



MINUTES
CITY COUNCIL MEETING
Monday, September 23, 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, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. Councilor Hayes was absent. A quorum of six was present. Also, present was City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Hispanic Heritage Month: September 15 – October 15, 2024
 2. Public Power Week: October 6-12, 2024
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Ribbon cutting of the new Rochelle Utility campus at 1030 S. 7th Street will be held September 24th at 9 a.m. The charity flag football game is on Saturday, September 28, at 6:30 p.m. at Helms Field, featuring the Police Department vs. the Fire Department, with proceeds benefiting CAN. The RMU office will now be open Monday through Friday from 8:30 a.m. to 4:30 p.m. Hay bales will be decorated around town! During October the Rochelle Police Department will be selling pink patches and shirts, with proceeds going to the Living Well Cancer Research Center for Breast Cancer Awareness Month.
 2. City Clerk Rose Huéramo reminds everyone that candidate packets are available at City Hall. The first filing date is October 21, and the final date is October 28.
 3. Council Members: None.
 4. Swearing-In Ceremony - Firefighter David Montero
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
- Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, "**I move Discussion Item #2 Generation Study be moved to the top of our business items list.**" Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
- 2. Generation Study:** Superintendent of Electric Operations Blake Toliver, along with Jason Jackson and Chris Couch from BHMG, presented to the Council with findings on the generation study conducted in the Electric Department. BHMG addressed the generation of existing fleet and their overall efficiency as well as operational costs, savings, and profits. Along with their result analysis and recommendations going forward.
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
 - a) Approve City Council Meeting Minutes - 9/9/2024
 - b) Approve Payroll - 8/19/24-9/01/24
 - c) Approve Payment Registers - 9/9/24, 9/16/24
 - d) Accept and Place on File - Municipal Compliance Report - Police Pension
 - e) Accept and Place on File - Municipal Compliance Report - Fire Pension
 - f) Accept and Place on File - August 2024 Financials
 - g) Approve Special Event Request - Lions Club Candy Days

Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) though (g) to be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Discussion Item #1 Fire Captains be moved to the current location."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

1. An Ordinance Establishing the Rank of Captain in the Rochelle Fire Department: Fire Chief Dave Sawlsville, along with Firefighter Tyler Carls and Lieutenant Jason Underwood, presented to the Council with a proposed leadership expansion, which aims to have one fire chief, three captions, and three lieutenants to help increase the safety for the firefighters.

2. **A Public Hearing to Consider the Designation of the Redevelopment Project Area for the Proposed Rochelle Eastern Gateway Tax Increment Financing District and the Approval of a Related Redevelopment Plan and Project.** Under the requirements of the Tax Increment Allocation Redevelopment Act, the Corporate Authorities of the Municipality are required to hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing. The Joint Review Board Meeting with the Taxing Districts was held on August 19, 2024. Property owners within 750 feet were sent notices. The proposed adoption of the Eastern Gateway TIF District will be on the October 15th City Council Agenda. This public hearing shall suffice that requirement. Next Steps: 1. Ordinance presented to City Council on October 15, 2024. -TIF Plan and Redevelopment Project -Designation of the Northern Gateway TIF Area -Adoption of the TIF 2. Registration of TIF with the County Clerk. Community Development Director Michelle Pease and Pete Teska were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council recess into a public hearing to discuss the creation of the redevelopment project area for the proposed Eastern Gateway Tax Increment Financing District and to approve a related Redevelopment plan and Project."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 24-5491, an Ordinance calling for a Public Hearing to Consider the Designation of the Redevelopment Project Area for the Proposed Eastern Gateway Tax Increment Financing District and the Approval of a Related Redevelopment Plan and Project, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
3. **A Resolution Accepting the Bid Proposal from N-Track Group, LLC, in the Amount of \$544,065.54 for the City's Rebuild Downtown & Main Street Grant Project.** Our Rebuild Downtown & Main Street Capital grant is progressing forward. Contract 1 includes the asbestos abatement, building demolition, and Parking Lots 5 (corner of Main & Cherry), 6 (corner of Lincoln Highway & Lincoln Avenue), 8 (Corner of 4th Avenue & 6th Street), and 9 (corner of 4th Avenue & 6th Street). Proposals for Contract No. 1 – Parking Lot Improvements projects were opened at City Hall at 11:00 A.M. on Wednesday, September 11, 2024. A total of two (2) proposals were received. The lowest qualified bidder was N-TRAK Group, LLC in the amount of \$544,065.54 N-TRAK Group LLC's proposal came in at 16.4% below the engineer's estimate.

CONTRACTOR	BID	\$OVER/UNDER ESTIMATE	%OVER/UNDER ESTIMATE
N-TRAK Group, LLC- Loves Park, IL	\$544,065.54	\$106,362.76↓	16.4%↓
Martin & Company Excavating- Oregon, IL	\$750,832.00	\$100,403.70↑	15.4%↑

Community Development Director Michelle Pease and Matt Hansen with Willett Hoffman were available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott, **"I move Resolution R24-59, a Resolution Accepting the Bid Proposal from N-Trak Group, LLC, in the amount of \$544,065.54 for the City's Rebuild Downtown & Main Street Grant Project, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

4. **A Motion to Approve the 2024 Wage Reopener portion of the Collective Bargaining Agreement with ICOPs for the Rochelle Police.** At the 11/15/21 Council meeting a four-year collective bargaining agreement between ICOPS and the City of Rochelle was passed. The contract included a Wage Reopener with the 1/1/2025 wages to be determined after negotiations were completed of said reopener. The details of the Wage Reopener are as follows: The City and Union agree to a wage reopener for the limited purposes of negotiating insurance and wage rates for 2025. The City and ICOPs commenced negotiations on August 20, 2024. On September 4, 2024, ICOPs and the City reached an agreement of a 4% wage increase and no change in the percent of premium cost covered by the City. The agreed upon changes would start on January 1, 2025, and continue until December 31, 2025. This agreement represents a mutually beneficial result for our employees and fiscally sustainable plan for City made in a good faith effort by both ICOPs and the City's negotiation team. Topics considered to reach this amount were starting wages at comparable organizations, the City's recruitment plan, the City's retention plan, the City's service deliverable goals for residents, and the overall goal of the City to serve our residents in the most fiscally responsible way possible. Human Resources Director Jillian Condon was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Resolution R24-60, a Resolution Authorizing the 2024 Wage Reopener Portion of the Collective Bargaining Agreement with the Illinois Council of Police, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

5. **An Ordinance Adopting a Local Housing Incentive Program.** Mayor Bearrows and the City Manager would like to establish a single-family housing incentive to encourage more housing growth in Rochelle. The incentive outlined below will be for the city only and will be outlined after a similar successful program in the City of Rockford. The mayor is in discussions with Ogle County, the Flagg-Rochelle Library District, the Flagg-Rochelle Park District, and Flagg Township about participating in the program. Both school districts and Kishwaukee College stated they do not believe they have the legal authority to participate and will not be doing so at this time. If approved and other units choose to participate, we will bring an intergovernmental agreement to the City Council at a future meeting. The key points to the incentive are outlined below.
 - The program is capped at 15 homes per year.
 - The program covers newly built single-family homes and newly built residential townhomes.
 - The program will be a five-year 100% city portion-only property tax rebate.
 - The applicant provides written acknowledgment that the applicant shall have the sole responsibility (when applicable for reporting any rebate to the IRS as part of their annual income tax filing.
 - If the applicant builds and moves within the five-year window, all remaining rebates will be forfeited, and the rebate is not transferrable to the new owner.
 - This is a rebate and reimbursement program. The applicant is required to pay their full tax bill each year. They will be required to bring proof of tax payment by October 1st to the city

manager's office. All rebates will be issued no later than November 15 of each year. The rebate is for the city portion of the tax bill only.

- The program will begin January 1, 2025, and run until the city council chooses to terminate.
- The applicant must remain current on all city bills, including their RMU bill. If they are not current the amount of the outstanding RMU bill will be deducted from the rebate.
- There are no open code violations against the applicant the property from any unit of government from within Ogle County.
- There is no challenge to the assessed value of the property, or the amount of taxes owed or paid.
- Property must be owner occupied and not used as a rental property.
- The program will begin the 1st year taxpayer has an occupancy permit.
- The program will NOT be back dated. Any homes built in 2024 are ineligible.

I've included a spreadsheet on the potential savings for a homeowner over the 5-year period. Since 2018 the city has not do charged building permit fees or utility tap on fees for new homes. The council made this permanent during the pandemic. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 24-5492, an Ordinance Adopting a Local Housing Incentive Program, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 24-5492, an Ordinance Adopting a Local Housing Incentive Program as Amended, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

6. **A Resolution Authorizing a Fifth Amendment to the Intergovernmental Agreement with the Flagg Rochelle Park District – Golf Course.** The City of Rochelle and the Flagg-Rochelle Community Park District are seeking to continue their cooperative relationship regarding the operation of the Rochelle Golf Course. The proposed Fifth Amendment to the Intergovernmental Agreement (IGA) will extend the joint operation of the golf course for an additional five years, with an automatic extension for another five years, unless either party seeks to amend the agreement at that time. Over the past year, City and Park District staff have conducted a survey of area golfers for input on future capital projects at the course. As a result, the team has created a ten-year plan to make a number of updates to the property including the addition of pickleball courts, tee box rehabilitation, several landscaping projects, a remodel of the pro-shop, a hitting/warm-up area, and bunker renovations. Following approval of the City Council, the Park District Board will vote to approve the agreement. Director of Community Engagement/Assistant to the City Manager Jennifer Thompson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R24-61, a Resolution Authorizing a Fifth Amendment to the Intergovernmental Agreement with Flagg-Rochelle Community Park District, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

VII. **DISCUSSION ITEMS:** Motions for the discussion items were made to move to the top of the agenda.

VIII. **EXECUTIVE SESSION:** None.

IX. **ADJOURNMENT:** At 8:30 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move the Council adjourn."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.