the City that it is unable to complete the Project as contemplated to meet the needs of Tenant without financial assistance; (See Exhibit B); and

WHEREAS, the Project is consistent with the Redevelopment Plan and is located within the Redevelopment Project Area; and

WHEREAS, City is authorized under the TIF Act to enter into redevelopment agreements and to reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement; and

WHEREAS, in order to induce Developer to undertake the Project, the Corporate Authorities have determined that it is in the best interests of City and the health, safety, morals and welfare of the residents and taxpayers of City to reimburse Developer for a portion of the Development Project Costs incurred in furtherance of the Project as permitted by the TIF Act; and

WHEREAS, the Corporate Authorities have determined that City’s provision of economic development incentives to Developer and Developer’s undertaking of the Project pursuant to this Agreement are in the best interests of City and the health, safety, morals and welfare of its residents and taxpayers, and will be in furtherance of the Redevelopment Plan.

NOW, THEREFORE, the parties, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

Section 1. Incorporation of Recitals. The recitals contained in the preambles to this Agreement are true and correct and are hereby incorporated into this Agreement as though they were fully set forth in this Section 1.

Section 2. Term. Unless earlier terminated pursuant to Section 14, the term of this Agreement shall commence on the date of its execution and end on the latter of (i) December 31, 2040, and (ii) the date upon which the Redevelopment Plan terminates pursuant to the TIF Act, except to the extent that Developer has a right to another year of increment for the year 2040 payable in 2041 .

Section 3. The Project.

(a) The Project consists of Developer’s redevelopment of the Subject Property as described in the recitals contained in the preambles to this Agreement.

(b) Developer shall undertake the Project in conformance with all applicable federal, state and local laws, regulations, codes and ordinances (collectively referred to as “the Legal Requirements”). Developer shall substantially complete the Project on or before December 31, 2024. Substantial Completion of the Project shall be evidenced by City’s inspection of the Subject Property and confirmation that all activities described in the building permit for the Project and other required City approvals, if any, have been substantially completed in a good and workmanlike manner in accordance with the Legal Requirements which may be evidenced by the issuance of a temporary certificate of occupancy. City may inspect the Project at all reasonable times to ensure compliance with this Agreement. If Developer does not substantially complete the Project on or before December 31, 2024, or complete the Project in its entirety by December 31, 2025, then Developer shall not be entitled to any reimbursement for any work performed on the Project pursuant to this Agreement.

(c) City and Developer shall use reasonable efforts to cooperate with each other in connection with all permits and other approvals required for the Project. City agrees to expeditiously process, consider and act on all applications for City approvals as may be necessary, provided such applications are consistent with the Project and in compliance with all Legal Requirements.

Section 4. Payments.

(a) As long as no event described in Section 13 of this Agreement shall have occurred and be continuing, and Developer has completed the Project as described in Section 3(b) hereof, City shall reimburse Developer for all Redevelopment Project Costs incurred by Developer in connection with the Project which have been approved by City pursuant to Section 4(d). Notwithstanding the foregoing, the total amount reimbursed to Developer shall not exceed \$700,000.00 but also shall not be less than \$700,000.00 even though the City has determined that eligible costs are approximately \$1,700,000.00. For purposes of this Agreement, “Redevelopment Project Costs” shall mean and include all costs defined as “redevelopment project costs” in Section 11-74.4-3(q) of the TIF Act.

(b) In connection with the establishment and ongoing administration of the Redevelopment Project Area, City has established a special tax allocation fund pursuant to the requirements of the TIF Act (“the STAF”) into which City shall deposit all Incremental Taxes (defined below) generated in respect of the Subject Property each year during the term of this Agreement promptly upon receipt of the same from Ogle County. “Incremental Taxes” shall mean the amount of *ad valorem* taxes, if any, paid in respect of the Subject Property and its improvements which is attributable to the increase in the equalized assessed value of the Subject Property and its improvements over the initial equalized assessed value of the Subject Property, calculated as set forth in the TIF Act. The base equalized assessed value as established in 2018 with the approval of the Agreement is \$100,614.00.

(c) City shall further establish, upon execution of this Agreement, a segregated special subaccount of the STAF designated as “the Nextgen Ventures Rochelle LLC Subaccount” into which City shall deposit all Net Increment generated only in respect of the Subject Property each year during the term of this Agreement promptly upon receipt of Incremental Taxes from Ogle County, unless the City has access to other increment in the TIF District to meet Developer’s needs. “Net Increment” shall mean Incremental Taxes in respect of the Subject Property each year less amounts retained by City constituting the City’s Share, which shall be inclusive of (and not in addition to) any amount distributed for the TIF pursuant to any Intra-Governmental Agreements the City entered into prior to the adoption of this Agreement. The

“City’s Share” shall be no more than 15% of the Incremental Taxes in respect of the Subject Property each year with no other offset for any other taxing districts. In order to avoid any doubt, Developer shall not be reimbursed from the increment generated by any other parcel located in the TIF district and any increase in the EAV of those parcels, except to the extent the City “trues up” the amount payable to Developer as follows: (1) to the extent funds are available in the TIF district, after the fifth year of this Agreement the Parties will compare the amount of Net Increment with the amount that would have been paid if Developer received the percentage of \$700,000.00 cumulatively due at the end of the fifth year as projected over the remaining life of the TIF as shown in Exhibit C and any shortfall will be paid by the City with the fifth year increment payment; (2) any shortfall from the amount that would be otherwise due with the fifth year increment payment shall be paid in years six and thereafter until the shortfall is covered; and (3) any shortfall in the payment of the \$700,000.00 total to be paid over the life of the TIF will be made up by the City in the last year of the TIF before it expires.

(d) Net Increment deposited from time to time in the NEXTGEN VENTURES ROCHELLE LLC Subaccount in respect of the Subject Property shall be used to pay or reimburse Developer for Redevelopment Project Costs as hereafter set forth. On December 15th of each year during the term of this Agreement (or, if later, the date which is thirty (30) days following the date which City receives the final installment of annual real estate taxes from Ogle County) (the “STAF Allocation Date”), Net Increment credited to the NEXTGEN VENTURES ROCHELLE LLC Subaccount during the period from the immediately preceding STAF Allocation Date (or the date of this Agreement in the case of the period from the date of this Agreement to the first STAF Allocation Date) to, but not including, the current STAF Allocation Date shall be used annually for the following purposes and in the following priority:

(i) To the extent there are monies available in the NEXTGEN VENTURES ROCHELLE LLC Subaccount, such monies shall be paid to Developer to reimburse it for Redevelopment Project Costs in accordance with Section 4(e) hereof until such time as Developer has been reimbursed a maximum of \$700,000.00; and

(ii) Following (i) above, to the extent there are any monies remaining in the NEXTGEN VENTURES ROCHELLE LLC Subaccount after NEXTGEN VENTURES ROCHELLE LLC has been reimbursed a maximum of \$700,000.00, such monies shall be transferred to the STAF and used in the discretion of City.

(e) To establish a right of reimbursement for a specific Redevelopment Project Cost under this Agreement, Developer shall submit to the City Manager or his designee a written statement in the form attached to this Agreement as Exhibit D (a “Request for Reimbursement”) setting forth the amount of reimbursement and the specific Redevelopment Project Costs for which reimbursement is sought. Each Request for Reimbursement shall be accompanied by such bills, paid receipts, contracts, invoices, lien waivers or other evidence as City shall reasonably require to evidence the right of Developer to payment or reimbursement under this Agreement. All receipts shall contain the date of service, type of service, location of service, amount paid, name/address/telephone number of the service provider and other information as necessary to establish the identity of the provider, type of service and amount invoiced/paid. The City Manager or his designee shall have thirty (30) days after receipt of any Request for Reimbursement from Developer to approve or disapprove of any of the expenditures for which reimbursement is sought. If said Request for Reimbursement is not approved, the City Manager or his designee shall provide to Developer a written explanation setting forth the reason or reasons for the denial. Provided, however, the only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure was not incurred by Developer in accordance with the Legal Requirements or the provisions of this Agreement. Developer shall be allowed to resubmit the request if the denial can be cured by additional documentation.

Reimbursement of Redevelopment Project Costs shall be made annually on each STAF Allocation Date only to the extent money is available in the NEXTGEN VENTURES ROCHELLE LLC Subaccount. To the extent money in the NEXTGEN VENTURES ROCHELLE LLC Subaccount is insufficient to reimburse Developer for Redevelopment Project Costs, such Redevelopment Project Costs shall be reimbursed on the next succeeding STAF Allocation Date on which there are available monies in the Subaccount. To the extent money in the NEXTGEN VENTURES ROCHELLE LLC Subaccount exceeds the amount necessary to reimburse Developer for Redevelopment Project Costs on any STAF Allocation Date, such monies shall be transferred to the STAF and used in the discretion of City pursuant to Section 4(d)(ii) of this Agreement.

(f) The parties acknowledge that the determination of Redevelopment Project Costs and qualification for reimbursement under this Agreement are subject to the TIF Act, all amendments to the TIF Act after the date of this Agreement, and administrative rules and judicial interpretations rendered during the term of this Agreement. City has no obligation to Developer to attempt to modify said rules or decisions.

(g) In exchange for the payments identified in Section 4(a), Developer agrees not to challenge or contest the property tax assessment during the remaining existence of the City of Rochelle District Northern Gateway TIF District unless Developer believes that such assessment is 10% or greater above the equalized value of comparable properties in the City. In such circumstances, Developer has the right to meet with the Assessor to show such comparable properties and seek an adjustment to the assessment. If the Developer and the Assessor cannot agree on a valuation, Developer has the right once in every five years to appeal an assessment that is 10% or greater than comparable assessed values. Otherwise, should Developer challenge or contest the property tax assessment during the existence of the City of Rochelle District Northern Gateway TIF, then all payments made to Developer shall be deemed to be in breach of this Agreement and all payments shall be returned to the City of Rochelle.

Section 5. Enterprise Zone. City hereby acknowledges that the Subject Property is situated in the Lee/Ogle Enterprise Zone as approved and certified by the State of Illinois. Developer shall be eligible to receive any generally available benefits that are made through the Enterprise Zone program so long as such enterprise zone is in existence, with the exception of real estate tax abatements.

Section 6. Verification of Tax Increment. Not less than thirty (30) days prior to each STAF Allocation Date, Developer shall provide the City Manager with a preliminary calculation of Incremental Taxes generated by the Subject Property for each year of this Agreement. Developer shall also provide City such supporting information, including paid real estate tax bills and documentation of the equalized assessed valuation of the Project, as is reasonably necessary to verify the calculation of Incremental Taxes by Developer. The City Manager shall have thirty (30) days from receipt of the calculation of Incremental Taxes and supporting information to recommend approval or disapproval of the calculation and, if disapproved, to provide Developer with a written explanation setting forth the reasons for the disapproval. The parties acknowledge that the determination of Incremental Taxes shall be subject to the TIF Act. The failure of Developer to provide the information required in this Section 6 shall not constitute a default of this Agreement; provided, City shall not be required to make the applicable annual payment to Developer under Section 4 of this Agreement for such year until the information has been provided.

Section 7. No Liability of City to Others for Developer's Expenses. City shall have no obligation to pay costs of the Project or to make any payments to any person other than Developer and

permitted assignees of Developer, nor shall City be obligated to pay any contractor, subcontractor, mechanic, or materialman providing services or materials for the development of the Project.

Section 8. Developer's Representations and Warranties. In addition to the other representations, warranties, covenants and agreements of Developer set forth in this Agreement, Developer represents and warrants as follows:

(a) Developer is a limited liability company duly organized and existing under the laws of the State of Delaware, and is authorized to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement. Developer is now and at all times hereafter shall be solvent, able to pay its debts as they mature and financially able to perform all of the terms of this Agreement. To Developer's knowledge, there are no actions, suits or similar proceedings pending or threatened before any court or governmental or administrative body or agency affecting Developer which would result in any material adverse change to Developer's financial condition or which would materially and adversely affect the ability of Developer to undertake and complete the Project.

(b) Neither the execution, delivery, nor performance of this Agreement or any other agreement or instrument executed and delivered by or on behalf of Developer in connection herewith, nor the consummation of performance of the obligations herein or therein contemplated, nor compliance with the terms and provisions hereof or thereof, contravenes the organizational documents of Developer or any provision of law, statute, rule, regulation, or order of any court or governmental authority to which Developer is subject, or any judgment, decree, franchise, order, or permit applicable to Developer, or conflicts or is inconsistent with or will result in any breach of or constitute a default under any contract, commitment, agreement, understanding, arrangement, or instrument.

(c) Developer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as a limited liability company under the laws of the State of Delaware, as long as Developer maintains an interest in the Subject Property or has any other remaining obligations pursuant to the terms of this Agreement.

(d) Developer covenants that no officer, director, member, employee or agent of Developer, or any other person connected with Developer, has made, offered or given, either directly or indirectly, to the Corporate Authorities or any other person connected with City, except for payments for which adequate and fair consideration was received in return, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her official capacity with City.

(e) But for the economic development incentives granted by City pursuant to this Agreement, the Project would not reasonably be anticipated to be completed.

Section 9. Insurance. At all times during the term of this Agreement, Developer shall procure and maintain policies of insurance as follows at its sole cost and expense:

(a) During any period of construction of the Project, Developer shall procure and maintain the following: (i) comprehensive general liability insurance from any liability incidental to the use of or resulting from any claim for injury or damage occurring in or about

the Project or the Subject Property; (ii) workers' compensation insurance in amounts no less than the minimum coverage required by the laws of the State of Illinois covering Developer's employees working on the Project, if any; and (iii) all contractors working on the Project shall be required to procure and maintain contractor's insurance policies covering matters (i) and (ii) above.

(b) After completion of construction of the Project, and for so long as Developer owns the Subject Property, Developer shall ensure that Developer or its tenant ("Tenant") procures and maintains the following: (i) fire insurance and extended coverage on a replacement basis for the full insurable value covering all of the Project; and (ii) comprehensive general liability insurance from any liability incidental to the use of or resulting from any claim for injury or damage occurring in or about the Project or the Subject Property.

(c) All such policies of insurance shall name City as an additional insured, be in such amounts, in such form and issued by such companies as are shown on Exhibit E, except that Developer does not need to obtain pollution or cybersecurity coverage. Prior to issuance of any construction permit for the Project and thereafter, not less than thirty (30) days prior to the expiration of any policy, Developer shall cause Owner or Tenant to deliver to City certificates evidencing coverage from each insurer.

Section 10. No Discrimination. Developer shall not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. To the fullest extent permitted by law, Developer shall require that applicants are employed and that employees are treated during employment, without regard to their race, creed, color, religion, sex or national origin. Notwithstanding the foregoing, Developer may employ union labor hereunder pursuant to the rules, regulations and practices of applicable unions.

Section 11. Developer Indemnification. Developer shall indemnify and hold harmless City, its agents, officers, elected officials, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorneys' fees) which may arise directly or indirectly from (i) the failure of Developer to timely pay any contractor, subcontractor, laborer or materialman or any claim or cause of action whatsoever brought by a third party arising out of the Project; (ii) the failure of Developer to comply with any Legal Requirements; (iii) any negligence or reckless or willful misconduct of Developer and contractors, subcontractors or agents or employees thereof; (iv) any material misrepresentations or omissions of Developer. With respect to any action for which Developer's foregoing indemnity applies, Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, elected officials or employees in any such action for which Developer's foregoing indemnity applies, Developer shall, at its own expense, satisfy and discharge the same. This Section 11 shall not apply, and Developer shall have no obligation whatsoever, with respect to any acts of negligence, gross negligence, or reckless or willful misconduct on the part of City or any of its, officers, officials, agents, employees or contractors or City's material default or breach of the terms of this Agreement. This indemnification obligation shall expire at such time as Developer is fully paid under the terms of this Agreement or upon the expiration of the term of this Agreement.

Section 12. No Liens. In connection with the Project, Developer shall neither cause, nor permit any mechanic's or other liens to attach to or encumber the Project or the Subject

Property except for the lien of Developer's lenders. In the event a mechanic's or other lien is filed which attaches to or encumbers the Project or Subject Property, Developer shall, within sixty (60) days after Developer's receipt of notice of such lien, institute such proceedings necessary to have the lien claim adjudicated and removed. Developer shall pay within ten (10) days any final judgment awarded to a lien claimant so as to prevent a foreclosure sale. Notwithstanding the foregoing, Developer shall have the right to bond over any lien or obtain a title insurance endorsement in form and substance reasonably acceptable to City in order to satisfy its obligations pursuant to this Section 12.

Section 13. Default – Remedies.

(a) If Developer defaults in the performance of any material covenant, warranty, representation or obligation set forth in this Agreement, City shall provide Developer with a written statement setting forth the default of Developer. Except as required to protect against further damages, City may not exercise any remedies against Developer in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, said thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of the same, as long as Developer is diligently proceeding to cure such default. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by City in asserting any of its rights or remedies as to any default or alleged default or breach shall not operate as a waiver of any such default or breach or of any rights or remedies it may have as a result of such default or breach.

(b) If Developer fails to cure any default after the expiration of the cure period described in subparagraph (a), City may elect to terminate this Agreement or exercise any other right or remedy it may have at law or in equity, including the right to specifically enforce the terms and conditions of this Agreement. If any voluntary or involuntary petition or similar pleading under any section or sections of any bankruptcy or insolvency act shall be filed by or against Developer, or any voluntary or involuntary proceeding in any court or tribunal shall be instituted to declare Developer insolvent or unable to pay its debts, or Developer makes an assignment for the benefit of creditors, or a trustee or receiver is appointed for Developer for the major part of its property, City may elect, to the extent such election is permitted by law, but is not required, with or without notice of such election, to terminate this Agreement. In the case of an involuntary petition, action or proceeding for the adjudication as a bankrupt or for the appointment of a trustee or receiver as set forth above, Developer shall have sixty (60) days after the service of such petition or pleading or the commencement of such action or proceeding within which to obtain a dismissal of such petition, pleading, action or proceeding.

(c) If City defaults in the performance of any material covenant, warranty, representation or obligation set forth in this Agreement, Developer shall provide City with a written statement setting forth the default. Developer may not exercise any remedies against City in connection with such failure until thirty (30) days after giving such notice. If such default cannot be cured within such thirty (30) day period, such thirty (30) day period shall be extended for such time as is reasonably necessary for the curing of the same, as long as City is diligently proceeding to cure such default. A default not cured as provided above shall constitute a breach of this Agreement. Any failure or delay by Developer in asserting any of its rights or remedies as to any default or any alleged default or breach shall not operate as a waiver of any such default or breach or of any rights or remedies it may have as a result of such default or breach. Notwithstanding the foregoing, the sole remedy of Developer in the event of a breach of this Agreement shall be to institute legal action for specific performance or injunctive relief against City. Under no circumstances shall City have any liability for monetary damages, whether compensatory or punitive, under this Agreement in excess of the amount to which Developer is entitled to reimbursement as provided in (e) below.

(d) Upon any dispute between the parties under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorneys’ fees, costs and expenses incurred in contesting such dispute.

(e) It is hereby agreed by Developer that no recourse for any claim under or upon any obligation contained in the Agreement shall be had against City, its officers, agents, attorneys, representatives, or employees, in any amount in excess of any specific sum agreed to be paid by City pursuant to this Agreement (being a maximum of \$700,000); and no liability, right, or claim at law or in equity shall be attached to or incurred by City, its officers, agents, attorneys, representatives or employees in any amount in excess of any specific sums agreed by City to be paid hereunder, and any such claim is hereby expressly waived and released as a condition of and in consideration for the execution of this Agreement by City.

Section 14. Cancellation. In the event that (i) City or Developer shall be prohibited, in any material respect, from performing the covenants and agreements or enjoying rights and privileges herein contained by the final, non-appealable order of any court of competent jurisdiction or by any changes to the TIF Act, or (ii) all or any part of the TIF Act or any ordinance adopted by City in connection with its Redevelopment Plan shall be declared invalid or unconstitutional by the final, non-appealable order of any court of competent jurisdiction and such declaration shall materially impair the ability of either party to perform its obligations under the Redevelopment Plan or the covenants and agreement or rights and privileges of either City or Developer, then the party so materially impaired may, at its election, cancel or terminate this Agreement by giving written notice thereof to the other party within sixty (60) days after such court order has been issued. However, the termination of this Agreement hereunder shall have no effect on any of the authorizations granted to Developer for activities permitted or approved and under redevelopment to the extent allowed by such order.

Section 15. Notices. All notices, demands, requests, consents, approvals or other communications required or permitted by this Agreement shall be given in writing at the addresses set forth below and shall be deemed to have been given (i) on the day of actual delivery if delivered personally, (ii) on the day immediately following deposit with overnight courier, or (iii) as of the third (3rd) day from and including the date of posting if mailed by registered or certified first class mail, postage prepaid, return receipt requested. The parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, demands, requests, consents, approvals or other communications shall be sent.

If to City: City of Rochelle
Attn: City Manager
420 North 6th St.
Rochelle, Illinois 61068

With copy to: Dominick L. Lanzito
Peterson, Johnson & Murray LLC
200 W. Adams – Suite 2125
Chicago, Illinois 60606

If to Developer: Nextgen Ventures Rochelle LLC

Attn: Chad Stone, Manager
680 N. Lake Shore Drive – Suite 1900
Chicago, IL 60611

And to: Nextgen Ventures Rochelle LLC
Attn: Art Wirtz, Manager
680 N. Lake Shore Drive – Suite 1900
Chicago, IL 60611

With copy to: Gozdecki Del Giudice Americus Farkas & Brocato LLP
Attn: Dave Theyssen
One East Wacker, Ste 1700
Chicago, IL 60601

Section 16. Time is of the Essence; Force Majeure. Time is of the essence of this Agreement; provided, however, a party shall not be deemed in material breach of this Agreement with respect to any obligations of this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("*Force Majeure*"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate the same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

Section 17. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

Section 18. Recordation of Memorandum of Agreement. City, at its sole cost and expense, may cause a memorandum of this Agreement (in a form and substance to be reasonably agreed upon by the parties) to be recorded with the Ogle County Recorder of Deeds. Upon expiration of this Agreement, the City will provide a release to be recorded.

Section 19. Severability. If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

Section 20. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois with venue lying in the Circuit Court for Ogle County, Illinois.

Section 21. Amendments. This Agreement (together with the Exhibits attached hereto) constitutes the entire agreement between City and Developer and supersedes all prior agreements, negotiations and discussions between them relating to the subject matter hereof. This Agreement may not be modified or amended except by a written instrument executed by all the parties or their permitted successors or assigns.

Section 22. Third Parties. Except as specifically set forth in this Agreement, nothing in this Agreement is intended to confer any rights or remedies under or by reason of this Agreement on any other persons other than the parties and their permitted assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any party, nor shall any provision give any third parties any rights of subrogation or action over or against any party.

Section 23. Waiver. Any party may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

Section 24. Successors In Interest. The terms, conditions and covenants set forth in this Agreement or otherwise attaching by operation of law shall extend to, be binding upon, and inure to the benefit of the respective successors and permitted assigns of City and Developer and shall run with the land. Any person or entity now or hereafter owning legal title to all or any portion of the Subject Property, including Developer, shall be bound to this Agreement only during the period such person or entity is the legal titleholder thereof; provided, however, that all such legal title holders shall remain liable after their ownership interest in the Subject Property ceases as to those liabilities and obligations which accrued during their period of ownership but remain unsatisfied or unperformed. The rights of City to enforce this Agreement shall be applicable against any person or entity who is the legal title holder of the Subject Property.

Section 25. Assignment. Until the Project is substantially completed or a certificate of occupancy is issued, Developer may assign its rights and obligations under this Agreement to an Affiliated Entity, with the prior written consent of the City, which consent shall not be unreasonably withheld provided Affiliated Entity demonstrates, to the reasonable satisfaction of City, sufficient creditworthiness and experience to undertake the Project. An "Affiliated Entity" is any successor, parent, subsidiary or related limited liability company series of Developer or any partnership, corporation or limited liability company in which Developer or the members of Developer own at least a forty percent (40%) interest. In no event shall an assignment of this Agreement relieve the assignor of any liabilities or obligations which accrued prior to the date of assignment, but which remain unsatisfied or unperformed. After completion of the Project or the City's issuance of a certificate of occupancy, Developer may assign its rights and obligations under this Agreement to any affiliated or third party entity without the City's consent.

Section 26. No Joint Venture, Agency or Partnership Created. Nothing in this Agreement, nor any actions of the parties, shall be construed by the parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

Section 27. No Personal Liability. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of any member of the Corporate Authorities or any official, officer, agent, employee or attorney of City, in his or her individual capacity. No official, officer, agent, employee or attorney of City shall be liable personally under

this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement.

Section 28. Signs. City, at City's sole cost and expense, may erect a sign of reasonable size and style in a location on the Subject Property reasonably acceptable to Developer during the redevelopment of the Project indicating that City provided economic development incentives to assist the Project.

Section 29. Designated Representatives. Unless applicable documents or procedures require action by Developer in a different manner, Developer hereby designates Donald Vitek or any other designated representative of Wirtz Realty Corporation as its authorized representative, who shall individually have the authority to make or grant supplemental agreements, certifications, requests, demands, approvals, consents, notices and other actions, and do all things required or described in this Agreement, for and on behalf of Developer and with the effect of binding Developer in connection therewith.

Section 30. Electronic Signatures. Signatures delivered by electronic mail or facsimile shall be deemed original signatures for all purposes.

Section 31. Effective Date. This Agreement shall be effective on the later of (i) the day on which this Agreement is authorized for execution pursuant to duly enacted City proceedings authorizing the execution of and adoption of this Agreement and (ii) the execution and delivery of this Agreement by each party hereto.

Section 32. Estoppel. Each of the Parties hereto agrees to provide the other upon not less than fifteen (15) business days prior request, a certificate certifying that this Agreement is in full force and effect (unless such is not the case, in which such Party shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party.

(The remainder of this page is intentionally left blank).

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Fulton, Illinois.

CITY OF ROCHELLE,
an Illinois municipal corporation

By: _____
City Manger

Attest: _____
City Clerk

NEXTGEN VENTURES ROCHELLE LLC , a Delaware
limited liability company

By: _____
Its: Manager

LIST OF EXHIBITS

- A. Aerial of the Property.
- B. Letter to City
- C. TIF Revenue Spreadsheet Example
- D. Request for Reimbursement
- E. Insurance coverages

Exhibit A
Map of Subject Property



Exhibit B

Letter to City

NEXGEN VENTURES ROCHELLE LLC
680 N. Lake Shore Drive
Suite 1900
Chicago, IL 60611

April 6, 2023

City of Rochelle
Attn: Michelle Pease
Via Email: mpease@rochelleil.us

Re: NexGen Ventures Rochelle LLC

Dear Michelle:

Thank you for your assistance in completing the TIF application. You and your team have been easy to work with throughout this process.

In order to develop our business plan to convert this obsolete auto dealership building into a warehouse as approved by the recent zoning change, we analyzed all the costs of converting the Property, both outside the building and within the buildings (the “Project”). Our cost analysis and financial objectives simply could not be achieved to complete the Project to meet the needs of our tenant without financial assistance in the form of the TIF. But for the TIF district and subject to the agreed upon financial incentives, this Project could not move forward to satisfy our objectives and the needs of the Tenant.

If you have any questions, please feel free to give me a call.

Sincerely,

Exhibit C

TIF Revenue Spreadsheet Example
For Illustration Purposes Only

ROCHELLE TIF REDEVELOPMENT AGREE		07-Apr-23
TRUE UP EXAMPLE		APR 06 2023

CAPITALIZATION		
INITIAL EQUITY		3,000,000
LOAN - YEAR 1		2,100,000
REMAINING EQUITY		900,000
TOTAL CAPITALIZATION		3,000,000

TIF PAYMENTS		
TIF INCREMENT	100%	
DEVELOPER SHARE		85.0%
PROJ TIF PYMTS (FROM DEVEL SHARE)		553,322
PROJ TIF TRUE UP PYMT (YR 5)		146,678
TOTAL REQUIRED TIF PAYMENTS		700,000

TIF INCREMENT CASH FLOWS		DEVELOPER CASH FLOWS			
YR	TOTAL INCR'MT @ 100%	DEVEL	DEVEL	PROJECTED	DEVEL CASH FLOW TOTAL
		CASH FLOW b/f TIF	INCR'MT @ 85%	TRUE UP PYMT (YR 5)	
0		(3,000,000)			(3,000,000)
1	24,660	2,241,867	21,753		2,263,620
2	25,715	63,637	22,649		86,286
3	26,801	70,212	23,572		93,785
4	27,920	76,985	24,523		101,508
5	29,072	83,961	25,503	146,678	256,142
6	30,259	91,146	26,512		117,658
7	31,481	98,547	27,551		126,098
8	32,740	106,170	28,621		134,791
9	34,037	114,021	29,723		143,745
10	35,373	122,108	30,859		152,967
11	36,749	130,427	32,028		162,455
12	38,166	138,980	33,233		172,213
13	39,626	147,767	34,474		182,241
14	41,129	156,790	35,752		192,542
15	42,678	166,049	37,068		203,117
16	44,273	175,542	38,424		213,966
17	45,916	185,270	39,820		225,090
18	47,608	195,233	41,258		236,491
19	-	205,441	-		248,059
20	-	228,057	-		270,816
TOTAL CF	634,203	6,996,583	553,322	146,678	7,696,583

TOTAL TIF PAID TO DEVEL	700,000
--------------------------------	----------------

DEVELOPER RETURNS	
INVESTMENT MULTIPLE OF EQUITY	2.6
INVESTMENT IRR	13.8%

Exhibit D

Form of Request for Reimbursement Request for Reimbursement

[Date]

City of Rochelle
Attn: City Manager
420 North 6th St.
Rochelle, Illinois 61068

Re: Redevelopment Agreement, dated _____, by and between the City of Rochelle and NEXTGEN VENTURES ROCHELLE LLC (“Developer”)

Dear City Manager:

You are requested to disburse funds from the NEXTGEN VENTURES ROCHELLE LLC Subaccount pursuant to Section 4 of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. Request for Reimbursement No.: _____
2. Payment due to: _____
3. Amount to be disbursed: _____
4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for those Redevelopment Project Costs detailed in Schedule 1 attached to this Request for Reimbursement.
5. The undersigned certifies that:
 - (i) the amounts included in 3 above were necessary and made or incurred in accordance with the terms and conditions of the Redevelopment Agreement;
 - (ii) the amounts paid or to be paid, as set forth in this Request for Reimbursement represents a part of the funds due and payable for Redevelopment Project Costs;
 - (iii) the expenditures for which amounts are requisitioned represent proper Redevelopment Project Costs, have not been included in any previous Request for Reimbursement, have been properly recorded on Developer's books and are set forth on the attached Schedule 1 with paid invoices attached for all sums for which reimbursement is requested;
 - (iv) the moneys requisitioned are not greater than those necessary to meet obligations due and payable or to make reimbursement for funds actually advanced for Redevelopment Project Costs; and
 - (v) Developer is not in default under the Redevelopment Agreement and nothing has

occurred to the knowledge of Developer that would prevent the performance of its obligations under the Redevelopment Agreement.

- 6. Attached to this Request for Reimbursement is Schedule 1, together with copies of invoices or bills of sale and Mechanic's Lien Waivers covering all items for which reimbursement is being requested.

Date: _____

Developer:

NEXTGEN VENTURES ROCHELLE LLC , a Delaware limited liability company

By: _____

Its: _____

Approved: _____

CITY OF ROCHELLE, an Illinois municipal corporation

City Manager

Exhibit E

Insurance Coverages

Commercial General Liability:

\$1,000,000 Occurrence / \$3,000,000 General Aggregate.

The City of Rochelle must be named as an Additional Insured on a primary and non-contributory basis. A copy of the endorsements attached to the policy must be provided.

Workers Compensation and Employers Liability Insurance:

Workers Compensation Statutory Limits with Employers Liability of \$1,000,000.00.

Automobile Liability Insurance

Minimum Limits Required: \$1 million combined single limit or split liability limits of \$1 million per occurrence and \$3 million aggregate.

Coverage must apply to all owned, non-owned and hired vehicles.

Umbrella:

Developer agrees to maintain a \$5 million umbrella policy during the term of this Agreement.

Developers shall provide the City of Rochelle an acceptable Certificate of Liability Insurance, for all insurance required under this Agreement prior to commencement. The Certificate shall contain a provision that provides for thirty (30) days written notice prior to cancellation or non-renewal of said policies for any reason other than for non-payment of premium.

All insurance coverage required under this Agreement shall be maintained without interruption or suspension during the entire performance of this Agreement. Developers shall provide the City of Rochelle with additional Certificates of Liability Insurance indicating continuation of coverage during the entire performance of this Agreement.

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE APPROVING A TIF REDEVELOPMENT AGREEMENT WITH NEXTGEN VENTURES ROCHELLE, LLC, AN DELAWARE LIMITED LIABILITY COMPANY” which was adopted by the Mayor and City Council of the City of Rochelle on April ____, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle _____ day of April, 2023.

CITY CLERK

File Attachments for Item:

3. A Resolution Authorizing the City Manager to Execute a Change Order for the Development of the Rochelle Intermodal Transload Center

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Change Order to the Development of the Rochelle Intermodal Transload Center

Staff Contact: Jason Anderson – Economic Development Director

Summary: Last Fall the City and GREDCO began the development of the Rochelle Intermodal Transload Center. The improvements to the City’s side of the project have been largely funded by a grant through the Illinois Department of Commerce (DCEO). The development of the Container Yard has been funded through GREDCO. CHS has made a request for a fumigation lot be added to the development of the intermodal container operation. This added service provided by CHS will increase the volumes of containers that will move through the RITC. To provide an area for fumigating containers, new features needed to be added to the RITC. These include:

- 1) Installation of a security gate, cameras, and fence at the entrance of the RITC – City responsibility
- 2) Provide a concrete 14” deep pad to stack/fumigate containers. – GREDCO responsibility
- 3) Power line run from the street, across the CY, to illuminate the east end of the yard – Shared responsibility.
- 4) Provision for a storage area for equipment – GREDCO responsibility

Porter Bros out of Rock Falls IL is the contractor who is constructing the improvements and has provided the cost estimates for the Change Order (see attached). Improvements under the change order that are built on City property will be covered by the City. Improvements that are located on the GREDCO property will be covered by GREDCO. The improvements which are located on both properties will be funded 50/50 between the City and GREDCO. Additional expenditures break down as follows:

Funding Sources:

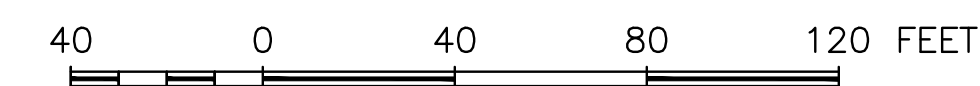
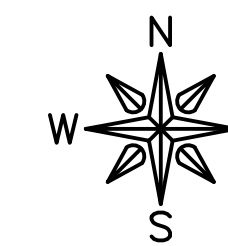
Source:	Budgeted Amount:	Proposed Expenditure:
CIR Capital Fund - City	\$0.00	\$53,611.96
GREDCO/CHS Funds	\$0.00	\$396,679.77

Strategic Plan Goal Application: The improvements support the retention and growth of a local industry and increases revenues of the City of Rochelle Railroad.

Recommendation: It is the staff’s recommendation that the City Council approve the change order that has been presented to the City & GREDCO for the additional improvements to the RITC.

Supporting Documents:

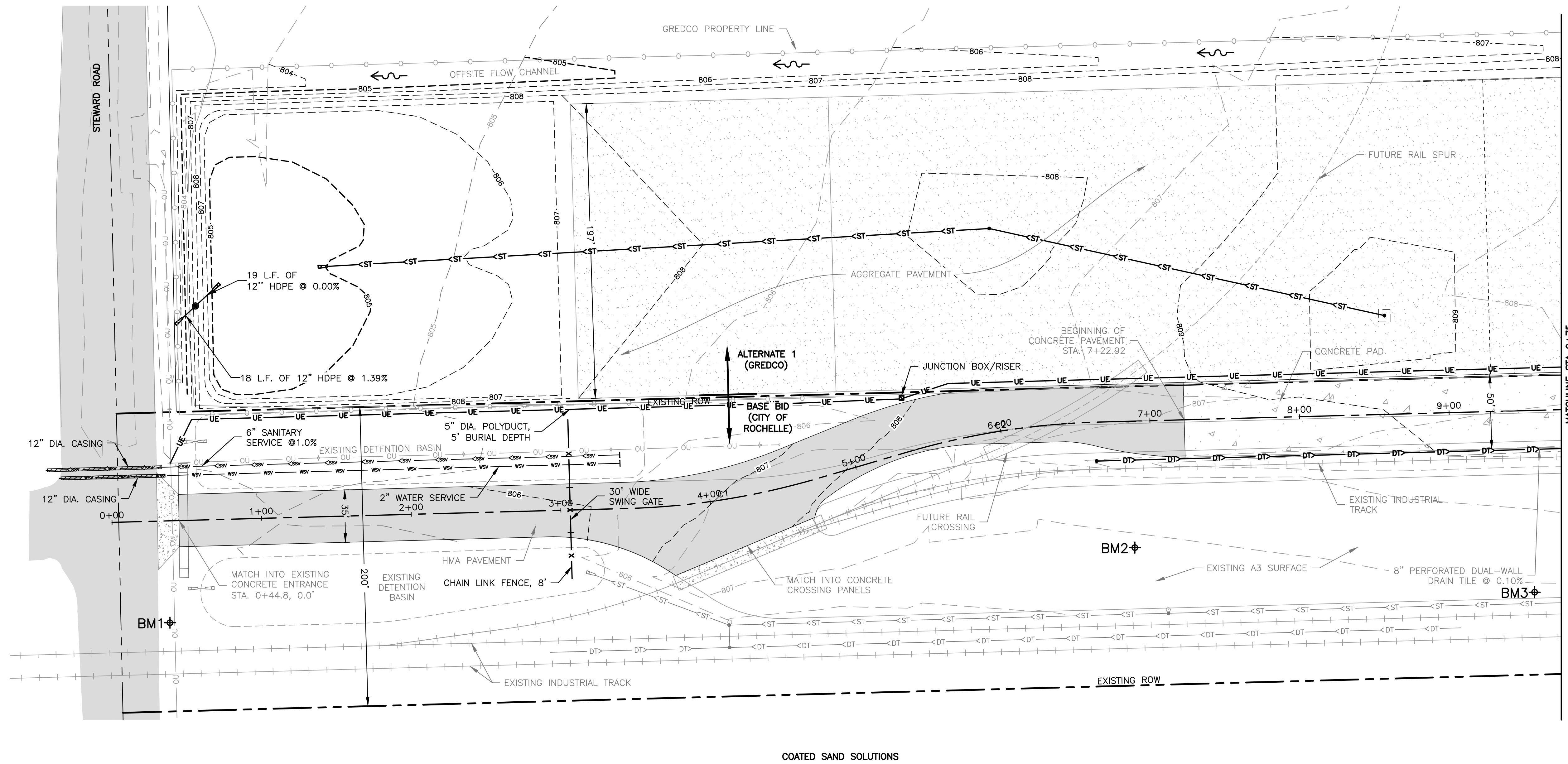
- Drawing of the revised plans to the development of the Rochelle Intermodal Transload Center (RITC)
- Porter Bros estimates for the improvements to the RITC broken down between the City and GREDCO
- Drawing of modifications to original plans
- Change Order



LEGEND

- HMA PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PAVEMENT

- NOTE:**
1. BASE BID TO BE FUNDED BY DCEO GRANT AND CITY OF ROCHELLE FUNDS. IMPROVEMENTS GENERALLY INCLUDE ALL GRADING, CONCRETE AND HMA PAVING, AND IMPROVEMENTS ADJACENT TO THE EXISTING RAIL SPUR.
 2. ALTERNATE BID IS TO BE FUNDED BY GREDCO AND GENERALLY INCLUDES ALL GRADING, STORM WATER MANAGEMENT, STORM SEWER AND AGGREGATE PAVEMENT IMMEDIATELY NORTH OF THE BASE BID.



COATED SAND SOLUTIONS

CURVE TABLE									
CURVE #	R	L	T	Δ	CHORD	BEARING	E	PC STA	PT STA
C1	499.70	129.49	65.11	014°50'50"	129.13	N81°01'56"E	4.19	3+44.22	4+09.33
C2	500.00	129.60	65.17	014°51'05"	129.24	N81°02'04"E	4.19	5+35.63	6+00.80

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF ROCHELLE
420 NORTH SIXTH STREET
ROCHELLE, IL 61068

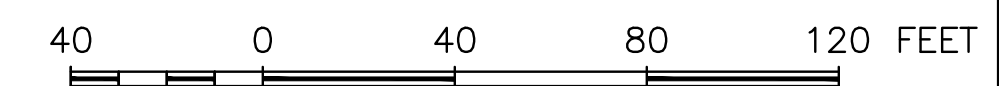
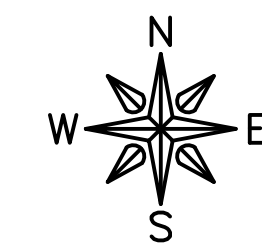
PROJECT AND LOCATION:
PROPOSED TRANSLOAD YARD
EXPANSION
ROCHELLE, ILLINOIS

DRAWN BY: YJ
APPROVED BY: NJC
DATE: 03/03/23
SCALE: AS NOTED


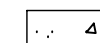
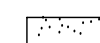
REVISIONS		
REV. NO.	DESCRIPTION	DATE

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SITE PLAN 1
SET TYPE: CHANGE ORDER 1
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JOB NUMBER:
20-1026A
SHEET NUMBER:
3 of .

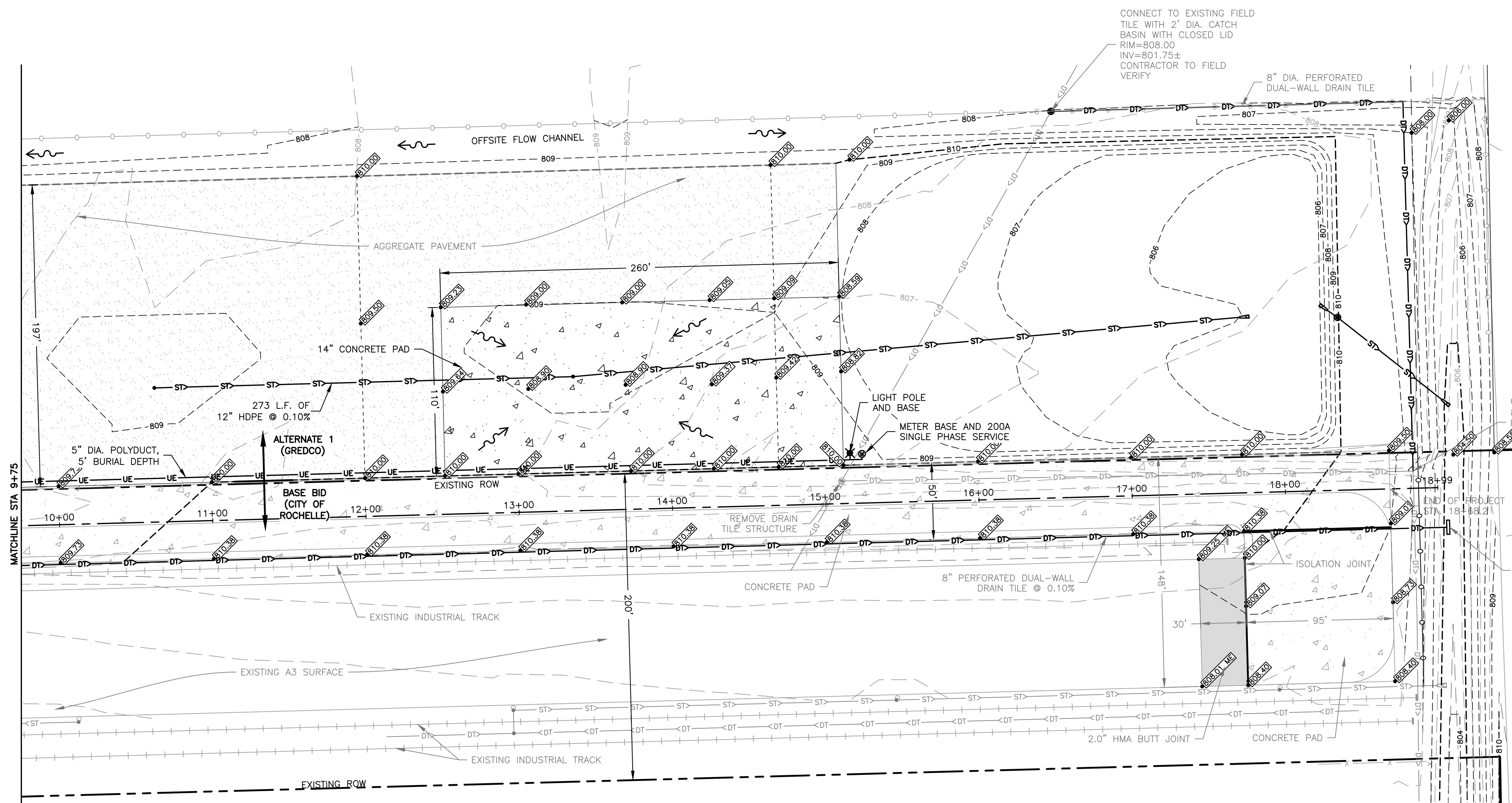


LEGEND

-  HMA PAVEMENT
-  CONCRETE PAVEMENT
-  AGGREGATE PAVEMENT

NOTE:

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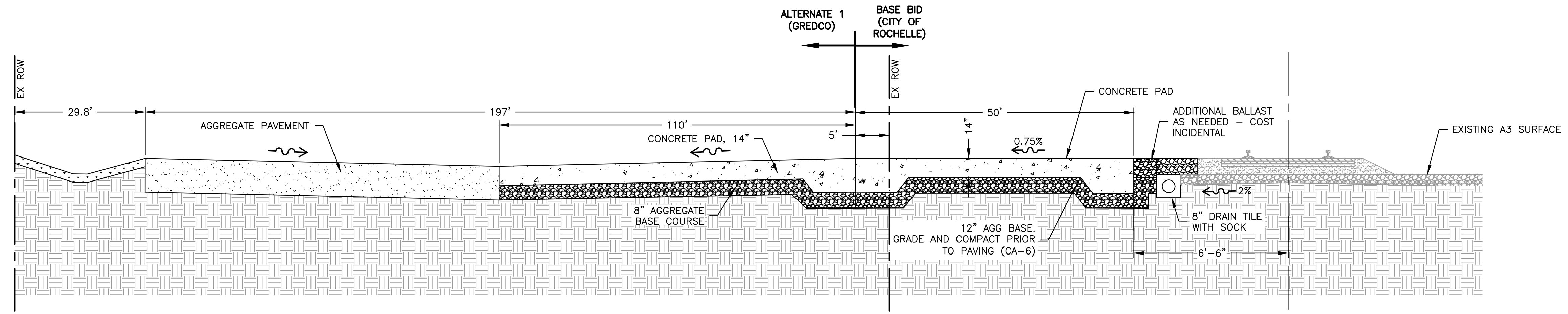
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REV. NO.	DESCRIPTION	DATE

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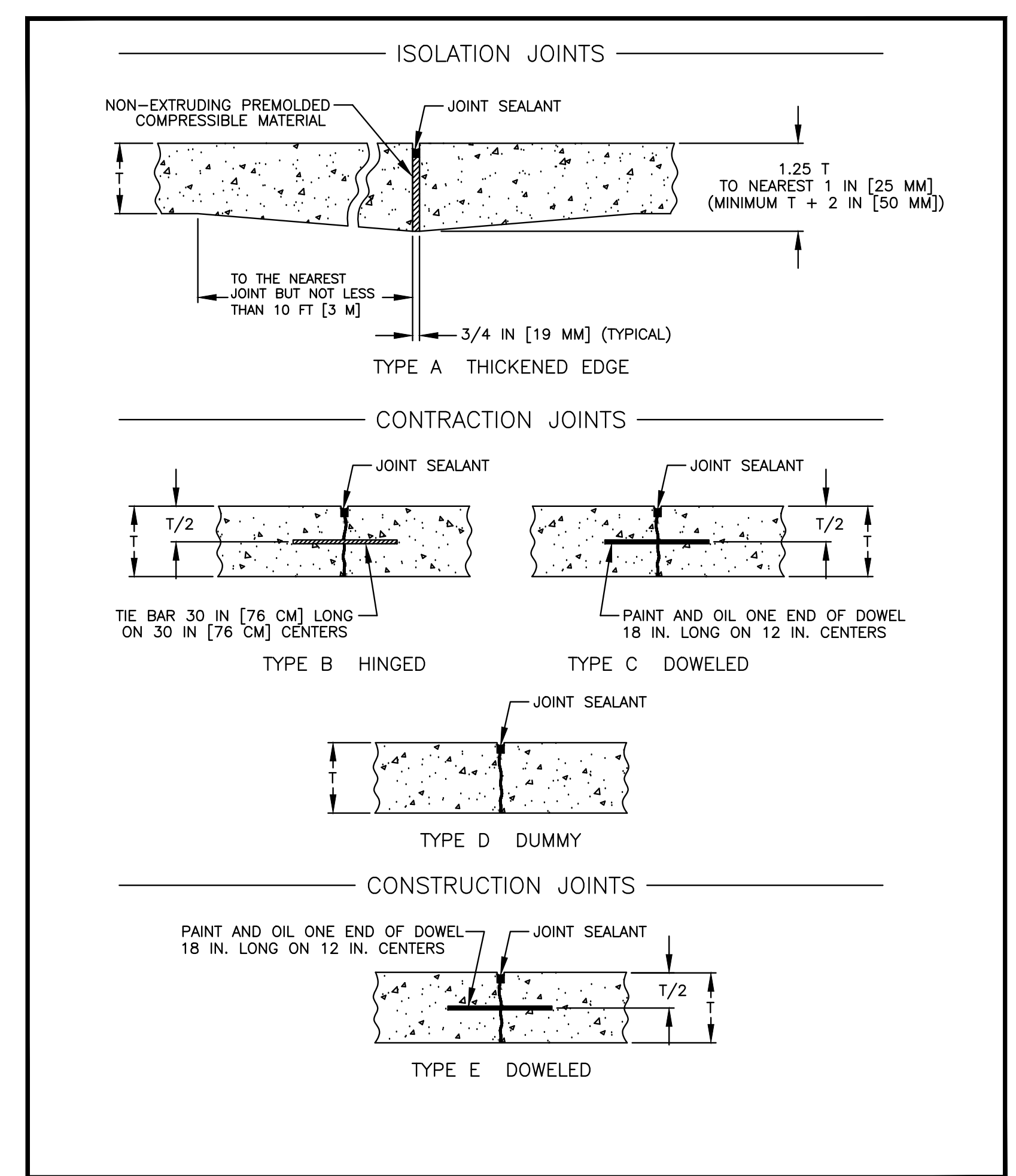
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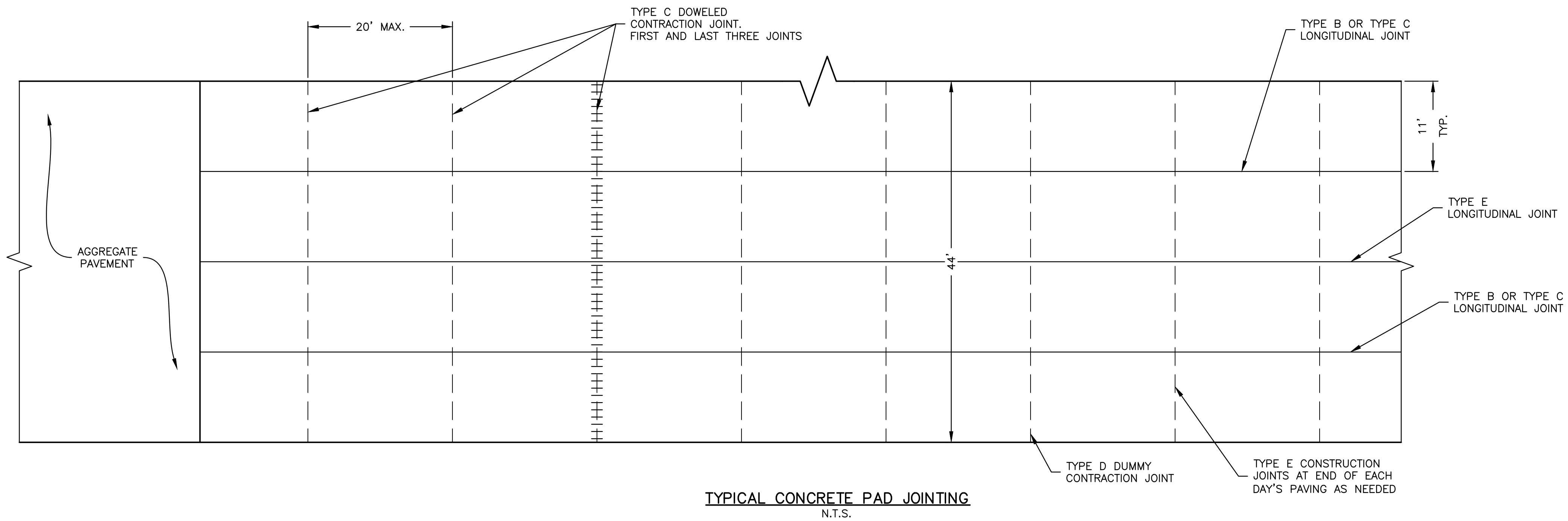
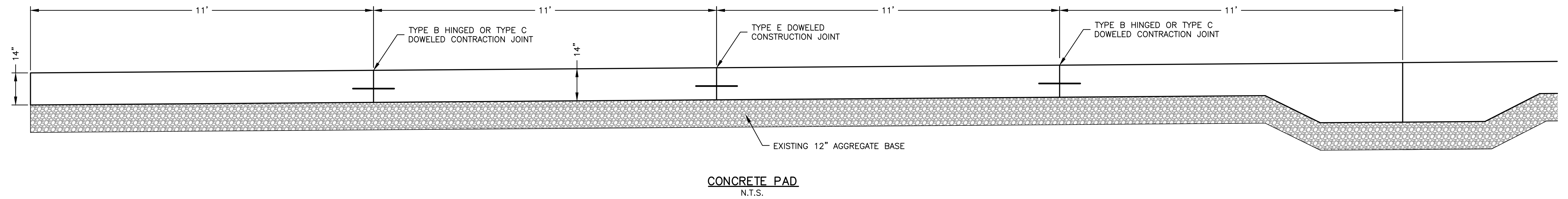
SHEET NUMBER:
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PROPOSED TYPICAL RAIL CROSS SECTION
N.T.S.



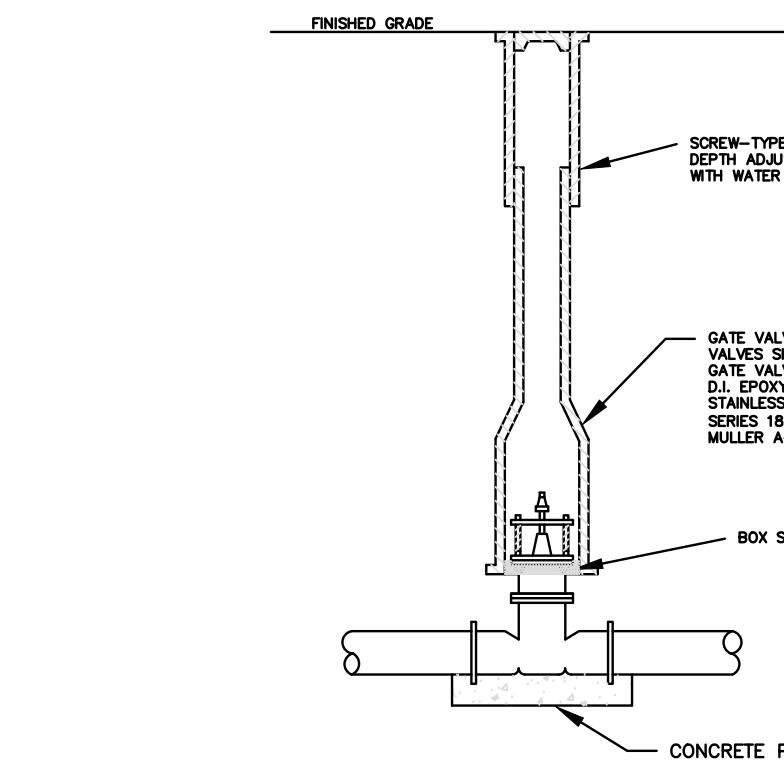
REVISIONS		
REV. NO.	DESCRIPTION	DATE



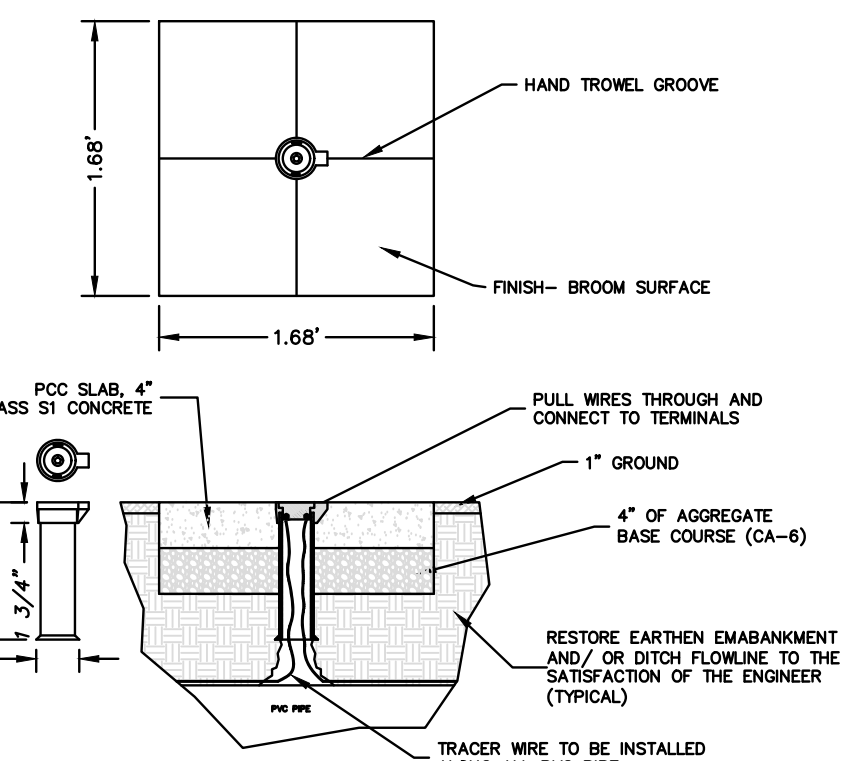
REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES

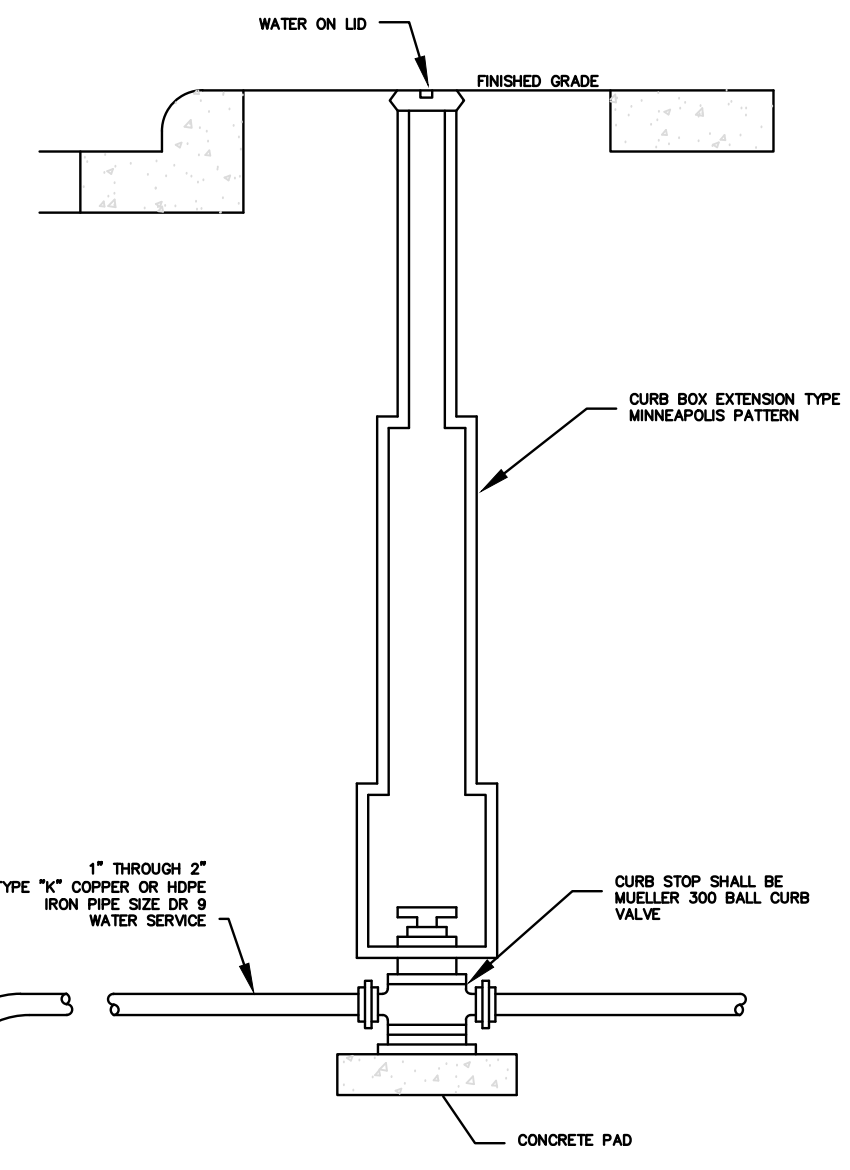
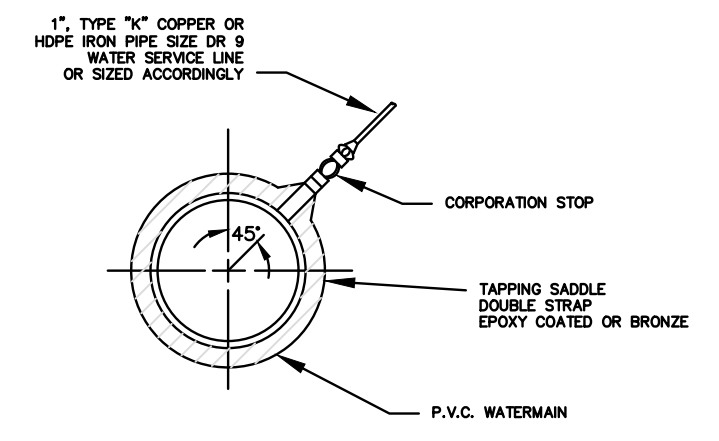
B Box—Extension type Minneapolis pattern base (Mueller H-10300)
 5 ¼ Box—Screw type depth adjustment with WATER on lid. (Tyler 6645)
 Curb Stop—Ball type cc thread (Mueller 300 B-25155)
 Corp Stop—Ball type cc thread (Mueller 300 B-25008)
 Main Valves—Resilient Wedge (Mueller 2360 Series)
 Hydrants 5 1/4—operating nut 1 1/2 pentagon, open right, 2 hose nozzles, 1 pumper nozzle national standard thread, all bolts below grade to be stainless steel, red in color. (Mueller Super Centurion 250 3 way)
 Saddles—double strap epoxy coated or bronze. (Mueller BR2S, DE2s) Smith Blair #317
 Tapping Sleeve—Cl, DI Stainless Steel (Mueller H-304, H615)
 Water Main—DI Class 52, DI PSI Class 350, PVC C900, C909.
 PVC Watermain—Tracer cable shall be a direct bury, #10 THHN solid wire; wire is to be taped or attached in an approved manner to all water mains during installation, prior to backfilling, ground to 3'+ copper or brass rod every 200 feet. If HDPE is used, a tracer wire the length of the service is required. Tracer wire must be terminated in a tracer wire box within a one foot radius of the curb box.
 Repair Clamps—Full Seal Stainless
 Copper—Type K
 Water Service 2" or Less — HDPE Iron Pipe Size Dr 9 with tracer wire
 Meters—Supplied by City of Rochelle
 All materials shall be manufactured in the US, if material is not available in the US please note what material is unavailable and where it is coming from in the quote.
 When the watermain is not looped from two source feeds, an automatic flush hydrant, Kupferle 9800 Eclipse unit, or equal, is required.
 Curb stop markers are required in any new construction. Markers to be installed in concrete.



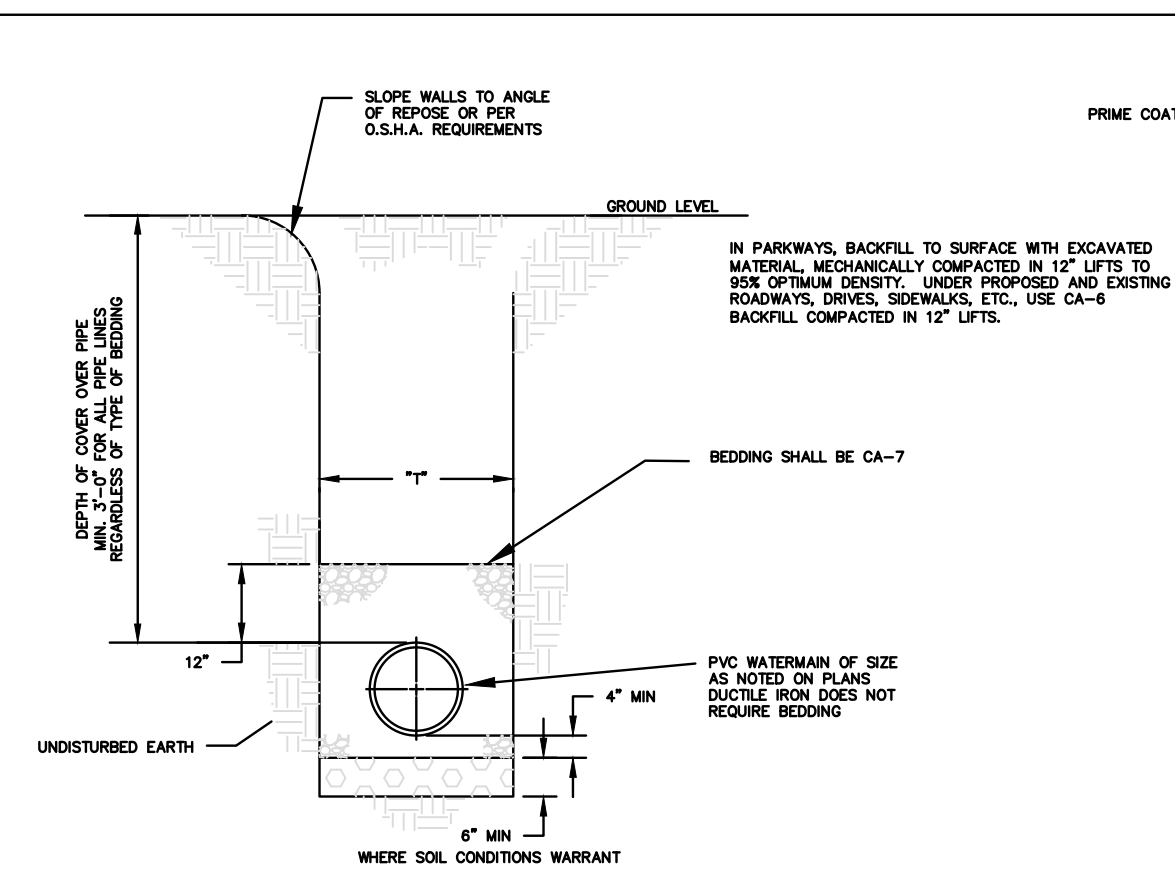
VALVE AND VALVE BOX INSTALLATION AND ASSY.



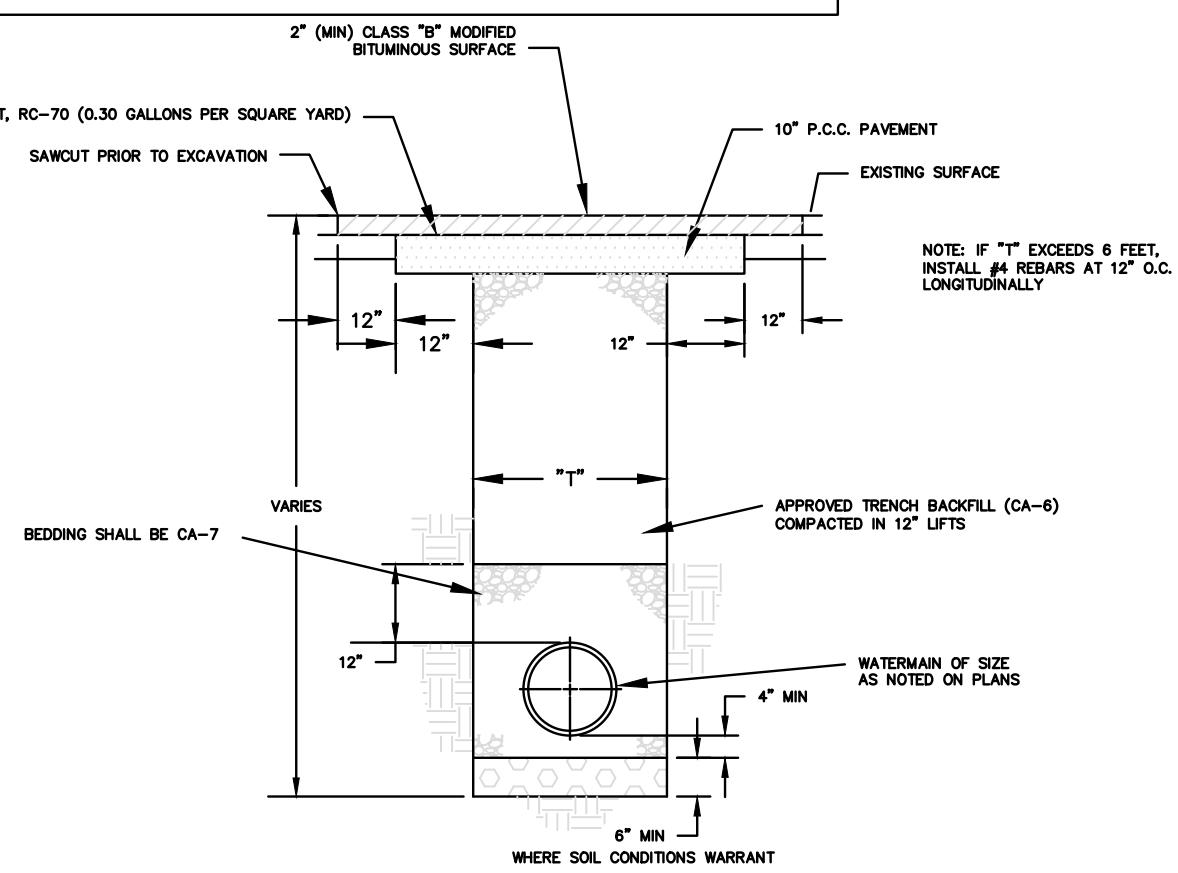
TRACER WIRE ACCESS BOX



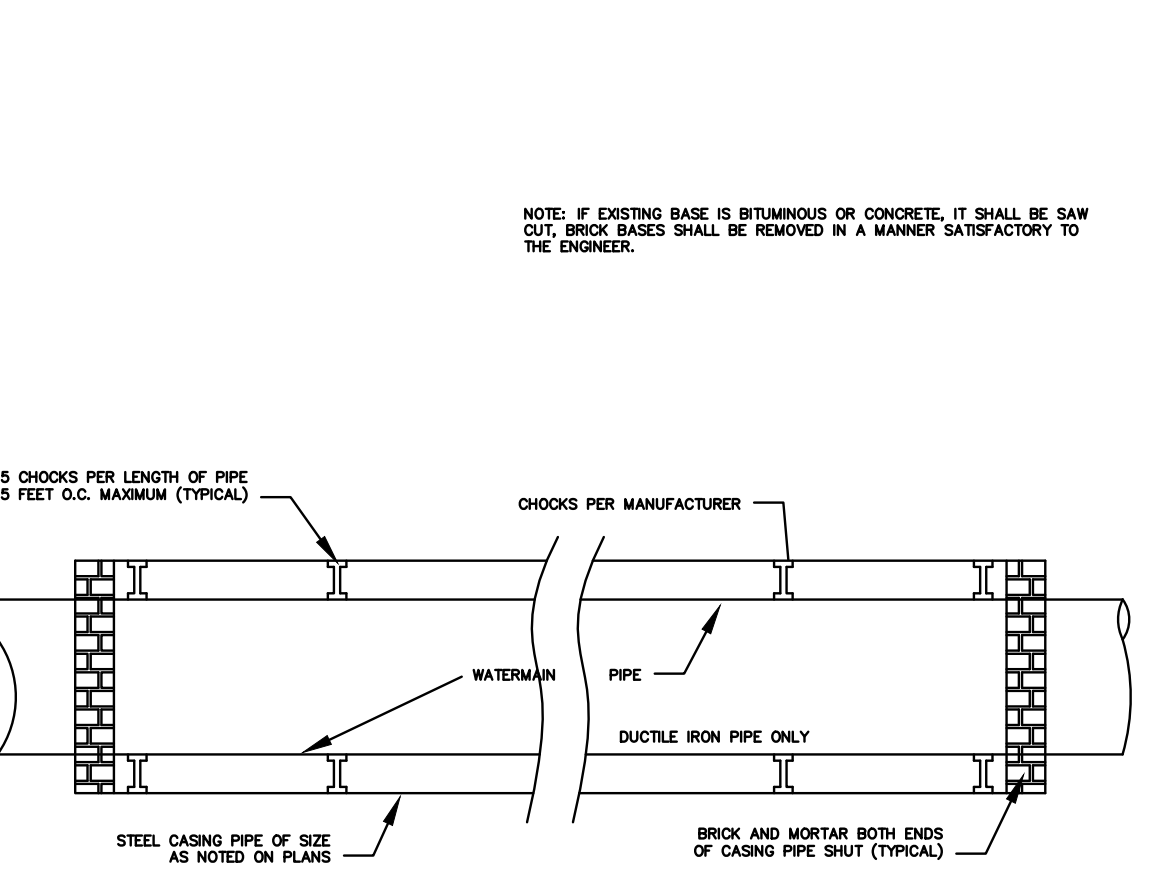
CURB BOX INSTALLATION AND ASSY.



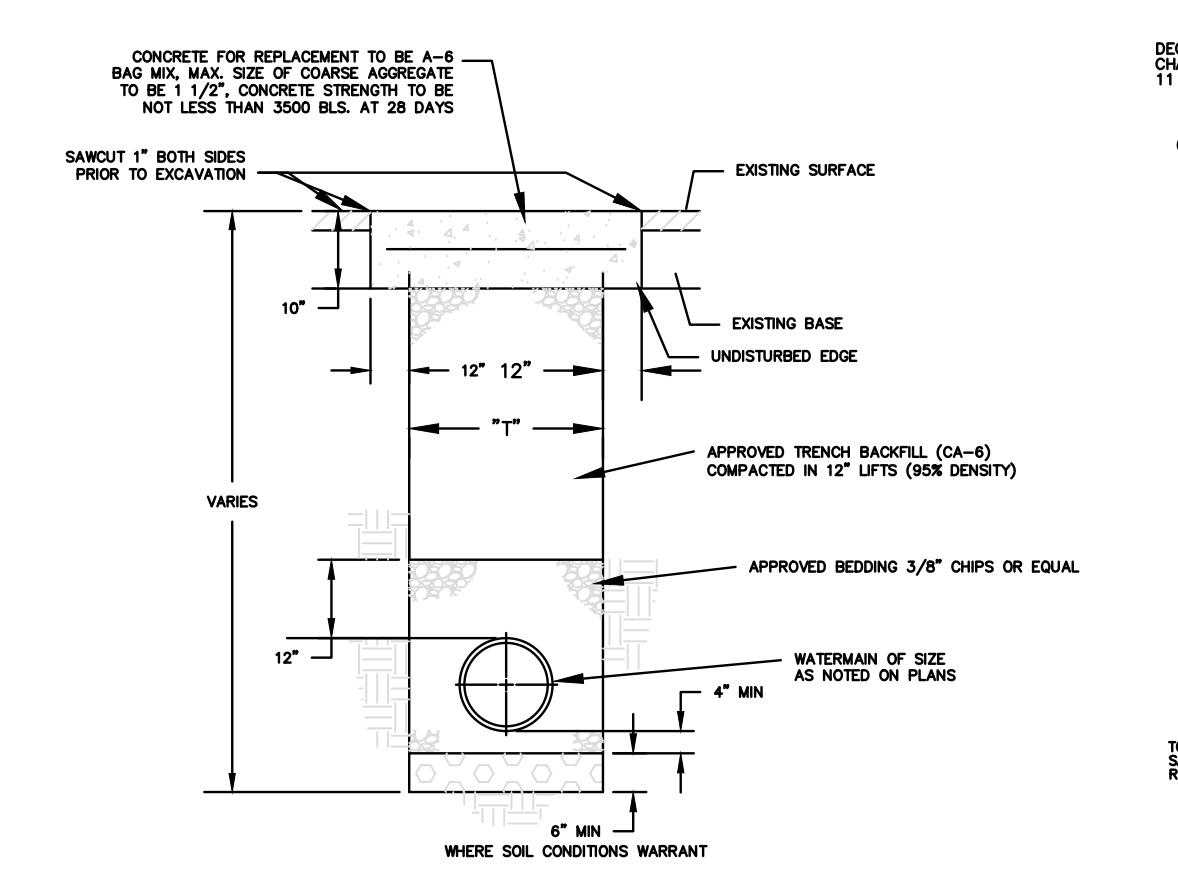
TYPICAL WATERMAIN TRENCH DETAIL



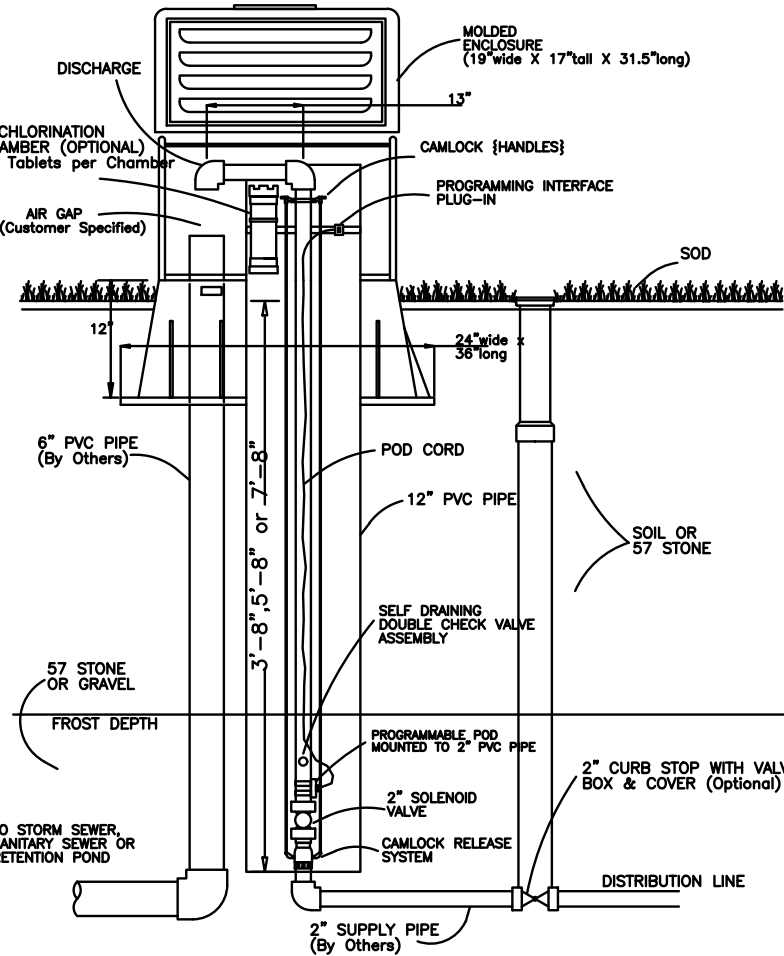
BITUMINOUS PAVEMENT REPLACEMENT



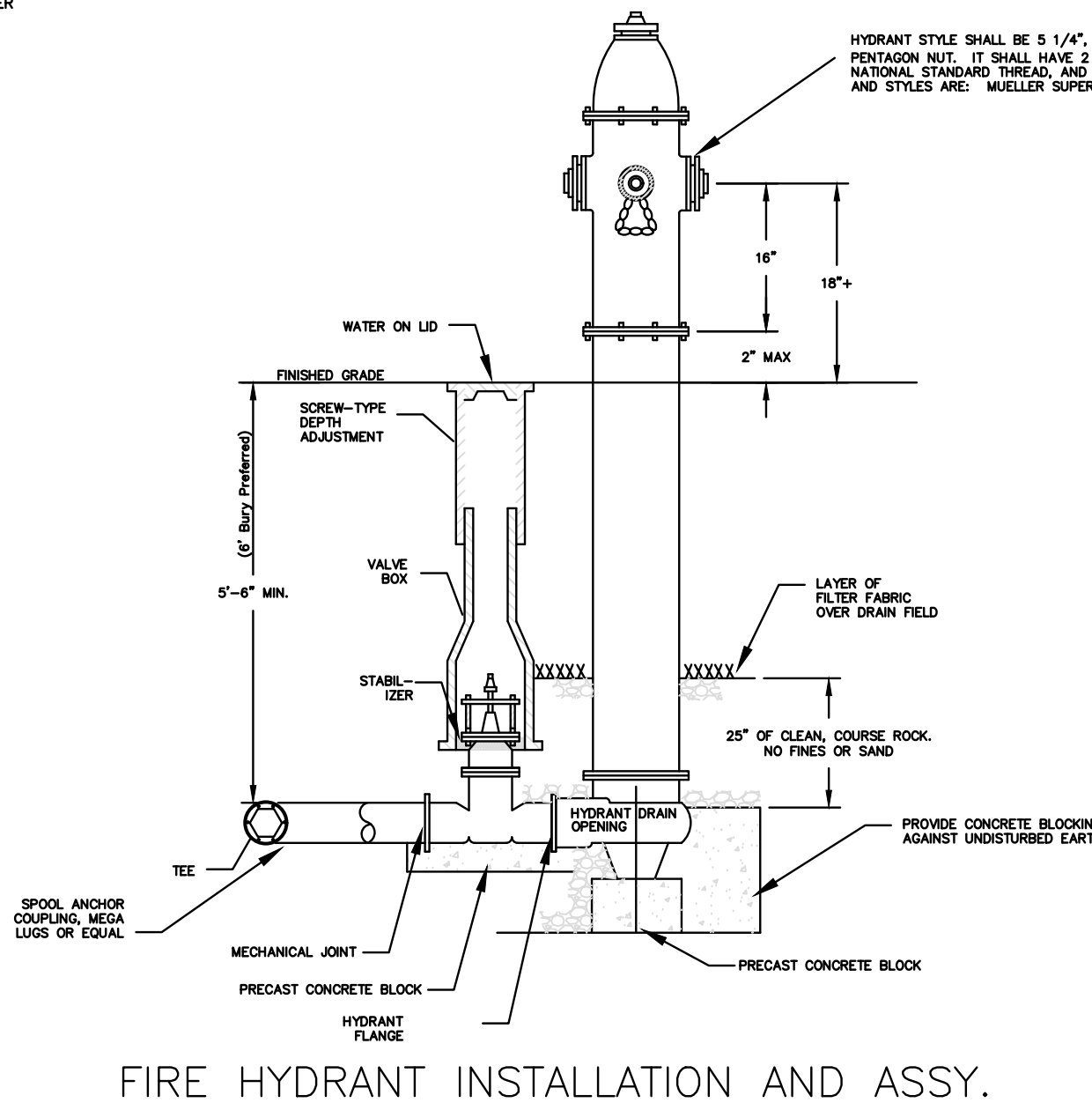
TYPICAL CASING PIPE DETAIL



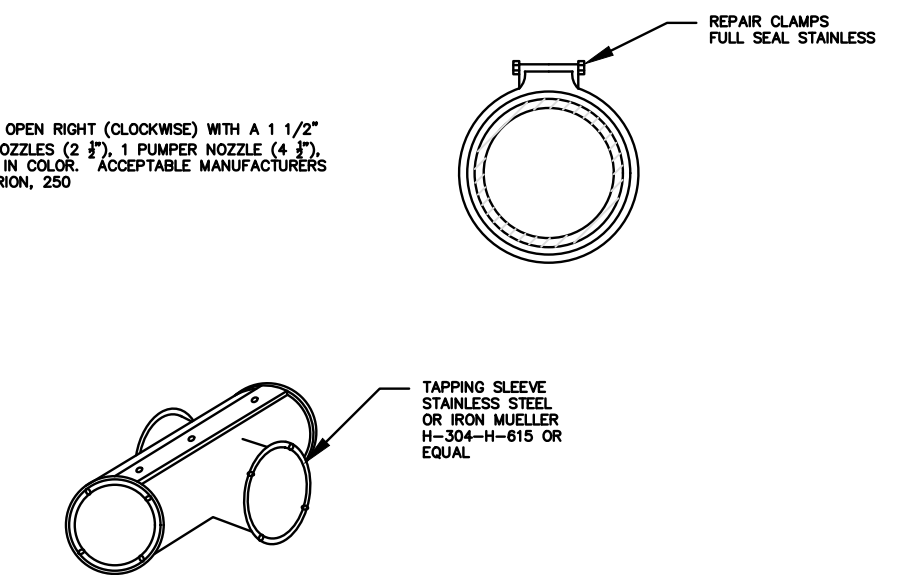
P.C.C. CONCRETE PAVEMENT REPLACEMENT



TYPICAL INSTALL KUPFERLE 9800 ECLIPSE



FIRE HYDRANT INSTALLATION AND ASSY.



MATERIAL NOTE: WATERMAIN SHALL NOT BE LESS THAN 6" DIA. MATERIALS—DUCTILE IRON PIPE (ASSA-C-151) CLASS 50 CEMENT LINED WITH MECHANICAL OR PUSH ON TYPE JOINT AND ELASTOMERIC SEALS (ASTM 477) OR PVC AWWA C-900 OR C-909, CLASS 150 DR18, WITH BELL & SPIGOT PUSH ON JOINT (ASTM 477) OR DUCTILE IRON PRESSURE 350, FOR 6"-12" AND 250 FOR 14"-20" WITH PUSH ON TYTON JOINT.
 WHEN C-900 OR C-909 PIPE IS USED, A TERMINAL BOX (VALCO OR EQUAL), SUITABLE FOR FLUSH BURIAL MUST BE PLACED AT GRADE EVERY 500 FEET. THE BOX MUST HAVE A 2 1/2" LOCK CAST IRON TOP AND THE WIRE MUST BE SECURED AT THE TERMINATION POINT.

NOTE: ALL WATERMAIN CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION.

NOTICE: THE CONTRACTOR MUST CALL J.U.L.I.E. (1-800-892-0123) BEFORE EXCAVATING.

STANDARD DETAILS FOR WATER MAIN IMPROVEMENTS

CITY OF ROCHELLE
 ROCHELLE MUNICIPAL UTILITIES

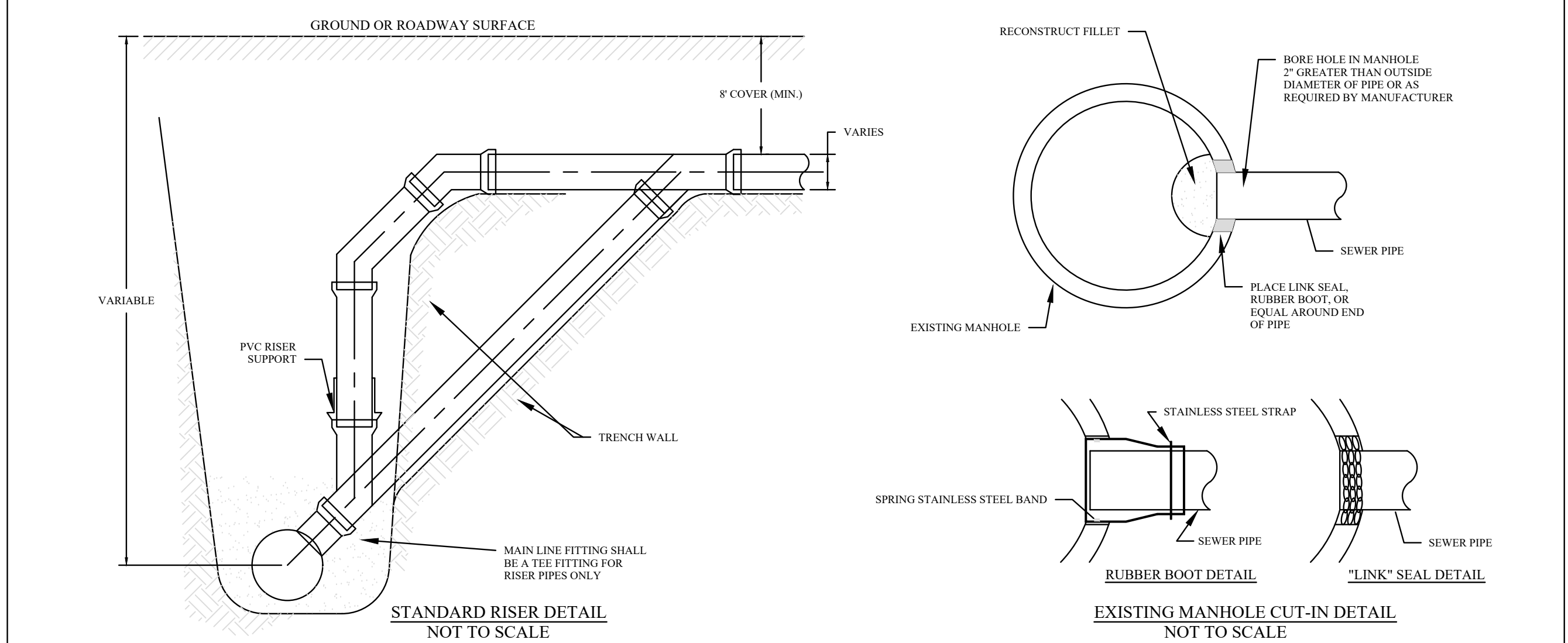
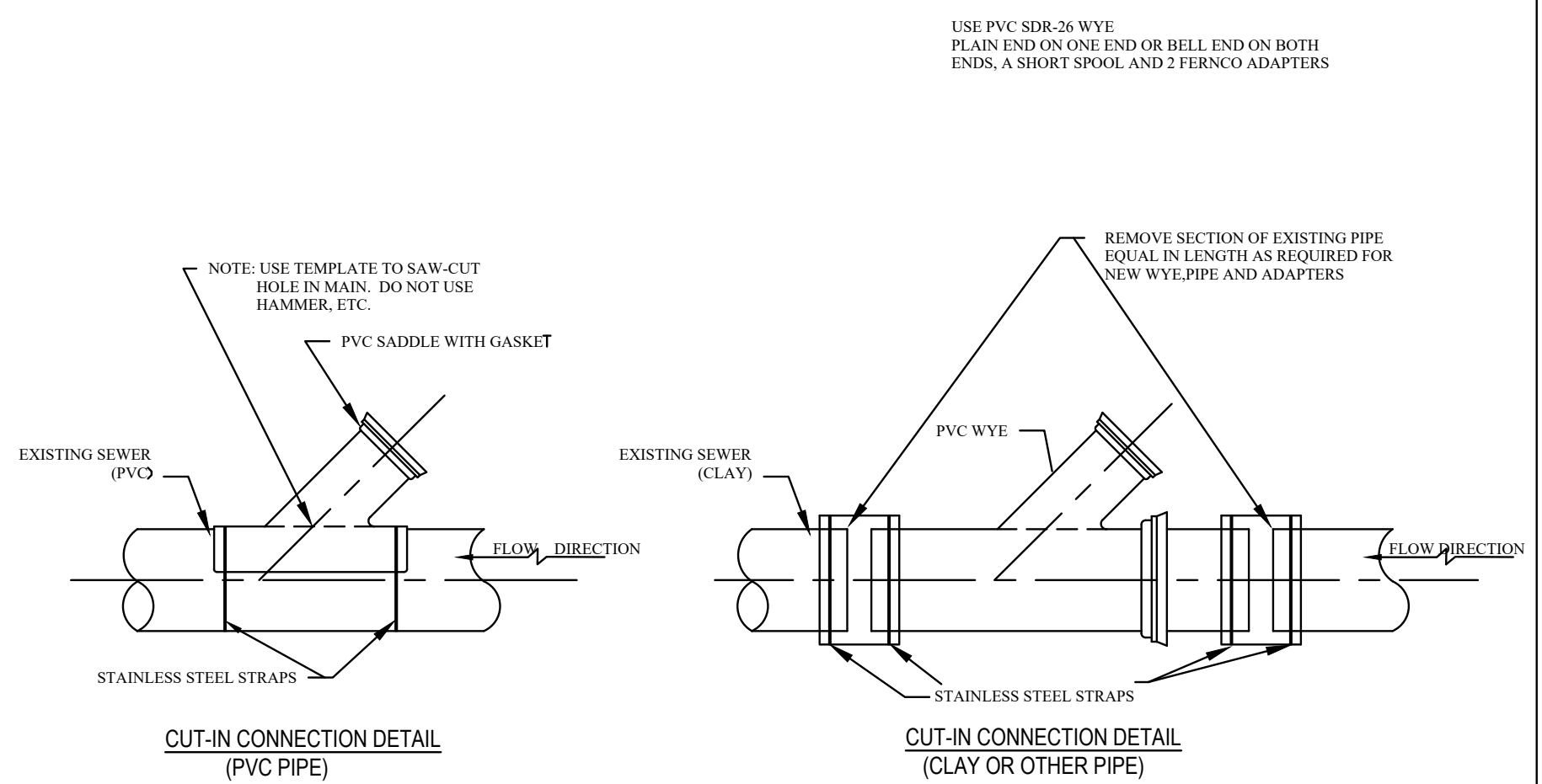
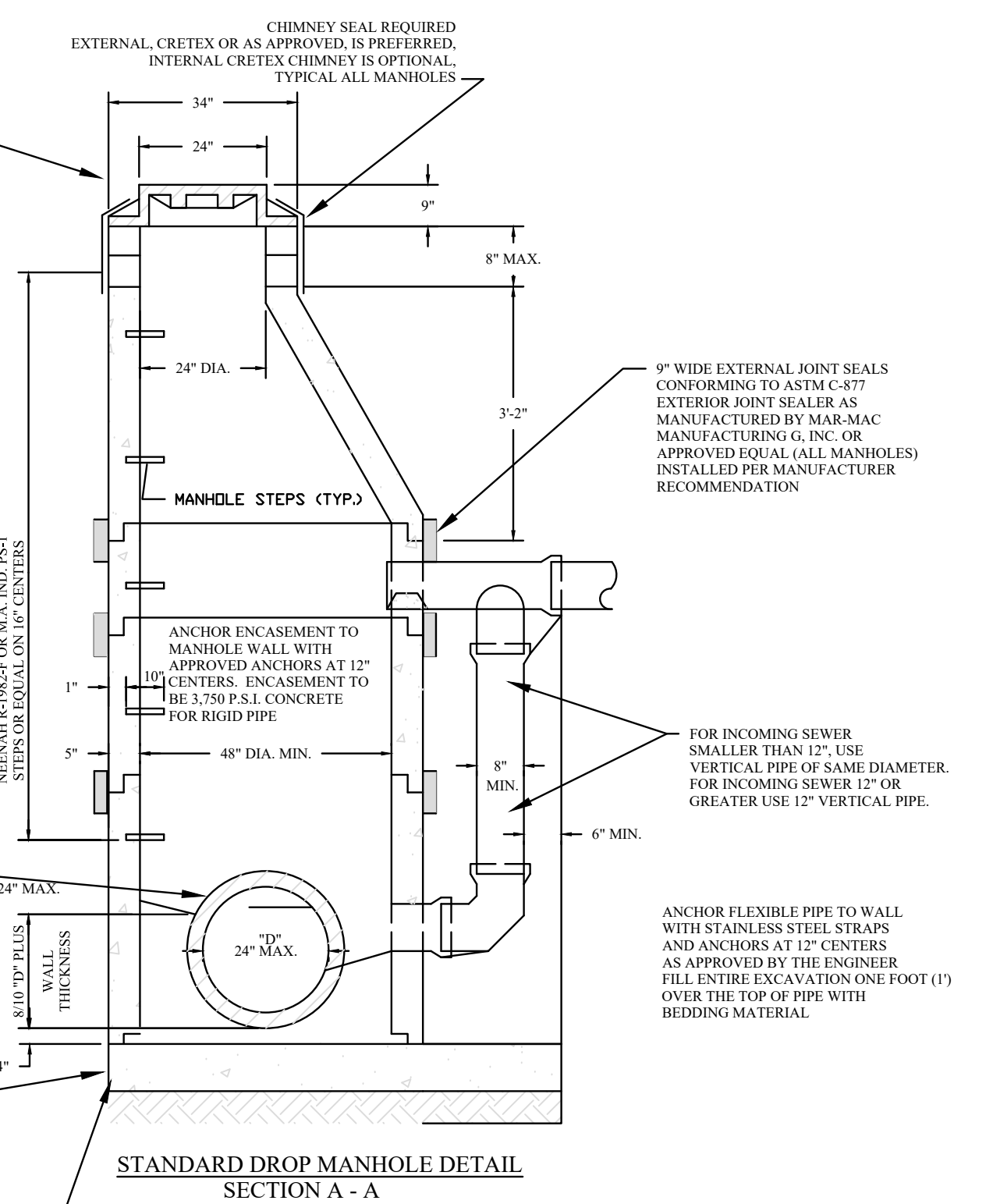
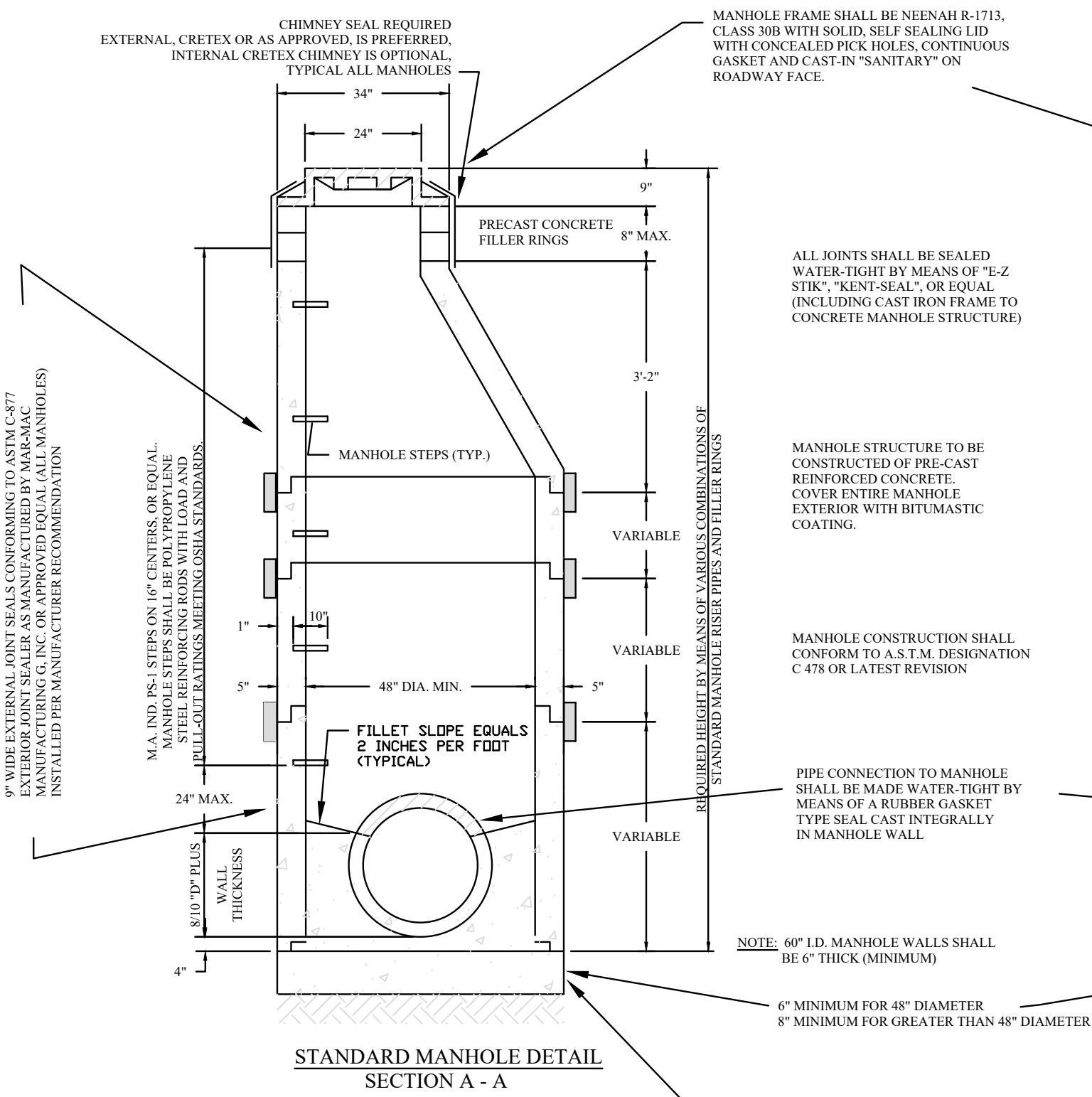
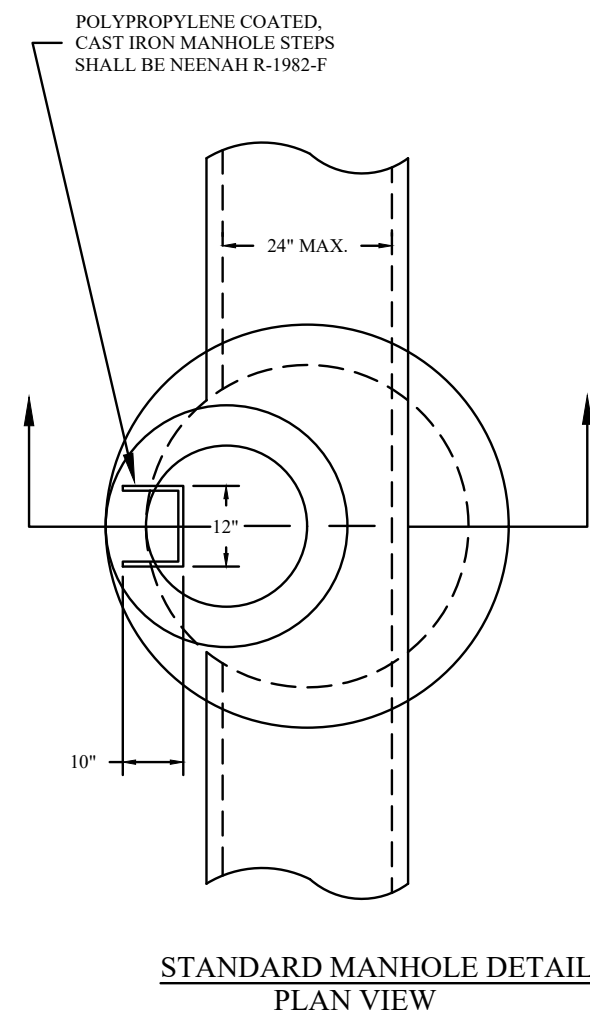
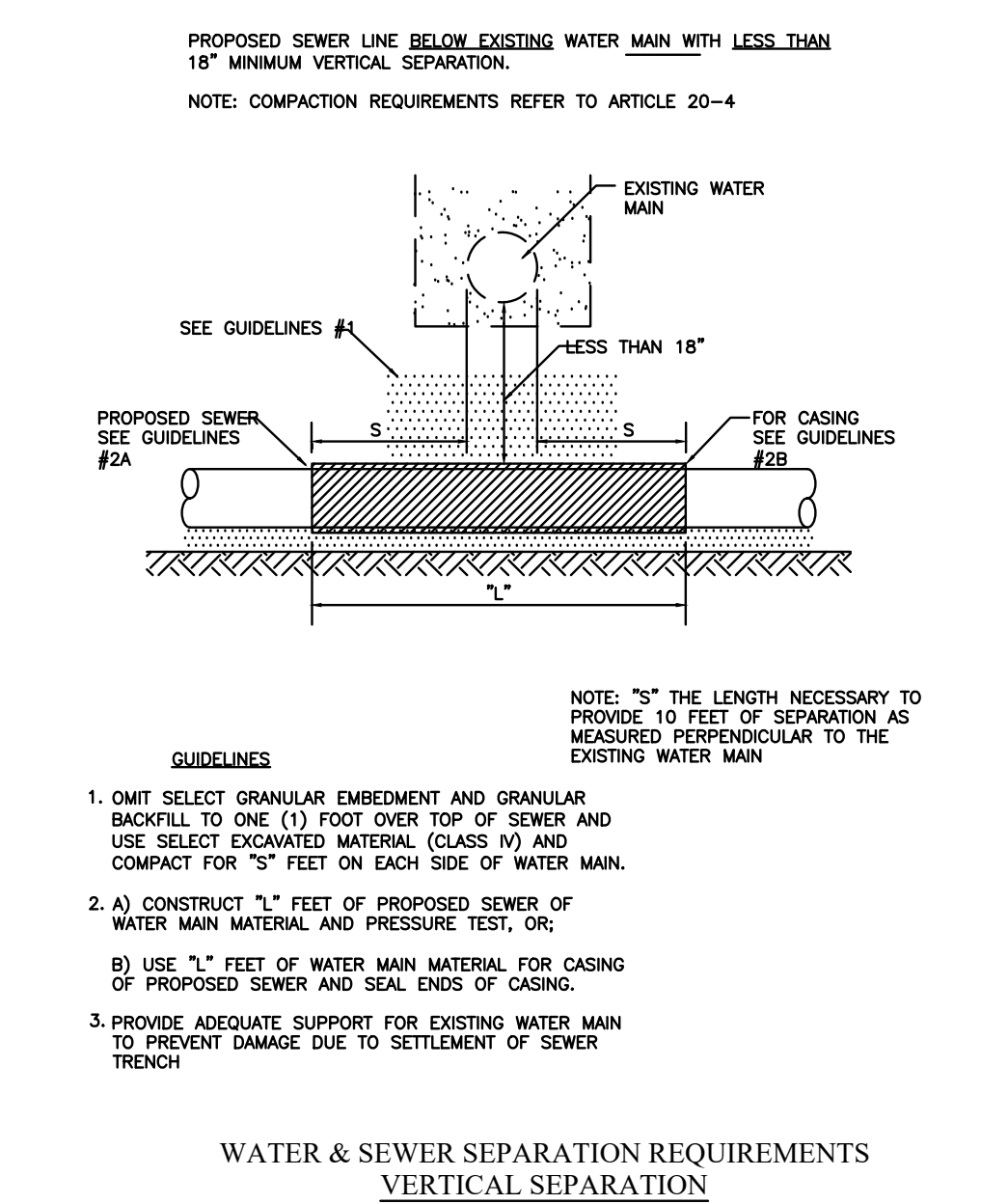
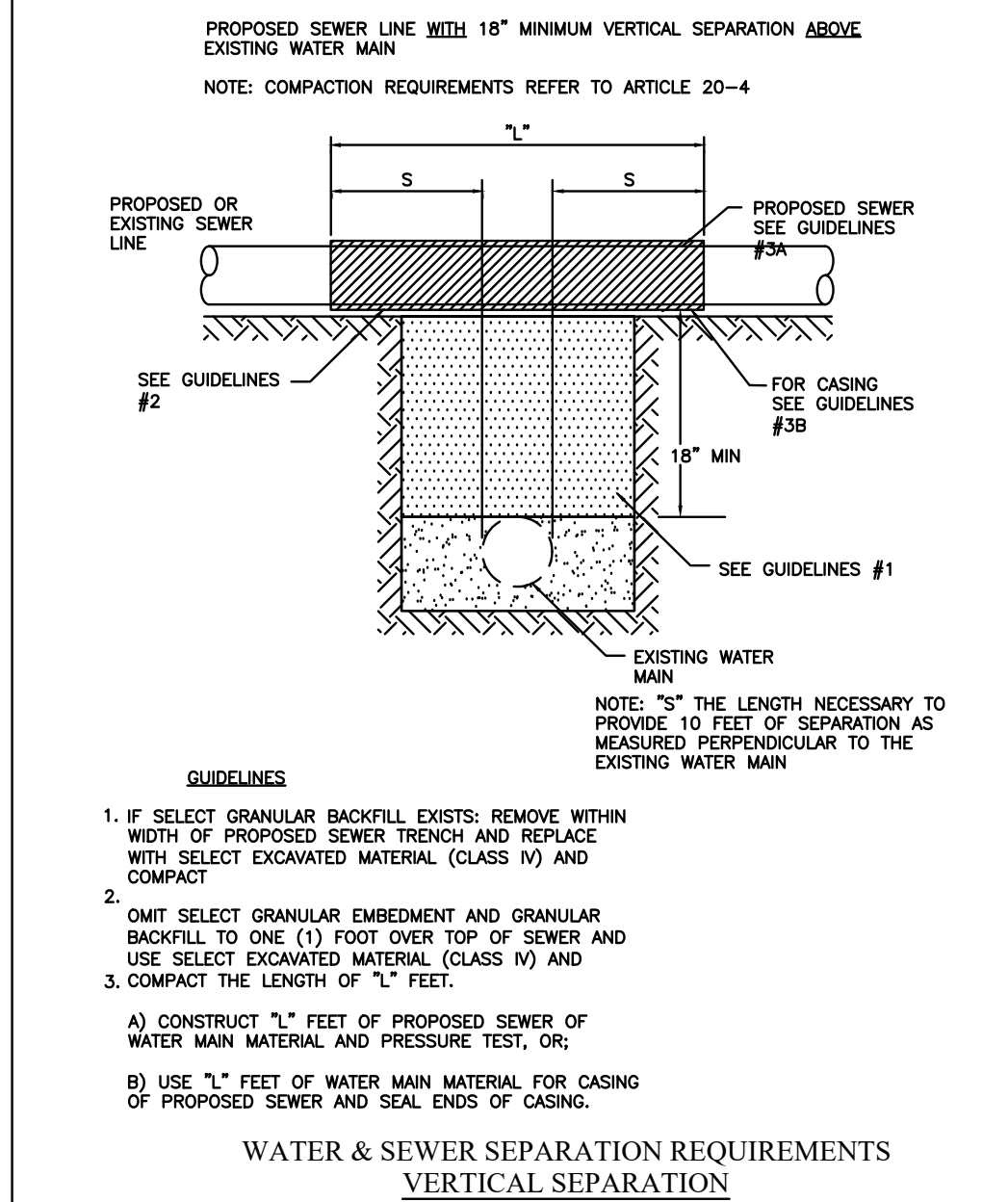
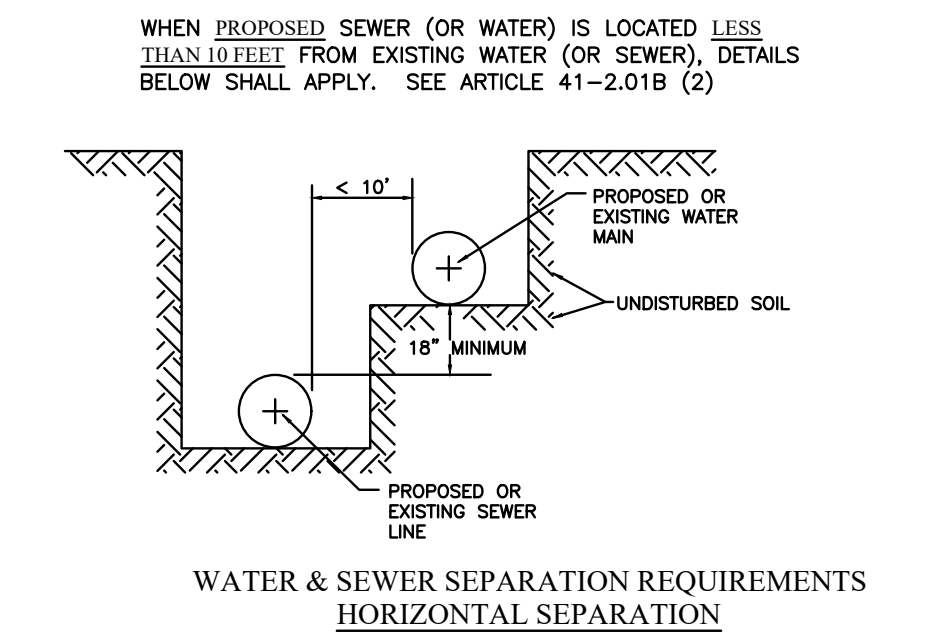
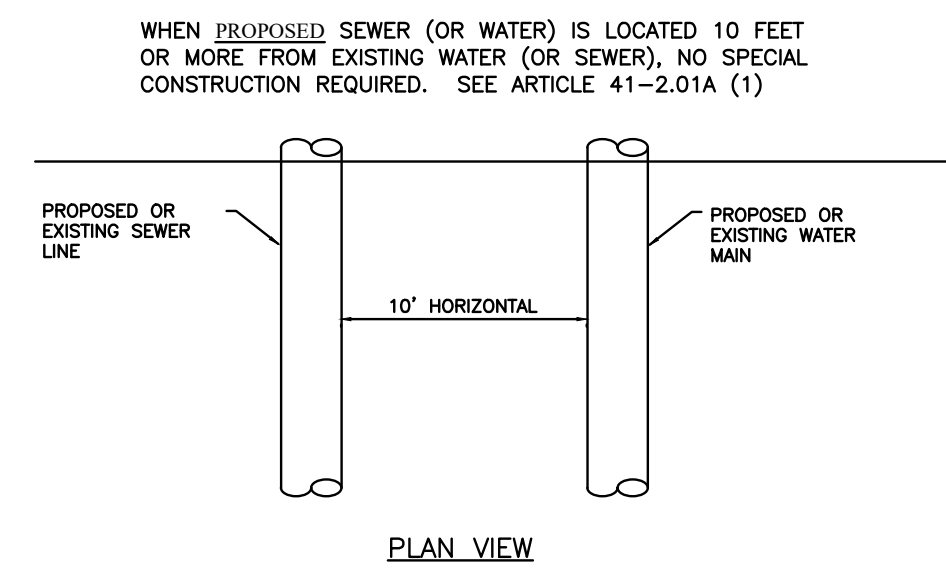
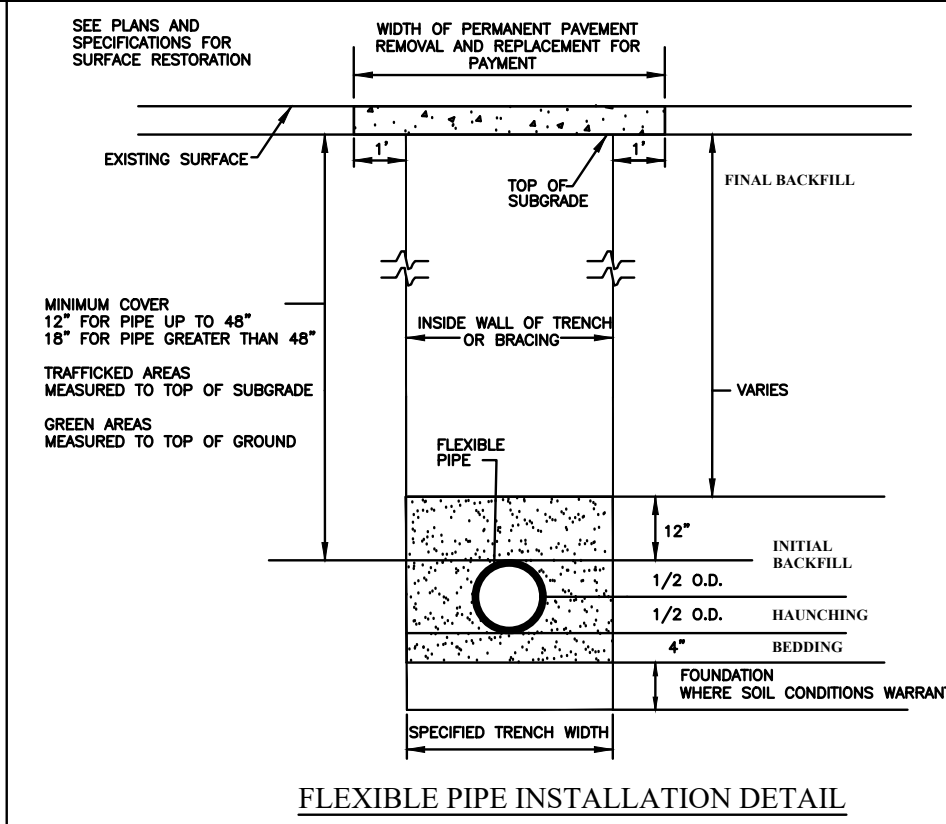
DRAWN BY: A. Corl
 APPROVED BY:
 SCALE: NONE
 DATE: 5/19/2006
 REVISED: 08/14/2019

SHEET NO.:

REVISIONS		
REV. NO.	DESCRIPTION	DATE

GENERAL NOTES:

- A. Sewer Construction
 - All sewers pipe 18-inches and smaller shall be SDR 26, with D3312 gasketed joints, and bedded according to Standard Construction of Sewer and Water Main in Illinois. Approval for alternative pipe material may be granted for pipe sizes larger than 18-inches.
 - Laterals shall be 8 to 10 feet below the street grade, where possible.
 - "Band seal" or similar couplings of appropriate type and size shall be used when joining pipes of dissimilar material.
- B. Manhole Construction
 - All manholes shall be precast concrete with a bitumastic coating.
 - Castings shall be Neenah 1713 or equal and set on bitumastic beds.
 - Chimney seals, Cretex, or equal are required. External are preferred, but internal may be allowed.
- C. Quality Assurance
 - All sewers must be air tested (low pressure)
 - All sewers must be tested for deflection (Mandrel test)
 - Manholes must be vacuum tested
 - All sewers must be cleaned and televised prior to acceptance
 - All testing of sewer and manholes must be in accordance with ASTM.



CITY OF ROCHELLE, ILLINOIS - SANITARY SEWER STANDARDS

DRAWN BY: A. CORL
SCALE: NONE
DATE: 5/19/06
REVISED: 10/28/2008, 3/3/2011

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:
CITY OF ROCHELLE
420 NORTH SIXTH STREET
ROCHELLE, IL 61068

PROJECT AND LOCATION:
PROPOSED TRANSLOAD YARD
EXPANSION
ROCHELLE, ILLINOIS

DRAWN BY: YJ
APPROVED BY: NJC
DATE: 03/03/23
SCALE: AS NOTED

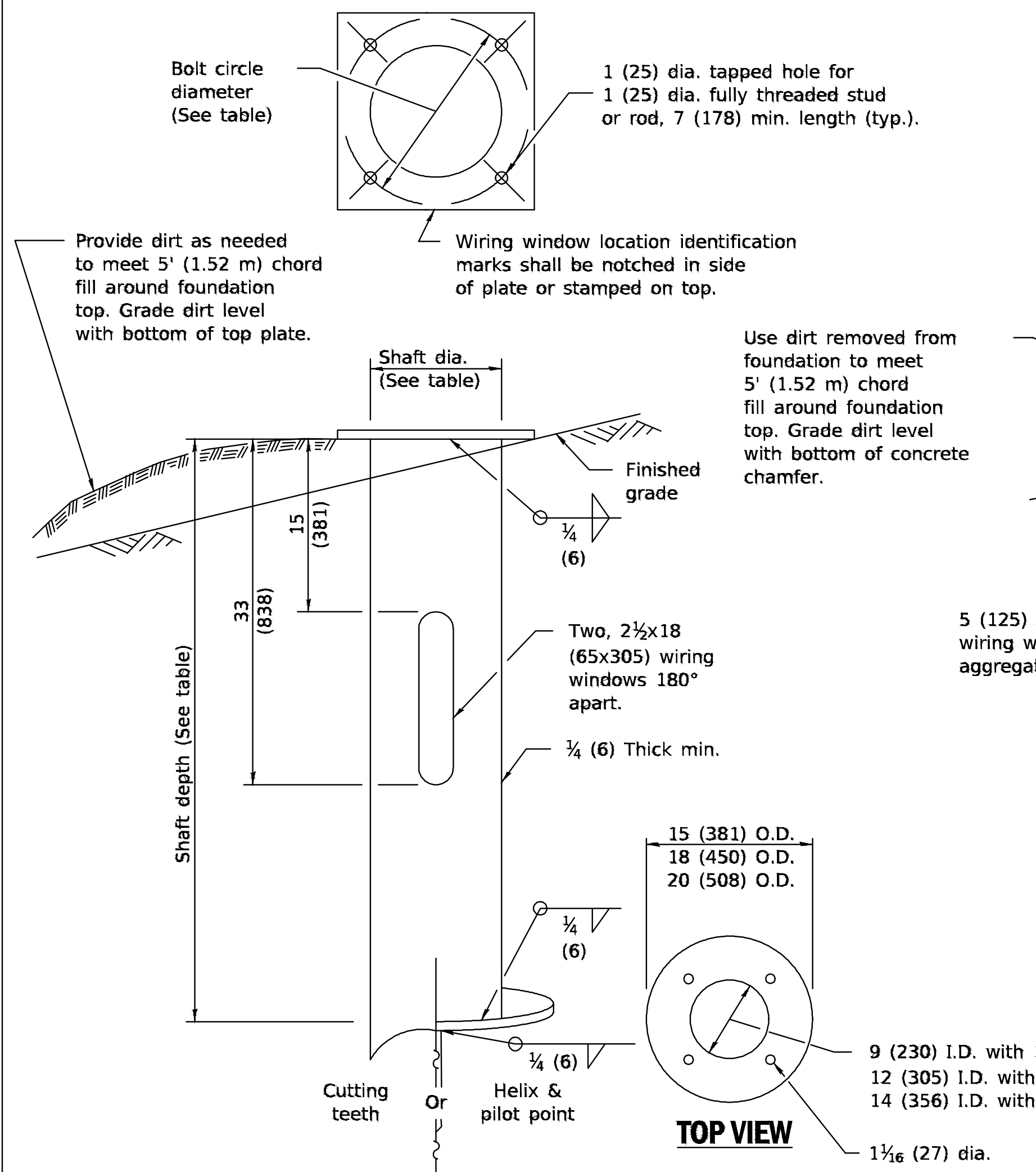
REVISIONS		
REV. NO.	DESCRIPTION	DATE

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SET TYPE: CHANGE ORDER 1
G:\C30\20\20-1026A\Plans\20-1026 - Plans.dwg, DET 1B

JOB NUMBER: 20-1026A
SHEET NUMBER: 8 of .

LIGHT POLE MOUNTING HEIGHT	BOLT CIRCLE DIAMETER	METAL FOUNDATION			CONCRETE FOUNDATION		
		SHAFT DIAMETER	SHAFT DEPTH	TOP PLATE (min)	SHAFT DIAMETER	SHAFT DEPTH	ANCHOR ROD LENGTH
≤30' (9.1 m)	11½ (292)	8½ (220)	6' (1.83 m)	12 x 12 x 1 (300 x 300 x 25)	24 (610)	5'-0" (1.52 m)	4'-9" (1.45 m)
31'-35' (9.4 m - 10.7 m)	11½ (292)	8½ (220)	6' (1.83 m)	12 x 12 x 1 (300 x 300 x 25)	24 (610)	5'-6" (1.67 m)	5'-3" (1.60 m)
36'-40' (10.9 m - 12.2 m)	15 (381) ②	8½ (220)	6' (1.83 m)	15 x 15 x 1¼ (375 x 375 x 31)	30 (762)	6'-0" (1.83 m)	5'-9" (1.75 m)
41'-45' (12.5 m - 13.7 m)	15 (381) ②	8½ (220)	6' (1.83 m)	15 x 15 x 1¼ (375 x 375 x 31)	30 (762)	6'-6" (1.98 m)	6'-3" (1.90 m)
46'-50' (14.0 m - 15.2 m)	15 (381) ②	8½ (220)	8' (2.44 m)	15 x 15 x 1¼ (375 x 375 x 31)	30 (762)	7'-0" (2.13 m)	6'-9" (2.00 m)

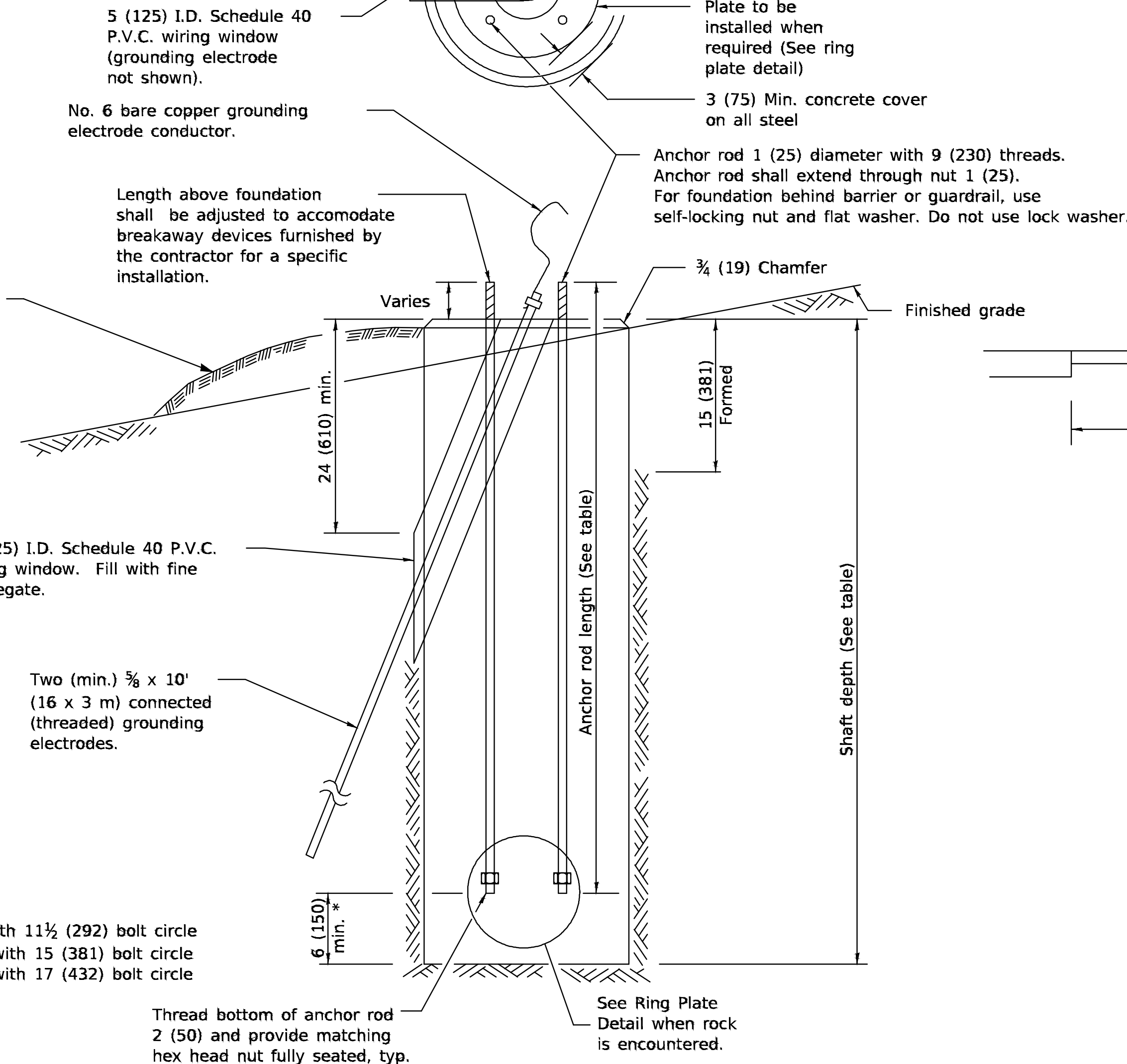
- ① 8½ x 8'-0" (220 x 2.44 m) for twin luminaires.
- ② Bolt circle diam. shall be 17 (430) when a transformer base is used.



METAL FOUNDATION

TOP VIEW

RING PLATE DETAIL

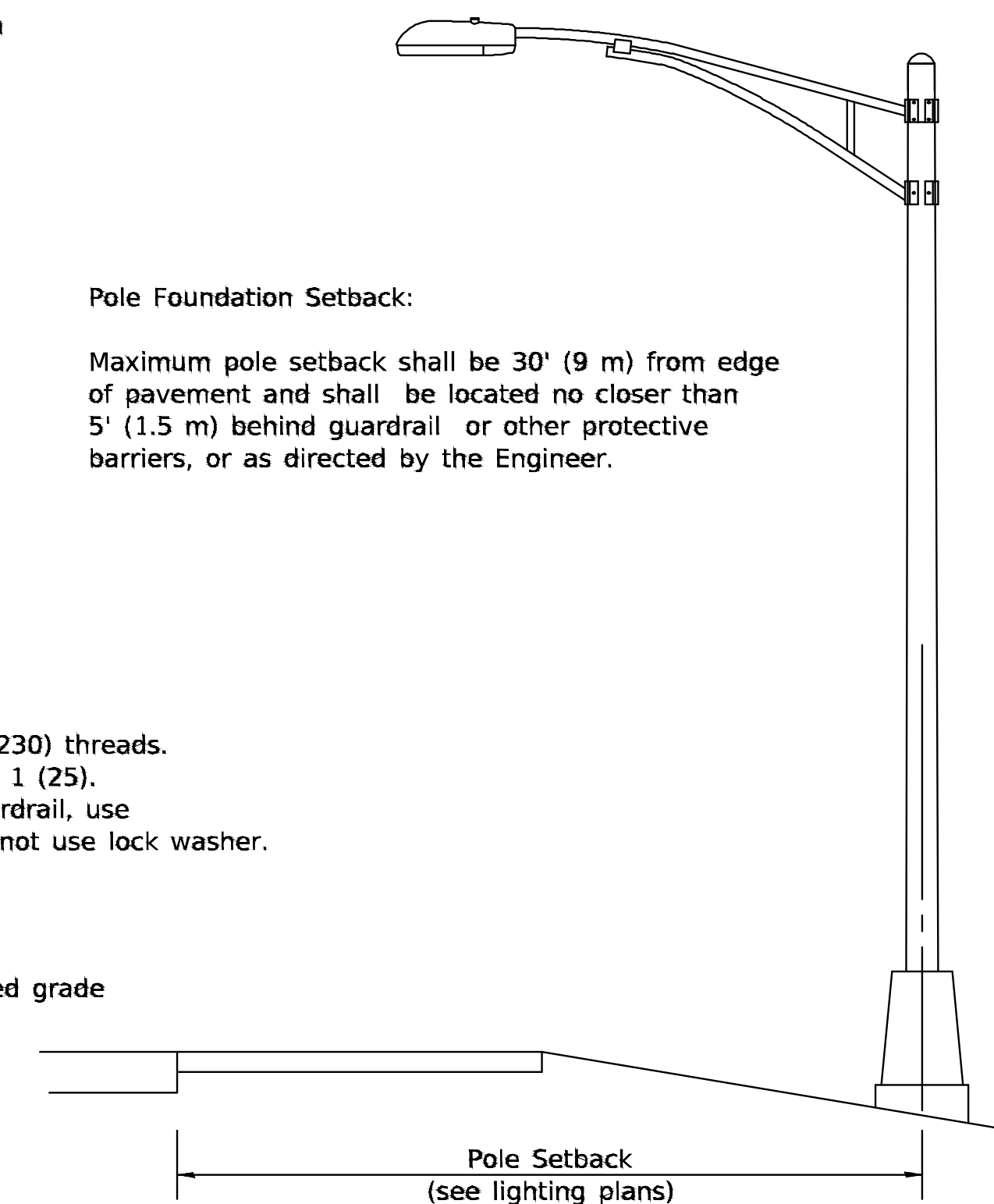


CONCRETE FOUNDATION

* If the required anchor rod length above top of foundation is less than 3 (75), anchor rods may be lowered below 6 (150).

Pole Foundation Setback:

Maximum pole setback shall be 30' (9 m) from edge of pavement and shall be located no closer than 5' (1.5 m) behind guardrail or other protective barriers, or as directed by the Engineer.



GENERAL NOTES

All foundations are designed to be located on slopes not exceeding 2:1 where soils have an unconfined compressive strength of at least 1.0 TSF. The Contractor shall verify the soil strength during drilling for concrete foundations or by monitoring installation resistance of metal foundations and notify the Engineer if other conditions are encountered.

When rock is encountered the foundation depth may be reduced 6 (150) for every 12 (300) of embedment in rock. The minimum foundation depth shall be 4'-6" (1.37 m) with cut anchor rods 6 (150) above bottom of excavated hole. See ring plate detail.

Anchor rods shall be increased in diameter as needed for 50' (15.2 m) mounting height or above. The Contractor shall match the breakaway device size or slotted hole size in the pole base plate to accommodate larger rod sizes.

Transformer bases shall not be used on metal foundations.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Omitted multimount luminaire to agree with BDE Manual.
1-1-18	Replaced rod hooks with nuts.

LIGHT POLE FOUNDATION

STANDARD 836001-04

Illinois Department of Transportation

PASSED January 1, 2019

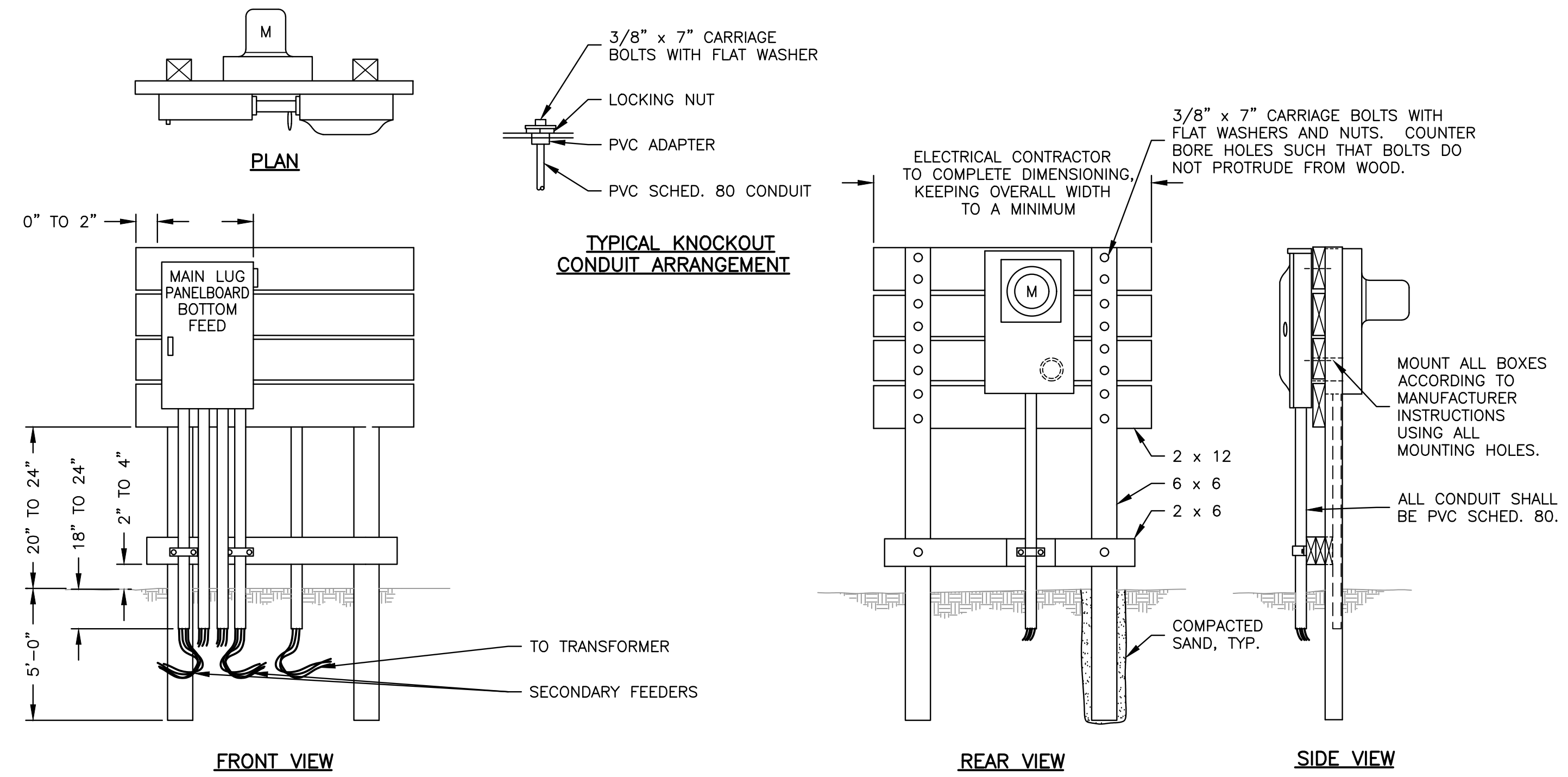
ME Deppe
ELECTRICAL AND MECHANICAL UNIT CHIEF

APPROVED January 1, 2019

S.E. Eg
ENGINEER OF DESIGN AND ENVIRONMENT

01-T-1 GEN/ISS

REV. NO.	DESCRIPTION	DATE



NOTE: ALL CONSTRUCTION CCA TREATED WOOD.

ELECTRICAL SERVICE PANEL DETAILS
N.T.S.

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

OWNER/DEVELOPER:

CITY OF ROCHELLE
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DRAWN BY: YJ
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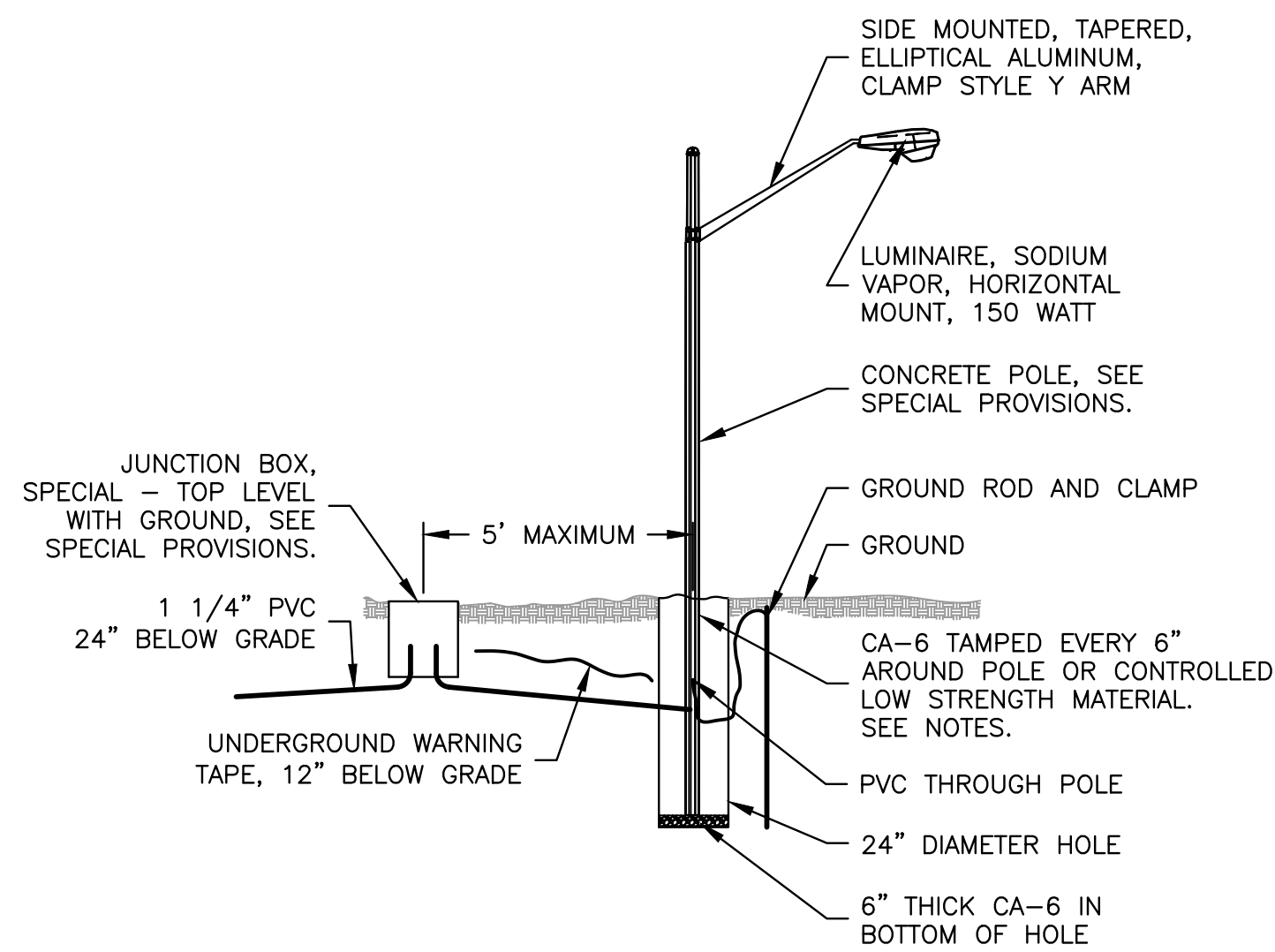
REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:
DETAILS

SET TYPE: CHANGE ORDER 1

JOB NUMBER:
20-1026A

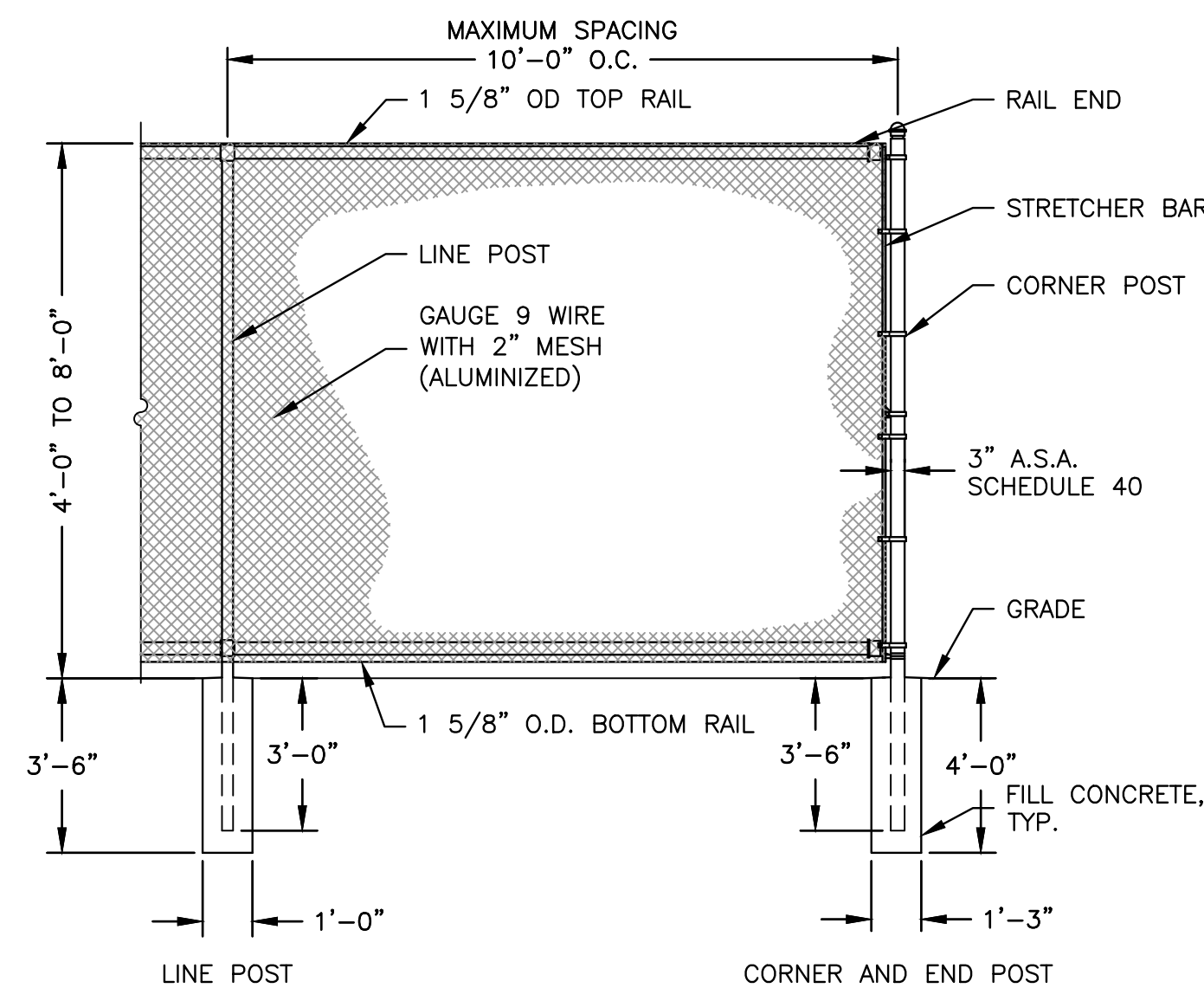
SHEET NUMBER:
10 of .



NOTE: AT SOME LOCATIONS THE POLE MAY BE LOCATED IN AREAS WHERE SAND HAS BEEN PLACED AS BACKFILL IN TRENCHES. THE SAND SHALL BE REMOVED FOR INSTALLATION OF THE POLE AND THE HOLE SHALL BE BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL. THE CONTRACTOR SHALL USE CARE IN REMOVING THE SAND SO THAT PAVED AREAS WILL NOT BE UNDERMINED. THIS WORK SHALL BE AS DIRECTED BY THE ENGINEER.

THE COST OF EXCAVATION FOR THE POLE AND BACKFILLING WITH CA-6 SHALL BE INCLUDED IN THE COST OF THE POLE. CONTROLLED LOW STRENGTH MATERIAL WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC YARD.

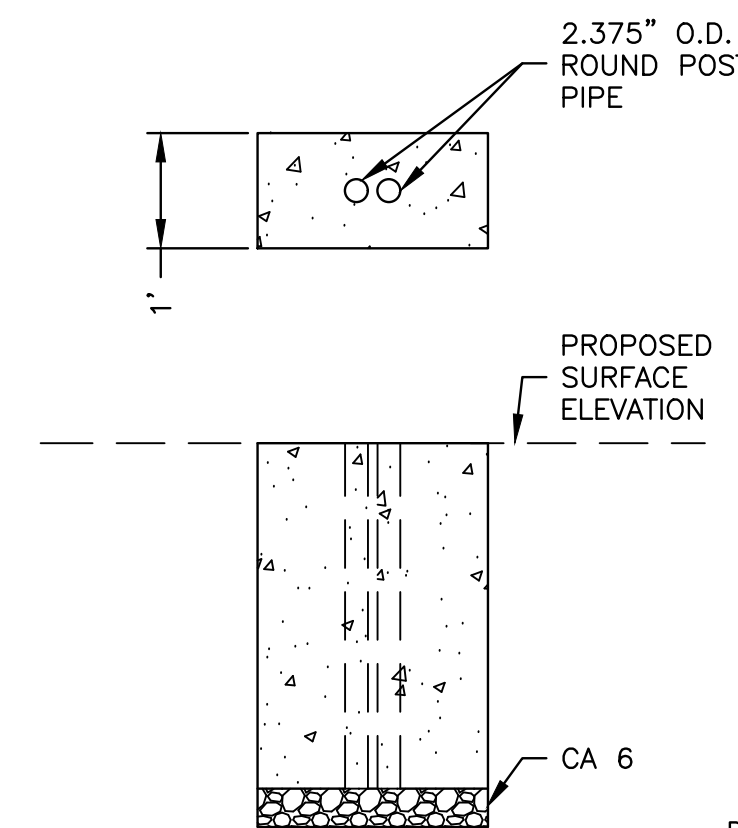
LIGHT POLE INSTALLATION DETAIL
N.T.S.



NOTE: FENCE MATERIAL; FENCING SHALL BE 2" - 9 GAUGE CHAIN LINK WITH ALUMINIZED COATING. LINE FENCE POSTS SHALL BE SPACED 10'-0" O.C. ALL ALUMINIZED COATING SHALL BE APPLIED AT 0.4 OZ./S.F. POST MATERIAL; ALL POSTS SHALL BE SCHEDULE 40 WITH 2 OZ./S.F. GALVANIZED COATING OR ALLIED SS40. CORNER END POSTS SHALL BE 3" O.D. LINE POSTS SHALL BE 2 1/2" ROUND O.D. GATE POSTS FOR 4' AND 5' LEAVES SHALL BE 3" O.D. AND GATE POSTS FOR 10' LEAVES SHALL BE 4" O.D.

FENCE INSTALLATION SHALL FOLLOW SECTION 664 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

CHAIN LINK FENCE DETAIL
N.T.S.



CONCRETE DROP ROD CENTER STOP DETAIL

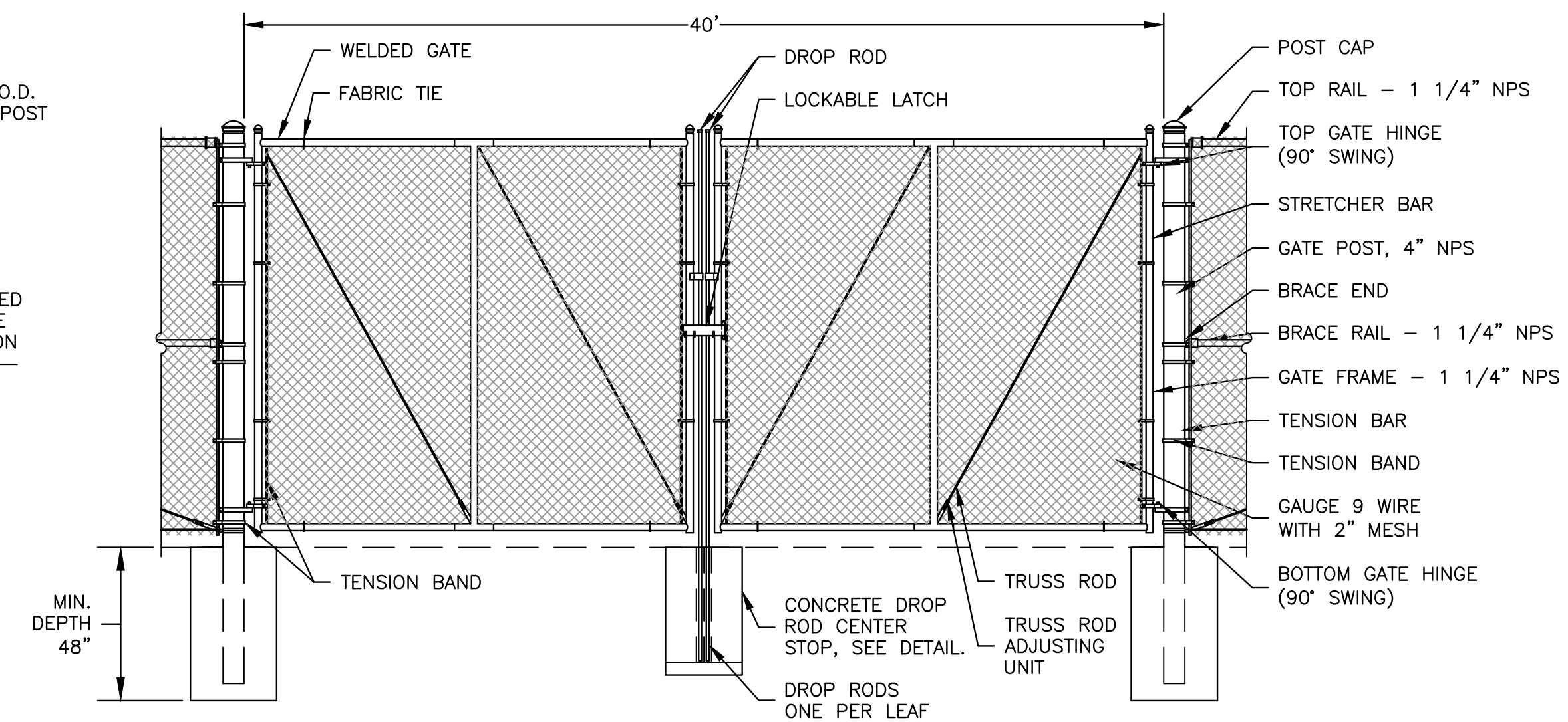
NOTE: PIPES SHALL BE SET THROUGH CONCRETE TO ALLOW DRAINAGE TO AGGREGATE.

HORIZONTAL LOCATION SET BY CONTRACTOR TO EFFECTIVELY HOLD DOUBLE SWING GATE IN CLOSED POSITION.

DROP ROD STOPS FOR GATES IN OPEN POSITION SHALL BE TO SAME DIMENSIONS AND CONSTRUCTION WITH THE EXCEPTION THAT WIDTH x LENGTH MAY BE 1' x 1'.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF DROP ROD STOPS FOLLOWING INSTALLATION OF GATE.

CHAIN LINK FENCE DOUBLE DRIVE-THRU SWING GATE WITH CENTER STOP DETAIL
N.T.S.



DOUBLE SWING GATE WITH CENTER DROP ROD

REVISIONS		
REV. NO.	DESCRIPTION	DATE

SECTION 00 63 63

CHANGE ORDER

Change Order No. 1

Date of Issuance: March 24, 2023 Effective Date: March 24, 2023
 Owner: **City of Rochelle** Owner's Contract No.:
 Contractor: Porter Brothers Construction, Inc. Contractor's Project No.:
 Engineer: Fehr Graham Engineer's Project No.: **20-1026**
 Project: **PROPOSED TRANSLOAD YARD EXPANSION** Contract Name: General

The Contract is modified as follows upon execution of this Change Order:
 Description: Delay due to waiting for DCEO concurrence, development agreement between City and GREDCO and additional scope of work for concrete fumigation pad and utility work.
 Attachments: Not applicable

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>1,657,155.16</u>	Original Contract Times: Substantial Completion: <u>12/31/2022</u> Ready for Final Payment: <u>05/31/2023</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Not Applicable \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. ___ to No. ___: Not Applicable Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>1,657,155.16</u>	Contract Times prior to this Change Order: Substantial Completion: <u>12/31/2022</u> Ready for Final Payment: <u>05/31/2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>450,291.73</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>06/30/2023</u> Ready for Final Payment: <u>07/31/2023</u> days or dates
Contract Price incorporating this Change Order: \$ <u>2,107,446.89</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>06/30/2023</u> Ready for Final Payment: <u>07/31/2023</u> days or dates

RECOMMENDED: Fehr Graham	ACCEPTED: City of Rochelle	ACCEPTED: Porter Brothers Construction, Inc.
By: <u>[Signature]</u> Engineer (if required)	By: _____ Owner (Authorized)	By: <u>[Signature]</u> Contractor
Title: <u>Principal</u>	Title: _____	Title: <u>President</u>
Date: <u>3/30/2023</u>	Date: _____	Date: <u>3-29-23</u>

Approved by Funding Agency (if applicable)
 By: _____ Date: _____
 Title: _____



PORTER BROTHERS

Established in 1970

9904 Freeport Rd.
 Rock Falls, IL 61701
 Phone: 815-625-6206 Fax: 815-625-6712

3/23/2023

GREDCO,

The following prices are for the Rochelle Transyard Expansion Alt 2 Revised 3.23.23 Project.

Following includes labor, equipment and material to complete.

Description	Quantity	Unit	Price	Extension
Aggregate Base 8"	3,178.000	S.Y.	9.15	29,078.70
Earth Excavation (Special)	1.000	L.S.	46,849.23	46,849.23
Electrical 110	1.000	L.S.	4,619.76	4,619.76
Electrical Service	0.500	EACH	6,941.06	3,470.53
Light Pole, Luminaire and Foundation. Complete	0.500	EACH	7,517.95	3,758.98
PCC 14" Pad	3,178.000	S.Y.	85.19	270,733.82
Polyduct 6"	775.000	L.F.	49.25	38,168.75
			QUOTE TOTAL:	396,679.77

EXCLUSIONS:

- Permit cost
- Solid rock removal is excluded in our proposal
- Unsuitable soil remediation is excluded
- Crossing and handling unknown underground utilities is excluded
- No import or export of grading material is included (balanced site)

CURRENT MARKET DISCLAIMER: All pricing is based on the current material prices at the date of this proposal. Should the market price of material increase prior to the start of the work, an additional material surcharge may be incurred and added to the final invoice. We will discuss the current market pricing of material at the time work is started. Prices are good for 30 days.

Please let me know if there are any questions.

Matthew Porter

Signature of Approval: _____ Date: _____

**THE CITY OF ROCHELLE
Ogle County, Illinois**

**RESOLUTION
NO. _____**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE
ORDER FOR THE DEVELOPLMENT OF THE ROCHELLE INTERMODAL
TRANSLOADING CENTER**

**JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk**

**TOM MCDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBAN
ROSAELIA ARTEAGA**

City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Peterson, Johnson, and Murray Chicago, LLC, City Attorneys
200 W. Adams, Suite 2125 Chicago, IL 60606

CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER FOR THE DEVELOPMENT OF THE ROCHELLE INTERMODAL TRANSLOADING CENTER

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, the City of Rochelle (“City”) owns and operates a railroad known as the City of Rochelle Railroad which has been assigned the designation of CIR from the American Railroad Association (hereinafter referred to as “CIR”); and

WHEREAS, the City of Rochelle operates a railroad through the Rochelle Municipal Utilities (“RMU), one of its departments; and

WHEREAS, the City is making improvements to expand its transload yard (“Transloading Center”) and Greater Rochelle Economic Development Corporation (“GREDCO”) is developing a container storage facility on its property that is adjacent to the Transloading Center; and

WHEREAS, on September 12, 2022 the City approved a Development Agreement with GREDCO for the Transloading Center; and

WHEREAS, a change order is required to construct a fumigation lot at the Transloading Center, which will cost an additional \$450,291.73, of which the City would be responsible for \$53,611.96; and

WHEREAS, the change order for the additional work is attached hereto as Exhibit 1; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to authorize the City Manager to execute the change order for the Transloading Center, attached hereto as Exhibit 1; and

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Resolution as if fully set forth herein.

SECTION TWO: The Mayor and City Council of the City of Rochelle authorize the City Manager to execute the change order for the Transloading Center, attached hereto as Exhibit 1, in order to construct a fumigation lot, subject to review and revision by the City Attorney.

SECTION THREE: If any provision of this Resolution or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this resolution that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Resolution is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Resolution are more restrictive than comparable provisions imposed elsewhere in any other local law, resolution, resolution, rule or regulation, the regulations of this Resolution will govern.

SECTION FIVE: The City Clerk shall publish this Resolution in pamphlet form.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 10th day of April, 2023.

AYES:

NAYS:

ABSENT:

APPROVED THIS 10th day of April, 2023.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1

SECTION 00 63 63

CHANGE ORDER

Change Order No. 1

Date of Issuance: March 24, 2023 Effective Date: March 24, 2023
 Owner: **City of Rochelle** Owner's Contract No.:
 Contractor: Porter Brothers Construction, Inc. Contractor's Project No.:
 Engineer: Fehr Graham Engineer's Project No.: **20-1026**
 Project: **PROPOSED TRANSLOAD YARD EXPANSION** Contract Name: General

The Contract is modified as follows upon execution of this Change Order:
 Description: Delay due to waiting for DCEO concurrence, development agreement between City and GREDCO and additional scope of work for concrete fumigation pad and utility work.
 Attachments: Not applicable

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>1,657,155.16</u>	Original Contract Times: Substantial Completion: <u>12/31/2022</u> Ready for Final Payment: <u>05/31/2023</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : Not Applicable \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : Not Applicable Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>1,657,155.16</u>	Contract Times prior to this Change Order: Substantial Completion: <u>12/31/2022</u> Ready for Final Payment: <u>05/31/2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>450,291.73</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>06/30/2023</u> Ready for Final Payment: <u>07/31/2023</u> days or dates
Contract Price incorporating this Change Order: \$ <u>2,107,446.89</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>06/30/2023</u> Ready for Final Payment: <u>07/31/2023</u> days or dates

RECOMMENDED: Fehr Graham ACCEPTED: City of Rochelle ACCEPTED: Porter Brothers Construction, Inc.
 By: [Signature] By: _____ By: [Signature]
 Engineer (if required) Owner (Authorized) Contractor
 Title: Principal Title _____ Title President
 Date: 3/30/2023 Date _____ Date 3-29-23
 Approved by Funding Agency (if applicable)
 By: _____ Date: _____
 Title: _____

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____, “A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER FOR THE DEVELOPLMENT OF THE ROCHELLE INTERMODAL TRANSLOADING CENTER” which was adopted by the Mayor and City Council of the City of Rochelle on April 10, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 10th day of April, 2023.

CITY CLERK

File Attachments for Item:

4. An Ordinance Waiving Competitive Bidding and Awarding Johnson Tractor the Purchase Order for a Mini Excavator

**ROCHELLE CITY COUNCIL
REGULAR MEETING 4/10/23
AGENDA ITEM NO. ?**

SUBJECT: Approve an ordinance waiving competitive bidding to purchase a mini excavator from Johnson Tractor.

Staff Contact: Adam Lanning

Summary: Recently, three bids were solicited from equipment dealers for the purchase of a mini excavator through the Sourcewell program. The excavator will be used to perform small construction jobs such as repairing main breaks, relocating fire hydrants, service line repairs/installation and valve replacements. Currently, we have been using a 10+ year old combination back hoe to perform this type of work and upgrading to the mini excavator will greatly improve the ease of operation and efficiency. The three bids are listed below:

- Johnson Tractor - \$91,853.88
- Bobcat of Rockford - \$98,597.32
- Altorfer Cat - \$106,888.00

Johnson Tractor was the lowest bid and specified a Kubota K series with multiple attachments to aid in small construction jobs.

Funding Sources:

Source:	Item:	Proposed Expenditure:
Cash Reserve	Mini Excavator	\$91,853.88

Strategic Plan Goal Application: Develop and implement a plan to replace/repair infrastructure to work in concert with the CIP

Recommendation: Approve an ordinance waiving competitive bidding to purchase a mini excavator in the amount of \$91,853.88 from Johnson Tractor, Inc.

Supporting Documents:

THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENT AND
AWARDING JOHNSON TRACTOR, INC. THE PURCHASE ORDER FOR A MINI
EXCAVATOR**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM MCDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA

City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Peterson, Johnson, and Murray Chicago, LLC, City Attorneys
200 W. Adams, Suite 2125, Chicago, IL 60606

CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENT AND
AWARDING JOHNSON TRACTOR, INC. THE PURCHASE ORDER FOR A MINI
EXCAVATOR**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City, through the Rochelle Municipal Utilities (“RMU”), one of its departments operates an electric distribution utility to City residents and electrical customers; and

WHEREAS, the RMU needs to purchase a mini excavator; and

WHEREAS, the RMU utilized Sourcewell to gather estimates for the purchase of a new mini excavator; and

WHEREAS, Johnson Tractor, Inc. provided the lowest quote for the mini excavator, attached hereto as Exhibit 1; and

WHEREAS, the City desires to waive competitive bidding requirements and award Johnson Tractor, Inc. a purchase order for the purchase of a mini excavator, which are to be purchased (“Purchase Order”) for the City in an amount not to exceed \$91,853.88; and

WHEREAS, the City may waive competitive bidding requirements by a two-thirds vote of the City Council pursuant to 65 ILCS 5/8-9-1 of the Illinois Municipal Code and Section 2-371 of the Rochelle Municipal Code; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to execute a Purchase Order with Johnson Tractor, Inc. for the purchase of a mini excavator in an amount not to exceed 91,853.88 attached hereto as Exhibit 1; and

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council of the City of Rochelle hereby waive competitive bidding and approve said Purchase Order with Johnson Tractor, Inc. for the purchase of a mini excavator; substantially in form and with the same pricing terms as the quote attached hereto as Exhibit 1, and the City Manager is hereby authorized to execute said Purchase Order and ancillary agreements, subject to review and revision as to form by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 27th day of March 2023.

AYES:

NAYS:

ABSENT:


APPROVED THIS 27th day of March 2023.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1

 <p>Utility Tractors & Mowers - 631122 CE and AG - 040919 Utility Vehicles 122220 Arkansas 4600041718 Delaware GSS-21673 Mississippi (CE Only) 8200056371 Missouri 8200055841</p>	<p>KX057-5R3AP WEB QUOTE #2584694 Date: 2/16/2023 10:54:31 AM - Customer Information - Oliver, Blake Rochelle Municipality Utilities btoliver@mu.net 815-561-7034</p>	<p>Quote Provided By JOHNSON TRACTOR, INC. David Harms 1030 S 7TH ST ROCHELLE, IL 61068 email: daveh@johnsontractor.com phone: 8155622135</p>																																					
<p>-- Standard Features --</p>																																							
 <p>K Series KX057-5R3AP *** EQUIPMENT IN STANDARD MACHINE ***</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>FEATURES</p> <ul style="list-style-type: none"> 7" LCD Color Display Auto Idler Rubber Track Models A/C ROPS/OPG Cab Kubota 3 Hydraulic Pump Load Sensing System 1 Gear, 2 Variable Displacement Pumps All Controls Hydraulic Pilot Controls Two Operating Pattern Selection System Accumulator Digital Control Panel Attachment Flow Presets, Service Alerts Standard Front Dozer Blade w/ Float 360 Degree Full Rotation 70 Degree Left, 55 Degree Right Boom Swing 19.8 gpm Adjustable Auxiliary Hydraulics Port 1 Auxiliary Hydraulics Diverter Valve Thumb Bracket and Relief Valves Five Second Quick Preheat System Key Switch Stop System Half Pitch Rubber Tracks Self Bleed Fuel System Auto-Downshift Two Speed Travel System Swivel Negative Brake Travel Negative Brake Third Line <p>DIMENSIONS AND OPERATING WEIGHT KX057-5R3AP, Rubber Tracks, ROPS/OPG (Top Guard, Level I) Cab, Angle Dozer Blade, Dipper Arm, Counterweight, SP2 Overall Length 18' 1.3" Overall Width 6' 5.2" Overall Height 8' 4.4" Operating Weight 13,051 lbs.* Ground Clearance 12' 0.2"</p> <p><small>*Includes operator's weight, 165 lbs.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p>ENGINE V2607 Kubota CR E5 Tier 4 Diesel Engine 4 Cylinder, 4 Cycle 45.4 Net HP @ 2200 rpm (SAE J1349)</p> <p>OPERATIONAL DIMENSIONS Max Digging Depth 12' 9" Max Digging Radius @ Ground Level 20' 1" Max Vertical Digging Depth 5' 4" Max Dumping Height 13' 8.6"</p> <p>DOZER BLADE DIMENSIONS Width 77.2" Height 16.1" Lift Above Ground 17.3" Drop Below Ground 15.9"</p> <p>PERFORMANCE Digging Force @ Bucket 10,172 lbs. Digging Force @ Dipper Arm 5,463 lbs. Travel Speed (Low) 1.7 mph Travel Speed (High) 3.0 mph Climbing Ability 36% @ 20" Lift Capacity 3,410 lbs. Over Front Blade Grounded 4.0 Ft. Load Point Height 12.0 Ft. 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Digging Force @ Dipper Arm 5,463 lbs. Travel Speed (Low) 1.7 mph Travel Speed (High) 3.0 mph Climbing Ability 36% @ 20" Lift Capacity 3,410 lbs. Over Front Blade Grounded 4.0 Ft. Load Point Height 12.0 Ft. Load Radius</p> <p>STANDARD WARRANTY Basic Warranty - 24 Months / 2000 Hours Rubber Track Warranty - 12 Months / 1000 Hours</p>	<p style="text-align: right;">KX057-5R3AP Base Price: \$92,971.00</p> <table border="0" style="width: 100%;"> <tr> <td>(1) KEYLESS START KIT K7263-KEYLESS START KIT</td> <td style="text-align: right;">\$215.00</td> </tr> <tr> <td>(1) CAB MIRROR KIT K7479-CAB MIRROR KIT</td> <td style="text-align: right;">\$317.00</td> </tr> <tr> <td>(1) AIR SUSPENSION SEAT KIT K7286-AIR SUSPENSION SEAT KIT</td> <td style="text-align: right;">\$918.00</td> </tr> <tr> <td>(1) 24" FROST RIPPER K7932-24" FROST RIPPER</td> <td style="text-align: right;">\$1,690.00</td> </tr> <tr> <td>(1) BKT Q.A. COUPLER FOR U55/KX057-4 K7915-BKT Q.A. 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Purchase Order Must Reflect Final Sales Price.</p> </div> <p style="font-size: small; margin-top: 10px;"> To order, place your Purchase Order directly with the quoting dealer </p>	(1) KEYLESS START KIT K7263-KEYLESS START KIT	\$215.00	(1) CAB MIRROR KIT K7479-CAB MIRROR KIT	\$317.00	(1) AIR SUSPENSION SEAT KIT K7286-AIR SUSPENSION SEAT KIT	\$918.00	(1) 24" FROST RIPPER K7932-24" FROST RIPPER	\$1,690.00	(1) BKT Q.A. COUPLER FOR U55/KX057-4 K7915-BKT Q.A. 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*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. __, “AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENT AND AWARDDING JOHNSON TRACTOR, INC. THE PURCHASE ORDER FOR A MINI EXCAVATOR” which was adopted by the Mayor and City Council of the City of Rochelle on March 27, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 27th day of October 2023.

CITY CLERK

File Attachments for Item:

5. A Resolution Authorizing a Change Order for Tri-City Electric for Installation of Transformers

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Change Order with Tri-City Electric For Diesel Plant Upgrades Phase 1

Staff Contact: Blake Toliver Superintendent of Electric Operations

Summary: With several price increases and a change in scope of work to be completed we are asking to approve a change order with Tri-City Electric. The change in the scope of work included reconductoring and replacing poles between N 12th St and Woolf Ct. It was discovered during construction upon inspection of the line that the poles and conductor were in poor condition and wouldn't carry the load needed to support the back feed from Tilton school. These poles were in excess of 40 years old and posed a public safety issue if we continued to use them with the old conductor. This work was critical to the project as it allowed the back feed to be used from the transformer placed at Tilton school. There were also numerous parts used in the construction process that once ordered had significant price increases.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:
Electric Funds	3,256,000	224,792.00

Strategic Plan Goal Application: Infrastructure Effectiveness & Improvement

Recommendation: Authorize the City Manager to sign a change order with Tri-City Electric in the amount of \$224,792

CONTRACT CHANGE ORDER

FOR ROCHELLE MUNICIPAL UTILITIES

Power Plant Substation Installation Contract

2199 K003

Change Order No.:	<u>1</u>	Previous Contract Amount:	<u>\$3,256,000.00</u>
Date:	<u>3/10/2023</u>	Amount of this Order:	<u>\$74,792.00</u>
Applicable Dwg. Nos.:	<u>N/A</u>	Present Contract Amount:	<u>\$3,330,792.00</u>
		Change in Contract Time:	<u>N/A</u> Calendar Days

Contract Change Order Scope:

#	Description	Qty	Unit Cost	Total Cost
A	Provide and install the listed additional materials for the overhead line work for Michels Electric, per TCI proposal dated 11/2/2022	1	\$54,000.00	\$54,000.00
B	Provide additional backfeed - 25 days per TCI proposal dated 03/01/2023	1	\$170,792.00	\$170,792.00
C	Original Contract Allowance	1	-\$150,000.00	-\$150,000.00
Grand Total				\$74,792.00

The work covered by this change order shall be performed under the same terms and conditions as that included in the original contract. All other terms and conditions of said contract as it theretofore may have been modified shall be and remain the same.

CHANGES APPROVED:

The foregoing modification of said contract is hereby accepted.

City of Rochelle

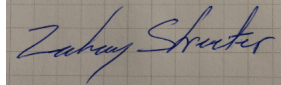
 (Owner)

By: _____

 (Signature)

Tri-City Electric, Co.

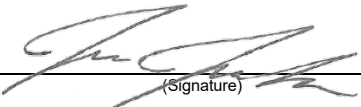
 (Supplier)

By: 

 (Signature)

BHMG Engineers, Inc.

 (Engineer)

By: 

 (Signature)

Title: **Zach Streeter, PM**

Date: **03/17/2023**



Tri-City Electric Co.
Since 1895

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11/2/2022

City Of Rochelle
127 N 9th St.
Rochelle, IL 61068

RE: Rochelle Transformer Upgrade Change Order 1

Jason Jackson,

Tri-City Electric Co. is pleased to provide the following scope of work:

Scope of work to include:

- Provide and install the attached changes in material from the original BOM.

Total \$54,000

Fifty-Four Thousand Dollars.

This quote **does** not include any applicable taxes.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Jeremy Simon
Project Manager
Electrical Construction
Phone: 563.441.8320
E-mail: jsimon@tricityelectric.com

Notes

Due to the increasing rise in copper, aluminum, steel and PVC products Tri-City Electric reserves the right to review and adjust all material pricing on a daily basis. Bid is based on the daily market rate for goods and commodities reflected by the submitted date of this proposal. Tri-City Electric reserves the right to increase said bid accordingly to reflect the market rates on the day of receipt of the Purchase Order. Changes will be shown in documentation through commercial quotes, invoices, and/or receipts for such goods and commodities if applicable. Bid is subject to the terms of a mutually acceptable contract. **Tri-City Electric shall have the option to withdrawal this proposal if not accepted within 10 days from its date.** Work is to be performed during a standard 8-hour workday between 7:00 AM and 3:30 PM, Monday through Friday. Payments are due every 30 days as the work progresses. A 1.5% service charge will be applied to all outstanding account balances over 30 days past due.



Tri-City Electric Co.
Since 1895

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Please note: As the global COVID-19 situation continues; material lead time, material pricing, and manpower scheduling is subject to change in the event of adverse situations caused by pandemic effects. We appreciate your business and will work closely with you to minimize any possible impacts to your project.

Excavation Notes

Proposal is based on normal soil conditions for trenching, auguring and excavation. If TCE encounters rock, debris, old foundations, high water, loose or unstable soil conditions additional charges will be added respectively. All excavation spoils are to remain on site. If included in bid for removal is based on CLEAN, Non-Contaminated soil removal and does not include remediation or special hauling fees, treatment charges and special permits relating to contaminated soils. Owner/General Contractor is responsible for all excavated areas if not specified and included in the scope of work.

Non Solicitation of Employees

By acceptance of this proposal, customer agrees not to directly or indirectly recruit, solicit, hire or induce any employee of Tri City Electric Company or any affiliate thereof, to terminate his or her employment with Tri City Electric Company. This restriction does not apply to solicitation of any employee of Tri City Electric Company or any affiliate thereof, who Tri City Electric Company has terminated due to job elimination or reduction in work force. Contractor agrees that it must obtain written consent of Tri City Electric Company prior to hiring any such Tri City Electric Company employee. The duties, objections and restrictions set forth in this paragraph shall expire upon the first anniversary of the conclusion date of the engagement contemplated in this proposal.

Force Majeure

If the Subcontractor is delayed at any time in the commencement or progress of the Work by diseases, epidemics, pandemics, including but not limited to labor or material shortages, unusual delay in deliveries, restrictions on access or travel, unavoidable casualties or other causes beyond the Subcontractor's control, then the contract times shall be extended.

Other Terms

TCE is proposing a price for the scope of its work based on the assumption the parties will execute a commercial reasonable subcontract agreement, such as an unmodified ConsensusDOC 751, Short Form Agreement between Contractor and Subcontractor, or AIA A401, Standard Form of Agreement between Contractor and Subcontractor.

Bid Part Numbers/Cost/Quantities				
P8	2	EA	3 PHASE, 66"Wx22"Dx30"H, 15KV 4-WAY 600A JUNCTIONS W/ LI-STRAPS, 150KV BIL, SECTIONALIZING CABINET	COOPER SEC-3-66-2-3-F-6354-M-O-G
P9	2	EA	30" HIGH FIBERGLASS GROUND SLEEVE FOR SECTIONALIZING CABINET ABOVE	COOPER GS306622
P10	2	EA	18" EXTENSION FOR SECTIONALIZING CABINET ABOVE	COOPER SBE186622
P13	1	EA	1J,8KV PAD MOUNT SWITCHGEAR GROUND SLEEVE	NORDIC
L1	1	EA	65FT CLASS 1, PENTA IIREA TED POLE	BRJDGEWELL
L2	2	EA	50FT CLASS 1, PENTA TREAIED POLE	BRJDGEWELL
L3	5	EA	45FT CLASS 1, PEN TA TREATED POLE	BRJDGEWELL
L4	9	EA	BFT, 2 POSITION FIBERGLASS DEADEND	PUPI DA3000096
L5	3	EA	25KV, 900AMP, RISER STYLE VECTOR SWITCH	SIEMENS 963VF-AHS
L6	18	EA	1D[V RJS ER CLASS SURGE ARRESTER	EATON URT1005DA1A 1A1A
L7	9	EA	3-PH RBERGLASS 18-INCH EQUIPMENT BRACKET WITH CABLE POSITIONS	HUBBELL 3SBM3618SGLE
L8	18	EA	15KV POLYMER DEADEND INSULATOR	HUBBELL 4010150215
L9	36	EA	15KV POLYMER PIN TYPE F-NECK INSULATOR	PREFORILLI1
L10	1	EA	BOLTED ALUMINUM STRAIGHT-LINE SPRING LOADED SIDE OPENING DEADEND	HUBBELL
L11	1	EA	36-INCH FIBERGLASS GUY STRAINGS, CLEVIS-CLEVIS	HUBBELL GS16036CG1
L12	1	EA	ALUMINUM VISE IYPE SINGLE BOLTCONNECTOR	HUBBELL
L13	1	EA	ACSRALMINUM COMPRESSION NEMA 2 TERMINATIONS	BLACKBURN SAM
L14	27	EA	RISERHOOK BAIL SUSPENSION GRIP	LEWIS MFG.
L15	7	EA	10/12 INCH DOUBLE HELIX SQUARE SHAFT ANCHOR, EXTENSION AND ACCESSORIES	HUBBELL
L16	9	EA	6 INCH U-GUARD EMC PLASTIC RISER BOOT	
L17	18	EA	6" U-GUARD PLASTIC SECTIONS	
L18	8	EA	26 INCH CROSS ARM BRACES	HUBBELL 7128
L19	10	EA	PIN, INSULATOR POLE TOP	HUBBELL 2199P
L20	9	EA	INSULATED CLEVIS BRACKET AND INSULATOR	HUBBELL
L21	1	EA	MACHINE/DA BOLTS	HUBBELL
L22	1	EA	GUY MARKERS	HUBBELL
L23	1	EA	GUY HOOKS	HUBBELL
L24	10	EA	MARKER, CABLE ROUTE	HUBBELL C5540001
L25	2500	FT	#477 HAWK ACSRCONDUICDR	SOUTHWIRE 477-26/7
L26	800	FT	#336 LjN NET ACSR CONDUICDR	SOUTHWIRE 336--26/7
L27	12	EA	BFT WOOD CROSSARM	HUGHES BROTHERS
L28	7	EA	DOWN GUY KIT	MCLEAN U105423
L29	1	EA	TOP TIE FORM WIRE	HUBBELL
L30	20	EA	ALUMINUM H-TAP CONNECTOR AND COVER, #336 ACSR TO #500 CU	BLAQ(BLJRN) Z8954
L31	1	EA	All REMAINING G--1 OSTRIBUION PARTS PER RUS UNITS	Hubbell

Ordered Part Numbers/Cost/Quantities				
P8	3	EA	3 PHASE, 66"Wx22"Dx30"H, 15KV 4-WAY 600A JUNCTIONS W/ U-STRAPS, 150KV BIL, SECTIONALIZING CABINET	CMC Section VI, Item 5. 12123740
P9	3	EA	30" HIGH FIBERGLASS GROUND SLEEVE FOR SECTIONALIZING CABINET ABOVE	CMC BFGBS226630
P10	3	EA	18" EXTENSION FOR SECTIONALIZING CABINET ABOVE	CMC BGRS226618-H
P13	1	EA	13.8KV PAD MOUNT SWITCHGEAR GROUND SLEEVE	CONCAST FC-74-76-36-6264
L1	1	EA	65FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL
L2	3	EA	50FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL
L3	9	EA	45FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL
L4	10	EA	8FT, 2 POSITION FIBERGLASS DEADEND	PUPI DA3000096
L5	6	EA	15KV, 900A, VERTICAL OMNI-RUPTER SWITCH	SIEMENS 963VF-AHS
L6	18	EA	10KV RISER CLASS SURGE ARRESTER	EATON URT1005DA1A 1A1A
L7	9	EA	3-PH FIBERGLASS 18-INCH EQUIPMENT BRACKET WITH CABLE POSITIONS	HUBBELL 3SBM4818CLH
L8	18	EA	15KV POLYMER DEADEND INSULATOR	HUBBELL 4010150215
L9	36	EA	15KV POLYMER PIN TYPE F-NECK INSULATOR	PREFORM IP-25-F1
L10	40	EA	BOLTED ALUMINUM STRAIGHT-LINE SPRING LOADED SIDE OPENING DEADEND	HUBBELL ASOD858-2-N
L11	7	EA	36-INCH FIBERGLASS GUY STRAINGS, CLEVIS-CLEVIS	HUBBELL GS16036CC2
L12	25	EA	ALUMINUM VISE TYPE SINGLE BOLT CONNECTOR (QUOTING WEDGE TYPE CONNECTOR W/SHELL)	BURNDY WCY61
L13	39	EA	ACSR ALUMINUM COMPRESSION NEMA 2 TERMINATIONS	BURNDY YCA28R2N
L14	27	EA	RISER HOOK BAIL SUSPENSION GRIP	SLINGCO ZCS1925
L15	7	EA	10/12-INCH DOUBLE HELIX SQUARE SHAFT ANCHOR, EXTENSION AND ACCESSORIES	HUBBELL C1100871 & C1100470 & C1020024
L16	9	EA	6-INCH U-GUARD EMC PLASTIC RISER BOOT	EMC PEAD 2-6
L17	18	EA	6" U-GUARD PLASTIC SECTIONS	EMC PE-GUG10
L18	8	EA	26-INCH CROSS ARM BRACES	HUBBELL 7128
L19	10	EA	PIN, INSULATOR POLE TOP	HUBBELL 2170
L20	9	EA	INSULATED CLEVIS BRACKET	MACLEAN POWER J1399
L20	9	EA	AND INSULATOR	MACLEAN POWER 53-2
L21	90	EA	MACHINE/DA BOLTS 5/8" x 26"	HUBBELL
L22	7	EA	GUY MARKERS	EMC 70-7Y
L23	7	EA	GUY HOOKS	MACLEAN POWER P135AXW
L24	20	EA	MARKER, CABLE ROUTE (MOQ IS 10 PIECES)	HUBBELL C5540001
L25	2650	FT	#477 HAWK ACSR CONDUCTOR	SOUTHWIRE 477-26/7
L26	850	FT	#336 LINNET ACSR CONDUCTOR	SOUTHWIRE 336-26/7
L27	12	EA	8FT WOOD CROSSARM	BROOKS H-BROOK8-FT-CATV-96GA
L28	7	EA	DOWN GUY KIT	VARIOUS
L29	10	EA	TOP TIE FORM WIRE (10 TIE TOPS)	HELICAL HTTF-038
L29	50	EA	50 SIDE TIES	HSPT-038
L30	20	EA	ALUMINUM H-TAP CONNECTOR AND COVER, #336 ACSR TO #500 CU	BURNDY YHR-750
L31	1	EA	All REMAINING OH DISTRIBUTION PARTS PER RUS UNITS	HUBBELL



Tri-City Electric Co.
Since 1895

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3/1/2023

City Of Rochelle
127 N 9th St.
Rochelle, IL 61068

RE: Rochelle Transformer Upgrade Change Order 002

Jason Jackson,

Tri-City Electric Co. is pleased to provide the following scope of work:

Scope of work to include:

- Provide Additional Back feed Rebuild – 25 Days 11/20/22 through 1/15/23.
 - **Total – 932 Hours**
 - **WE 112022 – 1 Day(s) – 5 Crew – 50 Hours (OT)**
 - **WE 120422 – 5 Day(s) – 4 Crew – 170 Hours**
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 - **WE 122522 – 2 Day(s) – 4 Crew – 88 Hours**
 - **WE 010823 – 4 Day(s) – 4 Crew – 160 Hours**
 - **WE 011523 – 3 Day(s) – 4 Crew – 120 Hours**

Total \$170,792

One Hundred Seventy Thousand Seven Hundred Ninety-Two Dollars and Zero Cents

This quote **does** not include any applicable taxes.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Jeremy Simon
Project Manager
Electrical Construction
Phone: 563.441.8320
E-mail: jsimon@tricityelectric.com

Notes

Due to the increasing rise in copper, aluminum, steel and PVC products Tri-City Electric reserves the right to review and adjust all material pricing on a daily basis. Bid is based on the daily market rate for



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THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

A RESOLUTION AUTHORIZING A CHANGE ORDER TO THE PROPOSAL FROM
TRI-CITY ELECTRIC COMPANY OF IOWA

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

TOM McDERMOTT
BIL HAYES
KATE SHAW-DICKEY
DAN McDERMOTT
JOHN GRUBEN
ROSAELIA ARTEAGA
City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
Law Offices of Peterson, Johnson, & Murray—Chicago, City Attorneys
200 W. Adams, Ste. 2125, Chicago, IL 60606

ORDINANCE NO: _____
Date Passed: April ____ **2023**

A RESOLUTION AUTHORIZING A CHANGE ORDER TO THE PROPOSAL FROM TRI-CITY ELECTRIC COMPANY OF IOWA

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provision of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulation proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permit. A local ordinance may impose more rigorous or definite regulation in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, the City of Rochelle (“City”) operates an electric distribution utility through the Rochelle Municipal Utilities (“RMU”), one of the City’s departments; and

WHEREAS, on April 11, 2022, the City approved an “Ordinance Accepting and Approving the Proposal from Tri-City Electric Company of Iowa Pursuant to the Request for Proposal”; and

WHEREAS, during construction by Tri-City Electric Company of Iowa, it was discovered that the poles and conductor were in poor condition and wouldn’t carry the load needed to support the back feed from Tilton school; and

WHEREAS, additional work that was not anticipated was needed to reconductor and replace poles, and allow the backfeed to be used from the transformer placed at Tilton school; and

WHEREAS, as a result of the additional work, the City has received a Change Order in the amount of \$224,792, a copy of which is attached herein as “Exhibit A”; and

WHEREAS, based on the recommendations of staff, the Corporate Authorities of the City of Rochelle have determined that it is in the best interests of the City that said Change Order be entered into and approved.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Rochelle as follows:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council hereby accept and approve the Change Order of Tri-City Electric Company of Iowa and authorize the City Manager to execute any and all necessary agreements related to the Change Order (attached hereto as Exhibit A) in a form to be reviewed by the City Attorney.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED this _____ day of April 2023.

AYES:

NAYS:

ABSENT:

ATTEST:

City Clerk

Mayor

EXHIBIT A
(Changer Order)

CONTRACT CHANGE ORDER
FOR ROCHELLE MUNICIPAL UTILITIES
Power Plant Substation Installation Contract

2199 K003

Change Order No.:	<u>1</u>	Previous Contract Amount:	<u>\$3,256,000.00</u>
Date:	<u>3/10/2023</u>	Amount of this Order:	<u>\$74,792.00</u>
Applicable Dwg. Nos.:	<u>N/A</u>	Present Contract Amount:	<u>\$3,330,792.00</u>
		Change in Contract Time:	<u>N/A</u> Calendar Days

Contract Change Order Scope:

#	Description	Qty	Unit Cost	Total Cost
A	Provide and install the listed additional materials for the overhead line work for Michels Electric, per TCI proposal dated 11/2/2022	1	\$54,000.00	\$54,000.00
B	Provide additional backfeed - 25 days per TCI proposal dated 03/01/2023	1	\$170,792.00	\$170,792.00
C	Original Contract Allowance	1	-\$150,000.00	-\$150,000.00
Grand Total				\$74,792.00

The work covered by this change order shall be performed under the same terms and conditions as that included in the original contract. All other terms and conditions of said contract as it theretofore may have been modified shall be and remain the same.

CHANGES APPROVED:

The foregoing modification of said contract is hereby accepted.

City of Rochelle
(Owner)


By: _____
(Signature)

Tri-City Electric, Co.
(Supplier)

By: 
(Signature)

Title: Zach Streeter, PM

BHMG Engineers, Inc.
(Engineer)

By: 
(Signature)

Date: 03/17/2023



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11/2/2022

City Of Rochelle
127 N 9th St.
Rochelle, IL 61068

RE: Rochelle Transformer Upgrade Change Order 1

Jason Jackson,

Tri-City Electric Co. is pleased to provide the following scope of work:

Scope of work to include:

- Provide and install the attached changes in material from the original BOM.

Total \$54,000
Fifty-Four Thousand Dollars.

This quote does not include any applicable taxes.

Thank you for the opportunity to quote this project. Please feel free to call with any questions concerning this quote.

Sincerely,

Jeremy Simon
Project Manager
Electrical Construction
Phone: 563.441.8320
E-mail: jsimon@tricityelectric.com

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Bid Part Numbers/Cost/Quantities					Ordered Part Numbers/Cost/Quantities						
P8	2	EA	3 PHASE, 66"Wx22"Dx30"H, 15KV 4-WAY 600A JUNCTION, IS W/ LI-STRAPS, 150KV BIL. SECTIONALIZING CABINET	COOPER	SEC-3-66-2-3-F-6354-M-O-G	P8	3	EA	3 PHASE, 66"Wx22"Dx30"H, 15KV 4-WAY 600A JUNCTIONS W/ U-STRAPS, 150KV BIL. SECTIONALIZING CABINET	CMC	BMSSE226630TP-H-121-2514-6
P9	2	EA	30" HIGH FIBERGLASS GROUND SLEEVE FOR SECTIONALIZING CABINET ABOVE	COOPER	GS306622	P9	3	EA	30" HIGH FIBERGLASS GROUND SLEEVE FOR SECTIONALIZING CABINET ABOVE	CMC	8FG8226630
P10	2	EA	18" EXTENSION FOR SECTIONALIZING CABINET ABOVE	COOPER	SBE186622	P10	3	EA	18" EXTENSION FOR SECTIONALIZING CABINET ABOVE	CMC	8GSR5226618-H
P13	1	EA	11.8KV PAD MOUNT SWITCHGEAR GROUND SLEEVE	NORDIC		P13	1	EA	13.8KV PAD MOUNT SWITCHGEAR GROUND SLEEVE	CONCAST	FC-74-76-36-6264
L1	1	EA	65FT CLASS 1, PENTA IIRCA TED POLE	BRIDGEWELL		L1	1	EA	65FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL	
L2	2	EA	50FT CLASS 1, PENTA TREAED POLE	BRIDGEWELL		L2	3	EA	50FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL	
L3	5	EA	45FT CLASS 1, PEN TA TREATED POLE	BRIDGEWELL		L3	9	EA	45FT CLASS 1, PENTA TREATED POLE	BRIDGEWELL	
L4	9	EA	BFT. 2 POSITION FIBERGLASS DEADEND	PUPI	DA3000096	L4	10	EA	BFT. 2 POSITION FIBERGLASS DEADEND	PUPI	DA3000096
L5	3	EA	25KV 900AMP RISER STYLE VECTOR SWITCH	SIEMENS	963VF-AHS	L5	6	EA	15KV, 900A, VERTICAL OMNI-RUPTER SWITCH	SIEMENS	963VF-AHS
L6	18	EA	1DI(V RJS ER CLASS SURGE ARRESTER	EATON	URT1005DA1A 1A1A	L6	18	EA	10KV RISER CLASS SURGE ARRESTER	EATON	URT1005DA1A 1A1A
L7	9	EA	3-FH FBERGLASS 18-INCH EQUIPMENT BRACKET WITH CABLE POSITIONS	HUBBELL	3SBM36185GLE	L7	9	EA	3-FH FIBERGLASS 18-INCH EQUIPMENT BRACKET WITH CABLE POSITIONS	HUBBELL	3SBM44918CLH
L5	18	EA	15KV POLYMER DEADEND INSULATOR	HUBBELL	4010150215	L8	18	EA	15KV POLYMER DEADEND INSULATOR	HUBBELL	4010150215
L9	36	EA	15KV POLYMER PIN TYPE F-NECK INSULATOR	PREFORM		L9	36	EA	15KV POLYMER PIN TYPE F-NECK INSULATOR	PREFORM	IP-25-F1
L10	1	EA	BOLTED ALUMINUM STRAIGHT-LINE SPRING LOADED SIDE OPENING DEADEND	HUBBELL		L10	40	EA	BOLTED ALUMINUM STRAIGHT-LINE SPRING LOADED SIDE OPENING DEADEND	HUBBELL	AS065B-2-N
L11	1	EA	36-INCH FIBERGLASS GUY STRAINS, CLEVIS-CLEVIS	HUBBELL	GS16036CG1	L11	7	EA	36-INCH FIBERGLASS GUY STRAINS, CLEVIS-CLEVIS	HUBBELL	GS16036CG2
L12	1	EA	ALUMINUM VISE TYPE SINGLE BOLTCONNECTOR	HUBBELL		L12	25	EA	ALUMINUM VISE TYPE SINGLE BOLT CONNECTOR (QUOTING WEDGE TYPE CONNECTOR W/SHELL)	BURNDY	WCY61
L13	1	EA	ACSRALUMINUM COMPRESSION NEMA 2 TERMINATIONS	BLACKBURN	SAM	L13	39	EA	ACSR ALUMINUM COMPRESSION NEMA 2 TERMINATIONS	BURNDY	YCA28R2N
L14	27	EA	RISERHOOK BAIL SUSPENSION GRIP	LEWIS MFG.		L14	27	EA	RISER HOOK BAIL SUSPENSION GRIP	SLINGCO	ZCS1925
L15	7	EA	10/12 INCH DOUBLE HELIX SQUARE SHAFT ANCHOR, EXTENSION AND ACCESSORIES	HUBBELL		L15	7	EA	10/12-INCH DOUBLE HELIX SQUARE SHAFT ANCHOR, EXTENSION AND ACCESSORIES	HUBBELL	C1100871 & C1100470 & C1020024
L16	9	EA	6 INCH U-GUARD EMC PLASTIC RISER BOOT			L16	9	EA	6-INCH U-GUARD EMC PLASTIC RISER BOOT	EMC	PEAD 2-6
L17	18	EA	6" U-GUARD PLASTIC SECTIONS			L17	18	EA	6" U-GUARD PLASTIC SECTIONS	EMC	PE-6UD10
L18	8	EA	26 INCH CROSS ARM BRACES	HUBBELL	7128	L18	8	EA	26-INCH CROSS ARM BRACES	HUBBELL	7128
L19	10	EA	PIN, INSULATOR POLE TOP	HUBBELL	2199P	L19	10	EA	PIN, INSULATOR POLE TOP	HUBBELL	2199
L20	9	EA	INSULATED CLEVIS BRACKET AND INSULATOR	HUBBELL		L20	9	EA	INSULATED CLEVIS BRACKET	MACLEAN POWER	J1399
L20	9	EA				L20	9	EA	AND INSULATOR	MACLEAN POWER	53-2
L21	1	EA	MACHINE/DA BOLTS	HUBBELL		L21	90	EA	MACHINE/DA BOLTS 5/8" x 26"	HUBBELL	
L22	1	EA	GUY MARKERS	HUBBELL		L22	7	EA	GUY MARKERS	EMC	70-7Y
L23	1	EA	GUY HOOKS	HUBBELL		L23	7	EA	GUY HOOKS	MACLEAN POWER	P135AXW
L24	10	EA	MARKER, CABLE ROUTE	HUBBELL	C5540001	L24	20	EA	MARKER, CABLE ROUTE (MOQ IS 10 BRACES)	HUBBELL	C5540001
L25	2500	FT	#477 HAWK ACSR CONDUCTOR	SOUTHWIRE	477-26/7	L25	2650	FT	#477 HAWK ACSR CONDUCTOR	SOUTHWIRE	477-26/7
L26	800	FT	#336 L1N NET ACSR CONDUCTOR	SOUTHWIRE	336-26/7	L26	850	FT	#336 L1NET ACSR CONDUCTOR	SOUTHWIRE	336-26/7
L27	12	EA	BFT WOOD CROSSARM	HUGHES BROTHERS		L27	12	EA	8FT WOOD CROSSARM	BROOKS	H-BROOKS-FT-CATV-96GA
L28	7	EA	DOWN GUY KIT	MCLEAN	U105423	L28	7	EA	DOWN GUY KIT	VARIOUS	
L29	1	EA	TOP TIE FORM WIRE	HUBBELL		L29	10	EA	TOP TIE FORM WIRE (10 TIE TOPS)	HELICAL	HTTY-038
L29	1	EA				L29	50	EA	50 SIDE TIES	HSPT-038	
L30	20	EA	ALUMINUM H-TAP CONNECTOR AND COVER, #336 ACSR TO #500 CU	BLAQ(BLJRN	Z8954	L30	20	EA	ALUMINUM H-TAP CONNECTOR AND COVER, #336 ACSR TO #500 CU	BURNDY	YHR-750
L31	1	EA	ALL REMAINING G-1 DISTRIBUTION PARTS PER RUS UNITS	Hubbell		L31	1	EA	ALL REMAINING OH DISTRIBUTION PARTS PER RUS UNITS	HUBBELL	



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3/1/2023

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STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois,
DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “A
RESOLUTION AUTHORIZING A CHANGE ORDER TO THE PROPOSAL FROM TRI-CITY
ELECTRIC COMPANY OF IOWA” which was adopted by the Mayor and City Council of the
City of Rochelle on April _____, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of
the City of Rochelle this _____ day of April, 2023.

CITY CLERK