

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
August 12, 2013**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, August 12, 2013 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 McDermott, Rice, Berg, Eckhart, Hollenbeck, and Mayor Olson. Absent: Councilman Hayes. Quorum was present. Also present were City Manager Plyman and City Clerk McKinney.

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

**REPORTS AND COMMUNICATIONS:**

- Mayor: The Mayor attended IML Summer meeting in Danville. Mayor thanked all participants in the Lincoln Highway Buy-Why.
- Council Members: None
- Financial Statements June 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 – July 22, 2013
- b) Accept and Place on File Minutes of Airport Advisory Board Meeting – February 28, 2013
- c) Approve Bills – 071213-071813: **\$2,247,063.67** ; 071913-072513: **\$637,084.01**
- d) Approve Payroll – 070813-072113: **\$207,327.83**
- e) Establish Annual Trick-r-Treat Schedule October 31, 2013 from 5:00pm-8:00pm

Moved by Councilman Eckhardt 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, McDermott, Rice, Eckhardt, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) **Contract for Purchase and Sale between the City and the Greater Rochelle Economic Development Corporation - 100' Strip of Property for Rochelle Industrial Rail Expansion:** In 2003 the Greater Rochelle Economic Development Corporation (GREDCO) purchased a strip of property (3 miles x 100 foot) in Lee County for the future expansion of the Rochelle Industrial Rail. The property is located south of the terminus of the existing City rail at Johns Creek. The Economic Development Department is currently working with several rail served industries that are interested in bringing unit train service to Rochelle. Unit trains typically consist of 80-100 cars and require 6,000-8,000 linear feet for switching purposes. To accommodate the switching needs of unit trains, the Rochelle Industrial Rail would need to be extended by 3,000 feet. In addition, two opportunities exist for funding to assist with the expansion but the City must own the land. To facilitate the 3,000 foot expansion of the Rochelle Industrial Rail, GREDCO has agreed to sell 7.29 acres of property to the City for \$255,150. This price equates to \$35,000 per acre and is based on comparable appraisals for rail served property which vary from \$34,848 per acre to \$108,000 per acre. The proposed Contract for Purchase and Sale includes payments as follows: \$70,000 at the time of closing, \$70,000 on September 1, 2014, and \$70,000 on September 1, 2015 and the remaining balance, including two percent simple interest per annum, in the amount of \$52,059 on September 1, 2016. In addition, GREDCO will pay the real estate taxes for the 2012 tax year and the 2013 taxes will be prorated between the City and GREDCO. The 2013 -14 Railroad Fund Capital Outlay Summary includes \$70,000 for the land purchase. Jason Anderson was present to answer questions. Councilwoman Hollonbeck moved and seconded by Councilman Berg, **"I move Ordinance 13-4327, An Ordinance Authorizing Purchase of Real Property for Public Use (100 foot strip), be adopted."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Eckhardt, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.
- 3) **Resolution Amendment for 2011/2012 Seal Coat Street Maintenance:** In April of 2011 the City Council approved a Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code. The resolution provided for the appropriation of \$235,000 of Motor Fuel Tax (MFT) funds for the 2011 Seal Coat Project. The Illinois Department of Transportation (IDOT) recently performed a periodic MFT audit. During the audit, it was noted that the actual expenditures on the 2011 Seal Coat Project totaled \$239,415.20. In addition, IDOT is unable to locate a copy of the original resolution approved by the City Council in 2011. In order to satisfy the documentation required for disbursement of the MFT funds, City Engineer Sam Tesreau recommends that the previous resolution for \$235,000 be rescinded and a new resolution in the amount of \$239,415.20 be approved. Once approved the new resolution will satisfy the MFT requirements. Councilman Berg moved and seconded by Councilman Rice, **"I move that Resolution 11-05 for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code for \$235,000 of Motor Fuel Tax funds for the 2011 Seal Coat Project be rescinded."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Eckhardt, Berg, and Mayor Olson. Nays: None. Motion passed 6-0. Councilman Berg then moved and seconded by Councilman Eckhardt, **"I move Resolution R13-15, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code (Section # 11-00000-00-GM for \$239,415.20 for the 2011 Seal Coat Project, be adopted."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Eckhardt, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

**DISCUSSION ITEMS:** None


**EXECUTIVE SESSION:** At 7:23 p.m. Councilman Eckhardt moved and seconded by Councilwoman, **"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).**
- **Purchase or lease of real property for City's use. Section (c) (5)**
- **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)** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Eckhardt, Berg, and Mayor Olson. Nays: None. Motion passed 6-0.

At 7:37 p.m., Councilwoman Hollonbeck moved and seconded by Councilman McDermott, **"I move the Council return to Open Session."** Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 7:37 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