

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
August 24, 2020**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, August 24, 2020 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** The pledge was led by Deputy City Rose Huéramo and prayer was led by Pastor Cowan.

**ROLL CALL:** Mayor - On March 16th, due to the COVID-19 pandemic, Governor Pritzker suspended the in-person attendance requirement for public meetings allowing public bodies to conduct meetings electronically without having to comply with the physical quorum requirements or the conditions for participating electronically in a meeting. On March 31st Governor Pritzker extended the order until April 30th. On May 29th Governor Pritzker extended the order until June 27th. On June 26th Governor Pritzker extended the order through July 25th. On July 24th Governor Pritzker extended the order through August 22nd. On August 21st Governor Pritzker extended the order through September 19, 2020. As a result, Councilwoman Kate Shaw-Dickey and Councilman Bil Hayes have notified the City Clerk of their desire to participate remotely. Unless there is a motion objecting to their attendance, the request of the council members will be deemed approved. Present on Roll Call were Councilmembers Burke, Gruben, T. McDermott, D. McDermott, and Mayor Bearrows and Councilmembers Hayes and Shaw-Dickey attended remotely. Absent: None. A quorum of seven were present. Also present were City Manager Jeff Fiegenschuh and Deputy City Clerk Rose Huéramo.

**PROCLAMATIONS, COMMENDATIONS, ETC:** National Suicide Prevention and Recovery Month – September 2020

**REPORTS AND COMMUNICATIONS:**

- Mayor’s Report – Thanked staff with the online auctions for HG Banquet Center.
- Council Members
- Swearing In – Police Officer Trevor Owen  
Police Officer Cassie Rogers
- City Clerk – Petitions for Candidacy
- Boundary Waters Trip – John Kaltenbach

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – 08/10/20
- b) Approve Exceptions – 08/05/20 – 08/11/20, 08/12/20 – 08/18/20
- c) Approve Payroll – 07/27/20 – 08/09/20
- d) Accept and Place on File Financial Statement – July 2020

Motion made by Councilor D. McDermott and seconded by Councilor Hayes, “**I move Consent Agenda Items (a) through (d) be approved by Omnibus Vote as recommended.**” Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 7-0.

2) **(Public Hearing and Action) Resolution Committing Local Funds for a Rebuild Illinois Regional Economic Development Grant Project to Construct an Electric Distribution Substation near Ritchie Road and Ritchie Court.** On or about August 31, 2020, the City of Rochelle intends to apply to the Illinois Department of Commerce and Economic Opportunity for a grant from the Rebuild Illinois program. This program is funded by state funds as included in the 2019 Capital Bill. These funds are to be used for a community development project that will include the construction of the Prologis Park Substation. The total amount of Rebuild Illinois funds to be requested is \$2,000,000. The City of Rochelle also proposes to expend \$10,000,000 in non-Rebuild Illinois funds on the project. These non-Rebuild Illinois funds will be derived from the following sources: Electrical Utility Capital Fund. Strategic Plan Goal Application: This request continues to support the City's Strategic Plan goals and objectives by continually working to secure funding streams and developing long-term strategies to promote realistic and sustainable growth, including infrastructure needs. Jeff Fiegenschuh was available to answer questions. Motion made by Councilor Gruben and seconded by Councilor Burke, **"I move the Council recess into a Public Hearing for a Resolution Committing Local Funds for a Rebuild Illinois Regional Economic Development Grant Project to Construct an Electric Distribution Substation near Ritchie Road and Ritchie Court."** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0. The City of Rochelle will hold a public hearing on August 24, 2020, at 6:30 PM, in the City Council Chambers at Rochelle's City Hall to provide interested parties an opportunity to express their views on the proposed Rebuild Illinois Regional Economic Development Grant (RIRED) project. The public hearing will also be available for viewing on Facebook Live. The State has allocated \$16,500,000 in Rebuild Illinois funds to the competitive Regional Economic Development (RIRED) component. A grant ceiling of \$2,000,000 per project has been established. Grants for less than \$250,000 will not be awarded. The objective of this program is to provide grants to strengthen local economies and encourage the development of industry clusters. The City of Rochelle intends to apply to the Illinois Department of Commerce and Economic Opportunity for a grant from the Rebuild Illinois program. These grant funds are to be used for a community development project that will include the construction of an electrical substation that will serve new and existing businesses. The total amount of Rebuild Illinois funds to be requested is \$2,000,000. The City of Rochelle also proposes to expend \$10,000,000 in non-Rebuild Illinois funds on the project. These non-Rebuild Illinois funds will be derived from the following sources: Electric Utility Capital Fund. The Rebuild Illinois and non-Rebuild Illinois funds will be used to for the construction of the new electrical substation. The proposed electrical substation construction project is necessary to adequately serve existing businesses in Rochelle with electrical service, but also prepare the City to accommodate new manufacturing and industrial businesses. The new substation will strengthen the City's economic development capabilities. The City of Rochelle is requesting this funding because they are unable to fund this vital infrastructure project on their own. The City just completed another major water system project with their own funds, and are not comfortable using the remainder of their surplus funds in this uncertain climate. Rochelle was prepared to move forward with construction on the proposed project, but due to the COVID-19 pandemic, the City decided to initially delay/postpone the project if they were going to fund it on their own. The proposed project will not displace any residents or businesses in the project area or within the City of Rochelle. The City of Rochelle's detailed, prioritized list of community development and housing needs include the following:

- Aging Infrastructure
  - Water System Improvements Needed
  - Sewer System Improvements Needed
  - Electric Utility Improvements Needed
- Deteriorating Roadways & Sidewalks
- Allow the City to expand, but develop standards to ensure that new sections maintain and enhance the traditional character of Rochelle.
- Promote and enhance the Downtown and Southern Gateway as viable commercial districts. A concerted effort should be made to encourage aesthetic improvements and to attract appropriate land uses.
- Promote a variety and concentration of uses in the Downtown. The City of Rochelle will encourage an intensive development pattern that will provide a substantial employment and residential base. Development will contain a mix of uses, including office, retail and support services, restaurants, entertainment, housing, civic and recreational opportunities.
- Strengthen the Downtown residential function. An expanded residential population can extend the hours of activity beyond working hours, provide support to expanded retail and entertainment uses, and provide an impetus for quality infrastructure and services. New, higher density residential uses in the Downtown will accommodate a variety of household types and income levels.
- Ensure that new affordable housing (multi-family and single family homes) continues to be built.
- Provide a greater range of housing options for senior and disabled citizens.

There were no public comments. Motion made by Councilor Burke and seconded by Councilor D. McDermott, **“I move the Council return to open session.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move Resolution R20-29, a Resolution Committing Local Funds for a Rebuild Illinois Regional Economic Development Grant Project to Construct an Electric Distribution Substation near Ritchie Road and Ritchie Court, be approved.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- 3) **Resolution Approving an Emergency Proposal from Engel Electric Co. for the Replacement of Electric Service to the Police Department.** Earlier this year, police department staff reported a significant amount of rainwater pouring in through the main electric panel in the basement boiler room. I contacted a local electrician who referred me to Engel Electric due to the extensive nature of the repairs required. Engel Electric staff have been out multiple times to evaluate the situation and take pictures and measurements. They have also met with members of our electric department to discuss the required repairs. As a result, they have submitted a proposal to replace the 3 phase service with a new 120/208V service, refeed the secondary of the transformer with new conduit and wire to a new disconnect, refeed from the new disconnect to the new service and excavate and repair the roadway and concrete sidewalks where new conduits are installed at a cost of \$85,665. Per Engel Electric, the issue with the existing 800A service is as follows: The parallel conduits from the existing transformer (located outside and underground) to the 800Amp service (located in the boiler room basement) are corroded to the point where the integrity of the conduit to protect the secondary wires is gone. It appears that the conduit is corroded to the point where rainwater enters the conduit and runs into the 800A service. The water inside the panel creates an electrical safety issue for individuals who are near it when the water is present. This is also detrimental to the breakers if they are in direct contact with the water. In addition, RMU will need to replace the primary underground wire and move the transformer to a new location on the island next to the existing utility pole. The cost of moving the transformer would normally be passed onto the customer but RMU will absorb this cost. RMU believes this project needs to be done as the existing steel conduit has almost completely rusted away which could cause a cable fault outside the building or worse yet a panel fault on the inside of the building due to the water passing into the panel through the rotten conduit. RMU will work with the contractor in order to minimize outage times during this project. If this project is not completed and there is a fault in the wire or the panel, we will be looking at a significant outage at the police department. This outage would be several days if not a week to repair everything. City Clerk Sue Messer and Toby Lindeland, Asst. to Superintendent of Electric Ops. were available to answer questions. Motion made by Councilor Burke and seconded by Councilor D. McDermott, **“I move Resolution R20-30, a Resolution Approving an Emergency Proposal from Engel Electric Co. for the Replacement of Electric Service to the Police Department, be approved.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0.
- 4) **Resolution Approving a Redevelopment Agreement for the Real Estate Located at 600 S. 7th Street with Errett Warehousing, LLC, Series Two.** City Staff has been working with representatives from Errett Warehousing on the demolition of the property located at 600 South 7th Street in Rochelle (Rochelle Printing Building). The total projected costs are \$75,000 and Errett Warehousing is requesting \$50,000 in TIF reimbursement for the demolition. The \$50,000 will be paid over two years in separate payments from the Downtown TIF. The payments will be made in December of 2021 and 2022 to ensure there is adequate TIF funding available. According to the agreement the entire building except for an approximately 6,000 square foot area in the NW corner will be demolished by March 31, 2021. It is intended that the remaining 6,000 square feet will be redeveloped or repurposed later. Jeff Fiegenschuh was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move Ordinance 20-5153, an Ordinance Continuing the Small Business Permit Fee Waiver Program for 2021, be approved.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0.

- 5) **Ordinance Amending the Municipal Code of the City of Rochelle Adding Chapter 94 Article X Entitled “Non-Highway Vehicles”.** Following discussion at the August 10th, 2020 City Council Meeting, an ordinance was drafted to allow golf carts and UTVs on City Streets. The proposed ordinance defines allowable non-highway vehicles; establishes hours of operation; prohibits operation on particular high-traffic roadways and the bike path; and includes requirements for safety including seatbelts for all passengers. All non-highway vehicle owners who wish to operate said vehicle on City streets will be required to obtain a registration sticker at the Rochelle Police Department beginning September 1st. Drivers of non-highway vehicles are subject to all provisions of the Illinois Vehicle Code which prohibits open containers of alcohol and driving while impaired. The proposed ordinance establishes a fine and registration suspension schedule. Jenny Thompson, Director of Marketing, Public Relations and Tourism and City Attorney Dominick Lanzito were available to answer questions. Motion made by Councilor D. McDermott and seconded by Councilor Burke, **“I move Ordinance 20-5157, an Ordinance Amending the Municipal Code of the City of Rochelle Adding Chapter 94 Article X Entitled “Non-Highway Vehicles”, be approved.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 7-0.

**DISCUSSION ITEMS: Census 2020 Update.** Members of Rochelle’s Local Complete Count Committee have been working diligently for nearly a year to inform, educate and motivate our residents about the 2020 Census. Now more than ever, we need every single Rochelle resident to be counted! For every person counted, \$18,000 comes into Rochelle to fund firefighters, schools, social services, Medicaid, Medicare, student loans, senior citizen services and so much more. The last date to complete your Census is September 30th, 2020. Sue Messer provided information on the outreach efforts to date, upcoming events and the current response rates.

**EXECUTIVE SESSION:** at 7:44 PM, Councilor T. McDermott moved and seconded by Councilor D. McDermott, **“I move the Council recess into executive session to discuss the (appointment, Employment, compensation, discipline, performance and/or dismissal) of specific employee(s), Section (c) (1).”** Roll call vote was taken. Ayes: Councilor Burke, Gruben, Hayes, D. McDermott, T. McDermott, and Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 7-0.

\*\*City Clerk Sue Messer present for Executive Session, Deputy City Clerk Rose Huéramo exited the meeting. \*\*

At 8:36 PM, moved by Councilor T. McDermott and seconded by Councilor Burke, **“I move the Council return to open session.”** Roll call vote was taken. Ayes: Councilor Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 7-0.

**ADJOURNMENT:** At 8:37 PM, moved by Councilor Burke and seconded by Councilor T. McDermott, **“I move the Council adjourn.”** Roll call vote was taken. Ayes: Burke, Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 7-0.

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John Bearrows, Mayor

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Rose Huéramo  
Deputy City Clerk, City of Rochelle

\*\*Minutes are completed, subject to Council approval on Council meeting September 14, 2020.