

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MAY 9, 2016**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, May 9, 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 advancement in the L: Present on Roll Call were Councilmembers Eckhart, Hayes, D. McDermott, and T. McDermott. Absent: Burke, Hollonbeck and Mayor Olson. A quorum of four were present. Also present were City Manager Plyman and City Clerk McKinney.

Motion made by counselor Eckhart and seconded by Counselor Hayes, "**I move the Council appoint Tom McDermott as Mayor pro tem for tonight's meeting.**" You Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

PROCLAMATIONS, COMMENDATIONS, ETC:

Municipal Clerks Week May 1-7, 2016
Public Works Week May 15-21, 2016
Police Week May 15-21, 2016

REPORTS AND COMMUNICATIONS:

Mayor: Mayor Olson appointed the following to the golf course advisory board:

- o Dennis Berg to the Golf Course Advisory Board for a term to expire July 1, 2019
- o Mark Gillis to the Golf Course Advisory Board for a term to expire July 1, 2019
- o Barbara Kannheiser to the Golf Course Advisory Board for a term to expire July 1, 2019
- o Robert Johns to the Golf Course Advisory Board for a term to expire July 1, 2018
- o Joshua Johnson to the Golf Course Advisory Board for a term to expire July 1, 2018

Moved by Councilor Eckhart and seconded by Councilor D. McDermott, "**I move the appointments for the golf course advisory board as recommended by Mayor Olson be approved.**" Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

Council: none.

PUBLIC COMMENTARY:

Joe Meadows and David Johnson spoke in favor of special use permit for Living Water church.

Catherine Gittleson, Mary Riggs, Stacy Grundwell, and Lisa Werstire spoke against a dog ordinance. Bud Norcross spoke in favor of a dog ordinance.

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

- a) Approve Minutes of City Council Meeting – April 25, 2016
- b) Accept and Place on File Minutes of Airport Advisory Board – September 21, 2015
- c) Accept and Place on File Minutes of Planning & Zoning Commission – April 4, 2016
- d) Approve Bills – 041516-042116, 042216-042816
- e) Approve Payroll – 041116-042416
- f) Approve VFW Request to hold a Poppy Drive at 4th Avenue and Lincoln Highway - May 28, 2016
- g) Appoint NIMPA Representative and Alternate

Moved by Councilor Eckhardt and seconded by Councilor Hayes, **“I move Consent Agenda Items (a) through (g) be approved by Omnibus Vote as recommended.”** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

- 2) **Preliminary and Final Plat of Subdivision – On Par Subdivision (Public Hearing and Action).** The City of Rochelle and Rochelle Park District have petitioned to subdivide 1.433 acres of the original 72.86 acres of the Rochelle Golf Course Subdivision. In addition, the petitioners are requesting that the restaurant property, Lot 1, be rezoned to B-2 Commercial in order to separate it from the golf course. This separation will allow for a potential buyer to acquire the restaurant while the petitioners preserve the golf course use. The current use of the property is recreational. It is surrounded by South 7th Street B-2 Commercial on the west, R-5 Multi Family Residential on the north and east and R-1 Single Family on the south. On April 4th the Planning and Zoning Commission reviewed the case and subsequently voted 4-0 to recommend approval of the Preliminary and Final Plat for On Par Subdivision and rezoning Lot 1 to B-2. Moved by Councilor Hayes and seconded by Councilor Eckhardt, **“I move the Council recess into a public hearing for preliminary and final plat of subdivision.”** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0. John Kaminski asked who proposed the subdivision. Moved by Councilor D. McDermott and seconded by Councilor Hayes, **“I move the Council return to open session.”** Motion passed by voice vote without dissent. Moved by Councilor D. McDermott and seconded by Councilor Hayes, **“I move ordinance 16-4557, an ordinance approving the preliminary and final plat for On Par subdivision and rezoning Lot 1, be approved.”** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

3) **Special Use Permit for Place of Worship – 405 North Main Street.** The Living Water Community Church has petitioned the City for a Special Use Permit for a place of worship at 405 North Main Street. In addition the petitioner is seeking a variance for off street parking, ADA compliant bathrooms and life safety issues within the building. The applicant plans on leasing the property which is currently zoned B-1 Commercial Central Business. This property was originally developed as part of the Rochelle News Leader, recently was a bookstore and is currently vacant. The property fronts North Main Street in the Downtown Business District. The Planning and Zoning Commission held a public hearing to review the petition at its meeting on May 3rd. Following some discussion, the Planning and Zoning Commission prepared a report of findings which includes:

- The proposed use is allowed in the proposed zoning district only with a special use permit
- The proposed use is not detrimental or dangerous to public health if the life safety issues are addressed.
- The proposed use will impair property values and impede normal development in the neighborhood because it could prevent development focused on the branding project and contradict with a plan already in place for the downtown.

Based on these findings, the Planning and Zoning Commission, by a vote of 3-2, recommended that the City Council deny the issuance of a special use permit for a place of worship at 405 North Main Street. Should the Mayor and Council decide to approve the special use permit, an ordinance has been prepared that includes several conditions to address life safety issues. These conditions include, among others, installing a fire stop, ensuring egress requirements are met, ensuring the space meets accessibility requirements for bathrooms, ensuring that the electrical service meets NFPA 70 standards and ensuring that mechanical requirements for heating, cooling and ventilation are met. Joe Meadows was present to answer questions. Moved by Councilor and seconded by Councilor , **“I move special use permit 16-4558, a special use permit for a place of worship at 405 North Main St., be approved.”** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

4) **2016 Sidewalk Project.** Over the past several years the City has removed and replaced sidewalks throughout the community based on their condition. The 2016 Sidewalk Project includes the removal and replacement of approximately 10,600 square feet of sidewalk, seventeen accessibility ramps and 450 linear feet of concrete curb and gutter on Irene Avenue, Cleveland Avenue and 8th Avenue. Subsequent to the required public notice, the City Clerk opened two bids for the project on April 28th. City Engineer Sam Tesreau reviewed the bids and recommends the acceptance of the apparent low bidder, AA Construction, Inc. with a bid of \$100,076.25. 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 2016 Sidewalk Project will be funded through the Capital Improvements Fund. Sam Tesreau was present to answer questions. Moved by Councilor Hayes and seconded by Councilor Eckhardt, **“I move the City Council accept bid 16-4559 from AA construction, Inc. for the 2016 sidewalk Project in the amount of \$100,076.25 and reject all other bids.”** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

- 5) **Inter Control Center Protocol Integrations with PJM and Grid Force.** Recently Rochelle Municipal Utilities (RMU) successfully completed the steps necessary to receive a \$1.2M annual transmission tariff from NERC. In order to support this it was essential to integrate RMU's SCADA network with its Regional Transmission Operator, PJM, and integrate with Grid Force to act as RMU's transmission operations center. PJM receives real-time information from RMU, which is used along with information from utilities across its territory, to monitor the stability of the transmission grid. Grid Force monitors RMU's system as well, acting as RMU's 24x7 eyes and ears for this and other essential activities. Given the criticality of these integrations to RMU and PJM daily operations, RMU is requesting authorization to strengthen the way in which it integrate its system with both PJM and Grid Force. The industry standard for performing integrations such as these is use of a technology known as Inter Control Center Protocol (ICCP). This redundant technology is the standard for securely transferring information between systems as is being described here. During the initial integrations, project schedules did not allow for expansion of RMU's SCADA system to add support for ICCP. Therefore, working with PJM and Grid Force, RMU was able to find interim solutions acceptable to all entities. Both entities however are interested in migrating the connection to ICCP. This migration expands the data available to both entities and improves the integration and security by allowing us to connect over dedicated circuits to their networks. RMU has received a quote from its SCADA vendor, OSI, to upgrade RMU's system to support ICCP connections to PJM and Grid Force. The cost of this upgrade is \$63,630. RMU would like to receive authorization to proceed with the integration with PJM and Grid Force using ICCP. The FY 2016-17 Capital Outlay Budget for Transmission includes \$40,000 for this project. Jason Bird was present to answer questions. Moved by Councilor Hayes and seconded by Councilor D. McDermott, **"I move the City Council accept quote 16-4560 from OSI for ICCP integrations with PSM and Grid Force for a total cost, including option number one and number two, of \$63,630."** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.
- 6) **Purchase of Voltage Regulators for CHS.** CHS has approached the City several times over the past few years regarding the primary voltage being provided to its facility. As a result, CHS and their consultant have met with the City and BHMG to discuss possible solutions and have identified the installation of voltage regulators at the CHS facility as the best immediate solution. The City requested proposals from GE, ABB, Siemens and Cooper Power Systems for three pad mounted voltage regulators. Cooper Power Systems was the only vendor to submit a proposal since they are the only manufacture that offers pad-mounted regulators. The other vendors offered to submit proposals for substation regulators that would be installed in an on-site substation which is not feasible due to the limited space and safety concerns. Cooper Power Systems offered several options in their proposal. After reviewing the proposal, BHMG and City staff members recommend proceeding with three single phase voltage regulators with a multi-phase controller at a cost of \$104,058 based on lead-time and operation functions. The lead time on this equipment is 16 weeks from receipt of order. Based on this lead time, the City will need to order soon to be able to complete the installation during the CHS Fall outage. The FY 2016-17 Capital Outlay Budget for Distribution includes \$200,000 for this project. Moved by Councilor Eckhardt and seconded by Councilor D. McDermott, **"I move the City Council accept proposal 16-4561 from Cooper Power for the purchase of a 3 pad-mounted regulators to be installed at the CHS facility at a total cost of \$104,058, without competitive bidding."** Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.
- 7) **Purchase of Transformers for MightyVine Phase 2.** MightyVine, the hydroponic tomato farm

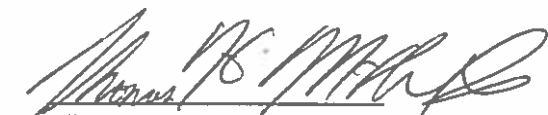
located on 20.5 acres in the Centerpoint Intermodal Center, plans to double its operation by constructing another 7.5 acre greenhouse adjacent to the current facility. In order to meet MightyVine's timeline for Phase 2, RMU requested a quote for two transformers from WESCO, the same vendor used for Phase 1. Purchasing the same transformers used in Phase 1 from the same vendor will avoid the need for engineering and reduce the lead time. WESCO provided a quote of \$72,828 for two 2500 KVA special voltage transformers. The FY 2016-17 Capital Outlay Budget for Distribution includes \$75,000 for transformers. Moved by Councilor Hayes and seconded by Councilor D. McDermott, "I move the City Council accept proposal 16-4562, from WESCO for the purchase of two 2500 kVA special voltage transformers from Wesco at a total cost of \$72,828 without competitive bidding." Roll call vote was taken. Ayes: Eckhart, Hayes, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.


- 8) **Ordinance Adding Section 14-39 of the Municipal Code to Limit the Number of Dogs and Cats Kept at Residential Premises.** Chapter 14, Article II of the Rochelle Municipal Code regulates the ownership of dogs and cats with the City limits. The code does not currently limit the number of animals in a residence. A local resident spoke during public commentary at the April 11th City Council meeting to request that council consider limiting the number of animals allowed per residence. The proposed ordinance responds to that request and limits the combined total of cats and dogs to three animals per residence. The limitation does not apply for 90 days following the birth of offspring of dogs and cats. In addition, it does not apply to animal hospitals, clinics and other facilities operated by a licensed veterinarian. Owners that currently have more than three animals as of the date of the passage of this ordinance will be allowed to license and keep those animals for the remainder of the animals' natural lives. Moved by Councilor D. McDermott and seconded by Councilor Hayes, "I move ordinance 16-4563, an ordinance amending the Rochelle Municipal Code by adding section 14 – 39 to limit the number of dogs and cats kept at residential premises, be approved." Roll call vote was taken. Ayes: None. Nays: Eckhart, Hayes, D. McDermott, and T. McDermott. Motion failed 4-0.

DISCUSSION ITEMS: none.

EXECUTIVE SESSION: None

ADJOURNMENT: At 8:15 PM, moved by Counselor Eckhart's and seconded by Counselor D. McDermott, "I move the Council adjourn." Motion passed by voice vote without dissent.


T. McDermott, Mayor Pro-tem


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