



MINUTES
CITY COUNCIL REGULAR MEETING
Monday, December 13, 2021, at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag led by Mayor Bearrows. Prayer was said by Pastor Boehm.
- II. ROLL CALL:** Present Councilmembers T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. A quorum of seven were present. Also present were City Manager Jeff Fiegenschuh, City Clerk Sue Messer and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** Two retirement certificates. Tim Danner retiring from Street Department, 34 years of service. Sue Messer City Clerk retiring after 22 years of service.
- IV. REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report - Prayers for tornado victims. Thanked Chief Sawlsville assisting in Edwardsville.
 2. Council Members
- V. PUBLIC COMMENTARY:** Ron Arne- requesting the Council look into amending the ordinance to allow off road vehicle accessing to Walmart and other businesses.
- VI. DISCUSSION ITEMS: GIS Update.** Doug Lynch from CGS attended the Council meeting to give an update on the GIS accomplishments from the strategic plan and the goals for 2022.
- VII. BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
 - a) Approve Minutes of City Council Meeting - 11/22/21
 - b) Approve Bills - 11/16/21-11/22/21, 11/23/21-11/30/21, 12/1/21-12/6/21
 - c) Approve Payroll - 11/15/21-11/28/21
 - d) Authorize Completion of Signature Forms at Financial Institutions
 - e) Approve 2022 Meeting Dates
 - f) Approve 2022 Holidays
 - g) Accept and Place on File Minutes of Planning & Zoning Commission Meeting - 10/18/21
 - h) Accept and Place on File Minutes of Golf Course Advisory Board Meeting - 10/25/21

Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) through (h) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.
 2. **Budget Fiscal Year 2022 (Public Hearing and Adoption).** The City of Rochelle held a Committee of the Whole meeting on November 15th to discuss the upcoming 2022 budget. During the meeting, the City Manager presented a PowerPoint highlighting the 2022 budget and answered specific questions on various line items. The City Clerk published a Public Hearing Notice, as required by State law, to consider adoption of the budget at the December 13th City Council Meeting. Final action on the 2022 Budget is required on or before December 30, 2021 to be filed with Ogle and Lee Counties. The final Proposed 2022 General Fund revenues are budgeted at \$12,117,647. This represents an increase of approximately 3% compared to the original approved 2021 budget. Budgeted expenses total \$13,072,825 which is approximately 20% higher than the 2021 budget. This results in a budget deficit of \$955,177. The combination of the General Fund, Special Revenue Funds, Enterprise Funds, Internal Service Funds, Trust and Agency Funds, and Capital Project Funds

results in budgeted revenues of \$87,323,018 and budgeted expenses of \$89,785,184. Illinois statutes require that the City conduct a public hearing on the proposed budget to allow citizens the opportunity to provide comments. After the Council returns to regular session, members of the Council can propose modifications to the proposed budget, each of which will be voted on by the Council. The proposed budget as amended will then be subject to a final Council vote for approval. Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council recess into a Public Hearing for the Fiscal Year 2022 Budget."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0. There were no public comments. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 21-5312, an Ordinance Adopting the 2022 City of Rochelle Municipal Budget, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **2022-2041 Capital Improvement Plan.** The City's Capital Improvement Plan (CIP) is a multi-year planning instrument for the evaluation and identification of the capital infrastructure projects in need of renovation, repair, and/or construction along with the equipment or vehicle replacement over the next twenty years. The CIP relates these projected capital needs to the financial sources that will support their realization and the timeframe in which the financing and work will take place. Capital improvement programming is the process by which these capital projects are identified, prioritized, and selected, and thus are incorporated into the long-range fiscal and strategic planning of the City. The Capital Improvement Plan document is different from the annual budget as it sets forth a twenty-year program. The first year's program contains projects that are included in the 2022 City of Rochelle Budget. The remaining nineteen years reflect staff's recommended priorities in the future. Jeff Fiegenschuh was available to answer questions. Motion made by Councilor T. McDermott, Seconded by Councilor Gruben, **"I move Resolution R21-60, a Resolution Approving the City of Rochelle's Capital Improvement Plan, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **Resolution Approving an Amendment to the Personnel Manual.** The City of Rochelle "Handbook" Personnel Policies Manual had a major update in October of 2018. The Personnel Policies Manual is in constant review and revisions shall be made periodically to be consistent with all applicable laws, employment policies and current technology. There are two changes requested and would be effective January 1, 2022. The two changes are: Addition of Holiday, MLK, 3rd Monday in January (2022, January 17th) Addition of an Executive Level Leave the Martin Luther King Jr. (MLK) holiday is being added to create consistency throughout the organization with union and non-union employees. This year the police department contract included the MLK holiday and was added in the holiday list. MLK Day was also added to the City's Holiday calendar, this would keep the non-union staff consistent with the City's holiday calendar. Martin Luther King Jr. was born on Tuesday, January 15, 1929. Observing it as a Monday holiday is similar to holidays set under the Uniform Monday Holiday Act. As a tool to retain and attract quality employees, we established an Executive Level (EL) Leave schedule for Vacation and Personal leave. The EL Leave schedule includes specific positions within the organization. This allows for these positions to have additional leave above the base leave schedule. These positions are highly educated and are filled with seasoned employees with years of experience. At this level there is a higher demand of their time during a week, often working at night and over the weekend. Granting the EL Leave to these positions would allow employees the needed time off to step away and "recharge" benefiting their overall wellness and their performance for the organization. Adding this EL Leave will also benefit the new financial/HR software. This will allow us to automate the accrual process

for those individuals with these positions, rather than keeping a spreadsheet and manually adjusting the annual accruals.

EXECUTIVE LEVEL VACATION LEAVE HOURS

Start 160

Year 5 200

Year 10 216

Year 15 240

Year 20 256

Year 25 280

Executive Level (EL) Vacation Leave: An Executive level employee may carry over an aggregate maximum of 120 hours of unused vacation from one anniversary year to the next. If an EL employee has excessive unused accrued vacation remaining in the thirty (30) days preceding the employee's next date of accrual, the City in its discretion may require the employee to take the vacation during the thirty (30) day period or require the employee to forfeit the vacation and to receive vacation pay out not to exceed eighty (80) hours.

EXECUTIVE LEVEL PERSONAL LEAVE

DAYS

5**

**Total # of hours in a day are based on the hours worked in a work normal day by position.

Personal Hours do not carry over or accumulate, they are intended to be used in the year in which they were received. Executive Team by Title:

Fire Chief

Police Chief

Deputy Police Chief

City Clerk

Director Advanced Communications Services

Director Communications and Asst to the CM

Director Community Development

Director Economic Development

Director Finance

Director HR

Director Public Works

Director Utility Finance & PR Manager

Engineer

Manager Golf Course

Superintendent Electric Operation and Generation

Superintendent WWR

Assistant Superintendent WWR

Human Resource Coordinator Nancy Bingham was available for questions. Motion made by Councilor Hayes, Seconded by Councilor Gruben, **"I move Resolution R21-61, a Resolution Approving an Amendment to the Personnel Manual, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

5. **Resolution Amending the City of Rochelle COVID Temporary Leave Program.** The Families First Coronavirus Response Act (FFCRA) act expired on December 31, 2020; the federal/state mandates were not renewed for 2021. The City of Rochelle implemented a new leave program in January of 2021, which was approved for 30 days, then was extended until June 30, 2021. This program is not the same program or an extension of the federally mandated program that was effective in 2020. The City has created this new program to allow for benefits into 2021 for those exposed to or contracted COVID. Although COVID cases have decreased and the vaccine is available, COVID is still appearing in our community.

Program Details:

- 1) Exposure to COVID: Employee will be asked to be tested and results will determine if/when the quarantine will take place. If not tested and no symptoms, the employee will be required to quarantine and use sick leave to cover the absence.
- 2) Testing: If an employee has been exposed to COVID and is being tested, the employee will be placed on COVID Administrative Leave while awaiting test results with no use of leave.
- 3) Positive Test Results – the employee will receive up to 80 hours of CTL while on quarantine. The length of quarantine will be based on the recommendation of the health department. Document of positive test results must be sent to HR within 24 hours of notification. If no letter is received to confirm test results, employee may be required to use sick leave from their leave bank.
- 4) Negative Test Results– the employee may return to work under modified quarantine guidelines: wear mask, physical distance, and monitor symptoms. Documentation of the negative results must be sent to HR prior to returning to work.

Per this program, employees will be asked to submit any documentation they may receive from testing facility and/or the designated health department. This program is monitored and based on each employee's case. The COVID Temporary Leave (CTL) hours are designated per case, but a total for all exposures until March 31, 2022. Sick Leave may be used to cover absences related to illness during this time. The COVID Temporary Leave Program does not included the mandated childcare provisions that FFCRA required for school closings and/or remote learning. Nancy Bingham was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, "**I make a motion to amend Resolution withdrawing the March 31, 2022, end date and establishing end date to be determined by City Manager.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, Mayor Bearrows. Nay: Shaw-Dickey. Motion passed 6-1. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, "**I move we vote on the Resolution as amended.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

6. **Ordinance Approving Membership in the Illinois Municipal League Risk Management Association and Execution of an Intergovernmental Cooperation Contract.** Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, "**I move ordinance 21-5313 and any action taken on it be postponed until 12/20/2021.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

7. **Resolution to Support the Rebuild Downtowns and Main Streets Capital Grant Application.** Rebuild Downtowns & Main Streets (RDMS) will provide capital grants to support economic recovery in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by COVID-19. RDMS is supported by State (Rebuild Illinois Capital Plan) and Federal American Rescue Plan Act (ARPA) Funding.

Minimum \$250,000

Maximum \$3 million

Application Deadline: January 10, 2022

Matching requirement is waived for units of local government but providing a match might improve the odds of receiving an award.

Eligible projects include:

1. Roads, parking, and sidewalks
2. Transit, pedestrian, or bicycle infrastructure
3. Broadband infrastructure
4. Water/sewer infrastructure
5. Public spaces, such as parks and plazas, including lighting and landscaping
6. Sustainable investment in or modernization of structures in disrepair
7. Mixed-use development or transit-oriented development

Potential projects could include reconstruction of City parking lots near the downtown, additional new parking, removal of blight, a public restroom facility and improvements to electric and broadband infrastructure. Community Development Director Michelle Pease was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Resolution R21-63, a Resolution of Support for the Rebuild Downtown & Main Streets Capital Grant, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None Motion passed 7-0.

8. **Ordinance Rezoning Property Located at 100 Steward Road, Rochelle, Illinois.** The subject property was annexed into the City of Rochelle in 2010 with an I-1 Light Industry zoning classification. In 2018 the developer rezoned the property to a B-2 Commercial Highway because he felt it created a better market for the property. Due to the recent updated zoning codes, a warehouse is no longer allowed with a special use in a B-2 zoning district. This eliminates potential developments on this property. The petitioner is requesting to amend the zoning map/rezone 100 Steward Road from a B-2, Commercial Highway to an I-1, Light Industry. The property is surrounded by B-2 Commercial Highway on the west, agricultural on the south, Illinois Tollway I-88 on the north, and Residential Single Family on the east. At the Planning & Zoning Meeting held on December 6, 2021, the Planning and Zoning Commission voted 4 to 0 to approve the proposed rezone for a B-2 to an I-1. Michelle Pease was available for questions. Motion made by Councilor Gruben, Seconded by Councilor T. McDermott, **"I move Ordinance 21-5314, an Ordinance Rezoning Property Located at 100 Steward Rd, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey and Arteaga. Abstain: Mayor Bearrows. Nays: None. Motion passed 6-1.
9. **Change Order for Project Jackpot 15kV Temporary Power Feed.** In support of the overall project and interconnection for project Jackpot, we are requesting a change order that includes the installation of a 15kV UG feeder connection from the west building to the east building to relieve some load from transformer #5 at the Caron Rd substation to insure reliability of the distribution system. This feed will be the temporary excess source of power to the east building and will eventually be the sole source of power for the west building. This work was not included in the original bid package for the substation due to the ongoing negotiations with project jackpot at the time. We have now solidified the numbers and cannot support the entire load requirements in the west building with the current feeder configuration. Any future service upgrades will be the responsibility of the property owner. BHMG has received a proposal from Whittaker, for all labor, materials, and equipment to provide temporary power feed for Jackpot. RMU has already secured the cable to avoid any delay in the project. Director of Electric Operations Blake Toliver was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council Approve a Change Order for the Project Jackpot 15kV Temporary Power Feed from Whittaker Construction & Excavating, Inc. in the amount of**

\$457,123.35, be approved." Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

10. **Ordinance accepting and approving the proposal from UUSCO for the Distribution Transformers and Reclosures Purchase in the amount of \$616,956.00.** The City received and opened three (3) bids on October 27th, 2021 for Distribution Transformers and Reclosures as part of the phase II electric distribution upgrades of the generation system. The bids have been reviewed for completeness and ability to meet the specifications requirement. The scope of work includes 4 transformers and 4 reclosures for four different locations that will back feed the 5kV system fed by the generation plant. These transformers will help to avoid a single point of failure at the diesel plant. Due to the location of the transformers the underground reclosures are best suited options for this project. UUSCO submitted two quotes and BHMG's recommendation is to accept UUSCO's bid in the amount of \$616,956.00 which is in-line with the project's specifications and acceptable lead time. RMU has worked with UUSCO and the company appears to be in good standing and has the expertise suitable for the project. Blake Toliver was available for questions. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Ordinance 21-5315, an Ordinance Accepting and Approving the Proposal from UUSCO for the Distribution Transformers and Reclosures Pursuant to the Request for Proposal, be approved."** Voting Yea: Councilor T. McDermott, Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

11. **Resolution authorizing and approving an audit services agreement between Panoptic Solutions, LLC and the City of Rochelle.** As part of the City's efforts to improve service delivery. The City is engaging with Panoptic Solutions, LLC to provide energy efficiency auditing services as needed to RMU customers. Audits will be available for 2 customer classifications: The first classification is Residential and the second is Small Commercial Businesses with less than a 10,000 square feet footprint. These energy audits will entail a site visit, a data collection report, and an interview finding report for the customers that wish to identify and improve energy inefficiencies. With Council approval, RMU will subsidize 50% of the cost of the audit following the rate schedule below:

Type of Energy Efficiency Audit	Fixed Cost of Energy Efficiency Audit
Home (NTE 1 hour on-site)	\$150.00
Small Commercial Business (NTE 4 hours on-site)	\$400.00

The term of the agreement will remain in full force and in effect until \$15,000.00 worth of deliverables and expenses have exhausted and have been billed to RMU. Jeff Fiegenschuh was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R21-64, a Resolution Authorizing and Approving an Audit Services Agreement Between Panopotic Solutions, LLC and the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

12. **An Ordinance Waiving Competitive Bidding Requirements and Accepting the Proposal of N-Trak Group for Water and Sewer Service Separation at 426 Lincoln Highway, Rochelle, Illinois.** As part of the development agreement with 430 Lincoln Highway (E.'s Corner Deli), the City committed to reimburse all or a portion of expenditures for the installation of a larger watermain and sewer service. Since we expect that work to take place in January of 2022, we feel that it would be in our best interest to use the same contractor (N-Track) at that time to separate other shared water and sewer services on the block. The only other definitive shared services are at 426 Lincoln Highway, therefore separating them will avoid future problems and improve service to the business. To ensure that we cover any potential cost increases we are requesting a 15% allowance on this

contract. Superintendent Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 21-5316, an Ordinance Waiving the Competitive Bidding Requirements and Accepting the Proposal of N-Trak Group for Water and Sewer Service Separation at 426 Lincoln Highway, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

13. **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One R-1 Liquor License and Create One R-3 Liquor License for Alfano Enterprises, Inc. d/b/a Alfano's Pizza & Italian Restaurant.** Alfano's Pizza & Italian Restaurant has submitted an application for a Class R-3 liquor license at 1115 Turkington Terrace. Alfano's wishes to upgrade from the existing Class R-1 liquor license, which allows for beer and wine, to a Class R-3 license which allows for the retail sale of alcoholic liquor by restaurants, with a bar, for consumption on the premises. The Liquor Commissioner, Mayor Bearrows, has reviewed the application and has no objection to the creation of a Class R-3 liquor license for Alfano's Pizza & Italian Restaurant. This action will result in a total of eight Class R-3 liquor licenses in the City of Rochelle. Deputy City Clerk Rose Huéramo was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 21-5317, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class R-1 Liquor License and Create One Class R-3 Liquor License for Alfano Enterprises, Inc. d/b/a Alfano's Pizza & Italian Restaurant, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. nays: None. Motion passed 7-0.
14. **Resolution Authorizing the City Manager to Execute an Intergovernmental Agreement with the Illinois Department of Public Health.** Rochelle City Clerk is the Registrar of Vital Records for Ogle County. The City Clerk signs off all death certificates for the people that pass away in Ogle County. For each death certificate there is a \$12 charge, \$8 is the cities revenue, in addition the City receives a surcharge fee. In June of 2020 we received \$1760 from the State for 2019. In June of 2021 we received \$1532 for 2020. In the year of 2019, we printed a total of 3789 death certificates with a revenue of \$30,212. For the year of 2020, 3628 were printed with a revenue of \$29,024. Illinois Department of Public Health ("IDPH") will share a por of the Death Certificate Surcharge in accordance with the attached Intergovernmental Agreement. Rose Huéramo was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Gruben, **"I move Resolution R21-65, a Resolution Authorizing the City Manager to Execute an Intergovernmental Agreement with the Illinois Department of Public Health, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.
15. **Ordinance Waiving the Competitive Bidding Requirements and Authorizing the Purchase of 25 Network Switches and Professional Services for the Configuration and Installation of the Devices with Syndeo Networks, Inc.** The Advanced Communications Department is looking to sign an agreement with Syndeo Networks to purchase 25 Juniper Networks switches, and Professional Services for the design and implementation of theses switches into our fiber infrastructure. These upgrades will allow us to provide higher speed capabilities to customers and allow for further expansion of the city's fiber network. Director of Advanced Communications Pat Burst was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 21-5318, an Ordinance Waiving the Competitive Bidding Requirements and Authorizing the Purchase of 25 Network Switches and Professional Services for the Configuration and Installation of the Devices with Syndeo Networks, Inc., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

16. **Bid proposals for the Hickory Grove Demolition Project.** The Hickory Grove Project Demolition project was anticipated to begin in 2022 pending a DCEO grant approval and final development with the adjacent Hotel. The City Manager, staff and consultant Willett Hoffman and Associates has been working on the Hickory Grove Demolition project for over a year to develop an agreement with the adjacent Hotel owner to establish cross access easements, property acquisition, plating, façade improvements on the south side of the hotel after disconnection of the Hickory Grove facility and other general project specifications. The project will consist of complete removal of all above grade structures and below grade foundations where applicable, a portion of the existing pavement, outside pool area, and final restoration and seeding of the disturbed area. The above referenced project was advertised in the Rochelle News leader, and on the City website. Bids were publicly opened and read aloud on November 17, 2021 at 11am for the above referenced project. Eight complete separate bids were received as follows:

- McDonagh Demolition submitted a base bid in the amount of \$361,900.00
- Martin and Company Excavating submitted a base bid in the amount of \$542,000.00
- Northern Illinois Service Company submitted a base bid in the amount of \$563,528.00
- N-TRAK Group, LLC submitted a base bid in the amount of \$586,030.00
- Dore and Associates Contracting submitted a base bid in the amount of \$678,600.00
- Green Demolition Contractors, Inc. submitted a base bid in the amount of \$726,000.00
- American Demolition Corp. submitted a base bid in the amount of \$742,815.00
- Alpine Demolition Services submitted a base bid in the amount of \$978,000.00

The low bid is approximately 35% lower than the Engineer's estimate of cost of \$575,000.00. The project will be funded through the Solid Waste fund with a DCEO Rebuild Illinois grant reimbursement up to \$365,750.00. It is anticipated the construction project will be substantially complete by the end of April 2022. However, additional time will be granted for any change order work. Please see the attached Anticipated project schedule from Willet Hoffman. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Hayes, Seconded by Councilor T. McDermott, **"I move Ordinance 21-5319, an Ordinance Accepting and Approving the Proposal from McDonagh Demolition, Inc. for the Demolition of Hickory Grove Pursuant to the Request for Proposal, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

17. **Resolution Authorizing and Approving a Farm Management Agreement Between First Mid Ag Services, A Division of First Mid Wealth Management Company and the City of Rochelle.** Over the course of the past three years, the city has acquired land from the Hayes Trust through the Trusts' Management Group, First Mid Ag Services, a Division of First Mid Wealth Management company. This agreement simply states that the city and First Mid Ag agree that First Mid Ag Services is the farm management entity for the 47.38 acres the city owns for the future purpose of extending the City Industrial Railroad (CIR) east and south along I-39. Revenues derived from the farm lease will be retained in the Railroad Fund for future capital improvements. Economic Development Director Jason Anderson was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Resolution R21-66, a Resolution Authorizing and Approving a Farm Management Agreement Between First Mid Ag Services, a Division of First Mid Wealth Management Company and the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

VIII. DISCUSSION ITEMS: Swearing-In City Clerk Ceremony for RoseMary Huéramo

- IX. EXECUTIVE SESSION:** At 8:17 PM, Motion made by Councilor Gruben, Seconded by Councilor T. McDermott, "**I move the Council recess into executive session to discuss pending or imminent litigation. Section (c) (11).**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

At 8:45 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, "**I move the Council return to open session.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

- X. ADJOURNMENT:** At 8:45 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, "**I move the Council adjourn.**" Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.

John Bearrows, Mayor

Sue Messer, City Clerk