
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENTS AND
AUTHORIZING PHASE THREE OF THE FIRE TRAINING TOWER**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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City Council

Published in pamphlet form by authority of the Mayor and City Council of the City of Rochelle
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Ogle County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENTS AND
AUTHORIZING PHASE THREE OF THE FIRE TRAINING TOWER**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle, Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, while “non-home rule municipalities have the authority to enact ordinances, such ordinances may in no event conflict with state law or prohibit what a state statute expressly permits . . . A local ordinance may impose more rigorous or definite regulations in addition to those enacted by the state legislature so long as they do not conflict with the statute.” (*Village of Wauconda v. Hutton*, 291 Ill. App. 3d 1058, 1060 (1997)); and

WHEREAS, in November of 2021 the Rochelle City Council approved an Intergovernmental Agreement (“IGA”) with the Ogle-Lee Fire Protection District (“OGFPD”) for the development of a Joint Training Facility located at 920 South Main Street in Rochelle; and

WHEREAS, as part of the IGA, OGFPD and the City of Rochelle have agreed to equally share the cost of developing the training facility; and

WHEREAS, in November of 2022 the first set of modular structures for the training facility was ordered from American Fire Training Systems, Inc. In August of 2022 the first set was ready for delivery. For that first phase, the Ogle-Lee Fire Protection District paid the entire invoice and the City reimbursed OLFPD for the City’s half of the purchase amount; and

WHEREAS, a fire training facility requires extremely specialized materials, design and construction, and is not something that is commonly manufactured; and

WHEREAS, therefore, the design and purchase of such specialized training equipment is not appropriate for competitive bidding; and

WHEREAS, American Fire Training Systems, Inc. (“AFTS”), is one of the few manufacturers of such equipment/structures, and is based locally in Illinois; and

WHEREAS, American Fire Training Systems, Inc., has provided a quote in the amount of \$669,000 for Phase 3 of the fire training facility, a copy of which is attached herein as Exhibit A; and

WHEREAS, the cost of Phase 3 will be shared equally between the City of Rochelle and the Ogle-Lee Fire Protection District, as outlined in the IGA; and

WHEREAS, the City may waive competitive bidding requirements by a two-thirds vote of the City Council pursuant to 65 ILCS 5/8-9-1 of the Illinois Municipal Code and Section 2-371 of the Rochelle Municipal Code; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to waive competitive bidding and approve the City of Rochelle portion of the quote from American Fire Training Systems, Inc., in the amount of \$334,500.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: The Mayor and City Council of the City of Rochelle hereby waive competitive bidding requirements and approve the City of Rochelle portion of the quote from American Fire Training Systems, Inc., as attached herein as Exhibit A, for Phase 3 of the Fire Training Tower in the amount of \$334,500.

SECTION THREE: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION FIVE: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED THIS 8th day of December 2025.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

American Fire Training Systems Inc
15200 New Ave Lockport, Illinois 60441
Office: (630)257-0112 "Jr": (630)878-5493

Invoice No. **RFP**

INVOICE

Customer

Name Rochelle IL FD
Address _____
City _____ State _____ ZIP _____
Phone _____

Misc

Date 8/11/2025
Order No. _____
Rep JR
FOB Lockport IL

Qty	Description	Unit Price	TOTAL
1	4 Story 5 Level Fire Training Tower Per Drawing #J0092 to include the following fabrication and delivery of materials to jobsite crane manlift hotels Structural stamped engineered drawings by IL PE fuel to and from jobsite labor hours to erect tower add 3% for P&P bond No site work included AFTS will require 50% deposit, upon award of bid, 25% progress payment once AFTS is at the 75% completion of fabrication, final payment is due 10 days after final completion and walk thru with inspection. PO required and the lead time from that date is 365 days	#####	\$ 669,000.00

SubTotal \$ 669,000.00

Shipping

Tax Rate(s)

TOTAL \$ 669,000.00

Payment

Select One...

Comments

Name

CC #

Expires

Office Use Only

CERTIFICATE

I, Rose Huéramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, "AN ORDINANCE WAIVING COMPETITIVE BIDDING REQUIREMENTS AND AUTHORIZING PHASE THREE OF THE FIRE TRAINING TOWER" which was adopted by the Mayor and City Council of the City of Rochelle on December 8, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 8th day of December 2025.

CITY CLERK