



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, January 22, 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 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: Thoughts and prayers to the family of Dennis Berg.
  2. Council Members: Councilor Hayes commended Street Department keeping the streets clear.
- V. PUBLIC COMMENTARY:** John Dobbs discussed solar net metering and date of using solar credits.

Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Discussion Item be moved to current location."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- VI. DISCUSSION ITEM:** Eastern Gateway Tax Increment Financing District & Business Development District: Director of Community Development Michelle Pease and Pete Teska discussed an agreement between the City of Rochelle and Teska Associates, Inc. for the consulting services establishing the Eastern Gateway Tax Increment Financing District & Business Development District. Specifically, the Caron Ridge Shopping Center.
- VII. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
    - a) Approve Minutes of City Council Meeting - December 11, 2023
    - b) Approve Payroll - 11/27/23-12/10/23, 12/11/23-12/24/23, 12/25/23-1/7/23
    - c) Approve Check Registers - 209215-209323, 209332-209434, 209448-209593, 209594, 209673, 209595-209672, 209683-209770
    - d) Accept and Place on File - November Financials - 2023
    - e) Approve Special Event Request - Cypress House Outdoor Markets

Motion made by Councilor Hayes, Seconded by Councilor Valdivieso, **"I move consent agenda items (a) through (e) 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 Abating the Taxes Levied for 2023 to Pay the Debt Service on General Obligation Bonds (Alternate Revenue Source), Series 2023A of the City of Rochelle.** In 2023, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance improvements in the Downtown and Southern Gateway TIF. The City subsequently issued General Obligation Bonds (Alternate Revenue Source), Series 2023A in the amount of \$2,500,000. The annual debt service related to these bonds is being paid through the Downtown and Southern Gateway TIF Fund instead of property taxes when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. City Manager Jeff Fiegenschuh was available for question. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move Ordinance 24-2460, an Ordinance abating the taxes heretofore levied for the year 2023 to pay debt service on General Obligation**

**Bonds (Alternate Revenue Source), Series 2023A of the City of Rochelle, be approved.** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Laserfiche Software Upgrade.** The City's existing MCCI, LLC, Laserfiche software needs to be upgraded in order to maintain operational effectiveness. Laserfiche is the City's tool for storing electronic records and receiving online form submissions. The current software is a server-based platform that is outdated and in need of upgrading. This upgrade will convert us to a cloud-based environment. Without this upgrade, the current platform will discontinue functioning and we risk losing records. Current users of the platform are the City Clerk and Water/Water Reclamation Department. This upgrade will also include RMU Customer Service for their customers to start/stop utility services. This upgrade is part of our commitment to ensuring our information management systems' security, stability, and performance. The new version includes several enhancements and improved features, contributing to a more efficient and user-friendly experience. City Clerk Rose Huéramo was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R24-01, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of a Laserfiche Software Upgrade, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **A Resolution Approving an Amendment to the Personnel Manual Related to the Paid Leave for All Workers Act.** On or about March 12, 2023, Governor JB Pritzker signed into law the Paid Leave for All Workers Act (820 ILCS 192/1 et seq.) (the "Act"). We have been monitoring the Act for any further rulings, clarifications, and possible additional exemptions for municipalities. During the past year we have attended several seminars and webinars on this related topic from a few different organizations. On November 1, 2023, Illinois Municipal League, (IML), sent an email on guidance for this Act. Approving this Resolution will deem Personal Leave as compliance with the PLAWA. Remove current Chapter 3: Leave, Section 4, Article C: Executive Level Personal Leave and combine with the new Personal Leave Policy. Replace the current Chapter 3: Leave Section 4, Article Sick Leave and Personal Leave, Personal Days (added May 13, 2019) section and replace with the new Personal Leave Policy. See Attached Documents for current policy and new policy which includes proposed changes. Human Resource Director Nancy Bingham was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Resolution R24-02, a Resolution Approving an Amendment to the Personnel Manual Related to the Paid Leave for All Workers Act, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **A Resolution Waiving the Competitive Bidding Requirements and Authorizing the Purchase of an Access Control System from Beck Tech.** Staff reached out to multiple companies for quotes on an access control system that could be implemented citywide. We were only able to get one company to respond to our requests. Beck Tech provided quotes for each individual city building. As part of the upgrades to the billing office as well as the upgrades to the 1030 S 7th St Campus we would like to implement this access control system and make sure it will work for all facilities. This system will also work with the new radio system so any staff member carrying one of the new radios will be able to access to the proper doors. This system is compatible with Phones, the ION radios, and key cards. The access to all main entrances will also include a camera and intercom system for staff to monitor when customers or members of the public are requesting access to the building. Blake Toliver, Superintendent of Electric Operations and Brittney Zick, Risk and Safety Coordinator were available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move Resolution R24-03, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of an Access Control System from Beck Tech, be approved."**

**approved.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

6. **A Resolution Accepting the Proposals and Authorizing an Agreement with IGS Energy for the Purchase of Natural Gas.** The 36-month contract with IGS Energy for the purchase of natural gas is set to expire at the end of September 2024. IGS Energy has provided two proposals, one for the Generation Plant and another one for all of the City buildings. The Generation plant is the major consumer of natural gas therefore it was recommended to go with the variable rate option since gas prices tend to be lower in the summer months during the generation season. The proposal for the city buildings includes standard IGS energy pricing. It is recommended that we proceed with a 38-month contract to hedge ourselves against fluctuations in the gas market. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Resolution R24-04, a Resolution Accepting the Proposals and Authorizing an Agreement with IGS Energy for the Purchase of Natural Gas, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
7. **A Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Parts and Maintenance on the City's Cooling Plate Exchanger by Enpro, Inc.** It has been determined that the cooling plate exchanger at the diesel plant is due for a cleaning and re-gasket. We received 2 quotes on this project and would like to proceed with the lowest quote. This plate exchanger serves as a giant radiator to keep the engines cool in the plant when they are in operation. Cool water passes through on one side and the warm water from the engines passes through the other. This plate exchanger is monitored hourly for temperature and pressure readings. Operators noticed last run season that the temperatures and pressures were rising to a near unsafe level. After calling on the two companies to check on the plate exchanger it was determined that a cleaning and re-gasket was needed. This quote includes purchase of a new plate pack that will be installed in the exchanger and the old plate pack will be cleaned and a new set of gaskets will be installed. This will provide a spare plate pack for any future maintenance. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R24-05, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase of Parts and Maintenance on the City's Cooling Plate Exchanger by Enpro, Inc., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
8. **An Ordinance Accepting and Approving the Proposal of Central Electrical Manufacturing Pursuant to the Request for Proposal for the Purchase of a Switchgear.** The City received and opened bids on December 05, 2023 for the switchgear purchase, a part of the Rte. 38 Substation project. A total of one (1) bid was received and has been reviewed for completeness and ability to meet specification requirements. Below is a summary of the total bid upon review of their documents. Bidder- Avail/AZZ Total Bid Price- \$2,672,000.00 Alternate Option Adder- \$637,000.00 Lead Time- 77 weeks. The bid from Avail/AZZ was the only bid at \$2,672,000.00 for Specification 2008K002, no major exceptions were listed. The bid does include material and labor escalator language since the lead time is so long. Avail/AZZ has a good list of reference completed projects. The company appears to be in good standing and employs certified and trained craftsmen. The low bid is over the Engineer's estimate of \$1,800,000 for the contract. Unfortunately, electric utility materials continue to increase rapidly. The city does need to expand their system with this Rte. 38 substation, and we do not see pricing come down anytime soon. Therefore, BHMG recommends awarding the contract to Avail/AZZ for the supply of the switchgear and evaluate purchasing the adder later. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 24-5461, an Ordinance Accepting and Approving the Proposal of Central Electrical**

**Manufacturing Company Pursuant to the Request for Proposal for the Purchase of a Switchgear, be approved.** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

9. **An Ordinance Accepting and Approving the Proposal of Weg Transformers USA LLC Pursuant to the Request for Proposal for the Purchase of a Transformer.** The City received and opened bids on December 05, 2023 for the power transformer purchase, a part of the Rte. 38 Substation project. A total of two (2) bids were received and have been reviewed for completeness and ability to meet specification requirements.

<b>Bidder</b>	<b>Total Bid Price</b>	<b>Lead Time</b>
Virginia	\$1,561,344.00	60 weeks
WEG	\$2,047,300.00	56 weeks

The bids were evaluated on a 20-year life cycle, considering purchase price and cost to operate. The Virginia unit was the most economical option. However, when selecting a long-life product, price is not always the only thing to consider. The industry quality recognition of the units aligns with the price, with WEG being the best. That said, we have done many projects with Virginia. VTC has a good list of reference completed projects. The company appears to be in good standing and employs certified and trained craftsmen. The low bid is over the Engineer's estimate of \$1,500,000 for the contract. Unfortunately, electric utility materials continue to increase rapidly. The city does need to expand their system with this Rte. 38 substation, and we do not see pricing come down anytime soon. Therefore, it is the recommendation of BHMG to award the project to Virginia Transformer on a price basis, or WEG if based on industry recognition and assumed quality, for the supply of the transformer. It is my recommendation that we proceed with WEG transformers. We have a standing relationship with WEG and have been thoroughly impressed with their product. This also makes service of our units more standardized as all units have the same components. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 24-5462, an Ordinance Accepting and Approving the Proposal of Weg Transformers USA LLC Pursuant to the Request for Proposal for the Purchase of a Transformer, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- VIII. **EXECUTIVE SESSION:** At 7:44 P.M., Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"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), and the 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. Nays: None. Motion passed 7-0.

At 8:24 P.M., Motion made by Councilor Hayes, Seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- IX. **ADJOURNMENT:** At 8:25 P.M., Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, Mayor

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Rose Huéramo, City Clerk