

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
June 9, 2014**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, June 9, 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, Eckhart, Hayes and Mayor Olson. Absent: Councilmembers Rice, Berg, and Hollonbeck. Quorum of four was present. Also present were City Manager Plyman and City Clerk McKinney.

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

**REPORTS AND COMMUNICATIONS:**

- Mayor:
  - Thanked staff who were involved in making Railroad Days a success.
- Council Members: None

**PUBLIC COMMENTARY:**

- Steven O'Connor re: Whitcomb locomotive: Whitcomb locomotives were all made in Rochelle; Mr. O'Connor gave a history as to their usage here as well as overseas. Would like the City to purchase for the Railroad Park; owner is planning on scrapping. The Mayor suggested Mr. O'Connor get more information. There needs to be a feasibility study regarding the cost and getting it to Rochelle.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – May 27, 2014
- b) Approve Bills – 051614-052214=~~\$919,134~~; 052314-052914=~~\$156,664~~
- c) Approve Payroll – 051214-052514=~~\$209,489~~
- d) Accept and Place on File Minutes of Planning and Zoning Commission Meeting – April 7, 2014
- e) Accept and Place on File Minutes of Airport Advisory Board Meeting – March 24, 2014
- f) Accept and Place on File Minutes of Railroad Advisory Board Meeting – March 27, 2014
- g) Authorize VFW 4th of July Parade – July 4, 2014
- h) Approve an Ordinance Amending Section 6-46 of the Municipal Code to Delete One Package Liquor License

Moved by Councilman Eckhardt and seconded by Councilman Hayes, **“I move Consent Agenda Items (a) through (h) be approved by Omnibus Vote as recommended.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, McDermott, Hayes, and Mayor Olson. Nays: None. Motion passed 4-0.

- 2) Second Avenue Water Main Project:** In 2012 the City Council approved an engineering agreement for the design of the Second Avenue Water Main Project. The project included the replacement of 1,550 feet of four-inch water main that was in poor condition between Washington Street and the east end of Second Avenue. In addition, the project was designed to improve the water system by connecting Well #2 and the Second Avenue tower to the east side of the City. In 2013, after the installation of 1,000 feet of PVC water main, the construction was halted due to contaminated soils from leaking underground storage tanks in the area. Hintzsche Oil has since reached an agreement with the Illinois Environmental Protection Agency (IEPA) to remediate the soils in front of their property. That work will take place prior to the City proceeding with Phase 2 of the Second Avenue Water Main Project. The initial estimate for the water main project was \$275,000. The IEPA requires ductile iron pipe in areas where water main is installed in contaminated soils. To date, \$244,440 has been spent, including the purchase of ductile iron pipe and Viton gaskets at \$52.70 per linear foot instead of PVC at \$15.62 per linear foot. Subsequent to the required public notice, the City Clerk opened bids for the Second Avenue Water Main Project, Phase 2 on May 30th with four contractors submitting bids. Staff and our consultant, Matt Hansen of Willett Hofmann & Associates, have reviewed the bids and recommended the acceptance of the apparent low bidder, O'Brien Civil Works, with a bid of \$55,730. The Second Avenue Phase 2 project includes the installation of the remaining 550 feet of 12-inch water main, appurtenances and a contingency for the removal and disposal of additional contaminated soils. If additional contaminated soils are encountered during the installation, the City may seek compensation from the adjacent land owner. Kathy Cooper, Water Department Head was present to answer any questions. Moved by Councilman McDermott and seconded by Councilman Eckhardt, **"I move the Council Approve C14-08, a Bid from O'Brien Civil Works for the Second Avenue Water Main Project, Phase 2 for \$55,730, and reject all other bids."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.
- 3) Purchase of Skid Load Generators:** Rochelle Municipal Utilities (RMU) owns and operates three generating stations totaling 22MW of generating capacity. Our 9th Street station houses 8 units, some of which date back to the 1940s. These units are maintenance intensive and are not always available to supply capacity when desired. The proposed addition of 6 MWs of capacity is the first step in replacing some of the old generator sets, two of which have been taken out of production and will be dismantled this winter. RMU's ability to generate capacity is very important for both peak shaving and to provide power during emergencies. (This summer the capacity price is up five times compared to last summer.) To improve RMU's ability to meet these needs, staff proposed purchasing a set of cost efficient generator sets that could be deployed into the distribution system to provide 6 MW of capacity. In December of 2013 the Utility Advisory Board recommended investment in these units. In addition, the Mayor and Council approved proceeding with a down payment of \$124,746 to secure the purchase of the proposed skid load generators in May. RMU staff created a project for these generators which includes a highly efficient integration into RMU's distribution network. The combined integration has created a capability of black-starting a non-protected area with 9 MW of power. Black starting means there is no power from the regional grid and RMU can start these units by itself. The total project cost to provide the proposed skid load generators is estimated to be \$2,042,060. With the approval of Council for purchasing, the units are expected to be operational in August-September of this year. Dan Westin was present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman Hayes, **"I move Purchase 14-4288, The Purchase of 6MW Skid Load Generators at a total cost of \$1,247,460, subject to receipt of the official air permit, be approved."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

**4) Engineering Agreement – Generator Site Design Services:** The 6 MW Skid Load Generators, proposed in the previous agenda item, will be located on pads near the Caron Road substation. In addition a foundation and containment wall will be required for the associated diesel tank used to fuel the units. Fehr Graham provided a proposal for the work which includes the civil and structural design services for the generator pads, fuel tank foundation and fuel containment wall at a cost of \$30,200. These expenses are included in the overall project cost estimate of \$2,040,000. Moved by Councilman Eckhardt and seconded by Councilman McDermott, **“I move Agreement 14-4289, An Agreement between the City of Rochelle and Fehr-Graham for the Civil and Structural Design services for the 6MW Generator Site, be approved.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

**5-6-7) Rezoning and Special Use Permits: 813 North 3<sup>rd</sup> Street; 808 North 2<sup>nd</sup> Street; 221 and 223 8<sup>th</sup> Avenue:**

The property owners at 813 North 3<sup>rd</sup> Street and 808 North 2<sup>nd</sup> Street have petitioned the City to rezone their respective properties from R-2 to R-4 and to have a special use permit issued to allow Rochelle Community Hospital, the now current owner, to construct a medical facility on the properties. The hospital plans to demolish the existing dwellings to facilitate the expansion of its medical facility.

Rochelle Community Hospital (RCH) owns a duplex located at 221 and 223 8<sup>th</sup> Avenue. RCH has also petitioned the City to rezone the property from R-2 to R-4 and to have a special use permit issued to allow for medical purposes on this property. The hospital plans to demolish the duplex to allow for expansion of the hospital campus.

On June 2<sup>nd</sup> the Planning and Zoning Commission held a public hearing on the petitions for rezoning and the request for conditional (special use) permits and subsequently voted to recommend approval by a vote of 6-0. Staff and the Planning and Zoning Commission felt that the requests were consistent with the current zoning of the hospital and is consistent with the future land use plan found in the Comprehensive Plan.

Mark Batty was present to answer questions. Moved by Councilman McDermott and seconded by Councilman Hayes, **“I move Ordinance 14-4290, An Ordinance Amending boundaries of R-2 and R-4 Districts, Amending the Official Zoning Map of the City of Rochelle, and approving a Special Use Permit for Medical Facility at 813 N. 3<sup>rd</sup> Street, be approved.”** A roll call vote was taken. Ayes:

Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

Moved by Councilman Hayes and seconded by Councilman Eckhardt, **“I move Ordinance 14-4291, An Ordinance Amending the Official Zoning Map of the City of Rochelle, and approving a Special Use Permit for Medical Facility at 808 N. 2<sup>nd</sup> Street, be approved.”** A roll call vote was taken. Ayes:

Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

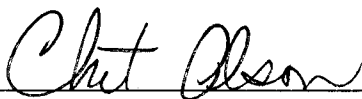
Moved by Councilman Eckhardt and seconded by Councilman Eckhardt, **“I move Ordinance 14-4292, Ordinance Amending boundaries of R-2 and R-4 Districts, Amending the Official Zoning Map of the City of Rochelle, and approving a Special Use Permit for Medical Facility at 221 and 223 8<sup>th</sup> Avenue, be approved.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

- 8) **Special Use Permit – 1010 South 7<sup>th</sup> Street:** The First National Bank of Rochelle has petitioned the City to allow a special use permit for a place of worship at 1010 South Seventh Street. The property is located in the B-2 Commercial Highway District and was originally developed in 1985 as a 2300 square foot financial institution. Multiple businesses and financial institutions have occupied the property until 2012. The property is surrounded by other commercial businesses. At this time, the adjacent property to the north has a liquor license, although its primary business use is retail fuel sales and a convenience store. Per the Illinois Liquor Control Commission, a place of worship needs to be 100 feet away from the nearest part of any building. There are no restrictions for the proximity of a place of worship to the neighboring business where the sale of liquor is not the primary business, nor does it apply if the license was issued prior to a place of worship being established. Per the Rochelle Municipal Zoning Code for off street parking, a place of worship is required to have one parking space for six seats. The property currently has 22 parking spaces which would allow up to 132 people in the building. On June 3<sup>rd</sup> the Planning and Zoning Commission reviewed the petition and found the use to be consistent with other businesses in the district, the petitioner has adequate parking and the building meets the proposed occupant load. The Commission subsequently voted 6-0 to recommend approval of the special use permit to allow a place of worship at 1010 S 7<sup>th</sup> Street. Moved by Councilman Hayes and seconded by Councilman McDermott, **“I move Ordinance 14-4293, An Ordinance Approving a Special Use Permit for Place of Worship at 1010 South 7<sup>th</sup> Street subject to the owners addressing any life safety issues within the building and conforms to the current City of Rochelle Municipal Code, be adopted.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 4-0.

**DISCUSSION ITEMS:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** At 7:36 p.m., moved by Councilman Eckhardt 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, CMC  
City Clerk, City of Rochelle

