



MINUTES
CITY COUNCIL MEETING
Monday, May 08, 2023 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Joy Alsop.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor John Bearrows. Aquorum of seven were present. Also present were City Manager Jeff Fiegenschuh, City Clerk Rose Mary Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
 1. Public Works Week - May 21-27, 2023
 2. Police Week - May 14-20, 2023
- IV. REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Thanked the Electric Department for restoring the power in a timely manner from the power outage.
 2. Council Members: Councilor Arteaga thanked everyone that came out and joined the Cinco De Mayo celebration. Also thanking the committee, volunteers, vendors, and all City departments. Councilor Tom McDermott commended Rochelle Police Department for great service and community oriented.
 3. Swearing-In Ceremony - City Clerk Rose Huéramo & Deputy Clerks Rosie Belmonte and Brittany Olszewski
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
 - a) Approve Minutes of City Council Meeting - 4/24/23
 - b) Approve Minutes of Special City Council Meeting - 4/27/23
 - c) Approve Payroll - 4/3/23-4/16/23
 - d) Approve Check Registers - 205976-206060, 206061-206133
 - e) Accept and Place on File Ogle County Election Results - April 4, 2023
 - f) Accept and Place on File Planning & Zoning Commission Minutes - 4/3/2023
 - g) Approve Special Event Request - Lincoln Highway Heritage FestivalMotion made by Councilor Hayes, Seconded by Councilor Shaw-Dickey, **"I move consent agenda items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **A Resolution Authorizing a Redevelopment Agreement between the City of Rochelle and the New Owners of C.C.S. Golf, LLC DBA Salt 251.** The new ownership of C.C.S. Golf LLC is requesting a short-term redevelopment agreement with the City of Rochelle to replace to roof at the Salt 251 facility. The new ownership closed on the property the 1st week in May. The estimates provided by the new owners (included in the packet) range from \$68,000 to \$90,000. Staff is recommending the following terms to the city council for consideration: 1) Reimbursement up to \$40,000 for TIF eligible expenses towards the replacement of the roof at Salt 251 2) Upon successful completion of the project, including showing proof of all paid invoices and being current on this

year's property tax bill the city will reimburse \$30,000 by December 30, 2023. 3) The city will reimburse \$5,000 by December 30, 2024 after proof of property tax payments are made. 4) The city will reimburse \$5,000 by December 30, 2025 after proof of property tax payments are made. 5) If the property closes before the agreement is completed, the developer shall forfeit any future payments. 6) There is a potential for an insurance claim from the damages related to the late March storm. Any proceeds received by the developer will come off the redevelopment agreement. 7) As with the previous ownership, the city shall retain the first right of refusal to purchase the facility upon future sale. City Manager Jeff Fiegenschuh and owners Shane Erdman and Jim Withers were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R23-73, a Resolution Authorizing a Redevelopment Agreement with the New Owners of C.C.S. Golf, LLC, DBA Salt 251, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Authorizing the Retention of Willett Hofmann & Associates for Professional Services Related to Improvements at Flagg Road & 20th Street.** An intergovernmental agreement with Ogle County, as approved by City Council in early 2022, provides for collaboration and cost sharing of various phases of engineering and construction of the Flagg Rd/ 20th St. multi-year project. With a traffic analysis and Intersection Design Study now complete, and submitted to IDOT, the attached Engineering services agreement will allow the Preliminary Engineering Design Phase 2 to begin. Willett Hofmann and Associates, who performed a traffic analysis and the IDS, has submitted a proposal for an Engineering Services Agreement Phase 2 construction plans and plans to be completed late 2023. Estimates and cost breakdown for Ogle County and the City will be defined in the scope of the project plans and documents. Lastly, right of way and/or easement acquisition is expected for the project to be constructed. Sam Tesreau, City Engineer was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-74, a Resolution Authorizing the Retention of Willett Hofmann & Associates, Inc. for Professional Services Related to Improvements at Flagg Rd & 20th St, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Cobra Head Streetlights from Wesco Distribution.** Rochelle Municipal Utilities currently has 2300+/- Cobra head streetlights deployed with just over 1000 converted to LED. The City of Rochelle has purchased streetlights from Wesco under the Sourcewell contract for 3 years. We wish to purchase a years' worth of streetlights to continue replacing deteriorating infrastructure. A total of 360 Cobra Head Streetlights will be purchased for the year 2023. This quote was provided under the Sourcewell contract for streetlighting. We are asking to waive competitive bidding because Sourcewell completes the RFP process for their members. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Resolution R23-75, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Corbar Head Streetlights from Wesco Distribution, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Elster Meters from Wesco Distribution.** The electric department would like to purchase both form 2s and 12s disconnect meters. These meters will be used to update existing meters as well as allow for more summer saver rate customers. These meters also include the remote disconnect feature to assist the billing department. Wesco Distribution is the only authorized dealer and available supplier in our area. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Resolution R23-**

76, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Elster Meters from Wesco Distribution, be approved. Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

6. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Cyclone Heads and Arms from Wesco Distribution.** On March 22nd 2021 council approved the purchase of 40 cyclone fixtures with arm and pole for the Rt.38 lighting project. Wesco and Cyclone recently approached the electric department stating the arms were produced twice by mistake and are offering to sell the arms to us at a significantly discounted rate. We would like to take advantage of this discount and purchase the 40 extra arms as well as 40 fixtures to be used for future projects. The pole is sourced from Valmont and would be procured at the time of the next installation. Wesco distribution is the only vendor that is allowed to supply these parts in our region. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R23-77, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Cyclone Heads and Arms from Wesco Distribution, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
7. **An Ordinance Waiving Competitive Bidding Requirements and Awarding West Side Tractor Sales Company the Purchase Order for one new John Deere 324L Compact Loader.** In efforts to promote the health, Safety, and welfare of City of Rochelle employees and its residents it is necessary to replace and update vehicles and equipment from time to time. The 2023 Solid Waste and Street Department Budgets include Funds for the purchase of one new compact wheel loader. This new compact wheel loader will replace a 1998 CAT 928G front end wheel loader, and a 2007 Case 580M Loader Backhoe. The Cat 928G will move to RMU Water Reclamation and the Case 580M Loader Backhoe will be traded-in to offset the purchase price of one new compact wheel loader. Public Works staff have looked at five different manufactures of compact wheel loaders and found the John Deere 324L compact wheel loader to best fit the wide variety of work performed by the Public Works Department. Advantages of this machine are tighter turning and greater stability due to tractor articulation and steering from the wheels. Other advantages of this machine are throttle lock-speed control, quick change coupler, 23 mph road speed, and excellent all-around visibility. The John Deere 324L is a versatile machine that will improve the efficiency of work completed by the Public Works Department. This single machine will reduce the number of machines currently needed to complete the same amount work. Safety for staff and motorist will improve while working in the roadway and tight spaces with the compact design and increased stability for bulky and heavy loads. As with most vehicles and equipment at this time, estimated delivery of a newly ordered machine is averaging one year. However, West Side Tractor Sales just received two new 324L Compact Loaders that are available for immediate purchase. West Side Tractor Sales Company supplied a quote using Sourcewell's cooperative purchasing procurement process. The total purchase price of this new machine with a five-year extended warranty, two buckets, minus the trade-in value of our current 2007 Case Backhoe is \$112,966.2. Public works Director Tim Isley was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 23-5418, Ordinance Waving Competitive Bidding Requirement and Awarding West Side Tractor Sales Company the Purchase Order for One New John Deere 324L Compact Loader, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

VII. DISCUSSION ITEMS: None.

- VIII. EXECUTIVE SESSION:** Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council recess into executive session to discuss purchase or lease of real property for City's use, Section (c) (5), pending or imminent litigation, Section (c) (11), and minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated, Section (c) (21)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
- 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, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
- IX. ADJOURNMENT:** At 8:07PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk