

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MAY 26, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, May 26, 2015 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, Eckhart, D. McDermott, T. McDermott, Hollonbeck, Burke, and Mayor Olson. Absent: None. Quorum of seven present. Also present were City Manager David Plyman and City Clerk Bruce McKinney.

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

**REPORTS AND COMMUNICATIONS:**

- Mayor: None
- Council Members: None.

**PUBLIC COMMENTARY:** None

Andrew Prarl – Railroad quite zone

John Kaminski – Tax abatement

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – May 11, 2015
- b) Approve Bills – 050115-050715, 050815-051415
- c) Approve Payroll – 047215-05101

Motion by Councilwoman Hollonbeck and seconded by Councilman T. McDermott, "**I move Consent Agenda Items (a) through (c) be approved by Omnibus Vote as recommended.**" A roll call vote was taken. Ayes: Councilmembers Burke, Eckhardt, Hollonbeck, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **City Hall Roof Replacement Project.** The north addition to the City Hall facility was completed in 1995. The asphalt roof on the north addition, central portion and southern wing were all installed at that time. It is assumed that the membrane roof on the south wing was also installed in 1995. Last year City staff noticed a deterioration of the shingles on the south side of the north addition, peeling and decaying fascia and soffit and failing gutters. As a result, the City hired Willett Hofmann & Associates to inspect the roofs and provide project specifications for the removal and replacement of the City Hall roof, including asphalt shingles, flat membrane roofing, gutters, downspouts, soffit and fascia. Willett Hoffman & Associates (WHA) estimated the entire City Hall Roof Replacement Project at \$140,000. This amount was included in the FY 2015-16 Capital Outlay Budget for the Municipal Building. WHA divided the project into four parts to aid in the flexibility and funding. The base bid included the removal of the existing asphalt roof and the installation of a new asphalt shingle roof system. The three alternate bids were for the replacement of the membrane roof system, replacing the gutter and downspouts and replacing the fascia and soffit. Subsequent to the required public notice, the City opened bids from three contractors on May 15th. The apparent low bidder for the entire project, including the base and 3 alternates, is Sterling Commercial Roofing with a total bid of \$190,400. Our consultant, Alan Hulstedt of Willett Hofmann believes that the bids came in over the estimate due to the small site and limited access directly below the roof edge which will require the work in Alternate Bids #2 & #3 to be done from a lift rather than scaffolding. In addition, the composite product specified in Alternate Bid #3 has significantly increased in cost. In order to stay within budget and address the failing roof, Assistant to the City Manager Sue Messer recommends that the City award the Base Bid and Alternate Bid #1 to Bruns Construction, the low bidder for those two segments, for the sum of \$120,550 and complete the remaining work at a future date. Completing only the roofs at this time will not negatively impact the completion of the fascia, soffit, gutter and downspout in the future. Motion made by Councilwoman Hollenbeck and seconded by Councilman Burke: **I move Council accept Bid C15-11 from Bruns Construction for the City Hall Roof Replacement Project in the amount of \$120,550 and reject all other bids.** A roll call vote was taken. Ayes: Councilmembers Burke, Eckhardt, Hollonbeck, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0
- 3) **Resolution Granting Real Estate Tax Abatement for Project Green.** The Greater Rochelle Economic Development Corporation (GREDCO) has been informed that a company is considering establishing a new agricultural/industrial business in Rochelle. GREDCO is recommending that the City provide financial incentives to this business in the form of property tax abatements. This project has been evaluated to determine the anticipated economic impact to the community including an estimated job creation of 20-22 full time positions with annual wages from \$30,000- \$120,000 and an estimated capital investment of \$7,000,000. Based on this evaluation a three year abatement schedule is proposed. Attracting businesses to locate in the City of Rochelle is extremely important in creating jobs for our citizens and expanding the economic base of the community. Jason Anderson was present to answer questions. Motion made by Councilwoman Hollenbeck and seconded by Councilman Eckhardt: **"I move Resolution R15-07 for the Granting Real Estate Tax Abatement to Project Green be approved."** A roll call vote was taken. Ayes: Councilmembers Burke, Eckhardt, Hollonbeck, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0

- 4) **Resolution in Support of a TIGER Grant Application for the Lee-Ogle Freight Rail Expansion Project.** The Transportation Investment Generating Economic Recovery, or TIGER Discretionary Grant program, provides a unique opportunity for the Department of Transportation to invest in road, rail, transit and port projects. Since 2009, Congress has dedicated more than \$4.1 billion to fund projects that have a significant impact on the Nation, a region or a metropolitan area. Earlier this year the United States Department of Transportation announced that approximately \$500 million will be made available for transportation projects across the country under the seventh round of the TIGER grand program. The City of Rochelle (CIR) Railroad currently facilitates rail switching services for a number of industrial users. However, the CIR is reaching capacity and will require an expansion in order to provide more efficient switching capabilities of unit trains and accommodate future rail customers. Therefore, the City is putting together a TIGER Grant application for \$12,650,000 to advance the Lee-Ogle Freight Rail Expansion Project. This project will include the expansion of three tracks, two structures and drainage facilities. If successful, the City's commitment of \$1,000,000 in local matching funds will be used to purchase right of way through future rail revenues. Final applications for the TIGER Grant must be submitted by June 5, 2015. Jason Anderson was present to answer questions. Motion made by Tom McDermott and seconded by Dan McDermott: **"I move Resolution R15-08 in Support of a TIGER Grant Application for the Lee-Ogle Freight Rail Expansion Project be approved."** A roll call vote was taken. Ayes: Councilmembers Burke, Eckhardt, Hollonbeck, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0

**DISCUSSION ITEMS:** Michelle Pease and Kip Countryman informed the Council about the Brownfield grant. The United States Environmental Protection Agency (USEPA) defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". In 2013, Rochelle built an inventory of potential brownfield properties. Using that inventory, the City applied for a USEPA brownfields grant to begin to address these properties. In 2014, the USEPA awarded Rochelle \$400,000 in federal grant funds. The three-year grant runs from October 2014 to September 2017. During that time, Rochelle will inventory, characterize, investigate, and complete remedial planning on brownfield properties.

Dan Weston presented information on RMU rates. RMU has retained Universal Financial Solutions (UFS) to perform rate design analysis since 2012. For fiscal year 2015/16, UFS has again reviewed RMU's rate structure with a resulting average rate modification of 2% based on the updated financial projections including cost factor changes and the fiscal year 2015/16 budget draft. The UAB recommended approval of the electric rate modification at its April 8<sup>th</sup> meeting.

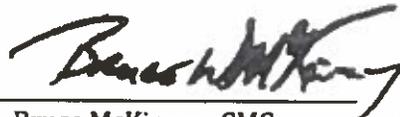
**EXECUTIVE SESSION:** A 8:15 p.m. Councilman D McDermott moved and seconded by Councilwoman Hollenbeck, **I move the Council recess into executive session to discuss: the appointment, employment, compensation, discipline, performance and/or or dismissal) of specific employee. Section (c) (1). And Setting of a price for sale or lease of property owned by the City. Section (c) (6).** A roll call vote was taken. Ayes: Councilmembers Burke, Eckhardt, Hollonbeck, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

At 9:19 p.m., Councilman Dan McDermott moved and seconded by Councilwoman Hollenbeck, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

At 9 19: p.m. Councilman Hayes moved and seconded by Councilman Eckhart, **"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