

Rochester Village Board  
10/15/2024

President Suerdieck called the meeting to order at 6:57 pm with the Pledge of Allegiance.

**Members Present:** Trustee Carver, Trustee Eandi, Trustee Hendrickson, Trustee Kindred, Trustee Munroe, President Suerdieck, Clerk Gerberding, Attorney Schuering

**APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING ON September 9, 2024.**

Trustee Munroe made a motion to approve the minutes for September 9, 2024 with suggested change. Trustee Carver seconded the motion. Motion passed unanimously.

**APPROVAL OF THE MINUTES OF THE SPECIAL BOARD MEETING ON September 23, 2024.**

Trustee Munroe made a motion to approve the minutes for September 23, 2024. Trustee Hendrickson seconded the motion. Motion passed unanimously.

**APPROVAL OF FINANCIAL STATEMENTS AND BILLS**

Trustee Kindred made a motion to approve the financial statements and bills. Trustee Eandi seconded the motion.

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**ANNOUNCEMENTS AND PRESENTATIONS**

Halloween Proclamation – President Suerdieck read the proclamation declaring trick-or-treating times 5-8 pm on 10/31/24. Trustee Eandi made a motion to accept the proclamation. Trustee Hendrickson seconded the motion. Motion passed unanimously.

**PUBLIC FORUM**

John Stites – He is looking for relief on the water bill for a spec house. Paying a sewer charge when not using the sewer when building the house seems a bit too much. Also, he would like to ask the Village to amend or create an ordinance making a builder exempt from sewer charges until the house is sold. Stites passed around his current water/sewer bill with the sewer amount broken out over 3 months. Discussion followed. Builders are obligated to pay \$400 per connection to sanitary district for single family house. When is the right time to start charging the sewer? If the house is pre-sold, it is a pretty ease segue from moving from Stites to new owner. If it is a spec house, there could be more time. Stites's suggestion is to make the change at the time of customer taking ownership, which would be a clean switch for either previous option. A sewer deduction meter was suggested. It connects to the spigot. The Village has 6 currently. They are loaned out to residents fairly regularly. Spring could be a difficult time to make that work. This would only be necessary for the spec homes. The Sewer Deduction Meter would replace the request for a new ordinance. President Suerdieck will talk with Village staff about repayment.

For the street closure, Stites lives directly across the street and is curious how he will get in and out during the street closure. Supt. Foster explained that the street closure will be limited times only, but the ask came for total time for ability to drop the tree in the street as needed.

Jim Yamen – 12 Katie Ln and owns property at 405 Water St. – concerns of other neighbors parking various vehicles and house disrepair going on. What are property ordinances? What exists currently? President Suerdieck explained that there is an ordinance that the grass can not be more than 8 inches and explained the process that takes time.

Supt. Foster stated that there are ordinances against debris in the yard. He talked to the individual this last Friday. He needs to make a trip by there to check on clean up.

## REPORTS

### *Chief of Police – Tim Sommer*

See attached report – highlights below.

- A. Hoping to have results of various tests and background checks and Chief's paperwork done by the end of this week.
- B. Starcom is up and running. However, the Village needs to purchase some new radios to align with the system. The current backup to radios is the Verizon network.
- C. Computer needs will be coming after the radios.
- D. Chief is obtaining a quote for a new squad vehicle – 2023 F150 – fully equipped. The quote will be shared at the next Committee of the Whole meeting.
- E. The uniformity of all squads labeled the same will come. It was put on hold because of budget reasons.

### *Public Works Superintendent – James Foster*

See attached report – highlights below.

- A. Every resident needs to call if they see something that is a concern. The Village staff are out and about, but often are more focused on what they are doing then scanning for general concerns. PLEASE call if needed.
- B. Boiler system update was provided. All of the boiler owners have been notified of testing requirements.
- C. Irrigation backflow preventer documentation is at about 55% compliance.
- D. Brown water in the Village on Saturday. It was an individual residence issue, which was then resolved.
- E. Property owner on Ebel Dr. has complained that some people have parked and blocked his property.
- F. There have been some random branch droppers outside the burn site.
- G. Broughton called Supt. Foster today and said he would like to redo the Village front parking lot next Monday, 10/21.
- H. 2 CDL students have passed. Another staff member is scheduled to take the test this week.
- I. Trustee Hendrickson shared a CD with Supt. Foster. It has photos from the last time the Village Pond was dredged – 2009.
- J. The quote to do the dredging at this point is \$165,000. Supt. Foster just received that information yesterday. He can share more details at the CoW meeting for further discussion.
- K. Park power – Ameren was supposed to be out this week to get everything connected.

## NEW BUSINESS:

### **Ordinances:**

**ORD 24-14** – Considering an ordinance terminating Ordinance 24-04 the Third Amendment between the Village of Rochester and Larry Bielfeldt. *As discussed at the Committee of the Whole, with some new activities. This ordinance does not help Bielfeldt, and he asked that the ordinance be terminated. This recommendation came from Bielfeldt and his attorney. Trustee Munroe made a motion approving Ordinance 24-14. Trustee Hendrickson seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**ORD 24-15** – Considering a TIF Agreement with Rochester Development, LLC. This would be the filling station project. Trustee Hendrickson asked why the Village is in the banking business? He has no problem with the items except for the last item of interest buy down. President Suerdieck stated that is to offset the limitations of cost eligibility. There is no reimbursement for sidewalks and such because as a business those are not part of the construction. Trustee Hendrickson asked John Stites if he receives this type of reimbursement. Stites confirmed that he does. And added that all TIF agreements are

different. Trustee Hendrickson then asked what the assessed value of the property will be. President Suerdieck stated the market value is projected to be \$3,120,000. Real estate tax increment is \$76,000 annually. Trustee Hendrickson won't vote to approve as it stands and would like to request the TIF attorneys come in to talk about the negotiation process. Atty. Schuering added that this is all contingent on the builder showing that the cost planned was actually expended. Stites – when a TIF district is applied for, everything is a projection. It all has to be approved by the TIF attorneys. Often there is a 25% additional asked for to cover the unknown. Trustee Munroe stated that we are at a crossroads for development or no development. If we have someone knocking at the door, we need to consider this. President Suerdieck stated that we had several developers pre-COVID and they are no longer interested. *Trustee Munroe made a motion approving Ordinance 24-15. Trustee Kindred seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – no	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 4 yes votes and 1 no votes.

**ORD 24-16** – Considering a TIF Agreement with Todd Romine Construction. *This would be the townhouse project. The projected market value is \$4 Million. It looks like 2 streets (cul-de-sacs). 14 units (4-plex and 3-plex) total for the 2 streets. This could be for any population. Likely to be a higher rent district. Trustee Munroe asked if they would look similar to the units at Carriage Crossings? President Suerdieck stated that he thought yes, similar. They look like a 2-story with a one-car garage. They look nice, not quite cookie-cutter. The rendering will be shared eventually with P & Z. Trustee Kindred made a motion approving Ordinance 24-16. Trustee Hendrickson seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**ORD 24-17** – Abating the 2024 Tax Levy for Payment of the Village of Rochester, Sangamon County, Illinois, General Obligation Bonds (Alternate Revenue Source), Series 2013. *Trustee Hendrickson made a motion approving Ordinance 24-17. Trustee Carver seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

#### **Resolutions:**

**RES 24-23** – Considering Change Order #2 for the Mill Street Water Main Replacement Project in the Amount of \$38,355.20. *Trustee Hendrickson made a motion approving Resolution 24-23. Trustee Kindred seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**RES 24-24** – Considering Change Order #3 for the Mill Street Water Main Replacement Project to MB Construction, LLC in the Amount of \$108,090.36. *Trustee Hendrickson made a motion approving Resolution 24-24. Trustee Carver seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**Motions:**

**Motion** to Consider Street Closure Request for East Main Street at North Walnut Street for Three Guys, Inc, to Remove a Tree at 124 E. Main Street on November 4 & 5, 2024, from 7:00 am to 5 pm Each Day. *As stated previously, this will not be a continuous 2-day closure. He wants to be able to close whenever as needed. Trustee Kindred made a motion approving the street closure. Trustee Carver seconded the motion.*

Roll call vote was taken:

Trustee Carver – yes	Trustee Eandi – yes
Trustee Hendrickson – yes	Trustee Kindred – yes
Trustee Munroe – yes	

Motion passed with 5 yes votes and 0 no votes.

**Motion** to appoint Kevin Forestier to Vacant Village Trustee Position. *This has been an ongoing conversation for several months. President Suerdieck explained that we each have a job to which we were elected. The state statute says that the board President has two attempts to appoint a nominee, and the Board has the opportunity to accept one of the nominees. Since these 2 individuals were either denied or tabled (which means not approved), the President now has the ability to simply appoint someone. Trustee Munroe asked Atty. Schuering to explain what does the timeline look like. Where are we legally in that timeline? Atty. Schuering confirmed what President Suerdieck had stated and the timeline that has been explained previously in Board Meetings. President Suerdieck stated that Forestier will be seated at the next meeting, and that position will be open during the next election. Trustee Eandi expressed frustration with how long this process has taken. No motion was made so the appointment will stand.*

**Executive Session –**

N/A

**UPCOMING DATES:**

Upcoming Dates to Remember: (some meetings are tentative and could change, but will have the proper 48 hours posting notice)

Tuesday, October 22, 2024	Planning & Zoning Meeting @ 7 pm
Monday, October 28, 2024	Committee of the Whole Meeting @ 7 pm
Tuesday, November 5, 2024	Office Closed in Observance of Election Day
Monday, November 11, 2024	Office Closed in Observance of Veteran’s Day
*Tuesday, November 12, 2024	Village Board Meeting @ 7 pm
Tuesday, October 29, 2024	Sparks in the Park meeting to plan the next summer event.

**Motion to Adjourn**

Trustee Munroe made a motion to adjourn the meeting. Trustee Eandi seconded the motion. The motion passed unanimously at 8:30 pm.

Respectfully submitted,

Angela Gerberding  
Village Clerk