

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
November 26, 2018**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, November 26, 2018 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** The Prayer was said by City Clerk Messer.

**ROLL CALL:** Present on Roll Call was Councilmembers Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: Councilman Burke and D. McDermott. A quorum of five was present. Also present were City Manager Fiegenschuh, City Clerk Sue Messer.

**PROCLAMATIONS, COMMENDATIONS, ETC:** None.

**REPORTS AND COMMUNICATIONS:**

- Mayor
  - Appointed Dennis Stewart as a Voting Member to the Golf Course Advisory Board-Term 11/26/18-07/01/21, appoint Gary Chiavini as a Member at Large to the Planning and Zoning Commission -Term 11/26/18-07/01/21 and appoint Lyndon G. Leisher as a Member at Large to the Planning and Zoning Commission Term 11/26/18-07/01/21.Motion made by Councilman Hayes and seconded Councilman Bearrows, **“I move the council approve the Mayor’s appointment of Dennis Stewart as a Voting Member to the Golf Course Advisory Board, Gary Chiavini as a Member at Large to the Planning and Zoning Commission and Lyndon G. Leisher as a Member at Large to the Planning and Zoning Commission, all with terms of November 26, 2018- July 1, 2021.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None Motion passed 5-0.
  - Thanked the Street Dept. for everything they did to clear out the snow, also thanked the Police, Fire Dept. and RMU for helping to keep things running and keeping the community safe.
- Council Members
- Swearing In – Police Officer Peter Pavia

**PUBLIC COMMENTARY:** None

**BUSINESS ITEMS:**

1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:**

- a) Approve Minutes of City Council Meeting – 11/13/18
- b) Approve Exceptions – 11/7/18-11/19/18
- c) Approve Bills – 11/20/18
- d) Approve Payroll – 10/22/18-11/4/18, 11/5/18-11/18/18
- e) Approve City of Rochelle Meeting Dates for 2019
- f) Approve City of Rochelle Legal Holidays for 2019
- g) Accept and Place on File Minutes of Utility Advisory Board Meeting - 9/19/18
- h) Accept and Place on File Budget Summary Month Ending 10/31/18
- i) Accept and Place on File TASC Plan Document for Plan Year 1/1/19-12/31/19
- j) Authorize St. Paddy’s Day Parade and Irish Hooley – 03/09/19
- k) Formally Set the Date for the Public Hearing on the 2019 City of Rochelle Budget as 12/10/18 (A Copy of the Budget is available in the City Clerk’s Office)

Motion made by Councilor T. McDermott and seconded by Councilor Shaw-Dickey, **“I move Consent Agenda Items (a) through (k) be approved by Omnibus Vote as recommended.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.

- 2) **Public Hearing on IEPA Loan Project Number L175571 – Radium Removal Water Treatment Plant for Water Supply Well #12.** Pursuant to Illinois Environmental Protection Agency (IEPA) Procedures, they are required to examine the environmental impacts of proposed public water supply projects that are funded through the IEPA loan program. In order to proceed with the well 12 radium removal plant we must hold a public hearing and follow up with a 10-day comment period in which written comments may be submitted to either the City of Rochelle or the IEPA. Motion made by Councilor Bearrows and seconded by Councilor Shaw-Dickey, **“I move the Council recess into a Public Hearing for IEPA Loan Project Number L175571, a Radium Removal Water Treatment Plant for Water Supply Well #12t.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0. Matt Hansen from Willett Hoffman & Associates, Inc. was present. Mr. Hansen discussed the purpose of this Public Hearing is to satisfy a public participation requirement for eligibility in the Illinois Environmental Protection Agency (IEPA) Public Water Supply Revolving Fund (PWSRF) Loan Program for the Well #12 Water Treatment Plant project. Hansen explained the need for the project, the scope of the project, the cost estimate, financing and impacts to the users, environmental impacts, and project schedule. Reports were provided to council with all of the details of the Project Plan Report, IEPA Project Summary and Preliminary Environmental Impacts Determination. There were no comments from the public. Motion made by Councilor T. McDermott and seconded by Councilor Bearrows, **“I move the Council return to open session.”** Roll call was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 3) **Ordinance Adopting 2018 Property Tax Levy.** The State of Illinois requires the City to annually adopt and file a Property Tax Levy Ordinance on or before the last Tuesday in December. Last year the City’s Equalized Assessed Valuation (EAV) was \$242,658,481 and its property tax rate was \$1.007750 per \$100 of EAV. The City collected \$2,445,391 in property taxes. For 2018, Ogle County has estimated the City’s EAV at \$243,981,583. The proposed levy calculations would result in the City collecting \$2,603,997 in property taxes, an increase of 2% (excluding the bond). Based on the estimated EAV, the tax rate would increase .030257 per \$100 of EAV. The proposed 2018 levy includes funding the Police and Fire Pension Funds as recommended by the City’s actuarial studies. City Manager Jeff Fiegenschuh was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move Ordinance 18-4931, an Ordinance Adopting the 2018 Property Tax Levy, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 4) **Ordinance Abating the Taxes Levied for 2018 - Taxable General Obligation Bonds.** In 2010, the Mayor and Council approved an ordinance providing for the issuance of bonds to finance offsite improvements related to the Lighthouse Pointe Subdivision and Route 38 corridor. The City subsequently issued Taxable General Obligation Bonds, Series 2010 (Recovery Zone Economic Development Bonds) in the amount of \$2,940,000. In April 2013, due to federal budget cuts which affected the subsidy available through the Recovery Zone Bond program, the Council approved the issuance of General Obligation Refunding Bonds in an amount not to exceed \$3,125,000, which included interest and bond issuance costs. The annual debt service related to these bonds is being paid through TIF revenues, instead of property taxes, when sufficient funds are available. To abate the property taxes, the proposed ordinance must be approved annually and forwarded to Lee County and Ogle County. Chris Cardott was present to answer questions. Motion made by Councilor Shaw-Dickey and seconded by Councilor T. McDermott, **“I move Ordinance 18-4932, an Ordinance Abating the Taxes Levied for 2018 for Taxable General Obligation Bonds, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 5) **Proposal to Provide Professional Audit Services – Sikich LLP.** Sikich LLP has provided professional audit services to the City of Rochelle, Rochelle Municipal Utilities, Lighthouse Pointe TIF, and the Police and Fire Pension Funds since 2010. In 2015, City Council approved a three-year contract that ended this year. Sikich LLP has submitted two proposals to provide audit services for the next one or three years. The one-year (2018) proposal includes a 5% or \$3,285 increase over the current rate. The three-year option (2018-2020) includes increases of 2% (\$1,360), 1.9% (\$1,275) and 1.8% (\$1,260) respectively over the current rate. Sikich LLP will also assist in the implementation of GASB 75 Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions for 2018. In addition to the fees above, there is a \$1,500 fee for the implementation if the one-year option is selected. For the three-year option, this fee would be waived. Chris Cardott was present to answer any questions. Motion made by Councilor T. McDermott and seconded by Councilor Bearrows, **“I move the Council authorize the City Manager to accept the proposal from Sikich LLC to provide professional audit services for fiscal years ending December 31, 2018, 2019 and 2020 at a cost of \$67,400, \$68,675, and \$69,935 respectively.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.

- 6) **Ordinance Placing a Moratorium on Imposing Permit fees for Residential Building Permits for Calendar Year 2019.** City staff is proposing that City Council approve the waiving of Building permit fees for 2019 for all single family residential new construction housing along with the sewer connection fee, and the electric connection fee. Over the last decade the City has, on average, permitted 3.5 houses per year. Hopefully this moratorium will increase this average. The savings per house would average around \$400.00 for the building permit, depending on the square footage, 700.00 for the sewer connection fee, and \$50.00 for the electric connection fee, for a total of \$1150.00 per dwelling. Staff feels that the increased Equalized Assessed Value for all taxing bodies will outweigh the permitting cost. Michelle Pease was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move Ordinance 18-4934, an Ordinance Placing a Moratorium on Imposing Permit fees for Residential Building Permits for Calendar Year 2019, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 7) **Ordinance Amending Certain Sections of Chapter 102 Article II of the Rochelle Municipal Code Pertaining to the Trimming of Trees or Shrubs.** City staff would like to amend Section 102 of the Rochelle Municipal Code for the enforcement of dead trees, shrubs, and bushes within the City of Rochelle. If a dead tree, shrub, or plant exist on an owner’s property, city staff will have the authority to issue a citation of violation. The current chapter does not address this issue other than in the city right of way. Michelle Pease was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move Ordinance 18-4935, an Ordinance Amending Certain Sections of Chapter 102 Article II of the Rochelle Municipal Code Pertaining to the Trimming of Trees or Shrubs, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 8) **Resolution Approving an Amendment to the Personnel Manual.** The Policy Prohibiting Sexual Harassment adopted by Resolution on October 9, 2018 shall be updated to reflect a 300-day time limit for filing a claim of sexual harassment in accordance with Public Act 100-1066. Nancy Bingham was available to answer questions. Motion made Councilor Hayes and seconded by Councilor T. McDermott, **“I move Resolution R18-41, a Resolution Approving an Amendment to the Personnel Manual, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 9) **Ordinance Waiving the Competitive Bidding Requirements and Awarding Sawicki Motor Co. a Purchase Order for the Purchase of a 2019 Chevy Silverado 250HD Work Truck.** The Rochelle Street Department 2018 budget includes funds for the purchase of one new ¾ ton work truck. Work trucks are used daily and need to be reliable as they perform several different functions in the Street Department. This proposed vehicle will replace a 2005 GMC Sierra that has become unreliable. Five quotes were received from four vendors, local vendor Sawicki Motor Co., local vendor Prescott Bothers, National Auto Fleet Group, and Landmark Ford. National Auto Fleet Group is a contracted vendor with Sourcewell. Sourcewell is a procurement process for government agencies with ready-to-use competitively solicited cooperative contracts. Landmark Ford is a contracted vendor with the State of Illinois procurement process. Landmark Ford has submitted the lowest quote totaling \$ 29,788.00 and Sawicki Motor Co. was the next lowest with a total of \$30,491.00. Per City guidelines for purchasing, preference will be given to local vendors if the price is less than 5% more than other alternatives. Motion made Councilor Bearrows and seconded by Councilor Hayes, **“I move Ordinance 18-4936, an Ordinance Waiving the Competitive Bidding Requirements and Awarding Sawicki Motor Co. a Purchase Order for the Purchase of a 2019 Chevy Silverado 250HD Work Truck in the amount of \$30,491, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 5-0.

#### DISCUSSION ITEMS:

- 1) **Historic District** – A presentation was presented by Michelle Pease. To continue promoting development in our downtown, a National Historic District nomination has been submitted. On October 26th, the Illinois Historic Sites Advisory Council (IHSAC) reviewed and recommended the nomination for our Rochelle Downtown Historic District to be sent to the National Park Service staff in Washington, D.C. for final review. This final review takes approximately 2 months. We will be notified of our designation status in January of 2019. A National Historic District enables developers to apply for the 20% federal income-tax credit for eligible projects within the Historic District. The designation of the National Historic District is another development tool to assist in moving our downtown forward.

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**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** At 7:24 PM, moved by Councilor T. McDermott and seconded by Councilor Shaw-Dickey, “**I move the Council adjourn.**” Motion passed by voice vote without dissent.

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Chet Olson, Mayor

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Susan L. Messer  
City Clerk, City of Rochelle