

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
March 25, 2013**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, March 25, 2013 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 McDermott, Hollonbeck, Rice, Berg, Eckhart, Hayes and Mayor Olson. Absent: None. Quorum was present. Also present were City Manager Plyman and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor: Mayor Olson appointed Mike Wood to the Airport Advisory Commission for a term to Expire July 1, 2013. Councilman Berg and seconded by Councilman Eckhart, **"I move the Board approve the Mayor's recommendation to appoint Mike Wood to the Airport Advisory Commission for a term to expire July 1, 2013."** Motion passed by voice vote without dissent.

Mayor Olson thanked Don Elliot for his 37 years of service.

- Council Members: Councilman Berg announced there would be a Public Work's Committee meeting on March 27, 2013 at 9 a.m. The committee would be discussing Quiet Zones.
- Financials - February 2013: Included in Council Packets.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – March 11, 2013
- b) Accept and Place on File Minutes of Planning and Zoning Commission Meeting - January 7, 2013
- c) Accept and Place on File Minutes of Stormwater Advisory Commission Meeting – January 3, 2013
- d) Approve Bills – 030113-030713=**\$380,976.80**; 030813-031413=**\$1,149,632.85**
- e) Approve Payroll – 021813-030313=**\$210,669.36**
- f) Approve Lincoln Highway Heritage Festival Request – August 16-18, 2013
- g) Resolution Lincoln Highway Heritage Festival Parade – August 18, 2013

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

- 2) **Second Avenue Water Main Project:** Operators have repaired numerous water main breaks in the 100 and 200 blocks of Second Avenue over the past eight years. The eighty year old cast iron water main in this area is showing visible signs of pitting and corrosion. As a result, the Mayor and Council approved an agreement with Willett Hofmann & Associates last October for the engineering design to replace 1550 feet of four-inch water main between Washington Street and the east end of Second Avenue with twelve-inch main. Subsequent to the required public notice, the City Clerk opened bids for the Second Avenue Water Main Project on March 14th with eleven contractors submitting bids. Staff and our consultant, Willett Hofmann & Associates, have reviewed the bids and recommend the acceptance of the apparent low bidder, Northern Illinois Services, with a bid of \$253,643.52. The proposed 2013-14 Water Division Capital Outlay Budget includes \$270,000 for the replacement of this water main. Following the bid award, the project is expected to begin in late April. Councilman Hays moved and seconded by Councilwoman Hollonbeck, **"I move the Council accept Bid C13-03 for the Second Avenue Water Main Project from Northern Illinois Services of Rockford, IL in the amount of \$253,643.52, and reject all other bids."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.

- 3) **Ordinance Adopting and Enacting a New Code for the City of Rochelle:** In 2003 the City entered into a contract with Municipal Code Corporation (MCC) to update and codify the Rochelle Municipal Code. MCC subsequently reviewed the Code, proposed changes where provisions were in conflict with Illinois statutes and arranged the Code in a format that was easier to use. In August of 2006 the Mayor and Council adopted the recodified Municipal Code. In 2012, as a result of budget discussions, the City Manager directed the City Clerk to assume the ongoing responsibility of codifying and updating the City of Rochelle Municipal Code. The City Clerk has since prepared chapters 1 through 110 of the Code, along with an introduction, table of contents and index. The new Code is identical in content and organization to the MCC version and incorporates all amendments made through October 31, 2012. Councilman McDermott moved and seconded by Councilman Eckhardt, **"I move Ordinance 13-4295, An Ordinance Adopting and Enacting a New Code for the City of Rochelle; Providing for the Repeal of Certain Ordinances Not included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing when such code and this Ordinance shall become effective, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.
- 4) **Real Estate Option Agreement and Listing Agreement–Rochelle Business and Technology Park:** The Rochelle Business and Technology Park is a 160-acre development which opened in 2007. Current tenants include Allstate Insurance, Western Processing Center (Northern Trust), and the RMU Technology Center. Approximately 96 acres remain available for development including property owned by the City of Rochelle and Ogle County. The entire technology park property was originally owned by Reed Harris and Corliss Baer, as is approximately 90 acres of the remaining available property. The City has held various options on the Harris/Baer property over the past few years, the last of which expired in December of 2011. The City Manager and Economic Development Offices of the City of Rochelle wish to recruit additional park tenants. Having an option to purchase the remaining property would greatly facilitate new development. A new option to purchase the remaining acreage has been tentatively agreed to by the City and Harris/Baer. There is no cost to own the option and the agreement allows the City to market the property in partnership with a broker. The option agreement is for a term of 3 years, the per-acre purchase price for the first year is \$25,000 and the agreement includes a 5% increase in the per acre purchase price in years 2 and 3. Jim Planey of Lee and Associates has provided an Exclusive Right to Sell Listing Agreement in order to broker the property in the park. The term of the listing agreement is for approximately one year, ending on June 30, 2014, and includes sales commission ranging from 6% - 8% of the gross sale price depending on the number of brokers involved. In addition, Jim Planey has proposed a budget of \$10,000 for marketing expenditures which includes signs, aerial photos, park brochures, and a magazine advertisement. These expenses have been included in the preliminary 2013-14 City of Rochelle Budget. Councilwoman Hollonbeck moved and seconded by Councilman Eckhart, **"I move Ordinance 13-4296, An Ordinance Authorizing the City Manager to Enter into a Real Estate Option Agreement and Listing Agreement with Lee and Associates of Illinois, LLC for the Rochelle Business and Technology Park, 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) **Solar Plant Grant Application:** The Illinois Department of Commerce and Economic Opportunity (DCEO) has grant funds available through the Community Solar and Wind Grant Program to support the development and implementation of larger-scale distributed solar energy systems in Illinois. Local government entities are eligible for grants of up to 40% of the cost of eligible solar project costs through a competitive application process which closes April 8th. RMU staff members are proposing the construction of a solar plant at the Rochelle Business and Technology Park to promote solar power as an alternative energy source and reduce summer peaks. In addition the plant would provide electrical energy to the Technology Center, add renewable energy into RMU's power mix, and provide the opportunity for RMU to expand its knowledge about solar power. Business and Financial Analyst, Dan Westin has created the following business case for the solar plant:
- Cost to construct a 25.8kw plant on the Technology Center grounds - \$100,000
 - RMU's investment of 60% - \$60,000
 - Value of energy produced, Solar Renewable Energy Credits, reducing peak demand, and avoiding demand over 10 years - \$70,634. (Additional value would be expected since these systems typically last 20 years.)
 - Value to RMU for each residential system added over a 10 year period- \$11,834
- Councilman Berg moved and seconded by Councilman Rice, **"I move the Council approve the Solar Plant Grant Application."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.

- 6) **2013 Sealcoat Project:** A 10-year capital plan was developed several years ago to address maintenance requirements of existing infrastructure. As a result of that plan, numerous existing roadways have been identified for sealcoat surface treatment this year including North 9th Street; Gehant, Northfield and McCall Court; South 6th, 9th, 10th and 11th Streets; Garfield Drive; Wood, South Oak, and Gary Streets; Joanne Lane; Highland Road and sections of Lincoln Highway; 14th and 15th Street; and several avenues throughout the community. The application of a sealcoat surface treatment has been found to be a cost effective way to maintain and preserve the life of the roadway surfaces and several streets have been treated over the past few years. Subsequent to the required public notice, the City Clerk opened three bids on March 7th. City Engineer Sam Tesreau reviewed the bids and recommends the acceptance of the apparent low bidder, AC Pavement Striping Company, with a bid of \$239,589.07. The proposed 2013-14 Capital Improvements Fund budget includes \$292,000 for sealcoat resurfacing of miscellaneous streets which will be funded through a transfer of Motor Fuel Tax funds. Sam Tesreau was present to answer questions. Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move Resolution R13-05, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.

Councilman Rice then moved and seconded by Councilman Eckhart, **"I move the Council accept Bid C13-04 for the 2013 Sealcoat Project from AC Pavement Striping Company in the amount of \$239,589.07, and reject all other bids."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.

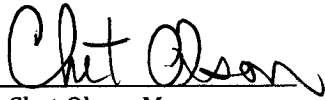
- 7) **Ordinance Authorizing Sale of Personal Property – Inoperable Vehicle:** In 2003 the Rochelle Police Department purchased a new Ford Crown Victoria Police Interceptor for use as a squad car. The City subsequently transferred the vehicle to the Building/Community Development Department in August of 2008 for use by inspection services. Since the transfer, the vehicle has required numerous mechanical repairs at a cost of over \$2,700. Last November the vehicle again experienced mechanical issues including difficulty in steering and lack of acceleration. At that time a local automotive repair facility provided a quote of nearly \$2,500 to restore the vehicle to a reasonable operating condition. Due to safety concerns the vehicle is no longer in operation and has been transported to the Street Department yard. The Kelley Blue Book value of the vehicle in fair operating condition is estimated at \$1,700. Since the repairs far exceed the value of the vehicle, even in fair operating condition, staff recommends recycling the vehicle at the local Behr Iron and Metal facility. Per State Statute, the Mayor and Council can authorize the sale of property which is no longer necessary or useful, including selling the vehicle for scrap metal. This is accomplished by a simple majority vote of the City Council. Councilman Berg moved and seconded by Councilman Rice, **"I move Ordinance 13-4297, An Ordinance Authorizing Sale of Personal Property of an inoperable vehicle, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.
- 8) **Updated 5-Year Functional Classification and Federal Aid Systems Map for the Rochelle Urban Area:** Urban area boundaries are established to provide limits within which Federal funds may be pursued for transportation improvement projects. These boundaries are to be determined by State and Local officials and are subject to approval by the Federal Highway Administration. In July of 2011 the City Council approved an updated 5-year Functional Classification and Federal Aid Systems map for the Rochelle Urban Area and it was subsequently submitted to IDOT. However, due to staff changes, IDOT never formally adopted the map. Therefore, IDOT has requested that the City review the map and make any changes that have occurred since that time. City Engineer Sam Tesreau has modified the proposed map to incorporate key designations and classifications in addition to annexations and roadway improvements that have occurred since 2011. The designation of certain streets and/or routes within the Rochelle Urban Area as part of the Federal Highway System will enable the City to pursue federal funding through IDOT for future improvements. Sam Tesreau was present to answer questions. Councilman Berg moved and seconded by Councilman McDermott, **"I move the Council Approve the 5 year Functional Classification and Federal-Aid-Systems Map for the Rochelle Urban Area."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed: 7-0.

DISCUSSION ITEMS: None

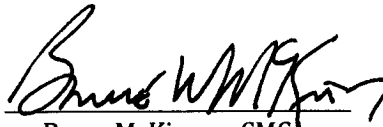
EXECUTIVE SESSION: At 7:58 p.m., Councilman Berg moved and seconded by Councilman Eckhardt, **"I move the Council recess into executive session to discuss: The (appointment, Employment, compensation, discipline, performance and/or dismissal) of specific employee(s). Section (c)(1, Discussion of minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated. Section (c)(21), and the Operation by a municipality of a municipal Utility when the discussion involves the results or conclusions of load forecast studies. Section (c)(23).** A roll call vote was taken. Ayes: Berg, Eckhardt, Hayes, Hollonbeck, McDermott, Rice and Mayor Olson. Nays: None. Motion passed 7-0.

At 8:51 p.m. Councilman Berg moved and seconded by Councilman Eckhardt, **"I move the Council return to Open Session"**. Motion passed by voice vote without dissent.

ADJOURNMENT: At 8:51 p.m., moved by Councilman McDermott and seconded by Councilwoman Hollonbeck, **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor



Bruce McKinney, CMC
City Clerk, City of Rochelle

