



MINUTES
CITY COUNCIL MEETING
Monday, September 09, 2024 at 6:30 PM

- I. CALL TO ORDER:** Pledge to the Flag and prayer was led by Mayor Bearrows
- II. ROLL CALL:** Present were Councilors T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor John Bearrows. Absent: Councilor Hayes. A quorum of six was present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:**
1. Constitution Week - September 17 - 23, 2024
 2. Gold Star Mothers and Family Day - September 29, 2024
- IV. REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Thanks to everyone who helped with the Union Pacific Big Boy event last weekend, which drew over 60,000 attendees. Also, a big thank you to Union Pacific for letting him ride the Big Boy engine from Global 3 to Rochelle Railroad Park.
 2. Council Members: Councilor Arteaga thanked Jennifer Thompson, Rose Huéramo, Rochelle Police, Fire, and Public Works Departments. As well as all the volunteers for their hard work at the Railroad Park. Councilor T. McDermott thanked Public Works department for putting up state championship signs.
 3. Fixed Route Feasibility Study (LOTS): Christy Campbell from RLS & Associates presented the Council with findings from a study on the possibility of having a fixed-route bus service in Rochelle.
 4. Rochelle Area Community Foundation Presentation: HR Director Jillian Condon presented a \$37,105 check to RACF Director Emily Anaya, who thanked City staff for their ongoing support and generosity.
- V. PUBLIC COMMENTARY:** None.
- VI. BUSINESS ITEMS:**
1. CONSENT AGENDA ITEMS BY OMNIUS VOTE with Recommendations:
 - a) Approve Minutes of City Council Meeting Minutes - 8/12/2024
 - b) Approve Minutes of Special City Council Meeting Minutes - 8/21/2024
 - c) Approve Payment Registers - 8/12/24, 8/19/24, 8/26/24, 9/3/24
 - d) Approve Payroll - 7/22/24-8/4/24, 8/5/24-8/18/24
 - e) Approve Special Event Request - RTHS Homecoming Parade
 - f) Approve Special Event Request - Fiesta Hispana
 - g) Approve Special Event Request - Let's Get Lit Holiday Craft and Vendor Show
 - h) Approve Special Event Request - Scalehouse Anniversary Celebration
 - i) Accept and Place on File - July Financials
 - j) Accept and Place on File ICC Supplemental Order for CRRR OperationsMotion made by Councilor Arteaga, Seconded by Councilor D. McDermott. **"I move consent agenda items (a) through (j) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

2. **Resolution Waiving Competitive Bidding and Authorizing the Purchase of Water Treatment Chemicals.** RMU recently advertised specifications for water treatment chemicals on a national database to solicit bids through a 3rd party company. On June 27th the same company hosted a live online reverse auction for Rochelle to assist us in procuring competitive bidding. The process allows vendors to repeatedly bid against each other in a competitive fashion to drive the bid costs down to the current market value. After the results are tabulated, the process still allows the City to reject, accept or negotiate further with the vendor. Below are the tabulated results of the live auction listing the low bidder for each chemical used in the City's water and water reclamation departments. Due to market availability, we excluded HMO and polymer from this year's bid but recommend pricing that was negotiated with the respective company. Based on last year's average usage we should see approximately \$30,000 in savings with this proposed pricing.

Table A		
Hydrous Manganese Oxide:	Carus Co.	\$0.80/lb
Sodium Hypochlorite (water):	Pureline	\$2.28/gal
Sodium Hypochlorite (water rec)	Pureline	\$2.28/gal
Polyphosphate	Carus Co.	\$2.49/lb
HFS (fluoride)	Hawkins	\$5.4/gal
Sodium Bisulfite	Water Solutions	\$.45/lb
Polymer	Polydyne Inc.	\$1.74/lb

The contract term for each associated company is for 1 year and allows for mutually agreed price changes after 6 months. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso. **"I move Resolution R24-51, a Resolution Waiving Competitive Bidding and Authorizing the Purchase of Water Treatment Chemicals, be approved"** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **Resolution Authorizing an Amendment to the Engineering Agreement with Fehr Graham for Well 8.** The well 8 iron removal plant design started in 2022 and since the inception of the original plan, numerous factors have contributed to a need for additional construction management services. The original contract included limited construction management services but due to the timing of other large-scale projects starting at a similar time, it would be prudent to add additional services over the course of the construction phase to alleviate potential problems. The additional cost has been approved by the IL EPA and will be included in the loan agreement with 100% principal forgiveness. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott. **"I move Resolution R24-52, a Resolution Authorizing an Amendment to the Engineering Agreement with Fehr Graham for Well 8, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
4. **Resolution Authorizing a Change Order from Williams Brothers Construction Inc. for Phase II of the Improvements at the Water Treatment Plant.** Construction started on the WWTP upgrades in June of this year and the contractor has encountered some unexpected problems. During excavation of the excess flow lagoons, they uncovered a site where spoils and construction debris was buried so had to import suitable soils, and the north clarifier showed serious signs of wear once it was cleaned and blasted. The clarifier is a critical component of the treatment process and must be rehabilitated to maintain adequate treatment. To maintain our IEPA approved contingency, we are recommending to fund the change order with cash reserves and request IEPA funding approval through the loan program at the end of the project. The city will maintain the original approved contingency of \$320,100 until the end of the project to cover any unexpected costs. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Arteaga. **"I move Resolution R24-53, a Resolution**

Authorizing a Change Order from Williams Brothers Construction Inc. for Phase II of the Improvements at Water Treatment Plant, be approved. Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

5. **Resolution Authorizing a Limited Fixed Base Operator Agreement with Triangle Aircraft Maintenance, LLC.** The Rochelle Municipal Airport/Koritz Field is a full service, corporate and general aviation aircraft facility. A large portion of income for the Rochelle Airport is hangar rental and fuel sales. Frederick Nel, owner of Triangle Aircraft Maintenance, LLC would like to serve as a Limited Fixed Based Operator to the airport and provide aircraft service and repair. Mr. Nel began working on aircraft in 1992 and has owned and operated Triangle Aircraft Maintenance, LLC for the past eleven years. Triangle Aircraft Maintenance is currently based in North Carolina and consists of three full-time employees who service and repair several types of aircraft with much of this work being performed on caravans and smaller sized aircraft. Due to increased business demands Triangle Aircraft Maintenance, LLC is looking to expand its facility footprint and would like to do so in the Community Hangar at Rochelle Airport. The Community Hangar has been without an FBO for more than 4 years now and approving a new lease agreement with Triangle Aircraft Maintenance, LLC to provide FBO services will provide many benefits including enhanced airport services, positive economic impact, consistent revenue stream for the Community Hangar, and increase airport activity by boosting overall traffic which has direct correlation federal funding and fuel sales. The proposed lease agreement with Triangle Aircraft Maintenance, LLC is for a term of five years starting at \$3,600.00 per month and increasing each year until reaching year five at \$4,500.00 per month. Triangle Aircraft Maintenance, LLC will have the option to extend this lease five additional years at \$4,500.00 per month for each of the next five years. City staff believes the addition of Triangle Aircraft Maintenance, LLC will provide many benefits to Rochelle's airport, airport tenants, and our community. Public Works Director Tim Isley was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey. **"I move Resolution R24-54, a Resolution Authorizing a Limited Fixed Base Operator Agreement with Triangle Aircraft Maintenance, LLC, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
6. **Resolution Authorizing a Settlement Agreement Amendment with the Rochelle Firefighters Association and Jody Willis.** On March 10, 2021, Firefighter Jody Willis was placed on unpaid administrative leave pending the outcome of a criminal investigation which did not lead to a conviction. The leave period ended in February of 2024 and per the terms of the collective bargaining agreement, Willis is entitled to back pay and pension contributions which are outlined in the agreement. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Valdivieso, Seconded by Mayor Bearrows. **"I move Resolution R24-55, a Resolution Authorizing a Settlement Agreement Amendment with the Rochelle Fire Fighters Association and Jody Willis, be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
7. **Resolution Waiving Competitive Bidding Requirements and Authorizing Two-Years of Additional Professional Services from Cultivate Geospatial Solutions.** The City Council approved a 3-year agreement with Cultivate Geospatial Solutions, LLC at the July 12, 2021, for coordination and management of the City of Rochelle GIS program. This agreement will be to extend the current program for 2 additional years at a reduced rate of \$125,000 per year vs. the original rate of \$150,000 per year, as Casey Heuer, the City of Rochelle GIS Coordinator continues to build up her knowledge base on the GIS data acquisition and administration of our ESRI Enterprise System. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor D. McDermott. **"I move Resolution R24-56, a Resolution Waiving Competitive Bidding Requirements and Authorizing Two-Years of Additional Professional Services from Cultivate Geospatial Solutions, be approved."** Voting Yea: T. McDermott, D.

McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

8. **Resolution Authorizing an Agreement with DNA Communications to Provide Dark Fiber Services (Frontier Facility to Countryside Apartments).** Enter into an agreement with DNA Communications to provide Dark Fiber services from the Frontier Facility in Rochelle to Countryside Apartments. The agreement would be for a 5-year term, with an additional 5-year option that can be renewed by DNA prior to the end of the term. The contract will provide income of \$4,500 during the first year, with subsequent years increasing 3% annually. The total revenue generated during the initial 5-year agreement will be @ \$24,000. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey. **"I move Resolution R24-57, a Resolution Authorizing an Agreement with DNA Communications to Provide Dark Fiber Services (Frontier Facility to Countryside Apartments), be approved."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
9. **Resolution Authorizing an Agreement with DNA Communications to Provide Dark Fiber Services (Tech Center to Frontier Facility).** Enter into an agreement with DNA Communications to provide Dark Fiber services from the Rochelle Tech Center to the Frontier Facility in Rochelle. The agreement would be for a 5-year term, with an additional 5-year option that can be renewed by DNA prior to the end of the term. The contract will provide income of \$4,500 during the first year, with subsequent years increasing 3% annually. The total revenue generated during the initial 5-year agreement will be @ \$24,000. City Manager Jeff Fiegenschuh was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga. **"I move Resolution R24-58, a Resolution Authorizing an Agreement with DNA Communications to Provide Dark Fiber Services (Tech Center to Frontier Facility), be approved."** Voting Yea: T. McDermott, CD. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

VII. DISCUSSION ITEMS: None.

- VIII. EXECUTIVE SESSION:** At 7:28pm. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey. **"I move the Council recess into executive session to discuss appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s) section (c) (1)."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0. At 8:20 pm. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey. **"I move Council return to open session."** Voting Yea: T. McDermott, CD. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

- IX. ADJOURNMENT:** At 8:20 pm. Motion made by Councilor D. McDermott, Seconded by Councilor Shaw-Dickey, **"I move the Council adjourn."** Voting Yea: T. McDermott, D. McDermott, Shaw-Dickey, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk