



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, June 12, 2023 at 6:30 PM**

- I. **CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Duane Boehm.
- II. **ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Valdivieso, 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:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
  1. Mayor's Report: City received Certificate of Appreciation from Habitat for Humanity with donation partnership Central Bank, Stillman Bank, Holcomb Bank, Kenzley Title Group in Oregon, and Attorney Brent Wagner for Habitat for Humanity project.
  2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **BUSINESS ITEMS:**
  1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
    - a) Approve Minutes of City Council Meeting - 05/22/23
    - b) Accept and Place on File Minutes of Planning & Zoning Commission Meeting - 05/01/2023
    - c) Approve Check Registers - 206353-206435, 206437-206538, 206546, 206547-206614, 206615-206637
    - d) Approve Payroll - 05/15/23-05/28/23Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (d) 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. **Ordinance Accepting Proposal from Beck Tech for a new Public Works and Utility Radio System.** During routine safety meetings it was brought to our attention that staff felt like the current radio system needed attention. After several meetings, it was determined that a smart radio which combines the functions of a smartphone, and a two-way radio would be most ideal. These radios include a mayday button with telemetry that will be sent directly to the police department in the event of an emergency. This will allow emergency crews to respond directly to a scene in the event of an emergency. As part of this quote, a radio will be placed into the police console and patches will be made allowing for communication between the PW/Utility Departments and Police/Fire Departments. The radios are also android based and encompass cameras which permit staff to tie pictures to work orders. In addition, the radios include a cellular connection which will allow staff to communicate even if the repeater site is not in radio range. Each staff member will be assigned a radio and will be required to carry it while they are working. The City received one proposal for the Radio Communications System Bid from Beck Tech on May 3, 2023 at a total cost of \$237,627.70. Blake Toliver Superintendent of Electric Operations and Brittney Zick Risk Management were

available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 23-5423, an Ordinance Accepting and Approving the Proposal from Beck Tech Pursuant to the Request for Proposal, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **An Ordinance Approving a Special Use Permit to Ogle Lee Fire Protection District and the City of Rochelle for a Government Multi-Use Training Facility.** The petitioner is seeking a proposed special use permit for a government multi use training facility for the property located at 920 S. Main Street, parcel #24-25-476-019. The property is approximately 12.06 acres and is currently vacant land. The subject property is zoned I-1 Light Industry. Per Division 7, Sec. 110-160 District Use Classification List, a government facility in an I-1 requires a special use. On Monday, June 5, 2022, the Planning and Zoning Commission voted 7-0 to approve the special use permit for a government multi use training facility located at 920 S. Main Street. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5424, an Ordinance Approving a Special Use to Ogle Lee Fire Protection District and the City of Rochelle for a Government Multi-Use Training Facility, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **An Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 400-420 Willis Ave, Rochelle, Illinois with Parcel Numbers 24-36-127-003; 24-36-127-004; 24-36-127-005.** Willis Senior Lofts Limited Partnership have petitioned to subdivide the property located at 400 – 420 Willis Avenue, Parcels 24-36-127-003; 24-36-127-004; 24-36-127-005. The property is zoned R-5 Multi Family High Density Residential and is approximately 2.037 acres. The purpose of subdividing is to combine the three parcels into one for a multi-family senior housing development for those aged 55 and older. The proposed development is for a four-story building with 60 units. This development is an allowable use within the R-5 Multi Family High Density Residential and only a subdivision is required. Manhard Consulting developed a preliminary and final plat of subdivision on behalf of Willis Senior Lofts Limited Partnership for a one lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. On Monday, June 5, 2022, the Planning and Zoning Commission voted 7-0 to approve the preliminary and final plat of subdivision for Willis Senior Lofts. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 23-5425, an Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 400-420 Willis Ave, Rochelle, Illinois with Parcel #'s 24-36-127-003; 24-36-127-004; 24-36-127-005, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **An Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 916 S. Main Street, Rochelle, Illinois Parcel Number 24-25-427-001.** The City of Rochelle has petitioned to subdivide the property located at 916 S. Main Street, Parcel # 24-25-427-001. The purpose of subdividing is to re-subdivide the 2.855-acre parcel into a one lot subdivision, as well as dedicate right of way and easements for use by the City of Rochelle. The proposed name of the subdivision is Veterans Parkway Industrial Park. Survey Tech developed a preliminary and final plat of subdivision on behalf of the City, for a one lot subdivision with right of way and easements. On Monday, June 5, 2022, the Planning and Zoning Commission voted 7-0 to approve the preliminary and final plat for the property located at 916 S. Main Street. Michelle Pease,

Community Development Director and Sam Tesreau, City Engineer were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move Ordinance 23-5426, an Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 916 S. Main Street, Parcel #24-25-427-001, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

6. **An Ordinance Updating Chapter 98 Article I of the Rochelle Municipal Code Regarding Limitations on Termination of Service.** The City of Rochelle and RMU are continuing to look for ways to assist our customers in paying and managing their utility bills. This ordinance would change the current code section 98-12 (Limitation on termination of service) to include the minimum past due amount to be at least \$200 before issuing a disconnect notice. This ordinance would also change the current code to decrease the maximum high temperature for disconnects to 90 degrees Fahrenheit down from 92 degrees Fahrenheit. This high temperature change is following the 2023 Illinois State update for IOU. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 23-5427, an Ordinance Amending Section 12 of Chapter 98 of the Rochelle Municipal Code Regarding Limitations on Termination of Service, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
7. **A Resolution to Adopt the American Public Power Association's 17th Edition Safety Manual.** The American Public Power Association (APPA) published the 17th Edition Safety Manual in 2023. "The Manual has been revised and expanded since its last publication in 2017 to incorporate a number of U.S. Occupational Safety and Health Administration (OSHA), National Electrical Safety Code (NESC), and other federal and industry standards. Updates include revisions and additions to the following sections: Definitions, General Rules (section 1), Health and Environmental Control (section 2), Chemical and Physical Hazard Control (section 3), Personal Protective Equipment (section 4), and Electric Utility Operations (section 5)." In addition, the APPA provided an Index of Changes to the 17th Edition of the Safety Manual, which includes Content and Editorial Changes as well as New Parts or Sections. The Index of Changes is attached to the Resolution for review. Brittney Zick, Risk Management was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move Resolution R23-81, a Resolution to Adopt the American Power Association's 17th Edition Safety Manual, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
8. **A Resolution Authorizing the Retention of Fehr Graham for Professional Services Related to the Phase 2 Engineering Design of Construction Plans and Documents for Improvements along South Main Street from North of Steam Plant Road to Veteran's Parkway and Approximately 400 Feet West Along Veteran's Parkway.** Phase 1 of the South Main Street improvements was completed in 2020 from Steward Rd to Steam Plant Rd. Fehr Graham and Associates provided certain Engineering services for Phase 1. South Main Street Phase 2 Engineering and ROW acquisition were included in the City's 2023 CIP budget. Fehr Graham and Associates has submitted a proposal for an Engineering Services Agreement Phase 2 Design Engineering which include the IDS, field survey work, construction plans, cost estimates, permitting and bidding of the project as defined in the scope of services. The funding for the Engineering Phase 2 will be paid in whole or part with local funds. However, it is anticipated the construction cost will be funded primarily with MFT funds. Lastly, while most of the right of way and/or easements have been acquired there may be a need for a minimal area on the east side of the project as the project design progresses. City Engineer Sam Tesreau was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move, Resolution R23-82, a Resolution Authorizing the**

**Retention of Fehr Graham for Professional Services Related to Phase 2 Engineering Design of Construction Plans and Documents for Improvements Along South Main Street from North of Steam Plant Road to Veterans Parkway and Approximately 400 feet West Along Veterans Parkway, be approved.** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

VII. **DISCUSSION ITEMS:** None.

VIII. **EXECUTIVE SESSION:** At 7:02 PM, Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"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 the appointment, employment, compensation, discipline, performance and/or dismissal of specific employee(s), Section (c) (1)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:54 PM, Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move 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:** Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Valdivieso, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, Mayor

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Rose Huéramo, City Clerk