



MINUTES
CITY COUNCIL MEETING
Monday, November 27, 2023, 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 Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. Absent: Councilor T. McDermott. A quorum of six was 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: The Chamber of Commerce is organizing a Christmas house decoration contest. RMU giveaway drawing will be held on 11/30. The Rochelle Area Community Foundation has set up a mailbox for children to send their letters to Santa. Breakfast with Santa will be at the VFW 12/3 from 8-11am. Photos with Santa will be at the Flight Deck on 12/3 from 11-2pm. City auction will end on 11/28 at 7pm.
 2. Council Members: None.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
 - a) Approve Minutes of City Council Meeting - 11/13/2023
 - b) Approve Check Registers - 208707-208708, 208820-209049, 208710-208804
 - c) Approve Payroll - 10/30/23-11/12/23
 - d) Approve 2024 Meeting Dates
 - e) Approve 2024 Holidays
 - f) Accept & Place on File - October Financials

Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move consent agenda items (a) through (f) be approved by Omnibus vote as recommended."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 2. **Public Hearing - Lee Ogle Enterprise Zone Boundary Expansion.** The purpose of the hearing is to outline an amendment to expand zone boundaries to include additional sites within the cities of Dixon, Rochelle, Amboy, and Oregon; the Villages of Ashton, Franklin Grove, and Mount Morris; and within rural Lee and Ogle Counties. This amendment process is allowed by the Illinois Enterprise Zone Act (20 ILCS 655). Andy Shaw presented at the public hearing. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Council recess into a Public Hearing for Lee Ogle Enterprise Zone Boundary Expansion."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. There were no public comments made. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, **"I move the Council return to open session."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
- Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move that business item# 10 be moved up to the current position."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

10. **A Resolution Approving the 2023-2024 Risk Insurance Renewal Package.** The risk insurance policy with Illinois Counties Risk Management Trust (ICRMT), managed by Marsh McLennan Agency, is scheduled to renew on December 1, 2023. The package includes general liability, law enforcement liability, auto, public official liability, property, inland marine, equipment breakdown, sales tax interruption, crime, and excess liability coverage. The renewal quote provided was \$443,206. Marsh approached both Traveler's and Trident Insurance on the City's behalf and both carriers declined to quote the risk insurance package. Worker's compensation coverage with the Illinois Public Risk Fund (IPRF) is set to renew on January 1, 2024, and a renewal quote has been provided in the amount of \$278,885. The coverage includes a 2024 Safety Grant awarded to the City in the amount of \$13,323. These funds can be utilized to purchase safety equipment or to provide safety training programs to employees. Cyber insurance coverage with Tokio Marine Houston Casualty Company (TMHCC) is scheduled to renew on December 31, 2023, and a renewal quote has been provided in the amount of \$39,469. This figure represents a slight decrease in premium from the prior year's renewal, however, boasts a more comprehensive plan with higher limits to further protect the City in the event of a cyber incident. Starr Tech has provided a quote for the City's electrical operations coverage. This quote includes property and equipment breakdown insurance and encompasses all electric generation and distribution operations. The highest limit of coverage available is \$60,270,000 and includes a \$250,000 deductible. This policy will begin on December 1, 2023, and the premium quoted is \$281,695. Marsh McLennan Agency has agreed to reduce its brokerage service fee to \$50,000 in light of increased pricing to the City from insurance policy changes out of the City's control. HR Risk Management & Safety Coordinator, Brittney Zick and representative Anthony Way from Marsh McLennan Agency were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R23-119, a Resolution Approving the 2023-2024 Risk Insurance Renewal Insurance, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
3. **Budget Fiscal Year 2024 (Public Hearing and Adoption).** The City of Rochelle held a Committee of the Whole meeting on October 30th to discuss the upcoming 2024 budget. City Manager presented a PowerPoint highlighting the 2024 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 November 27th City Council Meeting. Final action on the 2024 Budget is required on or before December 30, 2023 to be filed with Ogle and Lee Counties. The final Proposed 2024 General Fund revenues are budgeted at \$14,051,480. This represents an increase of approximately 5% compared to the original approved 2023 budget. Budgeted expenses total \$14,043,345 which is approximately 4% lower than the 2023 budget. This results in a budget surplus of \$8,135. 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 \$116,134,255 and budgeted expenses of \$125,523,274. 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. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move the Council recess into a Public Hearing for the Fiscal Year 2024 Budget."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. There were no public comments made. Motion made by Councilor Valdivieso, Seconded by Councilor Hayes, **"I move the Council return to open session."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. Motion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move Ordinance 23-5456, an Ordinance Adopting the 2024 City of Rochelle Municipal Budget, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

4. **A Resolution Approving the 2024-2043 Capital Improvement Plan.** The City's Capital Improvement Plan (CIP) is a multi-year planning instrument for the evaluation and identification of capital infrastructure projects in need of renovation, repair, and/or construction along with 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 2024 City of Rochelle Budget. The remaining nineteen years reflect the staff's recommended priorities in the future. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Resolution R23-114, a Resolution Approving the City of Rochelle's Capital Improvement Plan for 2024, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
5. **An ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2023A of the City of Rochelle, Ogle and Lee Counties, Illinois, in an aggregate principal amount of not to exceed \$2,500,000 for the purpose of financing costs of certain capital projects within the City and paying for costs related thereto and providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.** Staff has identified several infrastructure projects including but not limited to the 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 issuing bonds. The debt service payments will be paid out of Downtown and Southern Gateway TIF revenues. The bonds will not exceed \$2.5 million, have a maximum 6% interest rate, and a term of no longer than 17 years. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 23-5457, an Ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2023A of the City of Rochelle, in an aggregate principal amount of 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 and providing for the levy of a direct annual tax interest on said bonds."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
6. **A Fourth Amendment to the Intergovernmental Agreement with the Flagg Rochelle Park District – Golf Course.** The City and Park District have been engaged in a partnership to own and operate Fairways Golf Course for the past seven years. The current agreement expires at the end of the 2023 golf season. Staff proposes extending the agreement for an additional year. During that year, a survey will be conducted to establish a capital improvement plan for the course before a multi-year agreement comes before the City Council and Park District Board in the fall of 2024. Over the past seven years, rounds at the course have increased steadily each year with over 15,000 rounds played in 2023, the highest number ever. During the early years of the agreement, the City and Park District each contributed \$75,000 to the golf fund to cover any deficit. In 2022, the entities each decreased contributions to \$60,000 thanks to the improved financial position of the course. In 2023, the deficit has been decreased to approximately \$40,000 with the remainder of the two contributions being utilized for capital projects. The City's contribution to the course comes from Hotel/Motel tax dollars. Director of Community Engagement/ Assistant to the City Manager Jennifer Thompson and Golf Course Manager Mitch Hamilton were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Hayes, **"I move Resolution R23-115, a Resolution**

Authorizing the Fourth Amendment to the Intergovernmental Agreement with Flagg-Rochelle Community Park District, be approved. Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

7. **A Resolution Approving a Purchase and Sale Agreement for the Sale of 916 S. Main Street.** In November of 2021, the Council approved a resolution authorizing the City Manager to execute an Intergovernmental Agreement with the Ogle-Lee Fire Protection District for the development of a Joint Training Facility located at 920 South Main Street in Rochelle. In March of 2023, the City purchased the neighboring parcel of approximately 3-acre to the north located at 916 South Main St. PIN 24-25-427-001 from the Catholic Church for \$125,000 for the purpose of acquiring the right of way for a future road improvement project. Since then, City Engineer Tesreau has determined what easements are needed for future road improvement and has recorded an updated plat for the property. The Board of Trustees for the Ogle-Lee Fire Protection District has approached the City requesting to purchase half the ownership of the remaining property to allow any future expansion of the Joint Training Facility located on the neighboring parcel to the south for \$50,000.00. Fire Chief Dave Sawlsville was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Resolution R23-116, a Resolution Approving a Purchase and Sale Agreement for the Sale of 916 S. Main Street, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

8. **A Resolution Waiving Competitive Bidding and Authorizing the Purchase and Installation of a Replacement Standby Generator.** The Rochelle Police Department Call Center has a standby generator that is nearly forty years old. The current generator is in poor shape and is costly to repair with a service call cost of two to four thousand dollars on average. The current generator is installed in a poor location, with the possibility of exhaust gases being able to enter the building through adjacent doors and windows. The proposal is to purchase a new, larger, generator and to locate it adjacent to the other mechanical equipment at the north end of City Hall, Just West of the employee entrance, adjacent to the alley. The new generator will be outside of the brick equipment courtyard, on an elevated concrete pad, protected by concrete filled steel bollards. The City of Rochelle will purchase the new generator and required accessory equipment and will hire three separate contractors to complete the required excavation, plumbing, and electrical connections to install. The project will be managed in house. The Fire Chief, in conjunction with the 911 Board, has promised to offset the total cost of this project by \$30,000.00 via reimbursement. Building Inspector Geoff Starr was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey, **"I move Resolution R23-117, a Resolution Waiving Competitive Bidding Requirements and Authorizing the Purchase and Installation of a Replacement Standby Generator, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

9. **A Resolution Authorizing the City Manager to Execute an Intergovernmental Agreement for Mutual Aid with the Mutual Aid Box Alarm System.** The Illinois Mutual Aid Box Alarm System (MABAS) has been in existence since 1968 and is a system that facilitates Fire Departments giving or receiving mutual aid for multiple, simultaneous events or large-scale events requiring additional or specialized resources. The Rochelle Fire Department has participated in MABAS for many years. MABAS is now asking for an updated agreement with all participating agencies. Fire Chief Dave Sawlsville was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R23-118, a Resolution Authorizing the City Manager to Execute an Intergovernmental Agreement for Mutual Aid with Mutual Aid Box Alarm System, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

- VII. DISCUSSION ITEMS:** None.
- VIII. EXECUTIVE SESSION:** At 7:22 P.M. Motion made by Councilor Valdivieso, 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) pending or imminent litigation, Section (c) (11)."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. At 7:46 P.M. Motion passed 6-0. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move the Council return to open session."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
- IX. ADJOURNMENT:** At 7:47 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council adjourn."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk