



**MINUTES**  
**CITY COUNCIL MEETING**  
**Monday, August 22, 2022 at 6:30 PM**

- I. CALL TO ORDER:** Pledge to the Flag was led by Mayor Bearrows. Prayer was said by Pastor Greg Hoffman
- II. ROLL CALL:** Present were Councilors T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor John Bearrows. A quorum of seven were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
  1. Proclamation - Industry Appreciation Day September 6, 2022
  2. Proclamation - Arbor Day August 4, 2022
  3. Good News - Commending Engineer Sam Teserau and Public Works Director Tim Isley for their leadership on the 4th Avenue Storm Sewer Project. Commending IT Department for their work on several projects.
- IV. REPORTS AND COMMUNICATIONS:**
  1. Mayor's Report- Thank you to Lincoln Highway Heritage Festival Committee, Rochelle Police Department, RMU for providing electricity, Street Department for clean up, all the local business that donated, and to all the vendors and those that participated in making a great event this past weekend. Thank you to Kiwanis and Golden K for bringing back the little Miss Peanut contest and a congratulation to the winner Reese Welles and first runner up Clara Simo and congratulations to Jim Becker for winning Best in Show at the car show. The Lincoln Highway Heritage Festival Committee is having a follow up meeting on 9/12/2022 to address the help needed for next years event and asking for people to sign up to be apart of the committee.
  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 - 8/8/2022
    - b) Accept and Place on File Minutes of Planning & Zoning Commission Meeting - 06/06/2022
    - c) Approve Payment Registers - #202514, #202515-202595, #202604-202705
    - d) Approve Payroll - 07/25/2022-08/07/2022
    - e) Approve a Resolution Authorizing the City Manager to Execute a Letter of Commitment – Safe Streets and Roads
    - f) Accept and Place on File July Financials
    - g) Approve RTHS Homecoming Parade Route - 09/22/2022
    - h) Approve Peanut Days - 9/9/2022 & 9/10/2022Motion made by Councilor Hayes, Seconded by Councilor Shaw-Dickey, **"I move contest agenda items (a) through (h) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

2. **Resolution Authorizing the City Manager to Issue a Notice of Termination of Membership to the Illinois Public Risk Fund.** The City of Rochelle is a member of the Illinois Public Risk Fund (IPRF) which provides Workers' Compensation coverage to the City. As part of our fiduciary responsibility, we are conducting an RFP for risk insurance effective January 1, 2023. This process is to obtain bids from IMIC and competitors to determine the best coverage/cost for the City of Rochelle. To insure we are following the proper steps, we will need to submit a Notice of Termination of Membership from the Illinois Public Risk (IPRF) if the City of Rochelle chooses to establish a contract with another vendor. IPRF requires written notice to the IPRF's Board of Trustees of its intent to resign. At this time, we plan to submit a "Notice of Tentative Termination of Membership," as we are only preparing for the possibility of terminating our membership with IPRF after completing the RFP. Human Resources Risk and Safety Coordinator Brittney Zick was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Gruben, **"I move Resolution R22-33, a Resolution Authorizing the City Manager to Issue a Notice of Termination of Membership to the Illinois Public Risk Fund, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
3. **Resolution Approving the Sale of Surplus Real Property.** City owned property located at 501 N Washington Street (P.I.N. #'s 24-24-386-001 & 24-24-386-002) has been deemed surplus real estate property located within in a defined redevelopment project area and is no longer necessary, appropriate, useful to, or in the best interest of the City of Rochelle to retain ownership of the property. The site is flag shaped and contains approximately 29,120±SF or 0.67± acres. A 15,624SF industrial building is located on the site, which was reportedly constructed in 1916. The property is zoned I-1, Light Industry and is located in our Downtown & Southern Gateway TIF. Request for Proposals were made public for interested parties to submit proposals to redevelop the property, all proposals were reviewed. Josh Schacht submitted a proposal to purchase the property for \$119,000. Councilor T. McDermott thanked the new owners. Community Development Director Michelle Pease was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Hayes, **"I move Resolution R22-34, a Resolution Approving the Sale of Surplus Real Property located at 201 N. Washington Street, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
4. **Motion to Approve a Change Order for the Ritchie Road Substation with Whittaker Construction and Excavating.** The substation switchgear experienced a significant delay in delivery due to supply chain and labor challenges due to Covid. This delay pushed the project completion date from December to April. The contractor is claiming additional charges for winter construction and additional general conditions to cover the additional four months of construction. There were two reductions in scope of work that were removed from the total of the original change order. There were also unused construction allowances that were subtracted as well. The line items in the change order sum up to a total net change order request of \$110,506.00, which is 1.2% of the total contract amount. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Council Approve Change Order for Ritchie Road Substation with Whittaker Construction and Excavating in the amount of \$110,506."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
5. **Ordinance Amending Ch. 26, Article II, Sec. 26-44 of the Rochelle Municipal Code Pertaining to Video Gaming Terminal Fees.** Video Gaming Act authorizes a maximum annual fee of \$250.00 for each video gaming terminal. Many surrounding municipalities have adjusted the annual fee to the allowed maximum fee. The City of Rochelle currently has a count of 124 video gaming terminals. We are looking to implement the gaming fees over a three-year period starting January 1, 2023:

\$100.00 year 1, \$150 year 2, and final adjustment of \$250 year 3. The establishment must be a current liquor license holder while also meeting the requirements for such license. An annual permit fee of two hundred fifty dollars (\$250.00) for each video gaming terminal shall be paid in advance on or before December 31st of each year. Each permit shall expire on December 31st of each year. There shall be no prorated fees, funds will go towards the general fund. City Clerk Rose Huéramo was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 22-5361, an Ordinance Amending Ch. 26, Article II, Sec. 26-44 of the Rochelle Municipal Code Pertaining to Video Gaming Terminal Fees, be approved."** Voting Yea: T. McDermott, Hayes, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Voting Nay: Councilor D. McDermott. Motion passed 6-1.

6. **Ordinance Authorizing Bearrows Real Estate & Auction Co. to Auction Surplus Personal Property Owned by the City of Rochelle.** Periodically, it is necessary for staff to identify items in City facilities that are no longer needed and remove them from inventory/storage. These items will be sold at a local auction to be held at the City's 1030 South 7th Street facility on Saturday September 17th. Bearrows Real Estate & Auction Co. has offered to hold the auction at no cost to the City of Rochelle. Auction proceeds will be utilized to fund the purchase of additional holiday décor throughout the community. With that in mind, staff compiled the following list of items to be sold: Various Office Furniture Items, 15 Round Tables - Folding, on wheels 1984 Hotsy Pressure Washer, 1989 Walk behind target pavement saw (bad engine), Bobcat 7' straight blade plow, 2- Bobcat skidloader tires, 2005 GMC 7500 with Hi-Ranger 5TC-55 Bucket. Director of Community Engagement Jennifer Thompson was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 22-5362, an Ordinance Authorizing Bearrows Real Estate & Auction Co. to Auction Surplus Personal Property Owned by the City of Rochelle, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.
7. **Ordinance Authorizing the Sale of Renewable Energy Credits.** Rochelle Municipal Utilities accumulates Renewable Energy Credits (RECs) at the solar arrays at the Wastewater Treatment Plant and the Village of Hillcrest. Per an agreement with Rochelle Waste Disposal, RMU is also entitled to the RECs produced at the Rochelle Energy Center at the landfill. RECs can generate revenue by being sold to companies seeking to lower their emissions footprint. Staff has met with Engie Energy Market NA Inc. to formalize an agreement to sell the RECs generated from June 1, 2022, through May 30, 2024, at a rate of \$12 per solar REC and \$14 per methane REC. The contract with the current buyer has expired. The new contract is estimated to generate an annual revenue of \$270,000 which is 3x the revenue of our expired contract. Under the previous agreement we generated approximately \$75,000 annually in revenue so the new contract will realize an increase of approximately \$200,000 in new revenues for the electric utility. In previous years, the revenues have been utilized to fund the income assistance program. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Gruben, Seconded by Councilor Arteaga, **"I move Ordinance 22-5363, an Ordinance Authorizing the Sale of Renewable Energy Credits, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

**VII. DISCUSSION ITEMS:** None.

- VIII. EXECUTIVE SESSION:** At 7:19 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Council recess into executive session to discuss the purchase or lease of real property for the City's use. Section (c) (5) and the (appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s). Section (c) (1)."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

At 8:07 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council to return to open session."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

**IX. ADJOURNMENT:**

At 8:07 PM, Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move the Council adjourn."** Voting Yea: T. McDermott, Hayes, D. McDermott, Gruben, Shaw-Dickey, Arteaga, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, (Mayor)

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Rose Huéramo, City Clerk