



MINUTES
CITY COUNCIL MEETING
Monday, April 08, 2024 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by City Clerk Rose Huéramo.
- 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 Clerk Rose Huéramo.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Child Abuse Prevention Month - April 2024
 2. National Telecommunicators Week - April 14 - 20, 2024
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: The Fireman's Ball will be held on 4/13 at Chicagoland Skydiving. Senator Win Stoller will have a traveling office on Tuesday April 9th at the Rochelle Public Library.
 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 - March 25, 2024
 - b) Approve Check Registers - 3/25/24, 4/1/24
 - c) Approve Payroll - 3/4/24-3/17/24
 - d) Accept and Place on File - Minutes of Planning & Zoning Commission Meeting - 10/2/23
 Motion 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, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **An Ordinance Accepting and Approving the Proposal from Neumann Company Contractors, Inc. Pursuant to the Request for Bids for Repairs and Painting to Water Tower B.** Water Tower B, located at the 251 overpass was constructed in 1955 and needs interior and exterior painting along with miscellaneous repair work. On March 14th the city held a bid opening and received two bids. Each bid was opened and read aloud with base bids ranging from \$1,276,900 to \$1,751,000. This amount includes \$100,000 for allowance to cover any unanticipated repairs or potential items found during construction. We would also request a \$60,000 allowance to cover the cost of a portable pressure tank to ensure uninterrupted service since this tower could be out of service for approximately three months. If the \$100,000 allowance included in this bid is unused, it will be allocated to the rental of a portable pressure tank and the additional \$60,000 will not be spent. Funding for this project will be covered through a \$1,000,000 State of Illinois appropriation grant with the remainder as cash from water reserves. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 24-5470, an Ordinance Accepting and Approving the Proposal of Neumann Company Contractors Inc., Pursuant to the Request for bids for Repairs and Painting to Water Tower B, 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 Approving Variances for Lot Coverage and Height at 851 N 11th Street, Parcel 24-24-155-002.** The petitioner is seeking a variance of lot coverage and a variance of height for a proposed garage and driveway for the property located at 851 N. 11th Street. The property is zoned R3, single family high density residential. Currently, the rear lot is covered approximately 6%. The petitioner is requesting to cover approximately 49%, which is an additional 43% lot coverage with the proposed garage and driveway, putting the lot over the allowed lot coverage by 9%. In addition to the requested lot coverage variance, the petitioner is requesting a variance of height for the proposed garage. The allowed height for a residential garage is 20 feet and the petitioner is requesting a height of 24 feet on the proposed garage, which is a variance of 4 feet over the allowed height. The petitioner is requesting a variance to construct a garage and attach it to the existing detached garage for personal storage and states that the large lot size and alley access will allow for this size of a garage. A one-hour rating between the existing garage and the new garage will be required because of the lack of setback between existing garage and house. The lot is 60' x 180'. Sec. 110-111 (1) d. On a single-family lot no more than forty (40%) percent of the rear yard, and thirty-three (33%) percent of the combined front and side yards, may be occupied by accessory buildings or uses. Accessory buildings or uses located in the rear yard do not count toward the maximum lot coverage of thirty-three (33%) percent of the lot. Sec. 110-55 (e). Percentage of required yard occupied. Detached accessory buildings or structures shall not occupy more than 40 percent of the area of a required rear yard or more than 33 percent of all other combined yards. This requirement is in addition to any maximum lot coverage or maximum impervious area coverage requirements that may apply, and under no circumstances shall this requirement lower the minimum established yard setback requirements. Sec. 110-55 (c). Height limits. All accessory buildings, structures or uses shall comply with the height limits of the zoning district in which they are located. In residential districts, detached garages shall not exceed 20 feet in height and storage sheds shall not exceed 12 feet in height. On Monday, April 1, 2024, the Planning and Zoning Commission voted 4-1 to approve the variance of code for 815 N. 11th Street. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 24-5471, an Ordinance Approving Variances for Lot Coverage and Height at 851 N. 11th Street, Parcel 24-24-155-002, be approved."** Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I rescind my previous motion."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I rescind my previous motion."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Item #3 be tabled till next Council Meeting on 4/22."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution Rejecting All Bids for Well 8.** The city held a bid opening on March 14th, 2024, for the well 8 iron filter plant and received 4 proposals. Each bid was opened and read aloud, with base bids ranging from \$6,872,000 to \$7,940,000. The engineering cost estimate was \$7,130,863, with the base bid 4% under that estimate. The bid tabulation was submitted to Illinois EPA for approval, and upon submission, an error pertaining to advertising for disenfranchised business enterprises was discovered. The Illinois EPA, therefore, is mandating the council reject the current bids and repeat the process. A revised timeline is listed below: Timeline for project: Bids Advertisement – April 9th Pre-bid meeting – N/A Bid Opening – May 2024 Bid Award – June 2024 Loan Agreement Obtained - June 2024 Preconstruction Meeting - August 2024 Construction Start - September 2024 Final – January 2026. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R24-24, A Resolution Rejecting all Bids for the Construction of an Iron Filtration Plant at Well 8, 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:** City of Rochelle Website Update - Director of Community Engagement Jennifer Thompson presented the Council with an overview of the new City Website with new accessibility for the Rochelle residents and updated features.
- VIII. EXECUTIVE SESSION:** At 7:14 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move the Council recess into executive session to discuss the appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s), Section (c) (1), purchase or lease of real property for City's use. Section (c) (5)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nay: None. Motion passed 7-0.
At 7:50 P.M. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nay: None. Motion passed 7-0.
- IX. ADJOURNMENT:** At 7:50 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move 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