

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
August 8, 2016**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, August 8, 2016 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, Eckhart, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Absent: Hayes. A quorum of six was present. Also present were Assistant to the City Manager Messer and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC:** None

**REPORTS AND COMMUNICATIONS:**

Mayor: Motion made by Councilor Hollonbeck and seconded by Councilor D. McDermott: **"I move the Council approves the Mayor's appointments of Tom Huddleston to the Stormwater Advisory board for a term to expire July 1, 2019 and to the Planning and Zoning Commission as a non-voting member at large for a term to expire July 1, 2021."** Motion passed by voice vote without dissent.

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – July 25, 2016
- b) Accept and Place on File Minutes of Planning and Zoning Commission – June 27, 2016
- c) Accept and Place on File Minutes of Utility Advisory Board – May 18, 2016
- d) Approve Bills – 071516-072116, 072216-072816
- e) Approve Payroll – 071816-073116
- f) Establish Annual Trick-r-Treat Schedule October 31, 2016 from 5:00pm-8:00pm
- g) Approve Request for Closure of the 600 Block of North Main Street – September 3, 2016
- h) Approve Hay Day Committee Request – October 15, 2016
- i) Approve Kiwanis Club and Golden K Request to Hold the Annual Peanut Day– September 9, 2016

Moved by Councilor Eckhardt and seconded by Councilor Hollonbeck, **"I move Consent Agenda Items (a) through (i) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

**2) Ordinance Amending Boundaries of R-3 and R-4 Zoning Districts and Amending the Official Zoning Map to Rezone Property at 501-503 South Ninth Street from R-3 to R-4.** Alan and Marge Schilling have petitioned the City to rezone the property at 501-503 South Ninth Street to R-4 Multi-Family Low Density Residential. The original dwelling on the property, a duplex, is currently zoned R-3 Single Family High Density Residential. The petitioners are selling the property and the buyer is unable to get financing due to the legal non-conforming status. The property is surrounded by a residential duplex on the south, single family residential on the north, B-2 zoning on the east and residential to the west. On August 1st the Planning and Zoning Commission held a public hearing on the petition for rezoning and subsequently voted to recommend approval by a vote of 4-0. Staff and the Planning and Zoning Commission feel that since the dwelling was originally

constructed as a duplex the zoning change will not endanger the public health, is consistent with the land use plan, will not impede development of the surrounding properties and the use conforms to the regulations of the district in which it is located. Motion by Councilor Eckhardt and seconded by Councilor D. McDermott, **“I move ordinance 16-4596, An Ordinance Amending Boundaries of R-3 and R-4 Zoning Districts and Amending the Official Zoning Map to rezone property at 501-503 South Ninth Street from R-3 to R-4, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

3) **Purchase of a 2016 4x4 Full Size Crew Cab Pickup Truck - Water Reclamation Division.** Recently a 2002 water reclamation service vehicle was determined to be unsuitable for use due to a large hole in the floor. Although we did not budget for replacement of this vehicle, money is available in the FY 2016-17 capital budget. The existing 2002 pickup will be traded in as part of the purchase. Subsequent to the required public notice, the City Clerk opened two bids on August 4th for a full size 4x4 crew cab pickup truck from one dealer. Water/Water Reclamation Superintendent Adam Lanning reviewed the bids and found that Prescott Brothers Ford met all of the specifications on both bids. Lanning recommends the acceptance of the bid for a 2016 model from Prescott Brothers Ford in the amount of \$36,874, although it is \$2,210 higher than the bid for a 2017 model. The 2017 model has not been built so the delivery time would be extended. The department is currently short a vehicle which is affecting productivity. Adam Lanning was present to provide information and answer questions. Motion by Councilor Hollonbeck and seconded by Councilor T. McDermott, **“I move the Council accept the bid from Prescott Brothers Ford in the amount \$36,874.00 for a 2016 4x4 full size crew cab pickup truck for the RMU Water Division, and reject all other bids.”** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

4) **Resolution in Support of an Application to the Economic Development Administration Public Works and Economic Adjustment Assistance Program for Project Co-op.** 30 years ago GREDCO and the City of Rochelle partnered to create the CIR (City of Rochelle Railroad). Since then 14 industries have been created, over \$1.2B has been invested in land, buildings and equipment and more than 2,000 industrial jobs have been created. This industrial development has added more than \$40M in additional tax base (EAV) and more than tripled the power, water and sewer revenues to the City. In addition, the revenues being generated by the CIR are funding quality of life projects such as the "Quiet Zone" which, when fully operational, will significantly reduce train whistle noise in Rochelle. GREDCO also facilitated the start up of an industrial park by acquiring land which led to the development of GREDCO Park and Prologis Park - Rochelle. Today nearly all of the available land, adjacent to the CIR, has been sold or is under development. Therefore, we are proposing the next "Phase" of industrial development which will open over 500 acres to rail access through an extension of the CIR. The City of Rochelle has an opportunity to apply for a Public Works and Economic Adjustment Grant. This grant will cover up to 40% (and possibly more) of a \$7.0M project known as "Project Co-op" to extend two tracks east and south of the current CIR terminus. Through this grant, the CIR will be able to more than double the amount of storage/switching track. Per the Resolution, the City will

need to commit a local match of up to \$4.2M. Like in the past, the City will work with other economic development agency/partners to help fund the local match. The additional track will generate additional revenue to assist with any financing costs that could occur as a result of the project. Staff recommends that the council pass the proposed Resolution so that the grant application can be submitted by August 30th, 2016. Jason Anderson was present to provide information and answer questions. Motion by Councilor Eckhardt and seconded by Councilor Hollonbeck, **“I move Resolution R16-14, A Resolution in Support of an Application to the Economic Development Administration Public Works and Economic Adjustment Assistance Program for Project Co-op, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

5) **Purchase of Bucket Truck – RMU Electric Division.** The 2003 bucket truck at the Electric Division has been in the shop at least a dozen times in the past year. Recently, RMU was informed that the leveling cables need to be replaced at a cost of \$10,000-15,000. A Model TA60 Articulating Telescopic Aerial Device with Material Handling (insulated), bucket truck, is available through the National Joint Power Alliance, from Altec Industries, Inc., for \$226,667. Due to its condition, Altec Industries is not interested in providing a trade in allowance for the 2003 bucket truck. That vehicle will be disposed of, possibly through an on-line auction service. The new bucket truck would not be delivered for approximately 300 days. Therefore, if the purchase is approved it will be included in the next fiscal year budget. Superintendent Bird recommends proceeding with the purchase of the 2017 Model TA60 bucket truck at this time.

Jason Bird was present to provide information and answer questions. Motion by Councilor Hollonbeck and seconded by Councilor Burke, **“I move the Council approve the purchase of a 2017 bucket truck through the National Joint Powers Alliance, from Altec Industries, in the amount of \$226,667, for the RMU Electric Division, without competitive bidding.”** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

6) **Purchase of Four S&C IntelliRupters - RMU Electric Division.** Rochelle Municipal Utilities (RMU) is in the process of improving the coordination on several distribution feeders. Improving this coordination will greatly reduce the outage time for these feeders. Improvements will be made to Feeder 32 first, based the fact that this feeder has the most opportunity for improvement. The IntelliRupter project was discussed with members of the Utility Advisory Board at the July 20th meeting and they are in favor of moving forward. As part of the coordination project, RMU will need to purchase four (4) S&C IntelliRupters. Unfortunately, S&C is the only company that offers this device and Universal Utility Supply Co. (UUSCO) is the local vendor for S&C. Therefore, competitive bidding on this equipment is nearly impossible. UUSCO has provided a quote for the four IntelliRupters in the amount of \$198,380. State statute and the Rochelle Municipal Code, Section 2-371, allow the City Council by a 2/3 vote to authorize the city manager to enter into a contract without competitive bidding. Based on the fact that the installation of these IntelliRupters will greatly improve the reliability of Feeder 32 and other feeders in the future, Superintendent Bird recommends proceeding with the purchase of the

S&C IntelliRupters. The coordination project was included in the 2016/17 Electric Fund Capital Outlay in the amount of \$250,000. Jason Bird was present to provide information and answer questions. Motion by Councilor D. McDermott and seconded by Councilor Hollonbeck, **"I move the Council approve the purchase of four S&C IntelliRupters from Universal Utility Supply Co. for the amount of \$198,380, for the RMU Electric Division, without competitive bidding."** Roll call vote was taken. Ayes: Burke, Eckhart, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

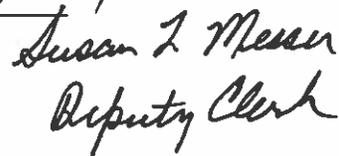
**ADJOURNMENT:** At 7:43 PM, moved by Counselor D. McDermott and seconded by Counselor Eckhardt, **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor



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



Susan L. Messer  
Deputy Clerk