



MINUTES
CITY COUNCIL MEETING
Monday, March 27, 2023 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows, prayer was said by Pastor Katherine Paisley.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor John Bearrows. Absent Councilor Shaw-Dickey. A quorum of six were present. Also, present were City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
 1. Retiree Recognition - Terry Inman, Deputy Chief of Police for his 21 plus years of service. An open house will be held on April 4th from 3pm – 5pm at City Hall.
 2. New Employee Introduction - Ryan Neuenkirchen, Lab Technician B - Pre-Treatment
- IV. REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Reminds all should have plan in place for any severe weather. Requested a moment of silence for the Nashville mass shooting victims and families. Announced the Capes family put together a mini putt at the library for the kids during spring break, it will be open on Tuesday, Wednesday, and Thursday 3/28-3/30.
 2. Council Members: Councilor T. McDermott praised the police department for their quick response for a street altercation he reported on.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
 1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
 - a) Approve City Council Meeting Minutes - 03/13/23
 - b) Accept & Place on File Planning & Zoning Commission Meeting Minutes - 12/5/22
 - c) Approve Payroll - 02/20/23-03/05/23
 - d) Approve Check Registers - 205420-205535, 205536-205602
 - e) Annual Police Pension Treasurer's Report - March 2023
 - f) February Financials
 - g) 2022 Zoning MapMotion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move consent agenda Items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 2. **An Ordinance Accepting and Approving the Proposal from Lite Construction for the Improvements to 333 Lincoln Highway, Rochelle, Illinois.** The 2023 budget includes \$225,000 for building updates at 333 Lincoln Highway for the RMU Customer Service and Finance Departments. The upgrades to the lobby space will include enhanced safety features and a handicap accessible. Two bids were received and were within \$50 of one another. Staff recommends proceeding with the low bidder, Lite Construction of Montgomery, IL for \$174,950. The City's engineering firm, Cordogan & Clark, has experience in working with Lite Construction. Work is

anticipated to take place in the summer of 2023 and internal discussions are underway to relocate staff and offer an alternate location for in-person customer service for three weeks during the project. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 23-5412, an Ordinance Accepting and Approving the Proposal from Lite Construction for the Improvements to 333 Lincoln Highway for the amount of \$174,950, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **A Resolution Approving the Purchase and Sale Agreement with St. Patrick's Catholic Church for Acquisition of Property at 916 S. Main Street.** City staff approached the St. Patrick Catholic Church leaders about the possibility of purchasing property at 916 S. Main Street earlier this year. The property, located in the southwest corner of the Veterans Parkway and S. Main Street, is at the intersection of a main truck route and in an area that is planned for roadway reconstruction and widening over the next 2 years. This project will require additional right of way to accommodate those road improvements and utility adjustments or relocation. Furthermore, the proposed property is adjacent to the future Fire and Utility training facility being planned immediately south. The City Manager submitted an offer letter in late February for the parcel in the amount of \$125,000. Subsequently, the Church has accepted that offer. A Purchase and Sale Agreement has been developed by the City Attorney and approved by the Church and its legal counsel with certain conditions contained in the agreement. As mentioned, it is expected that approximately 0.5 acres of Road Right of Way will be dedicated via Final Plat from this parcel for Phase 2 of the South Main Street reconstruction MFT project from Veterans Parkway to Steam Plant Road. The overhead/underground utility adjustments for that construction project is expected to begin in late 2024. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor D. McDermott, **"I move Resolution R23-65, a Resolution Approving the Purchase and Sale Agreement with St. Patrick's Catholic Church for Acquisition of Property at 916 S. Main Street for the amount of \$125,000, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
4. **A Resolution Authorizing an Agreement with BHMGM Inc. for a Generation Planning Study.** The purpose of the study is to assess the existing generation infrastructure in support of current pricing and future development. The study will entail analyzing the generation department, including engines, generators, and market pricing to determine areas of needed improvement and quantify the probable future needs / expansion of the power generation department. This analysis will provide Rochelle with a roadmap to having adequate, reliable, and efficient generation capacity for the future. The following critical items will be evaluated during the study: 1. Load Existing Generation Heat Rates 2. Generation Market Review: 3. System Evaluation 4. Investigate the Day Ahead Market 5. Generation Long-Term Planning the Electric department has had a long-standing relationship with BHMGM and they are the most suitable party to conduct this study. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Resolution R23-66, a Resolution Authorizing the Retention of BHMGM Engineers, Inc. for Engineering Services for a Generation Planning Study not to exceed the cost of \$75,000, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.
5. **A Resolution Establishing Utility Services Price Schedules Based Upon the March 17, 2023, Rate Design Report Prepared by Utility Financial Solutions, LLC.** With current market volatility we contracted with Utility Financial Solutions to develop a new electric pricing schedule based on RMU's cost of service. UFS has developed a 3-year plan that will result in small increases to the customer charge to help cover the fixed costs of the utility. The first-year changes also include small decreases in rates to accommodate the increase in customer charge. The new 2023 rate structure results in a 1.11% increase in rates. This resolution will approve the first year of increases. The

customer charge increases are as follows: Rate 110,115,120 Current \$9 New \$10 Rate 150 Current \$150 New \$180 Rate 151 Current \$225 New \$240 Rate 160,163 Current \$260 New \$270 Rate 165 Current \$250 New \$260 Rate 167 Current \$260 New \$332. Blake Toliver, Superintendent of Electric Operations was available for questions. Motion made by Councilor Gruben, Seconded by Councilor Arteaga, **"I move Resolution R23-67, a Resolution Establishing Utility Services Price Schedules Based Upon the March 17, 2023, Rate Design Report Prepared By Utility Financial Solutions, LLC, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

6. **A Resolution Authorizing the 2023 Waste Collection Rate as Authorized in the 2021 Waste Collection Agreement.** Northern Illinois Disposal Service provides residential, commercial, industrial, institutional, and governmental solid waste pickup, residential landscape waste, and residential recycling collection services to Rochelle. On October 25th, 2021, Rochelle City Council passed Resolution R21-51, A resolution authorizing the execution of an extension to the agreement between Northern Illinois Disposal Services, INC., and the City of Rochelle. Subject to provisions of this agreement, the rate for residential, commercial, industrial, institutional, and governmental solid waste collection may be increased or decreased, no more often than once a year beginning on April 1, 2023, and there after annually on April 1, based on the percentage increase or decrease during the immediately preceding twelve month period, in the Consumer Price Index (CPI) for Garbage and Trash Collection as published by U.S. Department of Labor, Bureau of Labor Statistics; provided, however that in no event shall such increase be less than three percent (3%) nor more than four percent (4%). Currently, the monthly charge for residential solid waste, recycling, and yard waste collection is \$12.00 per dwelling. The annual increase for April 1, 2023, will be a minimum of \$0.36 (\$12.36), or a maximum of \$0.48 (\$12.48). Public Works Director Tim Isley was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Resolution R23-68, a Resolution Amending Annual Rate Increase for Waste Collection for 2023, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

VII. **DISCUSSION ITEMS:** None.

- VIII. **EXECUTIVE SESSION:** Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move that Council recess into executive session to discuss pending or imminent litigation. Section (c) (11) and the purchase or lease of real property for City's use. Section (c) (5)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move the Council return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

- IX. **ADJOURNMENT:** Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 6-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk