

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
NOVEMBER 23, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, November 23, 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, D. McDermott, and Mayor Olson. Absent: Hollenbeck and T. McDermott. Quorum of five present. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:**

**REPORTS AND COMMUNICATIONS:**

Mayor: Thanked those who helped during the latest storm event.

Council Members:

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – November 9, 2015
  - b) Approve Bills – 110615-111215
  - c) Approve Payroll – 102615-110815
  - d) Accept and Place on File Municipal Compliance Report – Fire Pension Fund
  - e) Accept and Place on File Municipal Compliance Report - Police Pension Fund
- Moved by Councilman Eckhardt and seconded by Councilman McDermott, "**I move Consent Agenda Items (a) through (e) be approved by Omnibus Vote as recommended.**" Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

- 2) **Special Use Permit for Outdoor Storage – 1310 N 7th Street (Public Hearing and Action).** Keith Scott has petitioned the City for a Special Use Permit to allow outdoor storage at 1310 N 7<sup>th</sup> Street. This property is approximately 0.86 acres in size, includes a restaurant facility (the former Pizza Hut) and is zoned B-2 Commercial Highway. The lot fronts Illinois Highway 251 on the east and North 8<sup>th</sup> Street on the west. The petitioner plans to restore the restaurant facility on the property to a similar use. In addition, he would like to use the parking area to the west for vehicle storage associated with his towing business. If approved, the storage area would include perimeter fencing and pervious paving. The Rochelle Municipal Code currently allows "Storage, Outdoor" in the B-2 district if a special use is issued. The Planning and Zoning Commission held a public hearing to review the petition at its meeting on November 2nd. Following some discussion, the Planning and Zoning Commission prepared a list of findings which includes: the use requires a special use permit, the use of the property for a restaurant conforms to the "District Use Classification, the use would be detrimental or dangerous to public health due to the potential for rodent infestation in this type of storage, the use may impair property values in the neighborhood and is better suited in Industrial Districts, the use will not impede on the normal development and improvement of the surround properties, the use will not impair light and air, congest public streets, increase the rise of fire or substantially diminish property values within the vicinity but it may endanger the public health due to increased risk of rodent infestation. Based on these findings, the Planning and Zoning Commission, by a vote of 6-0, recommended that the City Council deny the issuance of a special use permit for outdoor storage at 1310 N 7<sup>th</sup> Street. Moved by Councilman Eckhardt and seconded by Councilman McDermott, **"I move the Council recess into a public hearing for a special use permit for outdoor storage located at 1310 N. 7<sup>th</sup> St."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0. Kip Countryman explained that the city has concerns about junk storage and fencing. Keith Scott, petitioner, stated that he will be putting up fencing in the entrance to the lot will be from the west side. Mike Myers asked the city to the nightly petition because storage of junk cars could take a long process to get rid of the cars. Moved by Councilman McDermott and seconded by Councilman Eckhardt, **"I move the Council return to open session."** Motion passed by voice vote without dissent. Motion made by Councilman McDermott and seconded by Councilman Eckhardt, **"I move the Council referred this back to zoning committee."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

- 3) **Blue Cross Blue Shield 2016 Health Insurance Renewal.** The City currently offers health insurance benefits to all full-time employees. Blue Cross/Blue Shield of Illinois is our current carrier. The policy expires at the end of the year. Insurance agent Ray Rice of Williams-Manny has notified the City that Blue Cross/Blue Shield will renew the current policy beginning January 1, 2016 at an increased cost of 6.1 percent. The City offers full-time employees the option of selecting either a single or family plan. Employees pay 15 percent of the total premium and the City pays the remainder. During 2015, the single plan premium cost \$694.14 per month and family plan premium cost \$1,780.12. After the 6.1 percent increase effective January 1, 2016, the single plan will increase to \$736.35 and the family plan will increase to \$1,883.37. The total estimated cost of the Blue Cross/Blue Shield insurance will be \$1,996,111 during 2016. The expense is budgeted within each department across all city funds. The 2015-16 budget anticipated an increase in health insurance costs during the January through April period. Moved by Councilman Eckhardt and seconded by Councilman Hayes, **"I move the Council approve renewal of the Blue Cross/Blue Shield of Illinois health insurance plan for 2016."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.
- 4) **Proposal for Professional Services Flood Modeling - Rochelle Rail Expansion .** The City of Rochelle Railroad 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. The City of Rochelle Railroad is currently operating at or above its designed capacity. Extending the rail system is necessary for further industrial development of rail related industries. The City and GREDCO own 2.2 miles of rail right of way south of the current terminus which will allow additional track to be built which will open up hundreds of acres for development. The Economic Development Department recommends that the City begin the process of flood modeling and associated floodway/floodplain permitting in the City's rail right-of way from John's Creek south to the Gratton/Ravnaas property line, continuing east to Steward Road. This modeling and permitting are important steps in the design of a future rail extension to the south. Fehr Graham Engineering and Environmental has provided a scope of services for the flood modeling and associated floodway/floodplain permitting for a fee of \$54,090. The cost of the study will be paid out of the railroad revenue funds which are exceeding budgeted levels for the current fiscal year. Staff recommends that the City Council approve the proposal to proceed with the study. Jason Anderson and Noah Carmichael are present to answer questions. Moved by Councilman and seconded by Councilman , **"I move agreement 15-4496, an agreement between the city of Rochelle and Fehr Graham engineering and environmental for flood modeling and associated floodway/floodplain permitting associated with the future extension of the city of Rochelle Railroad, be approved."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

- 5) **Preliminary Engineering Design Services Agreement – Seventh Avenue Bridge.** The Seventh Avenue structure was installed nearly 50 years ago. Over the past few years bridge inspections and reports, required by the Illinois Department of Transportation, have identified spalling of concrete (broken, flaked or pitted), exposed reinforcement, wingwall tipping and deterioration of the deck slab, substructure and the pedestrian walkway. The existing bridge structure has been posted at a weight limit of 22 tons for some time due to these condition ratings. In addition, this bridge has a limited effective opening for conveyance of water and routinely collects debris and sediment. At the request of City Engineer Sam Tesreau, Wendler Engineering has submitted a proposal for the engineering design and surveying services to prepare plans and specifications for the bidding to replace the structure including roadway approaches. The base engineering scope of services identified in the agreement includes a fee not to exceed \$44,000. In addition, the right of way/easement plats and acquisition are estimated to cost \$7,500 and environmental services/permitting, if required, will cost approximately \$10,000. Staff has identified this project as a multi-year capital improvement project. The 2015-16 Capital Improvements budget includes \$70,000 for this project and the remaining construction and related items will be included in the FY 2016-2017 budget, assuming the necessary permits can be obtained within that timeframe. This project will be funded through sales tax and/or motor fuel tax funds. Once complete, the new structure will be a traditional bridge with updated pedestrian crossings along the north and south sides of the sidewalk system. The new bridge will help increase the conveyance of the Kyte River. Sam Tesreau was present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman Burke, **“I move agreement 15- 4497, an agreement between the city of Rochelle and Wendler engineering services related to the Seventh Avenue bridge project, be approved without competitive bidding.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.
- 6) **Engineering Agreement - 20th Street and 8th Avenue Water Main Extension.** Removed from agenda
- 7) **Purchase of Skid Load 6 MW Generators.** Council approved the overall project for 6 MW of additional peak shaving generation at the October 27th meeting. RMU staff and BHMG have created a project for these generators which includes a highly efficient integration into RMU’s distribution network with a large amount of reuse of the initial skid load project. This recommendation is for executing the purchase of the gen sets so they can be readied for implementation into the overall project in the spring of 2016. Funds for the units are in the budget as part of the transmission line upgrade which is now moved out of FY16 and the rest coming from the Depreciation, Improvement and Extension account. Dan Weston was present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman McDermott, **“I move the Council approve the purchase of three – 2MW skid load generators from Altorfer at a cost of \$1,649,000 and related five year maintenance of \$48,880 without competitive bidding.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, D. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

**DISCUSSION ITEMS:** Chris Cardoll reviewed the tax levy 2015 – 16.

**EXCUTIVE SESSION:** None.

**ADJOURNMENT:** At the 8:13 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