

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
March 24, 2014**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, March 24, 2014 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, Hollenbeck, Berg, Hayes and Mayor Olson. Absent: Eckhardt. Quorum was present. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:**

**Week of the Young Child:** Proclamation read by City Clerk, Bruce McKinney. Accepted by Sarah Thuestad, Director of the Rochelle Childcare Center.

**REPORTS AND COMMUNICATIONS:**

- Mayor: Thanked the Street Department for all their work this past winter.
- Council Members: None
- Financials - February 2014: In Council packets

**PUBLIC COMMENTARY:** Diane McNeilly and Alan Cooper spoke in favor of the Hub Theater and Jim Moorehead and John Kaminski were opposed to using city money.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – March 10, 2014
- b) Approve Bills – 02/28/14-03/06/14 = \$308,141; 03/07/14-03/13/14 = \$735,093
- c) Approve Payroll – 02/17/14-03/02/14 = \$211,526

Moved by Councilman McDermott and seconded by Councilman Rice, "**I move Consent Agenda Items (a) through (c) be approved by Omnibus Vote as recommended.**" A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) 25 kW Solar Plant Project:** Rochelle Municipal Utilities (RMU) applied for a grant last year through the Illinois Clean Energy Community Foundation (ICECF) to fund up to 60% of a 26 kW solar plant. In November, ICECF notified RMU staff that a grant of \$63,600 was approved for the project. Subsequent to the required public notice, the City Clerk opened seven bids for the project on March 4th. RMU staff and our consultant from Freedom Fields reviewed the bids and subsequently met with ICECF to discuss the location of the plant. As a result of that discussion, it has been determined that it may be a better fit with the Grantor's requirements to place the plant at the 2<sup>nd</sup> Avenue Electric complex. Therefore, staff recommends rejecting the current bids and evaluating a re-bidding of the project to fit the activities required for placement on the roof of a 2<sup>nd</sup> Avenue Electric Operations building. Dan Westin was present to answer questions. Motion made by Councilwoman Hollonbeck and seconded by Councilman McDermott, "**I move Council reject all bids for the 26 kW Solar Plant Project.**" A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

3. **Purchase of the Hub Theatre:** The Hub Theater originally opened in 1931 in downtown Rochelle. It was constructed as a 950-seat Art Deco-style stage theater. In the 1980's the theater was split into a three screen complex and remained as such until its closure in early 2011. The theater has remained vacant since that time. In May of last year, Architect John Mahon presented a report to the City Council on the condition and feasibility of renovating the Hub Theatre. Following that presentation, Attorney Alan Cooper volunteered to spearhead an effort to promote the renovation of the Hub Theater. Attorney Cooper, along with several committee members, developed a plan for renovation and operation of the theater, created a power point presentation and brochure outlining the plans, gathered signatures on petitions in support of the plan and created and operated a Facebook page dedicated to the renovation effort. Their plan includes the renovation of the Hub Theater through the use of landfill funds. The proposed design includes flexible cabaret seating and a proscenium stage. The renovated theater would be run by a professional theater manager/events coordinator and volunteers would serve as ushers, staff the box office and provide routine maintenance. The power point presentation has been shown eleven times-once to the city council, four times to the general public and six times to private groups, including local service groups. Approximately 200-300 people have attended the showings and voiced both support and opposition for the project. As of March 14th approximately 500 citizens of Rochelle have signed the petition, indicating their support for the renovation and the use of landfill funds for that purpose. In addition, approximately 100 non-citizens have signed petitions indicating their support. The asking price for the Hub Theater is \$100,000 and renovation costs are expected to be \$1-\$1.5 million. That being said, this project has the potential to serve as a catalyst for the revitalization of downtown Rochelle. Council asked for more information and possibly TIF the downtown. No motion was made.
4. **Amendments to Professional Services Agreements – Rochelle Municipal Airport:** In 2008 the Illinois Department of Transportation (IDOT) Division of Aeronautics approved plans to extend the current runway at the Rochelle Municipal Airport to 5,000 feet. Since that time the Mayor and Council have approved several agreements and amendments with Hanson Professional Services related to the property acquisition, expansion, and Airport Layout Plan. The Illinois Department of Transportation Division of Aeronautics (IDOT DOA) recently approved the following three amendments:
- Amendment related to the runway extension – This amendment is required for the aerial imaging necessary to document the new approach and establish the end coordinates. This specialized element will be performed by a sub consultant, Quantum Spatial, at a cost of not to exceed \$30,625.
  - Amendment related to environmental efforts to Update Airport Layout Plan – This was required toward the end of the runway extension project design phase, prior to the bid letting, but was just approved by IDOT DOA at a cost of not to exceed \$16,000.
  - Amendment related to the AMCORE land acquisition- After the initial acquisition and during the environmental review, the 7.7 acres of land outside of the assessment area was questioned. As a result, this area must also be cleared of environmental concerns at a cost of not to exceed \$8,000.
- All of these amendments are eligible for reimbursement and will either be covered by existing contingencies included in the projects or by the City at a 5% local share of \$2,731.25. Mark Delhotal was present to answer questions. Councilwoman Hollonbeck moved and seconded by Councilman McDermott, **"I move Agreement 14-4366, Hanson professional Services Inc., Amendment to Professional Services Agreement for Extension to Runway 7-24, be approved."** A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0. Councilwoman Hollonbeck then moved and seconded by Councilman Berg, **"I move Agreement 14-4367, Hanson Professional Services, Inc., Amendment to Professional Services Agreement for Update to Airport Layout Plan, be approved."** A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0. Councilwoman Hollonbeck moved

and seconded by Councilman Rice, **"I move Agreement 14-4368, Hanson Professional Services Inc., Amendment to Professional Services Agreement for AMCORE Property Acquisition, be approved."** A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

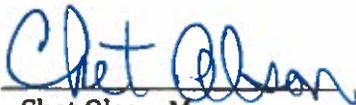
- 3) Preliminary/Construction Engineering Services Agreement - City Industrial Rail Extension:** The City Industrial Rail has been an economic driver in our region for the past several years. It offers local industries a competitive advantage by providing access to both the Union Pacific and Burlington Northern Santa Fe Railroads for their shipping needs. In January of this year, Coated Sand Solutions shipped its first unit-train of coated sand. They project that they will ship 2 unit-trains per week by June. In addition, multiple prospects are considering locating in Rochelle to take advantage of the CIR and unit trains opportunities. All of this activity has driven the need to design future extensions of the CIR. The Economic Development Department recommends that a 3<sup>rd</sup> track extension in the unit-train yard be designed and constructed. This extension would make it possible for two unit-trains to be assembled on the CIR at the same time. In addition it would allow the City to take advantage of \$750,000 of remaining Economic Development Administration funds and \$100,000 available from the Coated Sand Solutions Project before the end of 2014. Fehr- Graham Engineering and Environmental has provided a scope of services for the preliminary/construction engineering associated with a 2300 linear foot extension of industrial rail for a fee of \$55,348. Mark Delhotal was present to answer questions. Councilman Berg moved and seconded by Councilman Rice, **"I move Agreement 14-4369, An Agreement with Fehr Graham for preliminary/construction engineering services related to the extension of the City Industrial Rail for \$55,348, be approved."** A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0. **Engineering services related to the extension of City Industrial Rail for \$55,348, be approved."**

**DISCUSSION ITEMS:** None

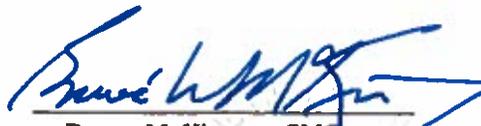
**EXECUTIVE SESSION:** At 8:16 p.m. Councilwoman Hollonbeck moved and seconded by Councilman McDermott, **"I move the Council recess into executive session to discuss: The (appointment, Employment, compensation, discipline, performance and/or dismissal) of specific employees, Section (c)(1) and Purchase or lease of real property of City's use, Section (c) (5)."** A roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Rice, Berg, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

At 8:49 p.m. Councilman Berg moved and seconded by Councilman Rice, **"I move the Council return to Open Session."** Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 8:49 p.m., moved by Councilman Berg and seconded by Councilman McDermott, **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor  
City of Rochelle



Bruce McKinney, CMO  
City Clerk, City of Rochelle