

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
February 11, 2019**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, February 11, 2019 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER: Prayer was said by Pastor Boehm.

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

PROCLAMATIONS, COMMENDATIONS, ETC: None.

REPORTS AND COMMUNICATIONS:

- Mayor – Thanked the Street Department for weather assistance.
- Council Members – Councilman Tom McDermott – Thanked the IT Dept. for assistance at the museum. Councilman Bearrows thanked the community for From the Heart support and the committee.
- City Manager Jeff Fiegenschuh – Thanked Community Development for the work on Historic District designation.
- Remarkable Resident Presentation – February presentation was awarded to Ruth Carter.

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – January 28, 2019
- b) Accept and Place on File Minutes of Airport Advisory Board – October 22, 2018
- c) Approve Exceptions – 01/23/19-02/04/19
- d) Approve Bills – 02/05/19
- e) Approve Payroll – 01/14/19-01/27/19
- f) Approve a Resolution Establishing the Official Zoning Map for 2018
- g) Approve Closure of City Street for the 102.3 Coyote Lucky Hub Dash 5K – March 7, 2019
Motion made by Councilor Hayes and seconded by Councilor Bearrows “**I move consent agenda items (a) through (g) be approved by Omnibus vote was recommended.**” Roll call vote was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Resolution Authorizing the Execution of an Agreement with Sikich for IT Infrastructure Technology Services.** The City of Rochelle has been working with Sikich LLP on a time and material basis for IT Services since the unexpected loss of a key IT staff member. As a result of Sikich's initial efforts, they have provided a proposal for discovery and documentation of the IT infrastructure as well as verification of any existing documentation that may exist. Proper documentation will not only enable Sikich IT resources to assist the City's IT staff as requested when needs arise but will also be invaluable to any new staff hires the City makes in the future. Sikich's review will include the use of automated tools to scan the IT related equipment as well as a physical review of the IT infrastructure.
- The various areas to be assessed are broken down below to provide an estimate of the services required in each area:
- Internal Connectivity
 - Further Identification of remaining Internal Server & Network Devices
 - Windows Servers Access
 - Linux Servers Review
 - Server Backup Review
 - Firewall Password Recovery & Policy Review
 - Office 365 Current Configuration & Security Review
 - Former Network Manager E-mail Recovery and Review
 - Internet Service Provider Infrastructure
 - Documentation of Findings & Recommendations
- Jason Bird was available for questions. Mike DeGroot, Account Executive and Don Nims, Senior Managing Consultant from Sikich were also present. Completion is expected by the end of March. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **"I move Resolution 19-06, a Resolution Authorizing the Execution of an Agreement with Sikich LLP for Information Technology Services in the amount of \$134,242.50 (time and materials), be approved."** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.
- 3) **Ordinance Waiving the Competitive Bidding Requirements and Awarding a Contract with AESI-US, Inc. for Cyber Security Assessment Services.** At the request of City staff, AEIS has submitted a proposal to provide cyber security assessment services. AEIS has provided cyber security assessments for utilities across the country and thus, has a unique body of knowledge related to the needs of RMU. AEIS is the preferred vendor of Hometown Connections, a subsidiary of American Public Power Association. If approved, AEIS will concentrate their attention on the Electric Utility and Advanced Communications. Motion made by Councilor Shaw-Dickey and seconded by Councilor Burke, **"I move Ordinance 19-4965, an Ordinance Waving the Competitive Bidding Requirements and Awarding a Contract with AESI-US, Inc. for Cyber Security Assessment Services in the amount of \$69,100, be approved."** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Resolution Providing for a Feasibility Study for a Proposed Amendment to the Existing Northern Gateway TIF Redevelopment Project Area and Presentation of Eligibility Study and TIF Plan.** The City wishes to authorize Moran Economic Development, LLC to undertake a feasibility study and amendment to the current redevelopment project area of the Northern Gateway TIF. The current Northern Gateway TIF Project consists of approximately 104 parcels, see attached map.
- The City wishes to amend the existing TIF to add one additional parcel. The parcel to be added is located at 1382-1384 N 8th Street, Parcel #24-13-301-002. This property is owned by Rochelle Township High School District 212 and is known as the Bus Garage. An ordinance establishing the interested parties registries was approved on April 23, 2018. If approved, the City will notify the taxing districts through the Feasibility Resolution and a letter and the general public by publishing a Notice of Interested Parties in the local paper about the TIF amendment. City Manager, Jeff Fiegenschuh was available to answer questions. Motion made by Councilor Bearrows and second by Councilor Shaw-Dickey, **"I move Resolution 19-07, a Resolution Providing for a Feasibility Study for a Proposed Amendment to the Existing Northern Gateway TIF Redevelopment Project Area, be approved."** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor Bearrows and seconded by Councilor Burke, **"I move Council authorize Moran Economic Development, LLC to proceed with amending the TIF Plan & Redevelopment Project for the Northern Gateway TIF at a cost of \$9,000, be approved."** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor Bearrows and seconded by Councilor Shaw-Dickey, **"I move Council authorize City staff to place the Amended TIF Plan & Feasibility Study on file (10 days) and to approve sending the TIF Plan & Feasibility Study to all affected taxing districts, be approved."** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 5) **Zoning Ordinance Updates – Phase I Analysis and Review of Existing Codes.** Due to outdated codes and the need to create more user-friendly code materials, the Community Development Department would like to work with Teska & Associates for zoning consultant services.
- A multi-phase approach will consist of Phase I, which will provide a thorough analysis and review of the existing zoning codes and recommendations on moving forward with Phases II & III. If necessary, Phase II will include preparation of new development regulations and Phase III will include final review and implementation. The Phase I review will be completed for a not-to-exceed fee of \$12,500, inclusive of expenses within 2-3 months. Michelle Pease was available to answer questions, also shared a presentation. Motion made by Councilor Shaw-Dickey and second by Councilor Bearrows, **“I move Council authorize the City Manager to sign a contract with Teska & Associates to begin the first phase of updating our zoning codes for an amount not-to-exceed \$12,500, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.
- 6) **Downtown Façade Improvement Program.** The City of Rochelle, in its continuing effort to support the revival and development of the Downtown, has created a Façade Improvement Program for all business owners and operators within the Downtown.
- The City will provide a 50% matching grant, with a maximum amount of \$5,000 to Downtown business or building owners who complete eligible improvements to the facades of their buildings. Improvements must be constructed within six months of application approval.
- A complete list of eligible expenses, boundary map and applications procedures are available for pick up at the Community Development Department located at 333 Lincoln Highway and on the City’s website at www.cityofrochelle.net. Michelle Pease was available to answer questions. Motion made by Councilor T. McDermott and second by Councilor Burke, **“I move Council approve the proposed Façade Improvement Program for Downtown Rochelle businesses and building owners.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 7) **Resolutions and Agreements for South Main Street Phase 1 Reconstruction and Expansion Project Right of Way and/or Easements.** This is the second group of Agreements for the right of way parcels and/or easements for the South Main Street Phase 1 reconstruction project. Several more are anticipated over the next months. As a result of the final engineering plans it was determined that certain additional right of way parcels and easements were necessary to complete the construction of the improvements. Appraisals were conducted on each property. Sam Tesreau was available to answer questions. Motion made by Councilor T. McDermott and second by Councilor Shaw-Dickey, **“I move Resolution 19-08, a Resolution Authorizing the Payment for Certain Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with Lake Lida Development, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded by Councilor Burke, **“I move Resolution 19-09, a Resolution Authorizing the Payment for Certain Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with Alejandro Pizano, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move Resolution 19-10, a Resolution Authorizing the Payment for Certain Right-of-Way and Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with Larry and Kayla Harris, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by T. McDermott and Councilor Burke, **“I move Resolution 19-11, a Resolution Authorizing the Payment for Certain Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with E&P Management, LLC, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded by Councilor Bearrows, **“I move Resolution 19-12, a Resolution Authorizing the Payment for Certain Right-of-Way and Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with Erie Foods International, Inc., be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded D. McDermott, **“I move Resolution 19-13, a Resolution Authorizing the Payment for Certain Right-of-Way and Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with LaGrou Distribution System, Inc., be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded by Councilor Bearrows, **“I move Resolution 19-14, a Resolution Authorizing the Payment for Certain Right-of-Way and Temporary Construction Easement Rights Pertaining to the South Main Street Phase 1 Reconstruction and Expansion Project with Rochelle Foods, LLC, be approved.”** Roll call was taken. Ayes: Councilor Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

ADJOURNMENT: At 7:23 PM, moved by Councilor Bearrows and seconded by Councilor Shaw-Dickey. **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

Chet Olson, Mayor

Susan L. Messer
City Clerk of Rochelle