

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
June 25, 2012**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, June 25, 2012 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> 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, Berg, McDermott, Hollonbeck, Eckhardt, Rice, and Mayor Olson. Absent: None. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:** None

**REPORTS AND COMMUNICATIONS:**

- Mayor:
  - 4<sup>th</sup> of July parade; VFW organizing; those who are interested in being in the parade should come to City Hall for the lineup. Route to be announced in paper and on radio.
- Council Members: None.
- Financial Statements May 2012: Included in Council Member Agenda Packets.

**PUBLIC COMMENTARY:**

- **John Kaminski – TIFS; old and new:** Asked the council to step up to their responsibility to the public and look at what this is going to cost now and in the future. Feels that as a result of the last TIF, nothing has been gained. Some of the past decisions using tax money have resulted in losses.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – June 11, 2012
  - b) Accept and Place on File Minutes of Stormwater Advisory Commission – April 11, 2012
  - c) Approve Bills – 06/01/12-06/07/12=\$713,195.20; 06/08/12-06/14/12=\$1,046,393.94
  - d) Approve Payroll – 05/28/12-06/10/12=\$210,605.60
  - e) Airport Paving
  - f) Amending Resolution Establishing Stormwater Advisory Commission: Resolution R05-14 is being amended to consist of five members rather than seven.
  - g) Appointments to Boards and Commissions Effective July 1, 2012:
  - h) Authorize VFW 4<sup>th</sup> of July Parade – July 4, 2012
  - i) Approve Request Associated with National Lincoln Highway BuyWay Event August 9-11, 2012
- Councilwoman Hollonbeck requested that Items (e) and (f) be removed from the Consent Agenda for further discussion. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Consent Agenda Items (a, b, c, d, g, h, i) be approved by Omnibus Vote as recommended.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes Hollonbeck, McDermott, Rice, and Mayor Olson. Nays: None. Motion passed 7-0.

**Item (e) - Airport Paving:** Don Elliott was present to give additional information and answer questions. The fiscal year 2012/13 budget included \$125,000 for two airport paving projects which includes the main airport entrance and parking lot overlay and the new service drive and CSC road. Engineering estimates for paving the service entrance and CSC drive area only total \$52,412.40 with the quoted amount totaling \$39,772.20. Approval in the amount of \$39,772.20 to the lowest bidder, Rabine Paving, is requested prior to payment for work completed. Moved by Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move we approve payment of \$39,772.20 to Rabine Paving."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes Hollonbeck, McDermott, Rice, and Mayor Olson. Nays: None. Motion passed 7-0.

**Item (f): Amending Resolution Establishing Stormwater Advisory Commission: Resolution R05-14 is being amended to consist of five members rather than seven.** Mayor Olson explained the change. Due to a vacancy for a long time and with another member leaving the board, there would now be two vacancies. After talking to Tom Huddleston, Chairman of the Board and Sam Tesreau, staff representative, it was decided to change to five members to alleviate the problem of not having a quorum for meetings. The Mayor felt that it would be beneficial to change two of the original seven positions to "at large" and perhaps that way keep Wayne Page, member of the Drainage District and other valuable members who are not able to attend on a regular basis. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **"I move we amend Resolution R05-14 to consist of five voting members."** Motion passed by voice vote without dissent.

The Mayor then went over the listing of new and reappointments to the Boards & Commissions.

- 2) **Resolution Establishing Emergency Services Price Schedule bids."** The current Emergency Services Price Schedule was approved by the City Council on February 25, 2008. Due to the escalating costs associated with providing ambulance services, a review was conducted of our current price schedule, comparing it with area ambulance rates. The review indicated that the ambulance service fees in Rochelle were significantly below the area average. On June 18, 2012 the Public Safety Committee of the City Council met to consider an adjustment to the ambulance fees. Fire Chief Brian Johnson presented the data obtained from area communities and proposed an increase to the ambulance fees of approximately 4.6%. Following some discussion, the consensus of the Public Safety Committee was to recommend an increase in the ambulance fees as proposed. Chief Brian Johnson was present to answer questions. Moved by Councilman Berg and seconded by Councilman McDermott, **"I move Resolution R12-16, A Resolution Establishing Emergency Service Price Schedule, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes Hollonbeck, McDermott, Rice, and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Ordinance Repealing and Replacing Chapter 86 of the Rochelle Municipal Code:** Since early 2008, City staff members have been working on a project to modify several chapters of the Municipal Code of the City of Rochelle to ensure that regulations are clear, concise, comply with current planning standards and provide direction for future growth. Modifications to Chapter 22, developed as part of this project, were approved by Council in November of 2010. The Planning and Zoning Commission reviewed modifications to Chapter 86 at their June 2010 meeting and, following some minor revisions, voted to recommend approval on July 6, 2010 by a vote of 5-0. Community Development Director Chris Limas subsequently led a discussion on the proposed modifications at the July 12, 2010 and July 11, 2011 City Council Meetings. Following the City Council discussion, additional changes were made based on input from community stakeholders. On October 3, 2011 the Administrative Committee of the City Council discussed the proposed revisions and recommended presenting Chapter 86 to the full council for approval. The Chapter 86 revisions were posted on the City website in early May and a press release announcing the proposed modifications was published in the Rochelle News Leader to allow for public comment. Modifications incorporated into the final revision of Chapter 86 include the following: addition of definitions for shared use path, types of streets, and reference documents used throughout the chapter, allowance for staff approval of a Minor Subdivision, further explanation of master plan required for developing a preliminary plat, final plat and engineering, updated the street and storm sewer improvement requirements and standards, and changed the school and park donation section to be more user friendly. Mr. Plyman added that since this item was placed on the agenda, he has had some discussions with staff members who have concerns of not having a full understanding of this very complicated and very intense ordinance and would like it sent back to the committee to do a better job of laying it out. Council sent this back to Committee.
- 4) **Ordinance Adopting the Master Plan for Water and Sanitary Sewer:** In 2006 the engineering firm of Willett-Hofmann & Associates prepared comprehensive Master Plans for both the water and sanitary sewer systems. These plans include the existing infrastructure for both systems (transmission mains, wells, towers, lift stations, force mains, and interceptor sewers) as well as future infrastructure needs based on anticipated development and the City's land use plan. As a result of growth within the City, both plans were amended in early 2011 and subsequently presented to the Utility Advisory Board. The preceding revisions to Chapter 86 of the Municipal Code contain references to the RMU Master water plan and RMU master sewer plan. Specifically, Sec. 86-124 (Sanitary sewers) and Sec. 86-125 (Water supply) require the developer to install water mains and sanitary sewer as sized in the respective master plans. Official adoption of the Master Plans for Water and Sanitary Sewer is recommended for clarity. Kathy Cooper, Director over Water and Water/Rec., was present to answer questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **"I move Ordinance 12-4196, An Ordinance Adopting Water and Sewer Comprehensive Plans for the City of Rochelle, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes Hollonbeck, McDermott, Rice, and Mayor Olson. Nays: None. Motion passed 7-0.

5) **Consent for Assignment of the Waste Collection Agreement:** In 1995 the City of Rochelle entered into a Waste Collection Agreement with Rochelle Disposal Service, Inc. (RDS) for the collection and hauling of solid waste, residential landscape waste and residential recyclables within the City. The term of the agreement is based on the availability of disposal capacity at the Rochelle Municipal Landfill and terminates no more than 30 years from the date of execution. Clyde Gelderloos, President of Rochelle Disposal Service, Inc., is requesting that the City approve the transfer of the Waste Collection Agreement from his organization to RRD Holding Company, doing business as Northern Illinois Disposal Services. In addition, John Lichty, President and CEO of Rock River Environmental Services (RRES), has provided background information on RRES and the associated hauling business operated by RRD Holding Company. The RRES waste services company operates in 18 counties in Northern Illinois, accepts approximately 5,000 tons of waste per day, and serves over 155,000 residential households and nearly 9,200 commercial customers. RRD Holding Company consists of five hauling divisions, of which Northern Illinois Disposal Services (NIDS) serves communities in DeKalb, Kendall and Kane counties and utilizes the Rochelle Landfill as its primary disposal facility. The Waste Collection Agreement provides that neither party (the City nor RDS) can assign their interest in the Agreement without the written permission of the other party. Upon the City's approval, RDS plans to transfer its interest in the agreement to RRD Holding Company no later than July 31, 2012. RRES will then consolidate the operations of NIDS and RDS in Rochelle. The principles of the companies were present along with Kathy Cooper to answer questions for the council. When asked for her input, Ms. Cooper said that they were taken by surprise when told about this. She and Mr. Plyman met and talked about contacting some of the other disposal companies that are part of RRES. When working with someone for a long time, change is hard and they wanted to know what kind of service they had. The cities they contacted were very happy with both NIDS and RRES. Ms. Cooper is confident they will be a good company to work with. Moved by Councilman McDermott and seconded by Councilman Berg, **"I move Resolution R12-17, A Resolution Consenting to the Assignment by Rochelle Disposal Services, Inc., of its Rights and Obligations Under the Waste Collection Agreement Dated April 26, 1995, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes Hollonbeck, McDermott, Rice, and Mayor Olson. Nays: None. Motion passed 7-0.

#### DISCUSSION ITEMS:

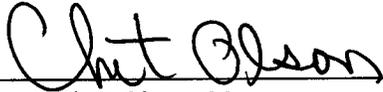
1) **Tax Increment Financing Eligibility Findings:** Earlier this year the City hired Teska and Associates to perform planning studies related to the possible implementation of three tax increment financing (TIF) districts. The three areas that have been identified for potential redevelopment through TIF funds include the Northern Gateway, Downtown, and Southern Gateway. Teska and Associates have completed their evaluation of the areas and find that "all three TIF Districts will qualify as a conservation area" having met the age factor, plus at least three additional factors being present and reasonably distributed throughout each TIF District". Kon Savoy, Principal Urban Planner with Teska and Associates, attended the meeting to provide an overview of the findings and responded to questions from the Mayor and Council members. He stressed this is a vehicle used to keep the goals of the Comprehensive Plan and to provide jobs. Information included in his overview was:

- Northern Gateway TIF: 217 parcels and 162 buildings;
- Downtown: 346 parcels and 200 buildings;
- Southern Gateway: 160 parcels and 98 buildings.

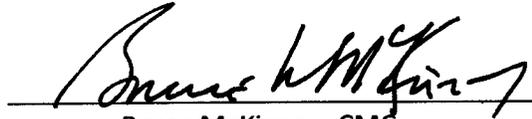
At the end of Mr. Savoy's overview, Mr. Plyman brought up that, as there is tax dollars being spent, all of the jurisdictions plus the school districts should have something to say about it, not just these three districts.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** At 8:27 p.m., moved by Councilwoman Hollonbeck and seconded by Councilman McDermott, "I move the Council adjourn." Motion passed by voice vote without dissent.



Chet Olson, Mayor



Bruce McKinney, CMC,  
City Clerk, City of Rochelle