



MINUTES
CITY COUNCIL MEETING
Monday, June 22, 2026, at 6:30 PM
City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068

- I. **CALL TO ORDER:** Pledge to the Flag and prayer were led by Mayor John Bearrows.
- 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 Zeke Jackson, City Clerk Rose Huéramo, and City Attorney Marissa Spencer.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** Declaration of Independence Reading - July 8, 2026
- IV. **REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Mayor congratulated City Manager Zeke Jackson on completing his first month with the City. He thanked staff and attendees for the Water/Water Rec ribbon-cutting ceremony, recognized Public Works for the additional brush pickup service, and commended Electric Department and RMU staff for their efforts during recent storms. The Mayor reminded residents of upcoming Independence Day events, announced Congressman LaHood's Mobile Office at City Hall on Wednesday, June 24, and wished everyone a safe and happy Fourth of July. He also extended birthday wishes to Jenny Thompson and Michelle Knight.
 2. Council Members: None.
 3. SBA Disaster Loan Presentation: Jim Accurso, Public Affairs Specialist, presented information to the Council regarding disaster assistance loans available to Ogle County residents. He explained the various loan programs offered through the SBA, noting that both homeowners and renters may be eligible for assistance. The application deadline for disaster loan assistance is July 17, 2026.
 4. Appointments of Members to Boards and Commissions: Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott, **"I move the council approve the Mayor's appointments to the Planning & Zoning Commission, the Fire and Police Commission, and Planning and Zoning Commission, for terms beginning July 1, 2026."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 5. Rochelle Area Community Foundation Presentation: Human Resource Director Jillian Condon presented President of RACF Emily Anaya with the annual pledge check in the amount of \$34,000.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:** None.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes- 6/8/26
 - b) Approve Payroll - 05/25/26-06/07/26
 - c) Approve Payment Registers - 06/08/26, 06/15/26
 - d) Accept & Place on File - May Financials
 - e) Approve Special Event Request - Independence Day Parade
 - f) Approve Special Event Request - End Zone Bags TournamentMotion made by Councilor Shaw-Dickey, Seconded by Councilor Valdivieso, **"I move consent agenda items (a) through (f) 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 Approving a Construction Material Variance for Wheatland Tube LLC, at 1600 Ritchie Court.** Wheatland Tube LLC is requesting a variance related to Section 104.11 of the 2021 International Building Code, as amended and adopted by the City of Rochelle. The request would allow the City Council, rather than the Building Official, to consider approval of the proposed alternative construction method for a fabric-covered hoop structure. The proposed structure would be approximately 33,000 square feet, 48 feet tall, 110 feet wide, and 291.5 feet long. It would be located at 1600 Ritchie Court on property zoned I-2, General Industry, and used as a drive-through loading area for finished goods. The facility operates 24 hours per day, 7 days per week, with approximately 50 employees working in the area across three shifts. The petitioner states that strict application of the referenced code provisions would limit the facility's ability to adapt to changing operational needs and would increase construction duration, material lead times, and facility downtime. The petitioner submitted structural design information indicating the structure meets the required 30pound snow load, anchoring, and other applicable code requirements. The Planning and Zoning Commission held a duly noticed public hearing on June 1, 2026, and considered the required variance standards under Section 110-29 of the Rochelle Municipal Code. The Planning and Zoning Commission voted 7-0 to recommend approval of the variance with conditions. Building Inspector Geoff Starr and Mack Llanas with Fehr Graham were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move to take from the table Ordinance 2026-30."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor Valdivieso, Seconded by Councilor Hayes, **"I move Ordinance 2026-30, an Ordinance Approving a Construction Material Variance for Wheatland Tube, LLC at 1600 Ritchie Court, be approved."** Voting Yea: Hayes, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Voting Nay: T. McDermott and Shaw-Dickey. Motion passed 5-2.
3. **An Ordinance Amending Supervision of the City Clerk and City Treasurer.** While onboarding the new City Manager and determining his supervisory responsibilities, it was determined that Chapter 2, Article III, Division 1, Section 2-63 currently provides that the Mayor shall exercise supervision over the City Clerk and the City Treasurer. The Code, as written, has been in place since 1996 and does not align with the current operations of the City. Given the current administrative structure and the day-to-day operations of the City, the City Clerk and City Treasurer should be supervised by the City Manager. City Manager Zeke Jackson was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2026-33, an Ordinance Amending Supervision of City Clerk and City Treasurer, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **An Ordinance Waiving Competitive Bidding Requirements and Ratifying the Emergency Purchase of Transformers from WESCO.** The Electric Department identified an immediate need to replenish transformer inventory and secure critical distribution equipment necessary to maintain electric system reliability and respond to customer service requirements. Due to industry-wide supply chain constraints and extended manufacturing lead times for distribution transformers, staff determined that immediate action was necessary to ensure the City maintains adequate inventory levels and avoids potential service interruptions. Under emergency purchasing authority, staff authorized the purchase of twenty-five (25) transformers from WESCO Distribution utilizing Sourcewell Contract No. 091422-WES. The purchase includes:
 - Two (2) 3,000 kVA three-phase transformers;
 - Twelve (12) 25 kVA single-phase transformers; and
 - Eleven (11) 37.5 kVA single-phase transformers.These transformers will be used to support electric system operations, replace failed equipment as needed, accommodate new customer connections, and maintain adequate spare inventory for emergency response. The cooperative purchasing contract provided a competitively solicited procurement vehicle that allowed the City to obtain the equipment in a timely manner while ensuring

competitive pricing. Financial Impact The total cost of the purchase is \$297,455, consisting of: Quantity 2 12 11 Description Cost 3,000 kVA Three-Phase Transformers \$229,602 25 kVA Single-Phase Transformers \$34,380 37.5 kVA Single-Phase Transformers \$33,473 Total Purchase \$297,455 Funding is available within the Electric Utility budget. Given the critical need to maintain transformer inventory, the lengthy lead times associated with electrical distribution equipment, and the importance of ensuring reliable electric service to customers, staff acted under emergency purchasing authority to secure these transformers. Staff recommends that the City Council ratify the emergency purchase in the amount of \$297,455. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 2026-34, an Ordinance Waiving Competitive Bidding Requirements Purchase of Transformers from Wesco, 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: None.

IX. ADJOURNMENT: At 7:10 PM. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Motion carried by voice vote, 7-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk