

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
January 14, 2019**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, January 14, 2019 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 Pastor Tilley

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

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

**REPORTS AND COMMUNICATIONS:**

- Mayor – Thanked everyone for employees for their work during the storm event.
- Council Members – Councilman Hayes thanked the public safety for response to weekend events.
- Remarkable Resident Presentation – January presentation was awarded to Mrs. Sharon Tilley.
- Good News Award – Sergeant Phil Frankenberry graduate of the FBI National Academy
- Employee Introduction – Justin Medine
- Retirement – Craig Klenke

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meetings – December 10, 2018
- b) Accept and Place on File Minutes of Rochelle Fire & Police Commissioners – 9/11/18
- c) Accept and Place on File Minutes of Planning and Zoning Commission – 11/5/18
- d) Approve Exceptions – 12/5/18-12/19/18, 12/20/18-1/7/19
- e) Approve Bills – 1/8/19
- f) Approve Payroll – 12/3/18-12/16/18, 12/17/18-12/30/18
- g) Accept and Place on File General Budget Summary November 30, 2018.

Motion made by Councilor Shaw-Dickey and seconded by Councilor Bearrows, “**I move Consent Agenda Items (a) through (g) be approved by Omnibus Vote as recommended.**” Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) **Ordinance Approving a Redevelopment Agreement with Kennay Farms, LLC.** As the Kennay Farm’s Distillery has progressed, the need for a bottling and barrel storage facility (RickHouse) within close proximity of the distillery was identified. Kennay Farms Distillery, LLC is requesting a TIF Redevelopment Agreement. The TIF Redevelopment Agreement consists only of the RickHouse project parcels, with a request of 50% TIF increment reimbursement of those parcels only, a maximum of \$1,000,000.00 with a project completion date on or before December 31, 2020. This TIF Redevelopment Agreement will expire on December 31, 2038. The RickHouse project is located in the Downtown & Southern Gateway TIF. Michelle Pease, Community Development Director, was available for questions. Motion made by Councilor Bearrows and seconded by Councilor Shaw-Dickey, “**I move Ordinance 19-4950, an Ordinance Approving a Redevelopment Agreement with Kennay Farms LLC, an Illinois Limited Liability Company, be approved.**” Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 3) **Resolution Approving Policies and Procedures for Updating Disclosures.** The new amendments to SEC Rule 15c2-12, effective February 27, 2019, are an effort to provide additional financial information to investors where an issuer may have material financial obligations that could impact bond holders. Governments will have to state in continuing disclosure agreements entered on or after the effective date that they will disclose to the market any new and material financial obligations and notify the market when an outstanding or new financial obligation reflects material financial difficulties. The purpose of this policy is to assign the Finance Director as the Disclosure Officer and identify the responsibilities and procedures to adhere to the new amendments. Chris Cardott, Finance Director, was available to answer questions. Motion made by Councilor Hayes and seconded by Councilor D. McDermott, **“I move Resolution 19-01, a Resolution Approving Policies and Procedures for Updating Disclosures for the City of Rochelle, be approved.”** Roll call vote was taken. Ayes: Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 4) **Ordinance Amending Certain Sections of Chapter 110 Article XIII of the Rochelle Municipal Code Pertaining to Signs.** A few years ago, the Illinois General Assembly passed P.A. 96-0904 amending the zoning enabling state to establish that “other than reasonable restrictions as to size, no home rule or non-home rule municipality may prohibit the display of outdoor political campaign signs on residential property during any period of time...”65ILCS 5/11-13/1. This law prohibits, among other things, a restriction on how long campaign signs can be placed in residential yards. Sue Messer, City Clerk, was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor McDermott, **“I move Ordinance 18-4951, an Ordinance Amending Certain Sections of Chapter 110 Article XIII of the Rochelle Municipal Code Pertaining to Signs, be approved.”** Roll call vote was taken. Ayes: Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 5) **Resolution Authorizing the Execution of a First Amendment to a Collocation License Agreement with Follett Corporation.** Follett Corporation entered into a License Agreement in 2012 in order to install and operate its telecommunications equipment at the RMU Technology Center. The proposed amendment extends the License Agreement with Follett for an additional 5 years. Previously it was a 3-year contract. Once this amendment is approved, there will only be one contract still needing to be extended or updated. Jason Bird, Electric Superintendent, was present to answer any questions. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Resolution 19-02, a Resolution Authorizing the Execution of a First Amendment to a Collocation License Agreement with Follett Corporation, be approved.”** Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 6) **Engineering Agreement with Fehr Graham – New Well House for RMU Well #4.** Well 4 is located on 2nd Avenue near the Highway 251 overpass and is still housed in the original 1928 building. Since the building and all associated equipment needs to be replaced, we advertised a request for qualifications in November to provide professional design services to replace this well house. After careful review of the three firms that submitted a statement of qualifications, we believe Fehr Graham will best provide RMU with these services. The scope of the project is to construct a new well house at the south west corner of Washington Street and 2nd Avenue, since the City owns that lot, and install a raw water main from the existing well to the new well house. There is not room on the existing lot, since the new well house will be significantly larger, and we are requiring a foot print to allow for a future radium removal plant if needed. Adam Lanning, Water/Water Reclamation Superintendent, was available to answer questions. Motion made by Councilor Bearrows and seconded by Councilor Shaw-Dickey, **“I move the Council authorize the City Manager to sign an agreement with Fehr Graham and Associates to complete the design of a new well house at Well #4 at cost of \$240,000.”** Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 7) **Engineering Services Agreement for Phase I, II and III 2nd Avenue Street Reconstruction Improvements between 12th and 14th Streets.** City Engineering staff developed a 5-year capital improvement plan that included the 2nd Avenue street reconstruction from 12th to 14th Street. In late 2018 City Council approved bond funding of \$4.5 million dollars to fund engineering and construction costs for certain street, roadway, bridge, storm sewer and other drainage related improvements throughout the City. The 2nd Avenue improvements were specifically identified as one of those projects north of the BNSF RR and between 12th and 14th Streets. The project will help improve the drainage system thereby alleviating localized flooding in the area. Staff engaged Chastain and Associates to provide preliminary layouts and field topography work to begin cost estimates and identify other potential issues with reconstruction of the street in late 2018 including the need for additional right of way. Chastain and Associates has submitted a proposal for Engineering Phase I, II and III for the 2nd Avenue reconstruction and urbanization project for a not to exceed fee of \$103,000. Approval of this Engineering Services Agreement (ESA) will allow the next step of the design process to continue and keep this critical project on schedule for eventual bidding and commencement of construction in late 2018. Other time and material categories are identified as the need arises for an estimated fee of \$37,400. City Engineer, Sam Tesreau was present to answer questions. Motion made by Councilor Shaw-Dickey and seconded by Councilor Bearrows, **“I move the Council authorize the City Manager to sign an Engineering Services Agreement with Chastain and Associates for Engineering Phase I, II and III for the 2nd Avenue reconstruction and urbanization project at a base fee of not to exceed \$103,000 plus an estimated cost of \$37,400 for other time and material categories as identified.”** Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

**DISCUSSION ITEMS:** None.

**EXECUTIVE SESSION:** at 7:05 PM, Councilor Hayes moved and seconded by Councilor T. McDermott, **“I move the Council recess into executive session to discuss purchase or lease of real property for City’s use, Section (c) (5) and Discussion of minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated. Section (c) (21).”** Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

At 7:47 PM, moved by Councilor Bearrows and seconded by Councilor D. McDermott, **“I move the Council return to open session.”** Motion passes by voice vote without dissent.

**ADJOURNMENT:** At 7:48 PM, moved by Councilor D. McDermott and seconded by Councilor T. McDermott, **“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