



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, April 24, 2023 at 6:30 PM**

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Joy Alsop.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, 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:**
1. Proclamation - Motorcycle Awareness Month – May, Municipal Clerks Week, April 30 - May 6
  3. Good News Award - Ryan Miller & Tod Luxton from the Water Department spotted and help extinguish a house fire on Westview.
  4. Good News - Bond Rating Upgrade - Finance Director Chris Cardott
- IV. REPORTS AND COMMUNICATIONS:**
1. **Appointment to Fire Pension Board - Chris Cardott (Term Exp. 4/30/25)** Motion made by Councilor Shaw-Dickey, Seconded by Councilor Hayes, **"I move to appoint Chris Cardott for Fire Pension Board term ending 4/30/2025."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0  
**Appointment to Police Pension Board - Chris Cardott (Term Exp. 4/30/25)** Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move to appoint Chris Cardott for Police Pension Board term ending 4/30/2025."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.  
 Mayor Report: Reminder Monday May 1st is the swearing in ceremony for Council Members and the Mayor at 3pm at City Hall.
  2. Council Members - Councilor Arteaga reminds the community about Cinco de Mayo - Saturday, May 6th from 3pm -11pm.
  3. New Employee Introduction - Angela Gillis, Fire Department Administrative Assistant
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
    - a) Approve Minutes of City Council Meeting - 4/10/2023
    - b) Approve Payroll - 3/20/23-4/2/23
    - c) Approve Check Registers - 205776-205899, 205900
    - d) Accept and Place on File - March Financials
 Motion made by Councilor D. McDermott, 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, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  2. **Consideration and action on an ordinance authorizing and providing for the issuance of not to exceed \$5,200,000 General Obligation Bonds (Electric System Alternate Revenue Source) for the purpose of paying the costs of improving the City's electric system, prescribing the details**

of said bonds and providing for collection, segregation and application of electric system revenues to the payment of said bonds and the levy of taxes to pay said bonds if such revenues are insufficient for such payment and providing for the sale of said bonds to the purchaser thereof. Staff has identified several infrastructure projects including but not limited to the Centerpoint substation, the diesel plant feeder exits, and several residential underground projects that will be necessary in the next few years in the electric department. Rather than deplete cash reserves, staff recommends taking advantage of the low interest rate environment and issue bonds. The debt service payments will be paid out of operating revenues. This will reduce the percentage of rate increases to our customers. The bonds will not exceed \$5.2 million, have a maximum 6% interest rate, and a term of no longer than 20 years. The City's financial advisors anticipate rates in the 3.60% range and the debt service term will be 15 years. The anticipated debt service payments will be approximately \$450,000 annually. City Manager Jeff Fiegenschuh and Superintendent of Electric Operations Blake Toliver were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 23-5415, an Ordinance authorizing and providing for the issuance of not to exceed \$5,200,000 General Obligation Bonds (Electric System Alternate Revenue Source) for the purpose of paying the costs of improving the City's Electric System, prescribing the details of said bonds and providing for collection, segregation and application of Electric System Revenues to the payment of said bonds and the levy of taxes sufficient to pay said bonds if such revenues are insufficient for such payment and providing for the sale of said bonds to the purchaser thereof, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **An Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class R-3 to Create One Class R-3 Liquor License.** The City has received a request from Shane Erdman and Jim Withers for the business at 531 S. 7th St to delete the existing liquor license and create a new liquor license for Salt 251. The Class R-3 liquor license allows for the retail sale of alcoholic liquor by restaurants with a bar for consumption on premises. The current owners of Salt 251 will surrender their liquor license effective upon sale of the business, on April 30, 2023. The current owners will return their liquor license to the City Clerk's Office. The Liquor Commissioner, John Bearrows, has reviewed the request and has no objection to the transaction. City Clerk Rose Huéramo was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 23-5416, an Ordinance Deleting One Class R-3 Liquor License and Creating One Class R-3 Liquor License for Salt 251 C.C.S. Golf LLC d/b/a Salt 251 at 531 S. 7th Street Contingent upon sale of business, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
  
4. **A Resolution Approving the Purchase of 13800 East Gurler Road, Rochelle, Illinois.** The property located at 13800 East Gurler Road is directly adjacent to the Rochelle Municipal Airport. The recent revisions to the 20-year Airport Layout Plan (APL) for the Airport, that was approved by the FAA, illustrates this property to be incorporated into the airport for future airport expansions. Earlier this year the City became aware that the property was going to be put up for sale. Appraisals of the property were acquired by the City and the owner. A price of \$655,000 was tentatively agreed upon contingent on the approval of the Illinois Department of Transportation, Division of Aeronautics, and the City of Rochelle. Also, as part of the ALP, a ramp expansion connecting the proposed property to the current ramp, has been documented. The building designated as F9 on the ALP map shows where the ramp expansion will be in the future expansion. Lastly, since the airport does not have an immediate use of the property, the current owner has requested that as part of the Purchase and Sale Agreement there be a Lease Agreement for the use of the facilities. The lease will provide much needed additional revenue to the Airport. Economic Director Jason Anderson and Airport Manager Mike Hudetz were available for questions. Motion made by Councilor Arteaga,

Seconded by Councilor Gruben, **"I move Resolution R23-72, a Resolution Approving the Purchase of 13800 East Gurler Road, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- VII. DISCUSSION ITEMS: Fire Department Staffing** - City Manager Jeff Fiegenschuh, Fire Chief Dave Sawlsville, and Fire/Paramedic Tyler Carls presented a proposal for a need to increase Fire Department staffing.
- VIII. EXECUTIVE SESSION:** Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council recess into executive session to discuss the purchase or lease of real property for City's use (c)(5) and collective negotiating matters. Section (c)(2)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott, Seconded by D. McDermott, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
- IX. ADJOURNMENT:** At 9:26 PM, Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, 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