

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
January 23, 2012**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 23, 2012 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, McDermott, Berg, Eckhardt, Hollonbeck, and Rice. Absent: Mayor Olson. Also present were City Manager Plyman and City Clerk McKinney.

Moved by Councilman Berg and seconded by Councilman Rice, "**I move the Council appoint Councilman Bil Hayes as Mayor Pro-Tem for the Council meeting.**" Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, and Rice.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

Mayor: None

Council Members:

- Dan McDermott: Asked Police Chief Higby to look into Parking of delivery vehicles downtown blocks the traffic and parking stalls. Need to park in the back of stores.
- Financials – December 2011: Included in Council Agenda Packets.
- Rochelle Area Chamber of Commerce & Business Development - Peggy Friday: Since 2009 the chamber has gone through a number of changes: personnel, location, size and composition of the board, programs and services, and membership. Thanked the City for their support.
- Open Meetings Act Training Requirements – City Clerk: For all elected officials, department heads, and appointed officials must take the FOIA/OMA training by January 1st of 2013. This is a one-time training.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – January 9, 2012
- b) Approve Bills 12/23/11 - 01/05/12 = **\$227,582.49**, 01/06/12 – 01/12/12 = **\$2,370,953.15**
- c) Approve Payroll 12/26/11 – 01/08/12 = **\$207,076.02**
- d) Accept and Place on File Annual Fire Department Report: Ordinance 12-4137
- e) Accept and Place on File Annual Police Department Report: Ordinance 12-4138
- f) Ordinance Amending Municipal Code to delete One Tavern Liquor License

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, Eckhardt, Hollonbeck, McDermott, Rice, and Pro-tem Mayor Hayes. Nays: None. Motion passed 6-0.

2) **Third Amendment to Annexation Agreement Creekside Subdivision Unit 1 f/k/a Kings Crossing Subdivision (Public Hearing & Action):** The Mayor and City Council approved the Kings Crossing Annexation Agreement with Wyndham Foxford, LLC on April 10, 2006 for a 492.9 acre development located north of Flagg Road. Two amendments to the annexation agreement were subsequently approved in 2009 to facilitate the construction of the first phase of Kings Crossing. A third amendment to the annexation agreement is being proposed by Creekside Land Holdings LLC, successor to the Kings Crossing Annexation Agreement, in order to facilitate a residential subdivision on 19.4 acres of land north of Flagg Road and west of 20th Street. Spencer and Tim Hayden, representing Creekside Land Holdings LLC, have had multiple meetings with City staff over the past several months to discuss modifications to the existing annexation agreement. The proposed amendment includes provisions which the developers believe are necessary to make the residential subdivision viable at this time. These provisions increase the City's obligation and are beyond the incentives that have been provided in prior agreements. The provisions, which deviate from past policy and practice, were detailed in a memo received by council with the agenda. As part of the strategic planning process last fall, the Mayor and Council identified residential development as a priority and established a goal of twenty-five new residential housing units by December 31, 2013. In order to spur residential development in the current economic climate, it may be necessary for the City to consider additional incentives. At the request of the developer, the agenda items regarding the Creekside Subdivision have been put off to another meeting. Due to there being a Public Hearing planned and people coming for it, the council decided to continue with it as planned. Moved by Councilman Berg and seconded by Councilman Rice, **"I move the Council Recess into a Public Hearing for 3rd Amendment to Creekside Annexation Agreement."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hollonbeck, McDermott, Rice, and Pro-tem Mayor Hayes. Nays: None. Motion passed 6-0.

Tim Hayden: Something needs to be worked out regarding the water main going to the high school. Chris Limas, Community Development Director, said that they would get it worked out. Moved by Councilman Berg and seconded by Councilman Eckhardt, **"I move the Council recess the Public Hearing to February 13th and return to Open Session."** Motion passed by voice vote without dissent.

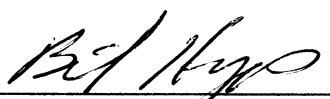
3) **Preliminary and Final Planned Unit Development Plat and Plan for Creekside Unit 1 Subdivision:** Creekside Land Holdings LLC has submitted a petition to amend the Preliminary Plat and Plan of the Kings Crossing Planned Unit Development (PUD) and for approval of the Final PUD Plan and Plat for Creekside Unit 1 Subdivision. If approved this 19.4 acre subdivision will be located north of Flagg Road and west of 20th Street. The Preliminary and Final PUD Plat and Plan for Creekside Unit 1 includes a twenty-three lot subdivision with twenty-two lots designated for single family residential and one 5.9 acre lot reserved for a potential assisted living facility. The proposed subdivision will have access off of 20th Street and staff is recommending the construction of a temporary turn around at the end of Creekside Drive until lot 23, the 5.9 acre lot, is developed. The plan includes the construction of Creekside Drive at a width of 31 feet back to back on a 60 foot right-of-way with 4 foot sidewalks. In addition, parkway trees will be planted in the lots on easements instead of in the parkway and stormwater management will be provided by reconfiguring the existing detention pond along 20th Street and adding two new detention ponds (west of San Gabriel and north of the High School property). On December 5, 2011 the Planning and Zoning Commission reviewed the petition for the amendment of the Kings Crossing PUD and approval of the Final PUD Plan and Plat for Creekside Unit 1 and voted to recommend approval. This item will be continued to February 13th.

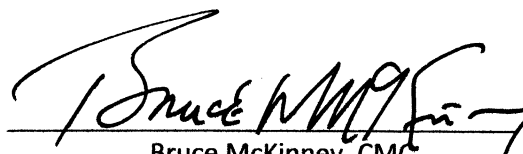
4) **Airport Land Acquisition Purchase Agreement:** In August of 2008 the Illinois Department of Transportation (IDOT) Division of Aeronautics approved plans to extend the current runway at the Rochelle Municipal Airport from 4,226 feet to Category B criteria of 5,000x75 feet. Subsequently, the Mayor and Council approved an agreement with Hanson Professional Services for assistance in acquiring the additional property necessary for the expansion. For the past three years Hanson Professional Services has worked diligently with the sellers' representatives, City staff and IDOT to reach an agreement on the acquisition of the required property west of runway 7. The proposed agreement includes the purchase of three parcels totaling 60.184 acres of land for a total price of \$541,985.90. In addition it allows for the protection of existing farmland drainage, access at Gurler Road, an avigation easement and reimbursement of associated fees not to exceed \$40,000. IDOT's current Transportation Improvement Program for Rochelle Municipal Airport includes an estimated project cost of \$650,000 for the land acquisition. Eligible expenses included in this project are land purchase, attorney fees, airport consultant fees, and engineering. The City of Rochelle will be required to upfront the land purchase and associated expenses, which were budgeted in the Airport Fund, and will seek 95% reimbursement from Federal Entitlement Funds and 2.5% reimbursement from the State of Illinois once the property acquisition is complete. Execution of this agreement will allow IDOT to begin programming funds to facilitate construction in 2013. Attorney Dave Lyons, of Alan Cooper Law Firm, was present to give more information. Attorney Lyons went over the agreement and answered questions for the Council. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **"I move Ordinance 12-4142, An Ordinance Authorizing Purchase of Real Estate for Rochelle Municipal Airport/Koritz Field, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hollonbeck, McDermott, Rice, and Pro-tem Mayor Hayes. Nays: None. Motion passed 6-0.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:34 p.m., moved by Councilman Berg and seconded by Councilman Eckhardt, **"I move the Council adjourn."** Motion passed by voice vote without dissent.


Bil Hayes, Mayor Pro-tem


Bruce McKinney, CMC,
City Clerk, City of Rochelle