



MINUTES
CITY COUNCIL MEETING
Monday, March 23, 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 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: Interim City Manager Sam Tesreau, Clerk Rose Huéramo, City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Child Abuse Prevention Month (April)
 2. National Public Safety Telecommunicators Week (April 12–18, 2026)
- IV. **REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Thanked all sponsors and attendees for supporting the Fireman's Ball held on March 14. Also invited the community to attend a Shining Star event on April 17 at noon featuring keynote speakers addressing child abuse prevention.
 2. Appointment of Matt Hoffman to Police & Fire Pension Boards - Term 5/1/26-4/30/28
Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move the Council approve the Mayor's appointment of Matt Hoffman to the Fire Pension Board with the term to expire April 30, 2028 be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move the Council approve the Mayor's appointment of Matt Hoffman to the Police Pension Board with the term to expire April 30, 2028 be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
 3. Council Members: Councilwoman Arteaga thanked the Fire Department for their service and expressed appreciation to all who helped organize the Fireman's Ball, noting the strong turnout. Councilman Hayes highlighted CASA and Shining Star as valuable community resources and encouraged residents to learn more about them.
- V. **PUBLIC COMMENTARY:** Megan Sneyd expressed concerns regarding the data center agreement.
- VI. **DISCUSSION ITEMS:** None.
- VII. **BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 3/9/26
 - b) A Resolution Authorizing the Release of Closed Session Minutes
 - c) Approve Payroll - 02/16/26-03/01/26
 - d) Approve Payment Registers - 3/9/26, 3/16/26
 - e) Accept & Place on File - February FinancialsMotion made by Councilor Hayes, Seconded by Councilor Arteaga, **"I move consent agenda items (a) through (e) 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. **A Resolution Approving a Development Agreement with Midwest Power Investors, LLC.** Since the beginning of 2025 the former City Manager, City Attorney and staff have been working on a development agreement for a potential data center located north of Steward Road, west of the BNSF RR and south of I-88. Subsequently on March 3, 2025 City Council approved an amendment to the Zoning ordinance to define and further allow a Data Center in an I1, I2 and I3 zoning district. After

months of developing said agreement, City and RMU staff along with the City attorney and the developer held a public informational meeting in November 2025 to discuss the proposed project. In February 2026 City and RMU staff presented the draft agreement as a City council discussion item with a follow-up business action item to occur in the near future.

Summary items of the agreement are as follows:

Phase I

- Construction of Phase I Electrical Improvements, including substation upgrades, dedicated feeder, primary metering (City constructs and paid by Midwest)
- Midwest funds all Phase I Electrical work up to \$4.1M Cap and overages if they occur
- Midwest must purchase all electricity for Phase I from City until costs are recovered
- City must make up to 48 MW available upon completion of the improvements
- Midwest funds all Phase I water and sewer infrastructure estimated at \$2.8M with surety being required before construction begins. Up to 50,000 GPD to the subject site along with fiber optic service.
- Midwest funds all roadway improvements to Steward Road, along property frontage, including design, planning, widening, drainage, lighting, ROW and easements plus escrow or surety at 110% of approved estimated costs
- Phase I impact fee is \$50,000 due when 48 MW power is available to the site

Phase II

- Midwest may expand facility capacity to an additional 100 MWs which will require a tripartite agreement with MW, City and ComEd

Phase III

- Midwest may expand facility capacity beyond 150 MWs which will require a tripartite agreement with MW, City and ComEd

Additional site development conditions

- City has reasonable approval over the appearance of the development as well as suppression measures to reduce sound that are generated from the subject property
- Midwest shall not construct a data center storage facility on the portion of the subject property lying north of I88 for Phase I, II or III
- RMU has incorporated conditions that all increases in capacity charges, NITS charges, Transmission charges, above our current levels, will be the responsibility of the developer and DC occupants.

City/RMU benefits

- expanded infrastructure along Steward Road including electrical upgrades, water and sewer extensions, roadway and pedestrian path improvements
- Additional revenue to RMU in excess of \$1M and the UTF of about \$400K annually.
- Additional property tax to the community taxing bodies even if the EZ is abated.
- Additional revenue will help defray costs associated with RMU Integrated Resource Plan to be completed over the next 12 months.

Interim City Manager Sam Tesreau was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Resolution R2026-12, a Resolution Approving a Development Agreement with Midwest Power Investors, LLC, be approved"** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor Hayes, Seconded by Councilor Valdivieso, **"I move Council table this item to a later date."** Voting Yea: Hayes, Shaw-Dickey, Arteaga, Valdivieso. Voting Nay: T. McDermott, D. McDermott, Mayor Bearrows. Nays: None. Motion passed 7-0.

3. **An Ordinance Approving an Easement Agreement with Chicago Title Trust.** RMU is progressing with the construction of the Centerpoint Substation. To complete this project, RMU requires several easements to allow for the installation and maintenance of electrical infrastructure associated with the substation. These easements will ensure permanent access for operations, maintenance, and emergency response. **The following easement is needed:** Property Owner(s):

Chicago Title Trust CP Parcel Number(s): 24-35-200-008-000 Compensation (if applicable): \$12,402. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R2026-13, a Resolution Approving an Easement Agreement with Chicago Title Trust, 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 Authorizing the City Manager to Execute a Pole Attachment Agreement with Frontier North Inc.** The City currently maintains a pole attachment agreement with Frontier Communications that allows Frontier to attach its telecommunications infrastructure to City-owned utility poles. This agreement is an important component of supporting telecommunications services within the community while ensuring appropriate use of City assets. The existing agreement has expired. Staff has evaluated the terms for renewal. It is recommended that the City renew the agreement with an updated rate of \$25 per pole, per year. This rate reflects current market conditions and helps ensure the City is appropriately compensated for the use of its infrastructure, while remaining competitive and reasonable for the service provider. Pole attachment agreements provide a consistent revenue stream to the utility and help offset ongoing maintenance, inspection, and replacement costs associated with the City's pole infrastructure. Maintaining a formal agreement also ensures proper standards for safety, access, and coordination between utilities. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Arteaga, **"I move Ordinance 2026-15, an Ordinance Authorizing the City Manager to Execute a Pole Attachment Agreement with Frontier North Inc, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **A Resolution Waiving Competitive Bidding Requirements and Authorizing an Aviation Liability Policy Through Chubb Insurance.** The attached proposal provides Aircraft Hangar and Aviation Liability coverage for Rochelle Municipal Airport for the 4/1/2026 – 4/1/2029 term. This type of coverage is specifically excluded by RMA (and was excluded by the City's previous carriers, including ICRMT and IMIC) as Aviation Liability is a highly specialized coverage within the insurance industry. This insurance protects the City against third-party bodily injury and property damage caused by aircraft operations. In addition, Chubb's 3-year term allows the City to lock-in the insurance premium through April of 2029 shielding the City from price increases and inflation. This expenditure notes a 7.5% increase in premium from the 4/1/2023 renewal. Human Resource Director Jillian Condon was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-14, a Resolution Waiving Competitive Bidding Requirements and Authorizing an Aviation Liability Policy through Chubb Insurance, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.
6. **A Resolution Authorizing an Engineering Services Agreement with Willett Hofmann & Associates, Inc. for Water Reclamation Projects.** The City of Rochelle Water Reclamation would like to enter into an engineering agreement with Willett Hoffman and Associates for two upgrades needed. By 2030, the City of Rochelle Water Reclamation Department anticipates a Phosphorus limit on their NPDES permit. The plant currently utilizes biological phosphorus removal but expects that it will not be able to meet the demand set in future permit. To be prepared by 2030 to meet the demand, the City of Rochelle Water Reclamation Department would like Willett Hoffman and Associates to design and construct an addition to the current structures to house the bulk tank and day tank(s), all necessary piping, phosphorus analyzer and SCADA upgrades. This upgrade for chemical phosphorus removal will be the back up to biological phosphorus removal. Upgrades are needed at the domestic lift station control panel. The current panel has electrical issues and one drive to operate three pumps. The City of Rochelle Water Reclamation would like to enter into and engineering agreement with Willett Hoffman and Associates to construct a new lift station control panel that will include VFDs for the existing lift station pumps and PLC controller that is connected

to the WRP and SCADA system. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move Resolution R2026-15, a Resolution Authorizing a Professional Services Agreement with Willett Hofmann & Associates, Inc. for Water Reclamation Projects, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

7. **An Ordinance Amending the City's Wastewater Local Limits for Industrial Discharge as Required by the EPA and Illinois EPA Pretreatment Act.** Local limits are reviewed every 5–10 years to protect the wastewater treatment plant, receiving waters, and biosolids management. The current limits were evaluated and updated in 2024–2025 using recent data and current regulatory standards. The evaluation included:

- Sampling and analysis by the City of Rochelle Laboratory and PACE Analytical
- Engineering review and calculations by Baxter & Woodman
- Use of EPA-approved methodologies

Key Updates:

- Some limits increased where existing limits were overly restrictive
- Some limits removed where analysis showed no realistic risk
- Certain limits maintained where required by regulation

Residential users are not affected. The limits apply only to industrial and hauled waste dischargers.

Simplified Comparison

Category	Current	Proposed
BOD & TSS	Numeric limits	Limits removed; surcharges remains
Metals	Older standards	Updated standards
Mercury	Numeric limit	No change
Phosphorus	Numeric limit	No change

Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Shaw-Dickey **"I move Ordinance 2026-16, an Ordinance Amending the City's Wastewater Local Limits for Industrial Discharge as Required by the EPA and Illinois EPA Pretreatment Act, 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:** At 7:55 P.M. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Arteaga, **"I move the Council recess into executive session for the discussion of collective negotiating matters. Section (c) (2) and (appointment, Employment, compensation, discipline, performance and/or dismissal) of specific employee(s) Section (c) (1)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0. At 8:51 P.M. 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, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- IX. **ADJOURNMENT:** At 8:52 PM. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 7-0.