

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
October 11, 2011**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Tuesday, October 11, 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, Hollonbeck, Rice, McDermott, Berg, and Mayor Olson. Absent: Councilman Eckhardt. Also present were City Manager's Assistant, Sue Messer (City Manager Plyman absent) and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor:
 - Report on Movie Filming: Bruce McKinney gave information; should be filming now on Friday, October 14th; begin 10:00 a.m.; will shoot an entire downtown scene from Post Office to the railroad tracks, then will shut down Lincoln Hwy. 4th Avenue to 5th Avenue; will be able to park on rest of Lincoln Hwy; will be able to walk to businesses which will be open. Shoot in front of H& R Block Bldg., then move across street to film inside the Hub Theater for three to four hours and then at night outside of theater. They will be using the parking lots on both sides of the Gazebo. Parking will be limited. Downtown business will not have to be closed.
 - Leaf Pickup: Begin leaf vacuuming next week. Put leaves on parkway, not in street.
- Council Members:
 - Councilwoman Hollonbeck and Councilman Rice will not be at the October 24th council meeting.
 - Administrative Committee meeting Tuesday, October 18th at 8:00 a.m.
- Employee Introductions:
 - **Benjamin Johnson:** Introduced by Fire Chief Brian Johnson, Ben became a paid-on-call firefighter in 2005, immediately after high school. Ben began his full-time firefighter career on September 26th. He is an Illinois Certified Firefighter II; an Illinois Certified EMT-Paramedic; certified at the Operations level in Hazardous Materials response; a Wild-land firefighter; and a certified Rescue Diver. Ben is finishing his degree in history at NIU and works as Assistant Security Manager at the center. Ben is single and lives in the Rochelle area.
 - **Todd Adamson:** Also, introduced by Chief Johnson. Todd was a paid-on-call firefighter, from 2005 until 2009. Todd began his full-time firefighter career on October 3rd. Todd is an Illinois Certified Firefighter II and an Illinois Certified EMT-Paramedic. Todd has worked with Lifeline Ambulance at OSF St. Anthony's in Rockford which brings some EMS experience to our department. Todd is married to Tiffany and lives in the DeKalb area.

PUBLIC COMMENTARY:

- **Merilyn May re: Hickory Grove Facility:** Stated she has a petition with over 1100 signatures who would like the City to help keep Hickory Grove open. They have many ideas that they feel will be helpful. If the City would like a Concerned Citizens Group to work with them and the Park District they will be happy to put that together.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – September 26, 2011;
- b) Accept and Place on File Minutes of Railroad Advisory Board Meeting – July 28, 2011;
- c) Approve Bills 09/09/11-09/15/11: \$1,752,192.87; 09/16/11-09/22/11: \$537,857.46; 09/23/11-09/29/11: \$781,800.85;
- d) Approve Payroll 09/05/11-09/18/11: \$203,668.15;
- e) Close Public Hearing for Third Amendment to Annexation Agreement for Creekside Subdivision Unit 1 f/k/a Kings Crossing and Developer will Re-submit.

Moved by Councilman Berg moved and seconded by Councilman McDermott, **“I move Consent Agenda Items (a) through (e) be approved by Omnibus Vote as recommended.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, Rice, McDermott, Hayes, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

2) **Amendment to Preliminary & Final Planned Unit Development Plat and Plan –**

Creekside Subdivision: Creekside Land Holdings, owner of the former Kings Crossing property, has petitioned the City for an amendment to the Preliminary Plat and Plan of the Kings Crossing Planned Unit Development which was originally approved on January 22, 2007. On August 1 and August 15, 2011 the Planning and Zoning Commission held public hearings to review the petition to amend the approved PUD Plan and Preliminary Plat. The Commission subsequently voted to recommend approval of the amended PUD Plan and Preliminary Plat by a vote of 5-0. Spencer Hayden, representing Creekside Land Holdings, LLC, met with City Staff on September 27, 2011 to discuss further revisions to the plan. These revisions are substantial enough to warrant referring the revised plan back to the Planning and Zoning Commission for another public hearing and recommendation. Chris Limas, Community Development Director, was present to discuss the recommendation. He feels the developer has made enough changes to warrant sending the amendment back to the Planning and Zoning Commission. Moved by Councilwoman Hollonbeck and seconded by Councilman Rice, **“I move the Council refer the Amendment to Preliminary and Final Planned Unit Development Plat and Plan for Creekside Subdivision back to the Planning and Zoning Commission for Recommendation on Revised Plan.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, Rice, McDermott, Hayes, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

3) **Special Use Permit to Allow Outdoor Storage at Roger’s Ready Mix – 701 Wood Street:**

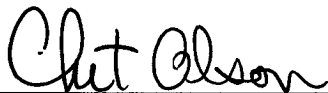
Roger's Ready Mix recently purchased the property at 701 Wood Street, which is adjacent to their concrete facility at 777 Wood Street. They have petitioned the City for a special use permit to allow expansion of their outdoor storage area onto the new site. If approved, the additional area will be used to store a variety of aggregate materials. On October 3, 2011 the Planning and Zoning Commission conducted a public hearing and subsequently voted 5-0 to recommend approval of the special use permit to allow outdoor storage at 701 Wood Street. The storage will have minimal impact to the area since it is zoned industrial and adjacent to an existing concrete facility. Chris Limas was present to give further information. There are no problems in regards to neighboring property owners. Moved by Councilman Berg and seconded by Councilman Rice, **“I move Ordinance 11-4096, An Ordinance Approving a Special use Permit to Allow Outdoor Storage at 701 Wood Street for Roger’s Ready Mix, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, Rice, McDermott, Hayes, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

- 4) **Final Plat of Subdivision for Coated Sand Solutions:** Coated Sand Solutions plans to construct a large silica sand coating facility on 28.05 acres of property adjacent to Steward Road and east of Illinois River Energy. On September 12, 2011 the Mayor and Council approved an ordinance annexing and zoning the property, a special use permit and preliminary plat and an Annexation Agreement with Coated Sand Solutions. The final plat for Coated Sand Solutions includes a one-lot subdivision with right-of-way dedicated for Steward Road, a 100 foot rail right-of-way dedicated on the north side of the subdivision to expand the City Industrial Rail and various drainage easements. On October 3, 2011 the Planning and Zoning Commission reviewed the petition for the final plat and voted to recommend approval by a vote of 5-0 subject to any required changes to easements or right-of-ways and posting of the necessary surety and payment of stormwater impact fees. Chris Limas was present for further information and to answer any questions, he recommends approval. Moved by Councilman McDermott and seconded by Councilwoman Hollonbeck, **“I move Ordinance 11-4097, An Ordinance Approving the Final Plat of Subdivision for the Coated Sand Solutions Subdivision, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, Rice, McDermott, Hayes, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.
- 5) **Resolution Establishing City of Rochelle Water Rates Effective January 1, 2012:** The existing Rochelle Municipal Utility (RMU) water rate schedules were approved by the Mayor and City Council on December 11, 2006. Earlier this year, the RMU Water Division hired the engineering firm of Willett, Hofmann & Associates to evaluate the current water revenues and expenses in order to develop and propose appropriate rate modifications. A Water Rate Analysis Report was subsequently prepared and presented to the Utility Advisory Board (UAB) on July 27, 2011. The conclusion reached by Willett, Hofmann & Associates is that the Water Division has operated at a net loss over the past three years and that rates should be increased by approximately 6 percent. The UAB did not provide a formal recommendation but indicated they understood the need for a water rate increase. Two additional revenue streams were also discussed at that time, a fire protection rate and system development fees. The UAB did not support system development fees and requested additional information and justification related to the fire protection fee. On September 26, 2011 the water rate study and results of the requested research were presented to the Public Works Committee of the City Council. In addition, Superintendent of Water/Water Reclamation Kathy Cooper recommended that the rate increase and fire protection fee be phased in over two years to ease the impact on the customers. Following the presentation and discussion, the committee recommended that the rate increase and fire protection fee, as proposed, be presented to the City Council. Kathy Cooper was present to give more information and to answer any questions. She stated that there are a number of facilities in the service area that have a significant fire protection demand, and the intent of the fee is to have customers who need the service pay for the cost. To serve the facilities/buildings that have fire protection systems, the Water Division must be able to deliver water for fire protection when needed to fight a fire. One of the first questions of a new business is, “What is the fire flow and the static and residual pressure at the address,” because the engineers and insurance companies must ensure the prospect that sufficient fire flow is available. Fifty-four letters were sent to customers affected by the proposed fire protection fee. She also met with two larger companies, Illinois River Energy and Rochelle Foods, to review the impact that the rate increase would have upon their business and they both seemed to understand the need for the rate increase. The necessary fire protection will also benefit the companies cost of insurance. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Resolution R11-18, a Resolution Establishing City of Rochelle Water Rates effective January 1, 2012, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, Rice, McDermott, Hayes, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:32 p.m., moved by Councilman McDermott and seconded by Councilman Rice, "I move the Council adjourn." Motion passed by voice vote without dissent.



Chet Olson, Mayor



Bruce McKinney, CMC, City Clerk

