

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JANUARY 10, 2011**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 10, 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. Also present were City Manager Alberts and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor: None
- Council Members:
 - Councilman Eckhardt will not be present at the January 24th meeting.
 - Pray for those affected by the recent shooting in Phoenix.
- **Employee Introduction – Joseph Senter:** Introduced by Chief Higby as the newest officer in the Police Department. Having earned the first place rank among the largest testing group in recent years, Joe comes to us with a Bachelor's Degree from NIU, experience playing professional baseball in Rockford, and a year and a half as an officer with the Rockford Police Department. He was married on January 1st of this year and they are excited about relocating to the area.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – December 27, 2010.
- b) Accept and Place on File minutes of Planning & Zoning Commission Meeting of December 6, 2010.
- c) Approve Bills 12/17/10-12/22/10 = \$555,447.99.
- d) Approve Payroll 12/13/10-12/26/10 = \$218,330.97.

Moved by Councilman Hayes and seconded by Councilman D. McDermott, **"I move Consent Agenda Items (a) through (d) 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) **Amendment of CenterPoint Annexation Agreement (Public Hearing and Action):** On April 14, 2003 the Mayor and City Council approved an Annexation Agreement with CenterPoint Properties for approximately 367 acres of land north of Illinois Route 38 West. On that same date the property was also annexed into the City with an I-1 Light Industry zoning. On December 27, 2010 the Mayor and Council approved rezoning the property to I-2 General Industry. An amendment to the Annexation Agreement has been drafted which was necessitated by the anticipated dedication of a portion of CenterPoint's property along BNSF rail line for the City's construction of a rail siding. Once constructed, this rail will service both the Black Earth and CenterPoint properties. The property to be dedicated was reserved for use as a buffer in the original Annexation Agreement. In addition the amendment recognizes the I-2 zoning and the new concept plan which the Planning and Zoning Commission recommended for approval at their January 3, 2011 meeting. The site plan coincides with the preliminary plat which is contained in the following agenda item #3. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **"I move the Council recess into a Public Hearing for the proposed Amendment of Annexation Agreement for Center Point."** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Attorney Alan Cooper gave a synopsis of the annexation agreement. With there being no public comments, Councilman Berg moved and seconded by Councilman Eckhardt, **"I move the Council return to Open Session."** Motion passed by voice vote without dissent. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **"I move Ordinance 11-3997, An Ordinance Approving an Amendment of Annexation Agreement for CenterPoint, 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.

- 3) **Preliminary Plat CenterPoint Intermodal Center Rochelle Phase Two:** Rochelle Development Joint Venture LLC, Rochelle Development Lot 1 LLC and CenterPoint Intermodal Center Rochelle Properties Association have petitioned for approval of a preliminary plat for a thirteen-lot industrial subdivision located on the north side of Illinois Route 38 at the intersection of CenterPoint Drive and Illinois Route 38. The proposed subdivision would include ten buildable lots, with three out-lots reserved for detention and stormwater management. The buildable lots in the subdivision have been configured north and south in order to maximize rail access to the lots. In addition CenterPoint Drive has been continued to the north and CenterPoint Court, a new east and west street, and Industrial Drive, a new north and south street, have been added. On January 3, 2011 the Planning and Zoning Commission reviewed the petition for a preliminary plat. Due to the length of CenterPoint Drive, and per the annexation agreement, staff will require an additional street prior to final platting of lots 5 and 6 to access property to the west. The Plan Commission voted to recommend approval of the preliminary plat by a vote of 8-0 subject to any changes being worked out during the final platting and engineering process. Chris Limas, Community Development Director, was present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman D. McDermott, **"I move Ordinance 11-3998, An Ordinance Approving the Preliminary Plat for CenterPoint Intermodal Center Rochelle Phase Two, 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) **Engineering Agreement with Fehr-Graham & Associates - Rail Grant ITC Industrial Park:** The Illinois Department of Transportation (IDOT) has approved funding in the amount of \$5,000,000 through the Bureau of Railroads to construct an industrial rail spur to serve the Nippon Sharyo facility in the ITC Industrial Park. The IDOT approved project includes the installation of approximately 8,342 feet of rail siding and associated structures in the industrial park. The Bureau of Railroad grant authorizes engineering services not to exceed \$479,953 for engineering design work and \$274,259 for construction engineering. Fehr-Graham & Associates submitted a proposal for engineering services related to the design, permitting, preparation of bid documents and grant administration for this project at a fee of \$287,590, which is \$192,363 below the estimated cost. In addition Fehr-Graham's proposal includes engineering services related to hydraulic surveys, compaction tests, material inspections and construction observation at an amount not to exceed \$274,259. This agreement will be executed once the land transaction is complete between the developer and Nippon Sharyo. These engineering services are allowable expenses through the IDOT project and will be paid through grant funds. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **"I move Agreement 11-3999, An Engineering Agreement between the City of Rochelle and Fehr-Graham & Associates for Track Construction Grant ITC Industrial Park, be approved."** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

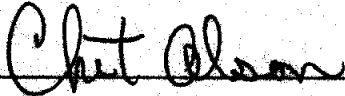
DISCUSSION ITEMS:

- 1) **Flood Plain Study:** On October 26, 2009 the Mayor and Council approved an agreement with Wills Burke Kelsey Associates for completion of the Greater Rochelle Base Water Elevation Study. Included in this study is a 125 square mile area bounded by Bethel Road to the north, Mulford Road to the east, Perry Road to the south and Brooklyn Road to the west. The survey work, modeling and summary have been completed in preparation for submission of the study to the IDNR and FEMA. Sam Tesreau, City Engineer, introduced John Wills and John Wetty, of Wills Burke Kelsey Associates, who provided an informational presentation on the study using a model:
- Fehr-Graham did all the project surveying.
 - End product is flood plain map for Rochelle, replacing the 1986 map.
 - Includes new structures, new survey information, new land use.
 - Will be a tool to be used for flood reduction.
 - Reviewed methodology, how much water runs off land; developed hydraulic model; studied Kyte River and other water tributaries; aerial photography; survey structure; rainfall data and plug into model; flood plain study; 116 mile radius used for effects on watershed; used water gauges; surveyed water events - still not near 50 or 100 yr events; extended flood plain; showed areas that a 100-year flood would effect;
 - Next steps: submit results to IDNR and FEMA.
- Sam Tesreau ended with a summary and time for questions.
- Study critical for future projects;
 - Potential developers/builders can use updated flood plain maps;
 - Can offset future impacts; replace present problem areas appropriately.
 - Will send to agencies in about a month-and-half after it is fine-tuned.

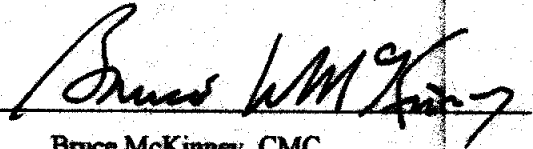
EXECUTIVE SESSION: At 7:53 p.m. moved by Councilman Berg and seconded by Councilman T. McDermott, "I move the Council recess into executive session to discuss Executive Minutes and Non-Union Personnel." Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

At 8:39 p.m., Councilman Berg moved and seconded by Councilwoman Hollonbeck, "I move the Council return to Open Session." Motion passed by voice vote without dissent.

ADJOURNMENT: At 8:39 p.m., Councilman Berg moved and seconded by Councilman Eckhardt, "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

