



MINUTES
CITY COUNCIL MEETING
Monday, October 28, 2024 at 6:30 PM
City of Rochelle Council Chambers – 420 N. 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** Pledge to the Flag and Prayer were led by Mayor Bearrows.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Retiree Recognition - Cliff Smart for 31 years of service.
 2. National Family Literacy Day - November 1, 2024
- IV. **REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Thanked all First Responders and wished them a Happy First Responders Day.
 2. Council Members: Councilor Hayes spoke about a better quality of life with dismissing the train horn noise and enforcing violations. Councilor Arteaga emphasized the importance of reading to children and encourages the community members to volunteer at the schools or libraries.
- V. **PUBLIC COMMENTARY:** None.

City Clerk Rose Huéramo announced that the deadline to submit candidate packets has passed as of October 28th at 5 p.m. The lottery to determine candidate placements will take place on November 4th at 8 a.m. in the City Clerk's Office and is open to the public.

- VI. **BUSINESS ITEMS:**
- At 6:50PM. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso **"I move that Discussion item #1 Classification and Compensation Study Report be moved to the current location."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

Classification and Compensation Study Report: Human Resources Director Jillian Condon and Katie Yee from MGT attended in person, while Rachel King, also from MGT, joined virtually to present their findings from the Classification and Compensation Report. The presentation included job evaluation analysis, a salary survey of comparable jurisdictions, and a proposed compensation plan with implementation recommendations.

Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso **"I move that Discussion item # 2 2024 Tax Levy be moved to the current location."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

2024 Tax Levy: The State of Illinois requires the City annually adopt and file a Property Tax Levy Ordinance on or before the last Tuesday in December. Last year, the City's Equalized Assessed Valuation (EAV) was \$311,565,381 and its property tax rate was .941240 per \$100 of EAV. The City collected \$2,932,578 in property taxes. For 2024, Ogle County has estimated the City's EAV at \$322,256,037 which is an increase of over \$10 million. The proposed levy calculation options would result in the City collecting \$2,983,395 in property taxes, an increase of 2% (excluding the bond), \$3,011,895 in property taxes, an increase of 3% (excluding the bond), or \$3,069,195 in property taxes, an increase of 4.99% (excluding the bond). Based on the estimated EAV, the tax rate would decrease .015456 per \$100 EAV for the 2% option, decrease .006612 per \$100 EAV for the 3% option, or increase .011169 per \$100 EAV for the 4.99% option. The proposed 2024 levy includes funding the Police and Fire Pension Funds as recommended by the pension boards'

actuarial studies. The Ordinance Levying Taxes for the City of Rochelle for 2024 will be included as a business item on the November 12, 2024, City Council Meeting. Finance Director/Treasurer Chris Cardott was available for questions.

1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
 - a) Approve City Council Meeting Minutes - 9/23/24, 10/15/24
 - b) Approve Check Registers - 10/9/24, 10/15/24, 10/21/24
 - c) Approve Payroll - 9/30/24-10/13/24
 - d) Accept and Place on File - September Financials
 - e) Approve Special Event Request - Light Up Lincoln Christmas Parade

Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (e) to 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. **An Ordinance Approving the Eastern Gateway Tax Increment Financing Redevelopment Plan and Project.** The City of Rochelle, Illinois desires to implement a tax increment financing district pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1. As described in the TIF Redevelopment Plan and Project, the proposed Rochelle Eastern Gateway TIF consists of approximately 82 acres and 10 parcels. In creating the Eastern Gateway TIF, the City of Rochelle hopes to address property blight and vacancy, aging infrastructure and assist with overall redevelopment of the district. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Ordinance 24-5496, an Ordinance Approving the Eastern Gateway TIF Redevelopment Plan and Project, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
3. **An Ordinance Designating the Proposed Eastern Gateway Redevelopment Project Area, A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.** The City of Rochelle, Illinois desires to implement a tax increment financing district pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1. As described in the TIF Redevelopment Plan and Project, the proposed Rochelle Eastern Gateway TIF consists of approximately 82 acres and 10 parcels. In creating the Eastern Gateway TIF, the City of Rochelle hopes to address property blight and vacancy, aging infrastructure and assist with overall redevelopment of the district. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move Ordinance 24-5497, an Ordinance Designating the Proposed Eastern Gateway Redevelopment Project Area, a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution to Enter into an Intergovernmental Agreement with School Districts 212 and 231 Regarding the Eastern Gateway TIF District.** The City has established a Redevelopment Plan and Projects and designated a Redevelopment Area pursuant to the TIF Act for the Eastern Gateway TIF District which is an area located in the School Districts and which will impact the growth of the School Districts' taxing base. Each year during the term of this Agreement, the City agrees to reimburse the School Districts for expenditures for capital costs, job training, and advanced vocational and career education from the real estate tax increment created by any development or increase in equalized assessed valuation within the TIF District, a sum equal to Twenty-Four percent (24%) of the annual gross real estate tax increment created in the TIF District. The School Districts will only receive reimbursement for their respective increased costs that are permitted to be reimbursed pursuant to 65 ILCS 5/11-74.4-3(q) and 65 ILCS 5/1174.4-4(c). Any amounts received under this paragraph shall be divided among the School Districts on a pro-rata basis, according to

each District's tax rates as applicable for the most current tax year. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R24-66, a Resolution to enter into an Intergovernmental Agreement with School Districts 212 and 231 regarding the Eastern Gateway TIF District, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **A Resolution Authorizing a Redevelopment Agreement with Rochelle Hub, LLC, Regarding 1663 S Main Street.** Rochelle Hub, LLC, has an option to purchase commercial real estate located at 1663 S. Main Street and intends to develop the property by constructing improvements to operate a trucking and transportation business. The development of the property will require extensive investment including hard surface improvement and the eventual the extension of the water service and sanitary sewer/wastewater to the South lot line of the property. The property is currently serviced by a well and septic system; however, the City's Building Code does not allow for private wells or septic systems within City limits. The parties agree that upon the earlier of: (1) the date the City water and sewer service is available for tap-in connection at a point within three hundred fifty (350) feet of South lot line of the property or (2) ten (10) years from the date of this agreement but, (3) in no event, earlier than five (5) years from the date of this agreement. Rochelle Hub, LLC understands and acknowledges that the City's Building/Municipal Code requires all surfaces for entrance/exits or upon which any vehicle or trailer will be parked and/or stored, for any period of time, must be on an improved surface and with concrete curb and gutter around the perimeter of such entrance/exit, parking, loading/unloading and storage areas. Phase I is to be completed within one (1) year of the effective date of this Agreement. Phase II is to be completed within three (3) years of the effective date of this Agreement. Phase III is to be completed no later than five (5) years of the effective date of this Agreement. See exhibit #1. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move Resolution R24-67, a Resolution Authorizing a Redevelopment Agreement with Rochelle Hub, LLC, Regarding 1663 S. Main Street, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
6. **A Resolution Waiving Competitive Bidding and Authorizing the Purchase of Water Treatment Chemicals.** At the September 9, 2024, City Council meeting, Council resolved to waive competitive bidding and authorize the purchase of chemicals for water/wastewater treatment since the Water/Water Reclamation Departments participated in a reverse bidding auction. Since the September 9, 2024, City Council meeting, Pureline informed us they can no longer meet their quoted price for Sodium Hypochlorite. We have worked with Hawkins to provide us with a quote. They were the second lowest bid in the auction. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R24-68, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Sodium Hypochlorite from Hawkins Water Treatment Group, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
7. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Replacement Submersive Pump from Flow-Technics, Inc.** The City of Rochelle currently operates and maintains a wastewater lift station located along first avenue near the street department shop. This lift station serves Creston, the landfill and most of the northeast side of Rochelle pumping approximately 800,000 gallons per day. Recently, one of the 2 pumps experienced a failure and at this point the cause is unknown. I have received a quote for a new replacement ABS 2800 gallon per minute pump through Flow Technics, Inc. at a cost of 52,906.00 (plus freight). This pump is a proprietary item, so we did not solicit multiple bids, rather received a quote from the original supplier. If we were to use a different brand, it would require modifications to the mounting hardware thus

driving up the cost. Installation of the pump will be done in-house. This is a critical piece of equipment, so I recommend approving the purchase of a new ABS submersible pump to replace the damaged equipment. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Resolution R24-69, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Replacement Submersive Pump from Flow-Technics, INC., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

8. **An Ordinance Further Continuing Waiver of Late Fees through December 31, 2025.** During these challenging financial times, it is important for the utility to provide as much assistance to residential customers as possible. Similar to the approach taken during the COVID-19 pandemic, a request is being made to approve an ordinance allowing the City Manager to waive all late fees for residential customers through December 31, 2025. This ordinance will apply only to residential accounts; late fees for commercial and industrial accounts will remain in effect. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 24-5498, an Ordinance Further Continuing the Temporary Suspension Late Fees as Identified in Chapter 98 Article I of the Rochelle Municipal Code, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
9. **An Ordinance Setting the Compensation of the Mayor and City Council.** Several city management colleagues have discussed elected official pay. Under Illinois statute, any pay increases must be approved no sooner than 180 days before the next election. Data from similar communities was compiled to compare our pay, focusing on cities of similar size and complexity, particularly those with all utilities like ours. Council and mayor salaries have not been increased in over a decade; in fact, the mayor's salary was reduced the last time this issue was addressed. Given the increasing complexities of these roles, pay increases are warranted. Based on the data and the organization's complexity, it is recommended that the mayor's salary be increased to \$24,000 annually, aligning with the City of Dixon, which also operates under a council-manager form of government. For city council members, due to the demanding, 24/7 nature of the role—especially with utilities and expanded public safety—it is recommended that their salary be set at \$7,200 annually, in line with Mendota's. If approved, these changes would take effect after the next mayoral election, on May 1, 2027. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 24-5499, an Ordinance Setting the Compensation of the Mayor and City Council, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: Councilor Hayes. Motion passed 6-1.
10. **A Resolution Waiving Competitive Bidding Requirements and Authorizing Emergency Repairs to the Caron Road Rail Crossing by MJ Track Works Inc. in the Amount of \$88,539.45.** This City of Rochelle Railroad (CRRR) crossing at the entrance of the Americold facility off Caron Road has become a hazard, as the substructure of the crossing is failing. There is only one ingress and egress point to this facility off Caron Road and it crosses the CRRR mainline. 160 trucks per day come in and out of this facility. Efforts, to minimize the impact of the dropping of the crossing that occurs as trucks go in and out of the Americold facility have not been successful. Therefore, the whole crossing needs to be removed and replaced. MJ Track Works has come up with a solution whereby a temporary access point will be constructed so truck and auto access to the Americold facility is open while the RR crossing is lifted out and a new crossing panel can be installed. To minimize the impact of the closed crossing, MK Track Works will pre-build the crossing panel on site and will then over a Friday to Sunday weekend remove the old crossing, rebuild the substructures (rock), place the new 100 ft panel on to the entrance, rock the crossing, lift and level it and replace the crossing panels. The project was not in the 2024 budget; however, the rail budget sets aside 40% of annual revenues to provide the capital for unexpected repairs, such as this, and future rail

expansion projects. These are the funds which will cover the cost of this repair. Director Economic Development Jason Aderson was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga. **"I move Resolution R24-70, a Resolution Waiving Competitive Bidding Requirements and Authorizing Emergency Repairs to the Caron Road Rail Crossing by MJ Track Works, Inc. in the amount of \$88,539.45, 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: A motion was made to move the items before the business agenda.

VIII. EXECUTIVE SESSION: None.

IX. ADJOURNMENT: At 8:05PM. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move the Council Adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk