

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
AUGUST 24, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, August 24, 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 Clerk McKinney.

**ROLL CALL:** Present on Roll Call were Councilmembers Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Absent: 0. Quorum of seven present. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:**

None.

**REPORTS AND COMMUNICATIONS:**

Mayor. Mayor Olson complemented the committee on the Lincoln Hwy., Heritage Festival.

Council Members: None.

Employee introduction: city manager introduced Jason Bird.

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – August 10, 2015
- b) Approve Bills – 073115-080615, 080715-081315
- c) Approve Payroll – 072015-080215
- d) Authorize Closure of Sidewalk and Adjacent Parking Corner of Cherry Avenue and Main Street – August 29, 2015

Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, "**I move Consent Agenda Items (a) through (d) 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) CDAP Grant 12-241002 (Public Hearing & Action).** The City of Rochelle received a grant through the Community Development Assistance Program (CDAP) for \$750,000. This grant, #12-241002, provided funding to assist in the construction of a dedicated feeder line to transmit electrical power to the Nippon Sharyo Manufacturing Shop 3 facility. The City is in the process of closing out the grant. The public hearing is an opportunity for the public to give input on the City's performance under the grant. Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, "**I move the Council recess into a public hearing for CDAP GRANT 12-24100.**" Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0. No one came forward. Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, "**I move the Council close the Public Hearing and return to Open Session.**" Motion passed by voice vote without dissent.


- 3) **Downtown & Southern Gateway Tax Increment Financing District.** Rochelle native Mike McCarty, through his MTI Corporation, has plans to redevelop the Hub Theater as a performing arts center and the Graber Building as a retail/office building. On June 8th the Mayor and Council approved a Development Agreement with MTI, Inc. to facilitate the redevelopment of the two buildings in the downtown. Per the Development Agreement the City will pursue the formation of a TIF District, to include these properties, and reimburse MTI up to 20% of TIF-eligible costs for purchase and renovation of the Hub Theater and up to 10% of TIF-eligible costs for purchase and renovation of the Graber building. The City Council also approved an Inducement Resolution on June 8<sup>th</sup> as the first step in the process of establishing a TIF District. Mr. McCarty purchased the Hub Theater and Graber Building on July 16th. Since then he has obtained permits for interior demolition at both facilities, had new awnings installed on the theater, had the boards removed that covered the windows on the Graber building and obtained several contractor quotes for initial repairs. In order to meet our commitment of pursuing a TIF District, City staff members have been working with our consultant, Teska and Associates, to develop a TIF Redevelopment Plan and Program which contains an Eligibility Study, Housing Impact Study. Kon Savoy, Principal at Teska and Associates, will provide a brief overview at the meeting of the key findings, recommendations, and process, and respond to any questions the Mayor and Council may have. Following the presentation and discussion it is staff's recommendation that the next steps in the TIF process be acted upon. These include the establishment of an Interested Parties Registry and a date for the Public Hearing, Joint Review Board, and Public (Community) Meeting for the Downtown & Southern Gateway TIF District. Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, **"I move Ordinance 15-4472, an Ordinance Authorizing the Establishment of a Tax Increment Financing (TIF) 'Interested Parties Registry', be adopted."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilwoman Hollenbeck and seconded by Councilman Dan McDermott, **"I move Ordinance 15-4473, An Ordinance to Establish Date for Public Hearing, Joint Review Board, and Public (Community) Meeting for the Downtown & Southern Gateway TIF District, be adopted."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Resolution for Improvement by Municipality - Jack Dame Road.** On June 22<sup>nd</sup> the City Council approved an amendment to the Preliminary Engineering services agreement for phase 1 of the Jack Dame Road Overpass project as well as a Supplement to the Federal Participation Agreement for associated federal funds capped at \$245,000. The amount of engineering fees approved or committed to be expended on the project from March 2011 to date is approximately \$325,000. In order to utilize Motor Fuel Tax (MFT) funds, the Illinois Department of Transportation requires that the municipality approve a resolution to document the expenditure and appropriate the funds. Expenses over and above the portion covered by the Federal Participation Agreement will be the responsibility of the City through its allotted MFT funds. In addition, there will likely be future engineering phases as the project progresses and this resolution will cover a portion of those costs. Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, **"I move Resolution R15-12, A Resolution for Improvement by Municipality Under the Illinois Highway Code to appropriate funds 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


**DISCUSSION ITEMS: NONE**

**EXECUTIVE SESSION:** At 7:45 PM a motion made by Councilman Eckhardt and seconded by Councilman Dan McDermott: **"I move Council recess into executive session to discuss the appointment, employment, compensation, discipline, performance and/or dismissal, of specific employee. Section 2 (c) (1) and pending or imminent litigation. Section (c) (11)."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

At 8:19 PM Councilman Tom McDermott moved and seconded by Councilman Dan McDermott, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 8:19 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

  
Bruce W. McKinney, CMC  
City Clerk, City of Rochelle