



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**  
**Monday, January 10, 2022, 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 Councilmembers were T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Also present were 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: Extended sympathy to the family of Bud Norcross.
  2. Council Members: Councilman Hays recognized Law Enforcement Day and thanks everyone for their service.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
  1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:**
    - a) Approve Minutes of City Council Meeting - 12/13/2021
    - b) Approve Minutes of Special City Council Meeting - 12/20/2021
    - c) Approve Payroll 11/29/2021-12/12/2021, 12/13/21-12/26/21
    - d) Accept & Place on File Financial Reports - November 2021
    - e) Approve Exceptions 12/07/2021-12/13/2021, 12/14/2021-12/20/2021, 12/21/2021-12/30/2021
    - f) Accept & Place on File Minutes of Planning & Zoning Commission Meeting - 12/06/2021Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move consent agenda items (a) through (f) be approved by Omnibus vote as recommended."** 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.
  2. **A Resolution Establishing Minimum-Maximum Wage Rates for 2022 Fiscal Year.** The Municipal Code of the City of Rochelle requires that the City Council annually approve a resolution establishing the minimum/maximum wage rates for all position classifications within the City. The proposed resolution applies to all employees and is based on job categories as defined by the Equal Employment Opportunity Commission. The rates included in this resolution are consistent with those that were incorporated into the City Budget for Fiscal Year 2022. Nancy Bingham, Human Resources Director was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R22-01, a Resolution Establishing Minimum-Maximum Wage Rates for 2022 Fiscal Year, 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.
  3. **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class R-1 Liquor License, One Class R-2 Liquor License, and One Class B Liquor License.** Holiday Inn Express at 1240 Dement Rd and El Tapatio at 1310 N. 7<sup>th</sup> St. notified the City Clerk they would not be renewing their liquor licenses. Holiday Inn Express may consider reapplying for the year 2023. El Tapatio notified the City Clerk they permanently closed their restaurant effective December 19, 2021. The liquor license for Rusty's Slots at 901 S. 7<sup>th</sup> St. was approved March 22, 2021. The last contact Mr. Stevens had with

former Clerk Messer was August of 2021. There have been no updates with the business moving forward. City of Rochelle does not allow any open inactive liquor license. The Liquor Commissioner, Mayor Bearrows, has no objection to the deletion of all three liquor licenses. This action will result in a total of zero Class R-1 liquor licenses, three Class R-2 liquor licenses, and ten Class B liquor licenses in the City of Rochelle. Rose Huéramo was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Hayes, "**I move Ordinance 22-5320, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One Class R-1 Liquor License, One Class R-2 Liquor License, and One Class B Liquor License, 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.

4. **A Resolution Authorizing the Execution of a Professional Services Agreement with Willett Hoffman for Hickory Grove Demolition Construction Observation Services.** Willet Hoffman has submitted a proposal in an amount not to exceed \$35,000 for construction/demolition observation services at Hickory Grove. This shall include maintaining a daily log of activities, providing witness that work is being completed in accordance with the intent of the expressed contract, and serving as a central contact for the City, contractor, and adjacent property owners. Willet Hoffman has been the engineer of record for this project since the inception and I am very please with the work they provide. Approving this contract will keep the project moving and provide needed continuity for the contractor and staff. Jeff Fiegenschuh and Sam Tesreau City Engineer were available to answer questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, "**I move Resolution R22-02, a Resolution Authorizing the Execution of a Professional Services Agreement with Willett Hoffman for Hickory Grove Demolition Construction Observation Services, 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.
5. **Ordinance Accepting and Approving the Proposal from Core and Main, LP for Water Main Materials Pursuant to the Request for Proposal.** As part of the water well 4 project, we recently held a bid opening on November 30th for the procurement of watermain materials and published in the Rochelle Newsleader on November 17th 2021 to connect the existing well to the new wellhouse located approximately 1,000 feet to the east along 2nd Avenue. Only 1 proposal was received and that was from Core and Main. After review of the bid tabulation and upon recommendation by Fehr Graham we feel the bid is complete and pricing is within reason. To keep the project on schedule, we must complete this portion of the work by spring of 2022 and Core and Main indicated they can have the material delivered to Rochelle on or before March of 2022. Jay Mulholland Assistant Superintendent of Water/Water Reclamation. Motion made by Councilor Gruben, Seconded by Councilor T. McDermott, "**I move Ordinance 22-5321, an Ordinance Accepting and Approving the Proposal from Core and Main, LP for Water Main Materials 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.
6. **Ordinance Accepting and Approving the Proposal from Ferguson Waterworks for Water Main Piping Pursuant to the Request for Proposal.** As part of the well 4 project a RFP was released and published on the Rochelle Newsleader on December 8th, 2020. The bid opening was held December 20th for the procurement of watermain piping to connect the existing well to the new wellhouse located approximately 1000 feet to the east along 2nd avenue. Only 1 proposal was received and that was from Ferguson Waterworks. After review of the bid tabulation and upon recommendation by Fehr Graham we feel the bid is complete and pricing is within reason. To keep the project on schedule, we must complete this portion of the work by spring of 2022 and Ferguson indicated they can have the material delivered to Rochelle by March of 2022. Jay Mulholland was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, "**I move Ordinance 21-5322, an Ordinance Accepting and Approving the Proposal from Ferguson Waterworks for Water Main Piping 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.

- 7. Resolution Authorizing Execution of a Professional Services Agreement with Fehr Graham for Tower B.** The water tower located on 2<sup>nd</sup> avenue near the 251 overpass was constructed in 1955 and it is unknown the last time it was painted. We performed a full inspection on the tower and as a result performed some cleaning of the inside and attempted to do some mechanical work. In addition to the work already performed, we would like to hire Fehr Graham to assist RMU in completing as much of the remainder of the necessary work including painting the exterior of the tower and possibly coating the inside to prevent corrosion. We have applied for grant funding on this project and still waiting on the results, otherwise we intend to possibly direct some already awarded grant funds from the State of Illinois to complete this project. Jay Mulholland was available to answer questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Resolution R22-03, a Resolution Authorizing Execution of a Professional Services Agreement with Fehr Graham for Tower B, be approved."** Voting Yea: Councilor Hayes, Councilor D. McDermott, Councilor Gruben, Councilor Shaw-Dickey, Councilor Arteaga, Mayor Bearrows. Nays: None. Motion passed 7-0.
- 8. Resolution Authorizing Execution of a Professional Services Agreement with Willett Hoffman for Sewer Re-Lining.** The City of Rochelle was awarded a community development block grant from the Illinois Department of Commerce and Economic Opportunity in the amount of \$550,000 to line approximately 9,400 feet of sanitary sewer. The City was awarded this grant based on various factors such as basement back up occurrences, income levels and bypass pumping occurrences. The funding match which the City is responsible for is \$70,260, and the 2022 budget includes a total of \$738,654 for this projects full scope of lining. Based upon the most recent engineering estimate, the 2022 funding should secure lining of approximately 12,000 feet of sewer and 29 manholes in the area south of highway 38 around Turkington, MccConaughy and School Avenue. Jay Mulholland was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R22-04, a Resolution Authorizing Execution of a Professional Services Agreement with Willett Hoffman for Sewer Re-Lining, 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.
- 9. Resolution Ratifying Emergency Expenditure for the Purchase of 750 MCM Aluminum Wire from UUSCO.** As project Jackpot is moving along and construction is underway materials must be ordered in time to keep up with longer lead times and materials shortage. The wire for the feeder connection was ordered through Morse and was included in the project bid however it is on backorder for several months. An alternative comparable cable was available immediately and was purchased through UUSCO to meet construction deadlines and avoid any delays. The already placed order with Morse will remain in place since the cable will be used for the future electric system upgrades. Blake Toliver, Director of Electric Operations attended remotely. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga, **"I move Resolution R22-05, a Resolution Ratifying Emergency Expenditure for the Purchase of 750 MCM Aluminum Wire from UUSCO, 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.
- 10. Ordinance Amending Chapter 110 - Airport District Special Uses.** Currently, within the City of Rochelle Zoning Ordinance, Article V, Division 7 (District Use Classifications) certain uses are not allowed within the Airport district. The City of Rochelle is proposing certain text amendments to the Zoning Code, Section 110-160, District Use Classification List, to permit by special use a banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District. The Planning and Zoning Commission can recommend to the City Council a text amendment to expand or alter the official zoning code district classification list to allow these facilities within an A - Airport district with a special use. Staff feels that by adding these uses to the zoning code district classification list with a special use that this will allow for more versatility within the Airport District to expand its uses while allowing staff and the Planning and Zoning Commission to review each potential new use on a case-by-case basis. Staff is presenting the proposed text amendment. At the Planning & Zoning Meeting held on January 4, 2022, the Planning and Zoning Commission voted 6 to 0 to approve the Update Zoning Codes- District Use Classification List (Sec. 110-160) Amending the Airport Zone to allow banquet hall, brew pub (restaurant), restaurants, assembly/meeting halls, and public recreational facilities in the A - Airport District. Michelle Pease, Community Development

Director was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, "**I move Ordinance 22-5323, an Ordinance Amending Chapter 110 - Airport District Special Uses, 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. Ordinance Granting a Special Use Permit to a Tattoo Business in a B-2 District - 306 Eagle Drive.** The petitioner is seeking a special use permit for tattooing at an existing business, Ricco's Hair Salon located at 306 Eagle Drive. This special use will allow the salon to perform microblading as an added service. Microblading is a tattooing technique in which a small handheld tool made of several tiny needles is used to add semi-permanent pigment to the skin. The subject property is zoned B2, Commercial Highway. Section 110-160 District Use Classification List requires a Special Use in a B2 zoning district for tattooing. At the Planning & Zoning Meeting held on January 4, 2022, the Planning and Zoning Commission voted 6 to 0 to approve the request for Ricco's Salon for a Special Use for Tattooing. Michelle Pease was available for questions. Motion made by Councilor D. McDermott and seconded by Councilor Arteaga, "**I move Ordinance 22-5324, an Ordinance Granting a Special Use Permit to a Tattoo Business in a B-2 District - 306 Eagle Drive, 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.

- VII. DISCUSSION ITEMS: Liquor License Limits.** For the past few years, several council members approached staff about the idea of limiting the number of gaming machines in the City of Rochelle. According to state statute, gaming machines are allowed with the appropriate liquor licenses. I would like to have a discussion with the council to get a policy direction. If this is the direction a majority would like to go, I will ask our legal counsel to present an ordinance at the second meeting in January. For your reference, please see the attached draft ordinance eliminating three licenses (by request) and placing a two-year restriction on Class B licenses. Also included is a one-page document I asked our administrative staff to prepare. It includes several communities similar to Rochelle and the number of gaming machines that exist in their corporate limits. Jeff Fiegenschuh provided the current active licenses issued in the City of Rochelle.

- VIII. EXECUTIVE SESSION:** At 7:26 PM. Motion made by Councilor T. McDermott, Seconded by Councilor Gruben, "I move the Council recess into executive session to discuss pending or imminent litigation. Section (c) (11) and minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated, Section (c) (21)." 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.

At 7:52 PM. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, "**I move the Council return to open session.**" 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.

- IX. ADJOURNMENT:** At 7:53 PM. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott, "**I move the Council adjourn.**" 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.