

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
August 27, 2018**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, August 27, 2018 in the Council Chambers of City Hall; 420 N. 6th 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 Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: Councilman Bearrows. A quorum of six was present. Also present were City Manager Jeff Fiegenschuh, City Clerk Sue Messer and City Attorney Dominick Lanzito.

**PROCLAMATIONS, COMMENDATIONS, ETC:** None

**REPORTS AND COMMUNICATIONS:**

- Mayor – Thanked all who worked on Lincoln Highway Heritage Festival.
- Council Members
- Presentation to Rochelle Community Foundation of the amount \$8,538.70.
- New Employee Introductions
  - Matthew Beach
  - Kyle White
  - Kyle Bridgeman
- Good News Award
  - Administrative Services Department

**PUBLIC COMMENTARY:** Stephanie Casillas, former employee of Southern Mechanical Construction, her and her husband were let go due to unable to receive workers compensation. They worked in unsafe work environments. Luis Castro, employee of SMC, addressed concerns of unsanitary work environments, inadequate equipment, long hours with no overtime, harness did not work for climbing 140'. Provided a prayer vigil flyer. Megan Yordy, Rochelle citizen, is asking for all to stand together in the time of need. Vince DiDonato checked with the Sectary of Illinois, the following companies: Koda, LLC Souhern Mechanic, SMCORE, Smart Mechanics are not licensed to do business in the state of Illinois nor have workman's compensation. Rob Hamilton thanked the Council for the support. The church has provided over \$4000.00 and Tyson has provided a mobile food truck to help the families.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meetings – 8/13/18
- b) Approve Minutes of Special City Council Meetings - 7/30/18, 8/13/18 6:30, 8/13/18 6:45
- c) Accept and Place on File Minutes of Rochelle Municipal Airport - 4/23/18
- d) Approve Exceptions – 08/8/18-08/20/18
- e) Approve Bills – 08/21/18
- f) Approve Payroll – 07/30/18-08/12/18
- g) Approve Hay Day Committee request to close various streets and parking lots – October 13, 2018
- h) Approve RTHS Homecoming Parade Request – September 27, 2018
- i) Accept and Place on File Financial Statement – July 2018
- j) Approve Vinny's Barbershop Customer Appreciation Day Request – September 15, 2018

Motion made by Councilor Burke and seconded by Councilor Shaw-Dickey, "**I move consent agenda items (a) through (j) be approved by Omnibus Vote as recommended.**" Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) **Ordinance Approving the Adoption of the City of Rochelle 2017-2018 Strategic Plan.** The proposed Amendment to Rider to Plat of Easement will give the City of Rochelle and RMU the right to construct underground and/or above-ground water, sewer, electric, and any other City of Rochelle utility facilities within the Utility Easement Area, the right to maintain, make all necessary repairs, and/or replace underground and above-ground utility facilities, as may be reasonable and proper, together with the right of ingress and egress for the purpose of constructing, maintaining, repairing, and/or replacing utility facilities, together with the right to construct, maintain, repair, and/or replace the necessary appurtenances for utility facilities below, over, along, upon and through the Utility Easement Area. Greg Kuhn and Melissa Henriksen from NIU gave a presentation. City Manager Jeff Fiegenschuh also provided a presentation. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Ordinance 18-4894, an Ordinance Approving the Adoption of the City of Rochelle 2017-2018 Strategic Plan, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 3) **Ordinance Amending Section 6-46 of the Municipal Code to Create One M-1 Liquor License – Kennay Farms Distilling, LLC d/b/a Kyte Creek Brewery.** Kennay Farms Distilling, LLC, located at 416 Lincoln Highway, has submitted applications for both a Class M-1 liquor license and a Class M-2 liquor license. The Class M-1 license allows the manufacture of beer products on the premises and the retail sale of alcoholic liquor, including the manufactured beer products for consumption on the premises. In addition, the Class M-1 license allows for the retail sale for off premises consumption of the manufactured beer products in packaged form. The Class M-2 license allows the on-site production and storage of alcoholic liquor, specifically including spirits, sale by the bottle for off premises consumption or by the glass for consumption in an accessory tasting room or retail outlet. The Liquor Commissioner, Mayor Olson, has reviewed the applications and has no objection to the creation of both a Class M-1 and a Class M-2 liquor license. The addition of these licenses will result in a total of one Class M-1 liquor license and one Class M-2 liquor license in the City of Rochelle. Doris Kennay was present to answer questions. Motion made by Councilor Hayes and seconded by Councilor Burke, **“I move Ordinance 18-4895, an Ordinance Amending Section 6-46 of the Municipal Code to Create One M-1 Liquor License – Kennay Farms Distilling, LLC d/b/a Kyte Creek Brewery, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 4) **Ordinance Amending Section 6-46 of the Municipal Code to Create One M-2 Liquor License – Kennay Farms Distilling, LLC.** Motion made by Councilor T. McDermott and seconded by Councilor Councilor Shaw-Dickey, **“I move Ordinance 18-4896, an Ordinance Amending Section 6-46 of the Municipal Code to Create One M-2 Liquor License – Kennay Farms Distilling, LLC, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 5) **Ordinance Amending Ordinance No. 18-4784 and Lee Ogle Enterprise Zone Description for Recording.** In December of 2015 the Mayor and Council approved an Ordinance Establishing the Lee Ogle Enterprise Zone. The new zone encompassed the City of Rochelle along with the City of Dixon, Ogle County and Lee County. The zone was established to provide incentives to promote the economic growth of the area, to reduce unemployment and to encourage expansion, rehabilitation and new construction of structures within the zone for a term of 15 years. The original Lee Ogle Enterprise Zone included 9,600 acres divided between the two counties and two cities with 1000 acres left “undesigned” to allow for expansion. In September of 2017 and January and June of 2018 the Rochelle City Council approved ordinances which expanded the zone. A few months ago the council approved ordinance 18-4784 to expand the zone by adding a project site in Mount Morris. The Department of Commerce and Economic Opportunity has since notified the Zone Administrator that the ordinance needs to be amended to change the legal description for the site. The parties of the Lee Ogle Enterprise Zone would like to further amend the zone to include industrial and commercial property in the City of Oregon and Village of Ashton. Lee Ogle Enterprise Zone Administrator Andy Shaw attended the meeting to answer any questions. Motion made by Councilor Hayes and seconded by Councilor Burke, **“I move Ordinance 18-4897, an Ordinance Amending Ordinance No. 18-4784 and Lee Ogle Enterprise Zone Description for Recording, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 6) **Ordinance Amending Ordinance No. 45-OH - Lee Ogle Enterprise Zone.** Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Ordinance 18-4898, an Ordinance Amending Ordinance No. 45-OH - Lee Ogle Enterprise Zone, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 7) **Cleaning Service Agreement – City Hall and Rochelle Police Department.** In anticipation of our custodian’s retirement, the City solicited quotes from three cleaning companies for service at City Hall, the police department and engineering/community development. Unfortunately, the provider with the lowest quote was unable to find staff to perform the services and therefore withdrew their quote. V&C Cleaning had the second lowest quote and agreed to match the lowest provider’s price. V&C has been cleaning all three facilities on a month to month basis since our custodian’s retirement. Staff has been satisfied with their service and V&C has been very responsive in addressing any concerns. At the City’s request, V&C has provided a one year contract for cleaning city hall and the police department from September 1, 2018 to September 1, 2019 at a weekly cost of \$575. If approved, this expenditure will be included in the 2019 budget. Sue Messer was available to answer questions. Sue Messer was available to answer questions. Motion made by Councilor Burke and seconded by Councilor Shaw-Dickey, **“I move the council authorize the City Manager to sign the Cleaning Services Agreement with V&C Cleaning for services September 1, 2018 to September 1, 2019 at a weekly cost of \$575 for Rochelle City Hall and the Rochelle Police Department.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 8) **Ordinance Authorizing Loan Agreement between the City of Rochelle and the Illinois Environmental Protection Agency for Well 12 Filtration Improvements.** Well 12, located on Steward and Hayes Road was issued a violation notice in April of 2018. As required by Illinois EPA, council approved a compliance commitment agreement between the City of Rochelle and Illinois EPA. This agreement committed the City to construct a radium removal plant at well 12 to resolve the radium violation notice. In order to complete this project, it is necessary to borrow funds from the Illinois EPA low interest loan program in order to finance the project. Willett Hofmann and Associate’s is currently working on the design of a radium removal plant at this well. Adam Lanning was present to answer questions. Motion made by Councilor D. McDermott and seconded by Councilor Burke, **“I move Ordinance 18-4900, an Ordinance Authorizing Loan Agreement between the City of Rochelle and the Illinois Environmental Protection Agency for Well 12 Filtration Improvements, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 9) **Resolution Approving Support and Commitment of Local Funds – Electrical Distribution Expansion.** MightyVine, located on Centerpoint Drive, plans to expand its facility in the near future with the addition of phase three and phase four. As a result, the City and Rochelle Municipal Utilities need to expand and enhance the electrical distribution infrastructure to meet MightyVine’s electrical needs by constructing a second feeder to the site. City Staff and the City Manager are in the process of applying to the State of Illinois for a Community Development Block Grant (CDBG) to assist with some of these costs. The CDBG Program requires financial participation by the grantee in conjunction with an award of grant funds. In order to apply, the City needs to commit \$2,100,000 from the Rochelle Municipal Utilities Electric Fund for use in conjunction with an Illinois Community Development Block Grant Program grant. The total cost of the project, based on engineer estimate will be \$3,000,000 plus. Jason Bird was present to answer questions. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Resolution R18-28, a Resolution Approving Support and Commitment of Local Funds for electrical distribution expansion, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 10) **Ordinance Authorizing the Disposal of Surplus Street Lights that have Reached a Useful Lifespan.** RMU electric division has replaced several cement poles and street light fixtures over the past couple of weeks on Lincoln Highway in downtown Rochelle. These outdated street light fixtures are no longer necessary or useful for the City to retain ownership of and have minimal resale value. City staff members have determined that each street light should be sold in the amount of \$100.00. Anyone wishing to purchase a streetlight must be able to load and unload it themselves, the city will not be responsible for moving them. The purchaser must pay for the lights at 700 West 2nd Avenue before picking them up and checks may be written out to RMU or the City of Rochelle. Jason Bird was present to answer questions. Motion made by D. McDermott and second by Councilor Burke, **“I move the Ordinance to be amended to read the streetlights be sold for at the price of \$100.00 per.”** Roll call was taken. Ayes: Burke, Hayes D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0. Motion made by Councilor Burke and seconded by Councilor Shaw-Dickey, **“I move Ordinance 18-4901, an Ordinance Authorizing the Disposal of Surplus Street Lights that have reached a useful lifespan, be approved as amended.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 11) **Ordinance Waiving the Competitive Bidding Requirements and Awarding Flow Technics a Purchase Order for the Purchase of a Replacement Submersible Pump.** The City of Rochelle currently operates and maintains a wastewater lift station located along First Avenue near the street department shop. This lift station serves Creston, the landfill and most of the north east side of Rochelle pumping approximately 800,000 gallons per day. Recently, one of the 2 pumps experienced a failure and at this point the cause is unknown. Adam Lanning received a quote for a new replacement ABS 2800 gallon per minute pump through Flow Technics, Inc. at a cost of \$34,503 (plus freight). This pump is a proprietary item so we did not solicit multiple bids, instead just got a quote through the original supplier. If we were to use a different brand, it would require modifications to the mounting hardware thus driving up the cost. Installation of the pump will be done in-house. This is a critical piece of equipment, so Adam Lanning recommends approving the purchase of a new ABS submersible pump to replace the damaged equipment. Adam Lanning was present to answer questions. Motion made by Councilor Burke and seconded by Councilor D. McDermott, **“I move Ordinance 18-4902, an Ordinance Waiving the Competitive Bidding Requirements and Awarding Flow Technics a Purchase Order for the Purchase of a Replacement Submersible Pump at a cost of \$34,503 plus freight, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 12) **Resolution Approving the Execution of an Amendment to the Rider to Plat of Easement Pertaining to the City’s Easement Rights Across Certain Real Property Owned by Progressive Park Rochelle, LLC.** The proposed Amendment to Rider to Plat of Easement will give the City of Rochelle and RMU the right to construct underground and/or above-ground water, sewer, electric, and any other City of Rochelle utility facilities within the Utility Easement Area, the right to maintain, make all necessary repairs, and/or replace underground and above-ground utility facilities, as may be reasonable and proper, together with the right of ingress and egress for the purpose of constructing, maintaining, repairing, and/or replacing utility facilities, together with the right to construct, maintain, repair, and/or replace the necessary appurtenances for utility facilities below, over, along, upon and through the Utility Easement Area. Jason Bird was present to answer questions. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Resolution R18-29, a Resolution Approving the Execution of an Amendment to the Rider to Plat of Easement Pertaining to the City’s Easement Rights Across Certain Real Property Owned by Progressive Park Rochelle, LLC, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 13) **Resolution Approving the Execution of an Access Easement Agreement Pertaining to the City’s Easement Rights Across Certain Real Property Owned by Progressive Park Rochelle, LLC.** On May 14th, 2018, City Council approved the land lease agreement between the City of Rochelle and LAMAR companies. The proposed access agreement allows for the construction, maintenance, and repair of the existing billboards advertisement signs along I-88. The easement is limited to ingress and egress over the easement area. Adriana Milan was present to answer questions. Motion made by Councilor Burke and seconded by Councilor T. McDermott, **“I move Resolution R18-30, a Resolution Approving the Execution of an Access Easement Agreement Pertaining to the City’s Easement Rights Across Certain Real Property Owned by Progressive Park Rochelle, LLC, be approved.”** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

**DISCUSSION ITEMS:** Sikich was hired to examine how the City could better promote and market the fiber. Scott Kolbe, partner of Sikich Marketing & Public Relations attended the meeting to share the findings with the City Council. Internal customer service change of approach for new customers. Sikich was asked to perform a feasible study for RMU and fiberoptic service to promote and extend the service.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** At 8:48 PM, moved by Councilor D. McDermott and seconded by Councilor Burke, "**I move the Council adjourn.**" Motion passed by voice vote without dissent.



Chet Olson, Mayor



Susan L. Messer  
City Clerk, City of Rochelle

