



MINUTES
CITY COUNCIL REGULAR MEETING
Monday, October 27, 2025 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 City Clerk Rose Huéramo.
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Valdivieso. Absent: Mayor John Bearrows. A quorum of six were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
Motion made by Councilor Hayes, Seconded by Councilor Valdivieso, **"I move the Council appoint Councilmen Tom McDermott as Mayor Pro Tem for tonight's meeting."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso. Nays: None. Motion passed 6-0.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** National Family Literacy Day - November 1, 2025
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Mayor Pro Tem T. McDermott: The community is reminded that Halloween falls on October 31. Please drive carefully and be mindful of children out trick-or-treating.
 2. Council Members: Councilwoman Arteaga informs residents that Flag-Rochelle Public Library is hosting a Family Reading Night on November 20 from 5:00 p.m. to 7:00 p.m.
 3. Fire & Police Commissioners Resignation - Gregg Olson Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the council to accept the resignation of Gregg Olson from the Fire & Police Commissioners effective immediately."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso. Nays: None. Motion passed 5-0.
 4. New Employee Introductions - Raymond Hartwig, Adam Merrill, CJ Miskell - Electric Department
- V. PUBLIC COMMENTARY:** Dawn Nance & Daniel Vankirk expressed concerns about the potential development of a data center in the area.
- VI. DISCUSSION ITEMS:**
1. **Alternate Revenue Bonds - Airport & Tech Center Projects:** Public Works Director Tim Isley presented the council with alternate revenue bond options to fund the construction of a new eight-unit airplane hangar, as well as necessary electrical upgrades at the Rochelle Technology Center. The total estimated cost to complete both projects is \$2.7 million.
 2. **2025 Q1-Q2 Performance Measures** – Moved to future Council meeting.
 3. **Fast Forward Line Inspection Report** – Moved to future Council meeting.
- VII. BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 10/14/2025
 - b) Approve Payroll - 9/29/2025 - 10/12/2025
 - c) Approve Payment Registers - 10/14/2025, 10/20/2025
 - d) Accept and Place on File - September Financials
 - e) Approve Special Event Request - Light Up Lincoln ParadeMotion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move consent agenda items (a) through (e) be approved by Omnibus vote as recommended."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Valdivieso. Nays: None. Motion passed 5-0.

2. **An Ordinance Accepting the Proposal from Tri-City Electric Co. for the Construction of CenterPoint Substation.** The City received competitive bids for the construction of the CenterPoint Substation Project on October 8, 2025, at 2:00 p.m. A total of three (3) bids were received on time. A summary of the bids is shown below:
- | Contractor | Bid Price |
|-----------------------|----------------|
| Tri-City Electric Co. | \$6,975,780.00 |
| JF Electric | \$8,061,730.00 |
| L.E. Myers | \$8,500,317.00 |
- After review, the bid from Tri-City Electric Co. was determined to be the apparent low bid for Specification 2201K003. The bid submission did not include any noteworthy clarifications, exceptions, or price escalators. Tri-City Electric Co. has provided a solid list of reference projects of similar scope and complexity. The company appears to be in good standing and employs certified and well-trained craftsmen. The bids received are consistent with current market pricing for both materials and installation. It is recommended that the City award the installation contract to Tri-City Electric Co. in the amount of \$6,975,780.00 as the lowest responsible bidder. Additionally, staff recommends including a 10% contingency to cover any unforeseen site conditions that may arise during construction. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2025-64, an Ordinance Accepting the Proposal from Tri-County Electric Co., for the Construction of CenterPoint Substation, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Valdivieso. Nays: None. Motion passed 5-0.
3. **A Resolution Authorizing a Collocation and VLAN Transport Service Agreement with Digital Network Access Communications, Inc.** The Advanced Communications Department is looking to enter into a Collocation Agreement with DNA Communications to lease space to them within the City of Rochelle Tech Center. Having DNA Communications located within the Datacenter will allow us to enter into a VLAN Transport Services Agreement whereby they would be able to provide internet and phone services to customers within the RMU service territory using our fiber infrastructure. Having another provider on our fiber system will allow customers the opportunity to have redundant provider options across the RMU fiber system. The collocation space that we will be allocating to DNA will allow them to expand services to customers that we are not equipped to handle, such as offsite backups and things of that nature. This is a revenue creating venture and gets us moving in the right direction for repopulating the unused space within the Datacenter. Director of Advance Communications Pat Brust was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2025-45, a Resolution Authorizing a Collocation and VLAN Transport Services License Agreement with Digital Network Access Communications, Inc, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Valdivieso. Nays: None. Motion passed 5-0.
4. **An Ordinance Accepting the Proposal from Martin & Company for Phase One of the 14th Street Storm Water Improvements.** The N 14th Street Storm Sewer project was identified in the 2025 CIP and is considered Phase 1 of the improvements. The project will include new larger diameter storm sewer drainage upgrades to enhance or replace old deteriorated and undersized existing storm sewers that currently service a large, developed and urbanized area upland watershed north and east of the 14th Street right of way. All the project is within City easements, undeveloped and developed Street Right of Way (ROW). However, the project will traverse through the St. Paul property, north of the church parking lot, to the undeveloped 14th Street Highland Ave and 14th Street pavements. Road closures are expected in the Spring of 2026 during the remaining work. The project extends from 15th Street box culverts, near the St Paul Church, and continues east and north to Highland Avenue through the 14th Street ROW. The Storm Sewer collector will provide for needed maintenance and relief of existing or undersized localized systems. The above-mentioned project was advertised in the Rochelle Newsleader and on the City website. Bids were publicly

opened and read aloud on October 21, 2025, at 11 am for the above referenced project. Eleven separate bids were received and the lowest five are as follows:

- Martin & Company Excavating submitted a bid for making the entire improvements in the amount of \$374,069.16
- O'Brien Civil Works, Inc. submitted a bid for making the entire improvements in the amount of \$482,474.00
- N-Trak Group LLC submitted a bid for making the entire improvements in the amount of \$497,562.80
- DPI Construction, Inc. submitted a bid for making the entire improvements in the amount of \$515,775.60
- Elliott and Wood Company submitted a bid for making the entire improvements in the amount of \$519,999.00

The lowest bid is approximately 21% lower than the Engineers' estimate of cost. The project is being funded with Sales Tax funds for infrastructure, and a transfer will be made to the CY 2025 CIP fund 36-00-86104 to cover the City costs associated with the project. Furthermore, given the favorable contract unit prices for multiple construction items it is recommended that approval be given to the City Manager and/or the City Engineer to negotiate additional work or contract change orders, not to exceed \$73,000, within the proposed bid contract prices to facilitate other improvements and upgrades to streets or other storm sewer systems adjacent to this project. It is anticipated that the construction project will be substantially complete by late May 2026. However, additional time will be granted for any additional work added to the contract. City Engineer Sam Tesreau was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor Shaw-Dickey, **"I move Ordinance 2025-65, an Ordinance Accepting the Proposal from Martin and Company Excavating for the 2025 N. 14th Street Storm Sewer Improvements Phase 1, be approved."** Voting Yea: Hayes, D. McDermott, Shaw-Dickey, Arteaga, and Valdivieso. Nays: None. Motion passed 5-0.

VIII. EXECUTIVE SESSION: None.

IX. ADJOURNMENT: At 7:10 P.M. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move the Council adjourn."** Voice vote all in favor. Nays: None. Motion passed 5-0.

Mayor Pro Tem, T. McDermott

City Clerk, Rose Huéramo