

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
June 22, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, June 22, 2015 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER: The Prayer was said by Deputy City Clerk Brenda Ognibene.

ROLL CALL: Present on Roll Call were Councilmembers Burke, Eckhardt, , Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Quorum of seven present. Also present were City Engineer Sam Tesreau and Deputy City Clerk Brenda Ognibene.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor: Appointment of Members to Boards and Commissions for another term were

Joe Thiele	Planning and Zoning Commission	Reinstated	7/1/20
Diane McNeilly	Planning and Zoning Commission	Reinstated	7/1/20
Wendell Colwill	Planning and Zoning Commission	Reinstated	7/1/20
Robert Johns	Planning and Zoning Commission	Reinstated	7/1/20
Mitchell Montgomery	Police and Fire Commission	Reinstated	7/1/18
Jim May	Stormwater Advisory Commission	Reinstated	7/1/18
Wayne Page	Stormwater Advisory Commission (at large)	Reinstated	7/1/18
Joel Thompson	Trucking Advisory Committee	Reinstated	7/1/18

Motion made by Councilwoman Hollonbeck and seconded by Councilman D. McDermott “I move the Council accept the Mayor’s appointment for boards and commissions.” A roll call vote was taken. Ayes Burke, Eckhardt, , Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

Mayor Olson also stated the Outdoor Market at The Cypress House 718 10th Avenue is this Saturday June 27, 2015 and will be held once a month all summer.

- Council Members: None.

PUBLIC COMMENTARY:

- League of United Latin American Citizens – Jackie Aguilera and Marisol Martinez spoke about the league and about their upcoming events.
- John Kaminski spoke on Gredco and Fairways Golf Course. He also spoke regarding the TIF Agreement.

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

- a) Approve Minutes of City Council Meeting – June 8, 2015
- B Approve Minutes of the Committee of the Whole – June 8, 2015
- c) Accept and Place on File Minutes of Stormwater Advisory Committee – January 14, 2015
- d) Approve Bills – 052915-060415, 060515-061115
- e) Approve Payroll – 052515-060715
- f) Approve Wine on Lincoln Committee Request – September 26, 2015

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **"I move Consent Agenda Items (a) through (f) be approved by Omnibus Vote as recommended."**

Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Rochelle Municipal Utility Technology Center Roof Project.** In the spring of 2011 a storm moved through the Rochelle area producing high winds with recorded gust of 75MPH. Shortly after the storm staff noticed a section of the Rochelle Municipal Utility (RMU) Technology Center roof membrane ballooning in the wind. At that time the roof was temporarily repaired and ballasted with tires. After investigations performed by RMU and our insurance provider it was determined that the roof failed due to excessive winds. The original roof warranty carried a wind rating of 60MPH and the recorded 75MHP winds were above the warranty coverage.

Subsequent to the required public notice, the City Clerk opened one complete bid on June 10th. Staff and our consultant, Brandy Williams of Fehr Graham, have reviewed the bid and recommend the acceptance of the base bid of \$155,473 for the technology center roof, Alternate #1 of \$1,579 for the 20 year 90 MPH warranty and Alternate #2A of \$14,859 for the addition of vapor barrier from Metalmaster for a total of \$171,911.

RMU has received a payment of \$137,808.72 from the insurance company to replace the main roof on the technology center. In addition, the 2015-16 Capital Outlay Budget for Advanced Communications includes \$55,000 to upgrade the roof to a 90MHP warranty and add an additional vapor barrier to the structure. Motion made by Councilman Hayes and Seconded by Councilman T McDermott, **"I move the Council accept the bid of the Rochelle Municipal Utility Technology Center Roof Project from Metalmaster including the base bid, alternate #1 and Alternate#2A, for the total of \$171,911 and reject all other bids."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Subsidy for Fairways Golf Course Operations.** On March 20, 2013 the Mayor and Council approved an Intergovernmental Agreement with the Flagg-Rochelle Community Park District for the Purchase of the Golf Course and Restaurant and Leasing of the Golf Course and Restaurant to a Third Party, a Purchase Contract for Golf Course and Restaurant and a Facility Lease Agreement with the Greater Rochelle Economic Development Corporation (GREDCO). Since that time GREDCO has been under contract with the City and Park District to provide the oversight, maintenance and operations of the golf course and banquet facilities. GREDCO has closely monitored the cash flow of the golfing operation and has come to realize that without on-going support from the City and Park District, the golf course is not viable. In order to maintain the golf course through the end of the year, the City and Park District will each need to contribute \$50,000 for the 2015-16 fiscal year.

Economic Development Director Jason Anderson recommends that the City Manager be authorized to allocate \$50,000 from Community Development funds to GREDCO for the sole purpose of maintaining the operations of Fairways Golf course for the current fiscal year.

The 2015-16 Hotel/Motel Fund Budget, administered by Community Development, includes \$50,000 to subsidize the golf course for this fiscal year. Dale Meyers and Doug Zuehl from GREDCO were in attendance to answer questions that the Mayor and Council had. Motion made by Councilman Eckhardt and seconded by Councilman T. McDermott, **"I move the Council allocate \$50, 00 from the Community Development funds to GREDCO for Fairways Golf Course operations."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, T. McDermott and Mayor Olson. Nays: D. McDermott, Motion passed 6-1.

- 4) **2015 Sidewalk Project** Over the past several years the City has removed and replaced sidewalks throughout the community based on their condition. The 2015 Sidewalk Project includes the removal and replacement of approximately 16,400 square feet of sidewalk, twelve accessibility ramps and 450 linear feet of concrete curb and gutter on School Avenue, Caron Road and Irene Avenue.

Subsequent to the required public notice, the City Clerk opened three bids for the project on June 11th. City Engineer Sam Tesreau reviewed the bids and recommends the acceptance of the apparent low bidder, Campos Construction, Inc. with a bid of \$140,014.50. The City of Rochelle will purchase the detectable warning plates for use on the accessibility ramps and the contractor will provide curb replacement around the handicap ramp locations. The 2015 Sidewalk Project will be funded through the Capital Improvements Fund. Sam Tesreau showed the Mayor and Council the map of where the replacement sidewalk will be and answered questions. Motion made by Councilman Hayes and seconded by Councilman Burke, **"I move the Council accept the bid from Campos Construction, Inc. In the amount of \$140,014.50 for the 2015 sidewalk Project and reject all other bids."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

5) Permitted Facilities Agreement with BP Pipelines– RMU Driveway North of the Wiscold Drive

Construction is currently underway on the Wiscold Drive Improvement Project. As a result, it was determined that an additional permitted facilities agreement would be required from BP to allow an access driveway and pavement to be constructed over a portion of the pipeline easement located adjacent to the new Wiscold Drive alignment and immediately east of the Caron and Steam Plant Road intersection.

BP officials have provided a permitted facility agreement for the encroachment with certain conditions for construction of the facilities. These conditions include an earthen berm approximately 10 feet west of the pipeline to create a barrier between the pipeline and vehicles using the access driveway or paved area. In addition, BP will have the right to remove portions of the permitted facilities if necessary for maintenance or construction of the pipeline. Per the agreement, the City will be solely responsible for all costs and expenses for constructing, operating, maintaining and removing the permitted facilities. Approval of this agreement will allow the City to continue with construction of this facility and provide access to the existing Rochelle Municipal Utility peaker plant north of Wiscold Drive. Motion made by Councilwoman Hollonbeck and seconded by Councilman D. McDermott, **“I move Agreement 15-4660, a Permitted Facilities Agreement between the City of Rochelle and BP Pipelines of Norht America related to the RMU Driveway North of the Wiscold Drive Improvement Project, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

6) Intergovernmental Agreement between the City and Illinois Department of Transportation for Municipality Maintenance of Roadways under State Jurisdiction

The City and Illinois Department of Transportation (IDOT) have an existing agreement for maintenance of certain State routes with the City of Rochelle corporate limits which expires on June 30, 2015. IDOT has submitted an updated Intergovernmental Agreement to the City for the term July 1, 2015 – June 30, 2025. The scope of work and areas identified for routine maintenance are generally identified in the agreement. This maintenance does not include major reconstruction or resurfacing projects. The total compensation for the term is estimated at \$544,375. Staff met with IDOT in early June to discuss the scope of services and identify some questionable maintenance limits contained within the agreement. Those issues have since been resolved. The City has participated in the maintenance of State routes and/or said agreements for nearly 50 years as the local municipality’s public works are the first response, in many situations, to address the immediate and short term maintenance needs of local streets and highways within its corporate limits. The agreement includes a clause to allow modifications to the agreement when mutually agreed to by both parties. City Engineer Sam Tesreau recommends that the City Engineer and Superintendent of Streets be designated as the City’s representatives who are authorized to approve these modifications. Motion made by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Agreement 15-4661. An Intergovernmental Agreement between the City of Rochelle and IDOT for Routine Maintenance of State Routes for the term July1, 2015-June 30, 2015, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

Motion made by Councilwoman Hollonbeck and seconded by Councilman Eckhardt **“I move the Council Designate the City Engineer and Superintendent of Streets to act on behalf of the City for the term of the agreement.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

7) Amendment to Local Agency Agreement and Supplement to Preliminary Engineering Services for Federal Participation – Jack Dame Road Overpass Project In 2011 the Mayor and Council approved a Preliminary Engineering Services Agreement with Fehr Graham and Associates for phase one of the Jack Dame Road Overpass project and a Federal Participation Agreement for Federal funds to be used towards engineering services. At that time there was \$245,000 of appropriated Surface Transportation Funds to be applied towards initial engineering elements. Since then \$204,263 has been exhausted for the preliminary alignment layout, environmental assessment, right of way identification plat development, coordination with State and railroad agencies and other services identified in the original preliminary engineering services agreement. Staff has requested that IDOT release the remaining appropriated funds of approximately \$40,737 for the next phase of engineering development. It is estimated that phase two of engineering design which includes a project design report, State and railroad permitting, updated environmental assessment, ROW platting, cost estimates, project specifications and other elements identified in the scope of services will cost approximately \$325,000. Based on the current Federal participation cap of \$245,000, the City would need to contribute approximately \$80,000. Therefore, supplemental #1 to the engineering services agreement includes a scope of services for certain engineering elements for a fee of \$120,734. IDOT has provided Amendment #1 to the Local Agency Agreement for council approval for the extension of the Surface Transportation Funds and further provisions to continue the approval and reimbursement process for the preliminary engineering costs. The City will be responsible for payments until reimbursement is received by IDOT or for any ineligible costs or those that exceed the agreement terms. Other engineering and construction phase agreements will follow once IDOT approves them. Once the agreement is executed by IDOT, the City may proceed with the remaining preliminary engineering. However, if right of way acquisition or actual construction of the project is not started within 10 years following the signing of the agreement, the City will be required to repay the State any Federal funds received under the terms of the agreement. Motion made by Councilman Hayes and seconded by Councilman D. McDermott, **“I move Amendment 15-4462, Amendment #1 to the Local Agency Agreement for Federal Participation for the Jack Dame Road Overpass Project, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

Motion made by Councilman Hayes and seconded by Councilman D. McDermott, **“I move the Council Authorize the Mayor to Sign Supplemental #1 to the Preliminary Engineering Services for Federal Participation for the Jack Dame Road Overpass Project.”** Roll call vote was taken.

Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- 8) Agreement between the City of Rochelle and Teska Associates – Downtown & Southern Gateway TIF District** On June 8th the Mayor and Council approved a Development Agreement with MTI, Inc. for the redevelopment of the Hub Theater and the Graber Building. As part of this agreement the City agreed to pursue the formation of a Tax Increment Financing District to include the properties that MTI has a contract to purchase and other properties in the downtown and South 7th Street areas. In addition the City Council approved an Inducement Resolution as the first step in the process of establishing the TIF District. At the request of City staff, Teska and Associates have provided a three phase scope of services for the Downtown & Southern Gateway TIF District at a not to exceed cost of \$34,865. The first phase, Eligibility Study, includes a field inventory, data collection and base map preparation, data analysis and an eligibility findings report. The second phase, Redevelopment Plan and Program, includes a housing impact study, redevelopment plan preparation, redevelopment plan formulation, boundary survey and legal description, City Council workshop and community meeting. The final phase, Public Review and Adoption, includes public notice of meeting and interested parties registry, Joint Review Board meeting, public hearing, city council deliberations, minor amendments, adjustment to survey and legal description and ordinances. Teska estimates that the TIF District can be established as early as November of this year. Konstantin Savoy from Teska presented a power point and answered questions from the Mayor and Council. Motion made by Councilwoman Hollonbeck and seconded by D. McDermott, **“I move Agreement 15-4463, an Agreement between the City of Rochelle and Teska Associates for the Downtown and Southern Gateway TIF District, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.
- 9) Memorandum of Agreement with BHMG Engineers, Inc. – Caterpillar Power Module Control Systems Upgrade Units 13, 14 and 15** In 2014 the Mayor and Council approved the purchase of three generators in order to provide Rochelle Municipal Utilities (RMU) with an additional 6 MW of capacity. The units were installed and certified late last year. These generators are important for peak shaving and can be deployed into the distribution system to provide power during emergencies. The three generators each have individual controls located within the enclosures that require someone to enter each enclosure to start them. RMU staff would like to automate the controls so that the units can be started remotely from the diesel plant, similar to the gas turbine. Therefore, staff requested a proposal from BHMG to upgrade the controls to allow remote start up and remove the controls from the vibration of the containers. The proposed scope of services includes designing a control system for the three CAT generators; designing and installing a 12' x 16' building near the generators; reworking the existing control panels; designing, procuring and installing three complete control panels in the new building; designing and installing a touchscreen to allow operation of the Solar turbine from the control building; preparing documentation of the control system upgrade; and on-site training for a fixed fee of \$388,000. Electric Operations Assistant Superintendent Jeff Sartorius recommends approval of the Memorandum of Agreement so these units can be started remotely and upgrade the analog controls. Jeff Sartorius answered questions from the Council. Funding for the project is included in the FY 16 Electric Fund Capital Outlay Budget. Motion made by Councilman Hayes and seconded by Councilwomen Hollonbeck, **“I move Agreement 15-4464, a Memorandum of Agreement between the City of Rochelle and BHMG, Inc. for the Caterpillar Power Module Control System Upgrade, Units 13, 14 and 15, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

DISCUSSION ITEMS: NONE

EXCUTIVE SESSION: NONE

ADJOURNMENT: At 8:42 p.m., moved by Councilman Eckhardt and seconded by Councilman Burke, "I move the Council adjourn." Motion passed by voice vote without dissent.



Chet Olson, Mayor



Brenda Ognibene
Deputy City Clerk, City of Rochelle