ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
JANUARY 11, 2016

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 11, 2016 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER: The Prayer was said by Clerk McKinney.

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

PROCLAMATIONS, COMMENDATIONS, ETC.:

REPORTS AND COMMUNICATIONS:

Mayor:

Council Members: None

PUBLIC COMMENTARY: Ogle County Clerk and Recorder Candidate Tiffany O'Brien

BUSINESS ITEMS:

1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:**
   a) Approve Minutes of City Council Meeting – December 14, 2015
   b) Accept and Place on File Minutes of Planning and Zoning Commission meeting of November2, 2015
   c) Approve Bills – 120415-121015, 121115-121715, 121815-1223315, 122415-123015
   d) Approve Payroll – 112315-120615, 120715-122015.

   Moved by Councilor Hollonbeck and seconded by Councilor **"I move Consent Agenda Items (a) through (d) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

2) **Special Use Permit for Outdoor Storage at 1310 N 7th Street.** Keith Scott asked the Council remove this item from the agenda until a later date.

3) **Ordinance Approving the Proposed Downtown and Southern Gateway Tax Increment Financing Redevelopment Plan and Project.** On June 8, 2015 the Mayor and Council approved a Development Agreement with MTI, Inc. to facilitate the redevelopment of the Hub Theater and the Graber buildings in the downtown. The Development Agreement contained a provision that the City would pursue the formation of a Tax Increment Financing (TIF) District, to include these properties, and reimburse MTI a percentage of TIF-eligible costs for renovation of both buildings. Several steps were taken in 2015 to prepare for the establishment of a TIF District including Council approval of an Inducement Resolution on June 8th, presentation of a draft redevelopment plan to the Mayor and Council on August 24th, a public meeting on September 15th, a Joint Review Board on October 20th and a Public Hearing conducted on November 19th. In order to comply with TIF regulations it is necessary for the council to take action on three additional ordinances. The Ordinance Approving the Redevelopment Plan and Project outlines the requirements contained in the TIF Act, indicates that those have been followed and approves the redevelopment plan. The Ordinance Designating the Redevelopment Project Area defines the area associated with the plan. The Ordinance Adopting Tax Increment Allocation Financing adopts the provisions of the TIF Act for the redevelopment plan and area as defined. Motion made by counselor Hollenbeck moved and seconded by counselor D. McDermott, **I move Ordinance 16-4509, An Ordinance Approving the Proposed Downtown and Southern Gateway Tax Increment Financing Redevelopment Plan and Project, be approved.** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

4) **Ordinance Designating the Proposed Downtown and Southern Gateway Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.** Motion made by counselor D. McDermott and seconded by counselor Hollenbeck, **"I move Ordinance 16-4510, An Ordinance Designating the Proposed Downtown and Southern Gateway Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, be approved."** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

5) **Ordinance Adopting Tax Increment Allocation Financing for the Downton and Southern Gateway Redevelopment Project Area Tax Increment Financing District.** Motion made by counselor Hollenbeck and seconded by counselor D. McDermott, "**I move Ordinance 16-4511, An Ordinance Adopting Tax Increment allocation Financing for the Downtown and Southern Gateway Redevelopment Project Area Tax Increment Financing District, be approved."** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

6) **Solicitation of Bids for Development of Downtown Plaza and Pavilion Renderings, Budget and Timeline.** In 2014 the City of Rochelle along with the Flagg-Rochelle Park District, Rochelle Township High School, Rochelle Community Consolidated District #231, Rochelle Community Hospital, the Greater Rochelle Economic Development Corporation and the Rochelle Area Chamber of Commerce joined forces to pursue the development of a unique community brand. The Roger Brooks International firm was selected to lead this initiative due to their experience and overwhelming success in creating public sector community branding. Following multiple public meetings, a community survey, stakeholder meetings, and extensive meetings with the Brand Development Team, Brooks unveiled the new brand in May of 2015. The associated brand promise states "Providing an enriching social experience in an amazing downtown: An intimate gathering place alive with music, food, an incredible year-round public market, and multi-cultural entertainment more than 250 days a year for every resident of Greater Rochelle." The Brooks firm has since provided the City with a Branding, Development and Marketing Action Plan which is the road map to transforming our community. Per the Plan, a Brand Leadership Team (BLT) has been formed to champion the vision of a new community brand. The BLT's focus has been to educate and inform the people of Greater Rochelle on the importance of the branding initiative and the programmed downtown public plaza and pavilion. The Plan calls for the Brand Leadership Team to work with the City of Rochelle for funding to jump start the recommendations made in the plan. The proposed next step will transform the concepts provided by the Brooks team into a unified vision that will showcase the architectural design of the public plaza and pavilion as it will be in Downtown Rochelle. The Brand Leadership Team is requesting that the City Council authorize the solicitation of bids for urban architectural guidance that will produce standard renderings of the plaza and pavilion, a realistic budget and timeline at a cost not to exceed $25,000. These renderings would be on display throughout the City to create awareness for the project and to illustrate the functionality and beauty of the downtown design. Members of the Brand Leadership Team will attend the meeting to respond to questions from the Mayor and Council members. Motion made by counselor Hayes and seconded by counselor T. McDermott, "**I move the Council Authorize the solicitation of bids for the development of Downtown Plaza and Pavilion renderings, budget and timeline at a cost not to exceed $25,000."** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

7) **Engineering Agreement - 20th Street and 8th Avenue Water Main Extension.** RMU Water/Water Reclamation staff has planned a project to extend the existing 12 inch water main along 20th Street from 10th Avenue to 8th Avenue and along 8th Avenue from 20th Street to 15th Street. In addition, the project will include the replacement of approximately 1,000 feet of 6" galvanized main that is known to be a problem. This water main extension will provide a critical path for water to travel from the north side of town to the central part of the city. At the request of RMU staff, Fehr Graham Engineering has submitted an engineering agreement for the design and construction phase assistance, including observation, for the water main extension project. The total project will include the construction of 2,700 feet of 12" water main. Superintendent of Water/Water Reclamation Adam Lanning recommends proceeding with the scope of work as outlined at an estimated cost of $54,000. Funding for this agreement is available in the 2015-16 Water Department Capital Outlay Budget. Motion made by counselor Hollenbeck and seconded by counselor D. McDermott, **"I move Agreement 16-4512, An Engineering Agreement with Fehr Graham Engineering for 20th Street and 8th Avenue Water Main Extension, be approved.** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

8) **Skid Load Generators Permit Application Fee, Control Systems Quote and Unit Readiness Quote.** Council approved the overall project for 6 MW of additional peak shaving generation at its October 27th meeting. RMU staff, Altorfer 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 following components for the skid load generators so they can be readied for implementation into the overall project in the spring of 2016:

- Payment of EPA Permit application: $ 24,000
- Control Systems for Remote Control per BHMG quote: $ 349,200
- Additional work on the units for readiness per Altorfer Quote: $ 98,460

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 (DIE) account. 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. Motion made by counselor Hollenbeck seconded by counselor deed. McDermott, **"I move the Council approves the payment of $24,000 to the Illinois EPA for an expedited review of permit application for Skid Load Generators.** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

Motion made by counselor T. McDermott and seconded by counselor Hollenbeck, **"I move Agreement 16-4513, A Memorandum of Agreement with BHMG for Caterpillar Power Module Control system Upgrade at a lump sum cost of $349,200, be approved without competitive bidding.** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

Motion made by counselor Hollenbeck and seconded by counselor D. McDermott, **"I move Proposal 16-4514, A Proposal from Altorfer for upgrading the 3 used Caterpillar D3516 model diesel engine generator sets at a cost of $98,460, be accepted without competitive bidding."** Roll call vote was taken. Ayes: Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 5-0.

DISCUSSION ITEMS: Brand Style Guide

EXCUTIVE SESSION: None.

ADJOURNMENT: At the 7:50 p.m., moved by counselor T. McDermott and seconded by counselor Hollenbeck, **"I move the Council adjourn."** Motion passed by voice vote without dissent.

Chet Olson

Chet Olson, Mayor

Bruce W McKinney

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