

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, FEBRUARY 14, 2011**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, February 14, 2011 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 McKinney.

ROLL CALL: Present on Roll Call were Councilmembers Hayes, T. McDermott, D. McDermott, Berg, Hollonbeck, Eckhardt, and Mayor Olson. Absent: None. Also present were Interim City Manager McKinley and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- **Mayor:**
 - Welcomed Meggon McKinley as Interim City Manager.
 - Thanked all the City staff for their part in the big snow event.
- **Council Members:**
 - Councilman Berg expressed condolences to the John Polancic family; John was a big part of RMU and the Utility Board over the years as well as a friend to all.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – January 24, 2011.
- b) Approve Bills 1/14/2011-1/20/2011; 1/21/2011-1/27/2011; 1/28/2011-2/3/2011: \$2,905,114.50
- c) Approve Payroll 1/10/2011-1/23/2011: \$194,768.14.
- d) Accept and Place on File Annual Fire Department Report.
- e) Approve a Resolution Regarding the Release of Executive Session Minutes.
- f) Approve a Resolution Establishing the Official Zoning Map for 2010.

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck **“I move Consent Agenda Items (a) through (f) be approved by Omnibus Vote as Recommended.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Annual Tree Trimming:** The 2010-11 Electric Operations Budget includes \$150,000 for overhead line expense. This budgeted amount is for materials and expense incurred in the maintenance of the overhead distribution system, including tree trimming estimated at \$90,000. Annual tree trimming is a crucial component in reducing outages in RMU's overhead distribution system. The area designated for tree trimming this year, Zone 3, includes the RMU service area south of Creston Road/First Avenue to Elva Road bounded by Locust Road to the east and Brush Grove Road to the west. Also included is the area south of Route 38 to Creston Road which is east of Interstate 39. Subsequent to the required public notice, bids were opened on January 27, 2011 with three contractors submitting bids. RMU Staff have reviewed the bids and recommend the acceptance of the apparent low bidder, Pine Rock Nursery, with a bid of \$74,800. Sam Tesreau was present and informed the Council that Pine Rock Nursery has done work for the City in the past. Moved by Councilman Berg and seconded by Councilman D. McDermott, **“I move the Council accept Bid C11-01 for tree trimming for overhead lines from Pine Rock Nursery for a total amount of \$74,800 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Ordinance Amending Municipal Code – Sewer Main Installation & Chimney Seals:** Chapter 98 of the City of Rochelle Municipal Code includes specifications for sanitary sewer construction and sanitary sewer manholes. Developers and/or contractors must meet these requirements prior to acceptance of the sanitary sewer by the City. Rochelle Municipal Utilities has proposed two amendments to the Municipal Code governing sewer main installation. The first amendment would require all sanitary sewers to be cleaned and televised, at the expense of the developer or contractor, prior to acceptance by the City. This would provide the City with additional assurance related to materials and workmanship. The *Standard Specifications for Water and Sewer Construction in Illinois* includes provisions for televising as a supplemental condition for the acceptance of sanitary sewer. The second amendment would allow contractors to use either internal or external chimney seals in the construction of manholes. Due to improved materials, internal seals are now equally effective in preventing water from entering the manhole. Kathy Cooper, Superintendent of Water/Water Rec, was present to give further information and answer questions. Moved by Councilman Hayes and seconded by Councilman Eckhardt, **“I move Ordinance 11-4006, An Ordinance Amending Chapter 98 of the Municipal Code of the City of Rochelle (“Utilities”) to Require Cleaning and Televising of Sanitary Sewers and Allow Use of Internal and External Chimney Seals, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Pre-Manufactured Vaulted Toilet System Variance – Cooper Park:** The Flagg Rochelle Community Park District has requested a variance from Chapter 98, Section 152 of the Rochelle Municipal Code which requires all properties with toilet facilities to connect to the City’s sanitary sewer. The variance requested would allow the Park District to construct a Vaulted Toilet Sewage System as part of their redevelopment project at Cooper Park. The Planning and Zoning Commission recessed into a Public Hearing on September 7, 2010 to consider the variance request and concluded the hearing on February 7, 2011. The Commission voted 5-2, to recommend approval of the variance to allow the construction of the vaulted toilet system. The Park District has indicated that the reasons for the variance request are vandalism, the opportunity for year-round operation and lower operational cost. City Staff recommends denial of the variance request due to the precedent that would be set. There is City sewer available in the vicinity, current facilities at Cooper Park are connected to water and sewer and no exceptions have been granted to these Municipal Code requirements. Alan Cooper, City Attorney, was present to explain the procedural problem. According to the City Code, Council cannot grant a variance for a Utility Code at this time. City staff will do some further research on it; no action was taken at this time.
- 5) **Ordinance Amending Municipal Code – Airport Zoning District:** The Chicago Skydiving Center presented information at the January meeting of the Planning and Zoning Commission regarding their desire to locate at the Rochelle Municipal Airport. Following that presentation the commission discussed the uses currently permitted at the airport. The commission requested that staff research the subject and propose modifications that would promote the future development of airport-related businesses. Staff conducted a survey of airports in Northern Illinois and an Airport Overlay District was subsequently proposed. The Planning and Zoning Commission conducted a public hearing on February 7, 2011 and voted to recommend the creation of an A Airport Zoning District and designation of Koritz Field as an A Airport Zoning District. The following permitted uses are included in the A District: airports, airplane maintenance facilities, and airplane technology based businesses; flight related fueling facilities, heliports, restaurants, retail and schools. The following uses may be permitted as special uses in the A District: airport related warehousing, distribution and manufacturing, corporate professional offices, cargo facilities and skydiving operations. The A District also specifies appearance criteria and the related application and approval process. Chris Limas, Community Development Director, was present to answer questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Ordinance 11-4008, An Ordinance Amending Chapter 110 of the Rochelle Municipal Code Creating the “A” Airport Zoning District and Amending the Zoning Map of the City of Rochelle Designating Koritz Field as an “A” Airport Zoning District, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

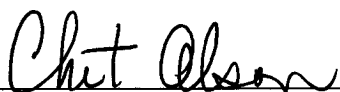
DISCUSSION ITEMS:

- 1) **The Chicagoland Skydiving Center:** The Chicagoland Skydiving Center (CSC) has been providing recreational skydiving and related activities in Hinckley, IL since 2000. CSC is currently seeking to relocate their skydiving business to the Rochelle Municipal Airport. CSC believes Rochelle's location will provide them with excellent opportunities to grow their business and provide benefits to the local economy. President of CSC, Doug Smith, was in attendance to share information on the proposed CSC Operations at the Rochelle Municipal Airport and responded to questions from the Mayor and City Council. CSC has a number of recommendations, which includes the outstanding safety record of his business. They are regulated by the FAR and USPA BSR aircraft associations. He told of the safeguards they have in place. Future plans include a restaurant. This would be a place for family members to come out and enjoy. They are monitored and communicate with nearby traffic control (which would be Rockford Airport in this area). He does not have concern about jumpers landing on the tollway; once in a while a novice parachuter may land in a field but any damage done in the past has always been well reimbursed for. Out of 39,000-plus jumps they have had one ambulance ride (a broken wrist). The Airport Advisory Board voted unanimously to recommend the CSC to the council. Councilman McDermott mentioned that the packet they received answered many of the questions and concerns that citizens have called him about. He did ask Don Elliott, who oversees the City airport, if he saw any concerns as he has looked into this. Don answered that these businesses have been successful at other airports and he sees no reason it couldn't be successful here. Councilman Eckhardt asked if this operation will increase our insurance rates and liabilities. Mr. Elliott has contacted Rochelle Insurance and there will be no insurance for the skydiving operation itself. It may increase our present rate slightly but very minimal. Actually our insurance doubled when the City took over the operation of the airport in 2008 because we took over the aircraft and field at that time. Ms. McKinley did let the Council know that there is a timeline for CSC.

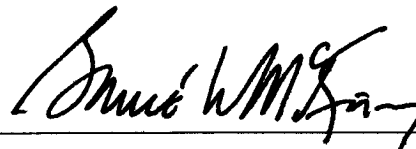
EXECUTIVE SESSION: At 8:10 p.m. moved by Councilman Hayes and seconded by Councilwoman Hollonbeck, **"I move the Council recess into executive session to discuss the appointment of specific employees (c) (1) and Discussion of minutes of meeting lawfully closed under this Act for purposed of approval by the body of the minutes or semi-annual review of the minutes as mandated. Section (c) (21)."** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

At 9:14 p.m., Councilman Berg moved and seconded by Councilman T. McDermott, **"I move the Council return to Open Session."** Motion passed by voice vote without dissent.

ADJOURNMENT: At 9:14 p.m., Councilman Berg moved and seconded by Councilman T. McDermott, **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson
Mayor, City of Rochelle



Bruce McKinney, CMC
City Clerk, City of Rochelle