



MINUTES
CITY COUNCIL MEETING
Monday, June 24, 2024 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Berrows. Prayer was said by City Clerk Rose Huéramo.
- II. ROLL CALL:** Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows were present. A quorum of seven was present. Also present were City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, Deputy Clerk Rosie Belmonte, City Attorney Marissa Spencer.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** Distinguished Budget Award - Chris Cardott & Mark Boehm
- IV. REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Thank you to Jenny Thompson and all who helped with Movie in the Park. Reminder: The 4th of July celebration will be held July 5th at Atwood Park at 4 p.m. Flight Deck will have their fireworks on 7/6.
 2. Accept the reappointment of Gregg Olson for Police and Fire with a term of July 1, 2027. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move the Council to approve the Mayor's appointment of Gregg Olson to the Police and Fire Commission for a term to expire July 1, 2027."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 3. Council Members: Councilors Shaw-Dickey and Arteaga thanked Dwayne Rangel and his entire crew for organizing the Midwest Ford Fest on 6/23 at the Airport. Councilor Arteaga also reminds everyone to test and check their fire alarms.
- V. PUBLIC COMMENTARY:** Dan Wyka, owner of T-Byrd Lanes, addressed the Council about the influx of food trucks around town and how it could affect local restaurants.
- VI. BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 6/10/24
 - b) Approve Payment Registers - 6/10/24, 6/17/24
 - c) Approve Payroll - 5/27/24-6/9/24
 - d) Accept and Place on File - May Financials
 - e) Approve Special Event Request - Olivia Heitter Memorial Bags TournamentMotion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) through (e) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **A Resolution Authorizing an Access Road Lease Agreement with Brossman Farms.** The City of Rochelle has had an easement agreement for the strip of land along John's Creek on the Brossman farm for more than 20 years. The easement agreement expired in 2021. This strip of land which is ~8.4 acres was converted into a construction access road for the purpose of constructing the City of Rochelle Railroad Bridge and southern rail yard in 2019. The road today is the only way to access the rail system south of the bridge and in the event of an emergency such as a derailment or personal injury. The landowner is willing to lease the road to the City for 5 years at a rate as stated in the lease agreement. In exchange for the lease and the back rent the City will not be required to remove the road from the former easement until the lease expires. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R24-39, a Resolution Authorizing an Access Road Lease**

Agreement with Brossman Farms 2017 LLC, be approved. Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Authorizing Release of Claims and Indemnification Agreements with Midwest Physical Therapy, INC., and Midwestern Clothing Company, LLC in Exchange for Building Improvements.** The City recently demolished the property at 517 W 4th Avenue due to structural issues and as a result of the demolition the east side of the building at 519 W 4th Avenue, and the west side of the building at 513 W 4th Avenue have become exposed and created an unfinished, less aesthetically pleasing appearance for the proposed urban park space. The City is willing to pay for power washing and painting or if needed due to the condition of the wall, install metal siding on east side of at 519 W 4th Avenue and power wash and paint the west side of 513 W 4th Avenue to improve the appearance of both buildings. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move Resolution R24-40, a Resolution Release of Claims and Indemnification Agreements with Midwest Physical Therapy, Inc. and Midwestern Clothing Company, LLC, in exchange for Building Improvements, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Shaw-Dickey, Councilor Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution Waiving Competitive Bidding and Approving the Proposal of Queens Trucking and Construction Inc. for Water Main Installation at the Fire Training Facility.** The new fire training facility is in need of a watermain from the corner of South Main St. and Veterans Parkway installed to the new facility approximately 1100 feet. In order to reduce costs and time, we solicited 3 bids from local contractors to install the main and the City would provide the materials. Queens trucking came in with the lowest bid at \$52,130 and would like to waive the competitive bidding requirements to keep this project moving forward. This bid does not include the cost of the watermain as we will purchase it directly to avoid any markups from the contractor. City Manager Jeff Fiegenschuh and Fire Chief Dave Sawlsville were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R-24-41, a Resolution Waiving Competitive Bidding Requirements and Approving the Proposal of Queens Trucking and Construction, Inc. for Watermain Installation for the Fire Training Center, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **An Ordinance Accepting the Proposal of Larson and Larson Builders, Inc. Pursuant to the Request for Bids for the Police Department Locker Room Improvement Project.** The police department contracted with Willett Hofmann to provide design services to update the basement locker room to include "hot" showers, male and female changing facilities, locker room updates. The locker rooms have not been updated in since the department moved into this facility. Staff recommends the City accept the bid from Larson & Larson Builders, Inc. Their bid the lowest bid, of the 3 bids we received. It meets all the City's specifications for the project. The initial budget for this project was \$225,00. \$172,200 for construction; \$22,500 for professional fees; and a contingency in the amount of \$30,500. the Police Department is requesting to amend and increase the budget for this project to \$251,950. \$218,500 for construction, \$22,500 for professional fees; and a contingency in the amount of \$10,950. Chief Peter Pavia was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Ordinance 24-5485, an Ordinance Accepting and Approving the Proposal of Larson & Larson Builders Inc., Pursuant to the Request for Bids for the Police Department Locker Room Improvement Project, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

VII. DISCUSSION ITEMS: None.

- VIII. EXECUTIVE SESSION:** At 6:55 P.M. Motion made by Councilor Shaw-Dickey, Seconded by Councilor T. McDermott, **"I move the Council recess into executive session to discuss pending or imminent litigation, section (c) (11) and the appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s), section (c) (1)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. At 7:35 P.M. Motion made Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
- IX. ADJOURNMENT:** At 7:37 P.M. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk