



**MINUTES**  
**CITY COUNCIL MEETING**  
**Tuesday, October 10, 2023 at 6:30 PM**

- I. CALL TO ORDER:** Pledge to the Flag was said by Mayor Bearrows. Prayer was said by Pastor Duane Boehm.
- 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:** Fire Prevention Week - Oct. 8 - 14, 2023
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: City of Rochelle was awarded Best Town to live in for 2023. Mayor asked to keep the people of Iran in our thoughts and prayers.
  2. Resignation of Diane McNeilly - Planning & Zoning Commission Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council accept the resignation of Diane McNeily for the Planning and Zoning Commission effective immediately."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  3. Council Members: City of Rochelle will be posting on its website as well as social media positions that are open for Planning and Zoning Commission. Councilor Shaw-Dickey mentioned joining Planning and Zoning Commission is a great way to get involved with city government without feeling overwhelmed.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
    - a) Approve Minutes of City Council Meeting - 9/25/23
    - b) Approve Payroll - 9/4/23-9/17/23
    - c) Approve Check Registers - 208030-208119, 208120, 208121-208219
    - d) Accept and Place on File Minutes of Planning & Zoning Meeting - 9/5/2023

Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"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 Adopting the Updated Comprehensive Plan and Map for the City of Rochelle.** The Comprehensive Plan is the framework, or blueprint, for future development and revitalization based on a thorough assessment of existing conditions, trends, goals, and objectives for the future. It is a visionary policy document that provides direction for the City's future natural, social, and economic environment. It is comprehensive in nature, whereby land use, community facilities, utilities, urban form and design, housing, transportation, and economic development goals and objectives are integrated into a unified scheme. This Plan is intended to provide the substantive and legal framework for zoning and other day-to-day land use decisions required of the City. This Plan update is a long-range vision intended to provide an overall policy framework against which

individual proposals can be evaluated by the Planning and Zoning Commission and by the City Council. In 2016, the City updated the Comprehensive Plan. As an effective tool, the Plan should be updated every 5-7 years. In following those guidelines, the Plan has been updated for review. The Comprehensive Plan Committee review the document and facilitated public workshops with the Planning and Zoning Commission. The committee consisted of two council members, a planning and zoning commissioner and city staff. Department heads updated the chapters that were relevant to their areas. Several significant updates have been included in the updated Plan, such as the Northern Gateway TIF, the establishment of the National Historic District in our Downtown, Enterprise Zones, and the major investments to infrastructure. New development has also been updated in the Plan to include Wheatland Tube, Rochelle Transload Center, Pilot Travel Center, Love's Travel Stop, Starbucks, Majeski Motors, Hub City Self Storage, Kwik Star, Tesla Charging Stations, Benny's Corner Market, Breakthru Beverage, and several other projects. This Comprehensive Plan reflects the progress made thus far, future planning strategies and land use, plan initiatives and action items to move forward. On Monday, October 2, 2023, the Planning and Zoning Commission voted 4-0 to approve the updated Comprehensive Plan. Pete Iosue with Teska and Associates provided an update presentation to Council. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5441, an Ordinance Adopting an Updated Comprehensive Plan and Map for 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. **An Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 450 Coronado Drive- PIN # 25-18-378-001.** Rochelle Crossings LLC has petitioned to subdivide the property located at 450 E. Coronado Drive, Parcel 25-18-378-001. The property is zoned PUD, Planned Unit Development and is approximately 2.62 acres. The purpose of subdividing is to divide the existing 2.62-acre lot into two parcels. The first lot (lot 7A) will remain with the existing clinic building, which will eventually be repurposed. This lot will become a 1.71-acre lot. The second lot (lot 7B) will be a .91-acre lot and will be sold off for development. Both lots meet the minimum required lot area of 15,000 sq. ft. Fehr Graham developed a preliminary and final plat of subdivision on behalf of Rochelle Crossings LLC for a two-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, October 2, 2023, the Planning and Zoning Commission voted 4-0 to approve the preliminary and final plat of subdivision for 450 Coronado Drive. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Ordinance 23-5442, an Ordinance Approving the Preliminary and Final Plat of Subdivision for the Property Located at 450 Coronado Drive, Pin 25-18-378-001, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nay: None. Motion passed 7-0.
4. **A Resolution Approving a Purchase and Sale Agreement for the Purchase of 517 W 4th Avenue, Rochelle, Illinois.** The City of Rochelle desires to purchase the property located at 517 W 4th Avenue (PINs 24-24-339-008) in Downtown Rochelle for the purposes improving and fostering development. The purchase price is \$30,000. Michelle Pease, Community Development Director was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Resolution R23-104, a Resolution Approving a Purchase and Sale Agreement for the Purchase of 517 W. 4th Ave, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **Conduct a Public Hearing on the Proposal to Sell General Obligation Bonds (Alternate Revenue Source), Series 2023A in an amount not to exceed \$2,500,000.** The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the City in an amount not to exceed \$2,500,000 to finance infrastructure projects including but not limited to the of purchase and demolition of property, property redevelopment, installation of infrastructure including streets, curb and gutter, water mains, sewer lines and storm sewers, installation of new street lighting and the installations and burying of electric infrastructure. Rather than fund these projects at higher prices in the future, staff recommends taking advantage of the low interest rate environment and issue bonds. The debt service payments will be paid out of TIF revenues. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move the Council Conduct a Public Hearing on the Proposal to Sell General Obligation Bonds (Alternate Revenue Source), Series 2023A in an amount not to exceed \$2,500,000."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. There were no public comments made. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"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.
  
6. **Consideration and action on an ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source) Series 2023A of the City of Rochelle, Ogle County, Illinois, in an aggregate principal amount not to exceed \$2,500,000, for the purpose of financing the costs of certain capital projects within the City and paying for costs related thereto, as amended.** Staff has identified several infrastructure projects including but not limited to the of purchase and demolition of property, property redevelopment, installation of infrastructure including streets, curb and gutter, water mains, sewer lines and storm sewers, installation of new street lighting and the installations and burying of electric infrastructure. Rather than fund these projects at higher prices in the future, staff recommends taking advantage of the low interest rate environment and issue bonds. The debt service payments will be paid out of Downtown and Southern Gateway TIF revenues. The authorizing ordinance is the first step in the process of determining if this option is feasible for the City of Rochelle. The City's financial advisors anticipate rates in the 4.40% range and the debt service term will be no longer than 20 years. The anticipated debt service payments will be approximately \$198,000 annually. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 23-5443, an Ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2023A of the City of Rochelle, Ogle County, Illinois, in an aggregate principal amount not to exceed \$2,500,000 for the purpose of financing the cost of certain capital projects within the City and paying for costs related thereto, as amended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
7. **A Motion to Approve a \$50,000 Contribution to the Ogle County Economic Development Corp.** The communities of Oregon, Mt. Morris, Polo and Byron, along with Ogle County began the process of starting a county wide economic development group in 2022. The City of Rochelle and GREDCO has attended several meetings as well. These same communities have given financial support to the group along with ComEd, Nicor and Comcast. The goal of the group is to form a county wide effort to engage more economic development initiatives cooperatively. They recently hired the TheNextMove Group to hire an executive director. We are the only community in Ogle County with a full-time professional ED staff. To this point, we have offered input on how to begin the organization but are not voting members. Recently the City Manager in Oregon and the Ogle County Board Chair approached the city to inquire about a one-time donation to help move the effort forward. In the spirit of cooperation and the possibility of further partnerships in the future, I recommend this onetime contribution from the rail fund. I've included a copy of their business plan for your review.

Their board consists of the following members: Randy Schoon-Polo-President Darin DeHaan-Oregon-Vice President John Ricard-Byron-Treasurer Paula Diehl-Mt. Morris-Secretary. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Council Approve a One-time donation of \$50,000 to the Ogle County Economic Development Corp."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

**VII. DISCUSSION ITEMS:** None.

**VIII. EXECUTIVE SESSION:** At 7:10 PM, Motion made by Councilor Arteaga, Seconded by Councilor Hayes, **"I move the Council recess into executive session to discuss purchase or lease of real property for City's use. Section (c) (5) and setting of a price for sale or lease of property owned by the City, Section (6)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 7:53 PM, Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move 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 7:53 PM, Motion made by Councilor D. 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