

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
March 9, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, March 9, 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 City Clerk Bruce McKinney.

ROLL CALL: Present on Roll Call were Councilmembers Hayes, Eckhart, McDermott, Hollonbeck and Mayor Olson. Absent: Councilmembers Berg and Rice. Quorum of five present. Also present were City Manager David Plyman and City Clerk Bruce McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor:

Appointment of Chris Frye to the Police and Fire Pension Boards for a Term to Expire May 1, 2017. Motion made by Councilwoman Hollonbeck and seconded by Councilman McDermott, "**I move the Council accepts the Mayor recommendation and approve the appointment of Chris Frye to the Police and Fire Pension Boards for a term to expire May 1, 2017.**" Motion passed by voice vote without dissent.

- Council Members: None.
- Employee Introductions:
 - **Eric Cech:** Joined RMU as a Water Reclamation Operator in January. Graduate of RTHS and has an Associate Degree from Kishwaukee College. Has previous experience with the Rochelle Energy Center which gave him experience closely related to the water industry.
 - **Austin Gillis:** Joined RMU in February as a Water Operator. He is a graduate of RTHS and also attended Kishwaukee College. He has closely related experience when he worked for the Village of Ashton as well as other fields since then.
- Financial Statement – January 2015: In Council Packets
- Presentation of Tourism Brochure Award Certificates

PUBLIC COMMENTARY: None.

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

- a) Approve Minutes of City Council Meeting – February 9, 2015
- b) Accept and Place on File Minutes of Planning and Zoning Commission – November 3, 2014
- c) Approve Bills – 013015-020515=\$1,039,181; 020615-021215=\$569,566, 021315-021915=\$2,374,891; 022015-022615=\$900,114
- d) Approve Payroll – 020215-021515=239,939; 021615-030115=\$241,035
- e) Accept and Place on File Annual Fire Department Report
- f) Approve Resolution Urging the Governor and General Assembly to Protect Full Funding of Local Government Distributive Fund Revenues
- g) Approve RTHS Education Foundation's Request to Hold 30 Men Who Cook Event at Rochelle Airport – September 12, 2015
- h) Authorize the City's Assistance with the Hospital Hustle 5K Fun Run/Walk – June 6, 2015
- i) Approve Ale on Lincoln Planning Committee Request – June 13, 2015
- j) Approve the Use of Rochelle Municipal Airport for the PreOsh Wingfest 1 – July 18, 2015
- k) Authorize The Catholic Church of St. Patrick to use City streets for a Procession on April 3, 2015

Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **"I move Consent Agenda Items (a) through (k) be approved by Omnibus Vote as recommended."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

2 Ordinance Approving Special Use Permit for Commercial Greenhouse with Associated Caretaker

Residence at 100 CenterPoint Drive – CG Greenhouses: CG Greenhouse plans to produce hydroponic tomatoes on a 20.5 acre site located in the CenterPoint Intermodal Center. The project has been designed in four phases, potentially creating over 1,200,000 square feet of greenhouse space at full build out. CG Greenhouse has petitioned the City for a special use permit to allow for the construction of the first phase, a 311,000 square foot commercial greenhouse at 100 CenterPoint Drive, the construction of an associated caretaker residence on the lot and the ability to house and feed sheep. The Rochelle Municipal Code currently allows commercial greenhouses in the I-1, Light Industry, zoning district, single family residential housing in the R-1 through R-O Districts and does not allow raising farm animals within the City limits in any zoning district. The Planning and Zoning Commission held a public hearing to review the petition at its meeting on March 2nd. Following some discussion the Planning and Zoning Commission, by a vote of 6-0, recommended that the City Council amend the Rochelle Municipal Code to allow for a commercial greenhouse operation in the I-2, General Industry, zoning district and approve the issuance of a special use permit for a commercial greenhouse with associated caretaker residence and the presence of no more than five sheep at a time on the property. Mr. Larry was present to present the project and answer questions. Motion made by Councilman Eckhart and seconded by Councilman McDermott, **"I move Ordinance 15-4433. An Ordinance Approving Special Use Permit for Commercial Greenhouse with Associated Caretaker Residence located at 100 CenterPoint Drive, be approved."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

3 Airport Water Service Extension Project: The City of Rochelle airport currently provides water to its users through a well located on site. This well is located in the vicinity of a leaking underground storage tank (LUST) as identified by the Illinois Environmental Protection Agency (IEPA). In addition, the well has presented water quality issues in the past due to its shallow depth. In 2014, in connection with the LUST site, the IEPA approved funding assistance for the installation of a new 2" water service from RMU's existing line near the I88 overpass to the airport. This new water service will eliminate the risk of the LUST site and improve the water quality for the airport and its users. Subsequent to the required public notice, the City Clerk opened one bid from Martin & Company Excavating on February 9th. City staff and our consultant, Brandy Williams from Fehr Graham and Associates, reviewed the single bid and found it to be complete. Since the bid is below the engineer's estimate of \$103,673, staff and our consultant recommend the acceptance of the bid from Martin & Company Excavating in the amount of \$99,222.16. Once approved the project will proceed with a completion deadline of April 15th in order to qualify for reimbursement of \$90,271 through the IEPA Corrective Action Plan. Motion made by Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move Council accept bid C15-04 from Martin & Company Excavating in the amount of \$99,222.16 and reject all other bids for the airport water service extension."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

4 Purchase of Switchgear – Caron Road Substation Expansion: The Caron Road Substation was originally built in 1970 and later expanded in 1985 and 2005. Due to the industrial growth over the past several years, the substation is now down to only one available feeder/circuit. As a result, the Mayor and Council approved an Engineering Services Agreement on November 24, 2014 with Sargent & Lundy for the expansion of the substation. In addition the City Council approved the purchase of a transformer on February 9th. Subsequent to the required public notice, the City Clerk opened seven bids on February 3rd for the design, manufacture and delivery of a 15kV Medium Voltage Switchgear with Vacuum Type Breakers required for the substation expansion. Superintendent of Electric Operations Joe Orlikowski and our consultant Sargent & Lundy reviewed the bids and recommend awarding the contract to Siemens, the apparent low bidder, in the amount of \$550,193, including insulated cable boots. This amount is within the engineer's estimate of \$612,000. The Caron Road Substation Expansion project is being funded through Electric Revenue System Bonds issued last year. Joe Orlikowski was present to answer questions. Motion made by Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move Council accept Bid C15-05 from Siemens, in the amount of \$550,193, for the design, manufacturing and delivery of a 15 KV Medium Volt Switchgear with Vacuum Type Breakers, including insulated cable boots, for the Caron Road Substation Expansion, and reject all other bids."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.


- 5 Purchase of Circuit Breaker, Disconnect Switches and Instrument Transformer – Caron Road Substation Expansion:** As stated in the previous agenda item, the Mayor and Council approved an Engineering Services Agreement with Sargent & Lundy for expansion of the Caron Road Substation on November 24, 2014. The agreement included the development of specifications for procurement of equipment/materials and assisting Rochelle Municipal Utilities with the bid process. Subsequent to the required public notice, the City Clerk opened bids on February 17th for the design, manufacture and delivery of the following three, separately bid, equipment items related to the Caron Road Substation expansion: three capacitor voltage transformers, six “V” type disconnect switches and one SF6 puffer circuit breaker. A total of four bids were received for the three items, including two for the circuit breaker. Superintendent of Electric Operations Joe Orlikowski and our consultant, Sargent & Lundy, believe that the United States Postal Service holiday recognizing Washington’s Birthday/ Presidents Day on February 16th impacted the bid response. City Clerk McKinney confirmed that an additional bid packet was received and returned to the sender unopened the following day. Therefore, staff and our consultant recommend that the Council reject all bids. The City has re-issued bid notices for the three items with a bid opening date of March 10th. Motion made by Councilman Eckhardt and seconded by Councilman Hayes. **“I move the Council reject all bids for the capacitor transformers, disconnect switches and circuit breakers for the Caron Road Substation Expansion.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.
- 6 Ordinance to Allow for the Franchising of Mobile Food Vendors:** Several existing establishments have expressed an interest in providing mobile food vending in our community. Due to the restrictive nature of our ordinance, these opportunities are not currently available. Per the National League of Cities, “Mobile food vending generates approximately \$650 million in revenue annually. The industry is projected to account for approximately \$2.7 billion in food revenue over the next five years, but unfortunately, most cities are legally ill-equipped to harness this expansion. Many city ordinances were written decades ago, with a different type of mobile food supplier in mind, like ice cream trucks, hot dog carts, sidewalk peddlers, and similar operators. Modern mobile vending is a substantial departure from the vending typically assumed in outdated local regulations. Vendors utilize large vehicles packed with high-tech cooking equipment and sanitation devices to provide sophisticated, safe food usually prepared to order.” Following a significant amount of research, Chamber of Commerce and Community Development staff members are recommending an ordinance which will establish regulations for mobile food vendor vehicles in the B-1, B-2, I-1 and I-2 zones of the City. Staff believes that mobile food vendors are an excellent way to create a shopper, family and industry friendly environment in our community. Staff has created an application for vendors to apply, designated hours of operation and partnered with the Rochelle School District, Rochelle Park District and the City of Rochelle to designate specific areas where mobile food vending will be allowed. In addition, vendors will be allowed on private business owner’s property with written approval of the property owners. On March 2nd the Planning and Zoning Commission held a Public Hearing on this topic and subsequently voted to recommend approval by a vote of 6-0. Kip Countryman was present to answer questions. Motion made by Councilwoman Hollonbeck and seconded by Councilman McDermott. **“I move Ordinance 15-4434, An Ordinance to Allow for the Franchising of Mobile Food Vendors, be approved.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, Hayes, McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

DISCUSSION ITEMS: None

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EXECUTIVE SESSION: None.

ADJOURNMENT: At 7:47 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