

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MAY 23, 2016**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, May 23, 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 Burke, Eckhart, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Absent: None. A quorum of seven were present. Also present were City Manager Plyman and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC: None.

REPORTS AND COMMUNICATIONS:

Mayor: None

Council: None

PUBLIC COMMENTARY:

Laura Cook - Election Judges

Bill Schermerhorn, John Kaminski, Guillermo Martinez, Katherine Case - Theater.

C J Brown and Robert Walsh - Railroad

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

a) Approve Minutes of City Council Meeting – May 9, 2016

b) Approve Bills – 042916-050516, 050616-052116

c) Approve Payroll – 042516-050816

d) Authorize the Closure of 4th Avenue from 8th Street to 9th Street until 5 pm during the School Year.

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

- 2) **Purchase of two Compact Loaders-Street Department.** The 2016-17 General Fund Capital Budget includes \$95,000 for the purchase two compact loaders for the Street Department. These loaders will replace an existing 2005 T300, which is beginning to have maintenance issues, and a 2008 S175 model that is undersized. By upgrading these loaders, all compact loader attachments owned and used by the Street Department will operate on both machines. Subsequent to the required public notice, the City Clerk opened bids for two compact loaders on May 11th from six equipment suppliers. Superintendent Tim Isley reviewed the bids and found that the low bidder, CSR Bobcat, met all of the specifications. Therefore, Isley recommends the acceptance of the bid from CSR Bobcat in the amount of \$106,075 minus the trade in value of \$25,000, for the loaders being replaced, for a total of \$81,075. Motion made by Councilor Eckhart and seconded by Councilor D. McDermott, "**I move the Council approve the purchase of two 2016 compact loaders from CSR Bobcat in the amount of \$106,075 minus the trade in value of \$25,000 for a total of \$81,075 and reject all other bids.**" Roll call vote was taken. Ayes: Burke, Eckhart, Hayes, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **City Hall Roof Accessories Project.** A few years ago City staff noticed a deterioration of shingles on the City Hall roof along with peeling and decaying fascia and soffit and failing gutters. As a result, Willett Hofmann & Associates inspected the roofs and developed project specifications for the removal and replacement of the asphalt shingles and flat membrane roofing as well as accessories including gutters, downspouts, soffit and fascia. Bids for the entire City Hall Roof Replacement Project were opened on May 15, 2015 and came in significantly higher than budgeted. As a result, Assistant to the City Manager Sue Messer recommended that council award the bid for the asphalt and membrane roofing only and that the accessories portion be rebid at a later date. Willett Hoffman & Associates (WHA) estimated the City Hall Roof Accessory Project cost at \$69,000-\$51,000 depending on the material used for the fascia and soffit. The amount of \$56,000 was included in the FY 2016-17 Capital Outlay Budget for this project. WHA divided the project into three parts to aid in flexibility and funding. The base bid consisted of the removal and installation of new gutters and downspouts, Alternate #1 included the replacement of the fascia and soffit with a PVC product and Alternate #2 included wrapping the fascia and soffit with aluminum. Subsequent to the required public opened bids from two contractors on May 17th. Our consultant, Alan Hulstedt of Willett Hofmann and Messer believe that the best approach long term for aesthetics and low maintenance is to award the Base Bid and Alternate Bid #1 to Bruns Construction, the apparent low bidder, for the sum of \$43,650. Sue Messer was present to answer questions. Motion made by Councilor Hayes and seconded by Councilor Hollonbeck, **"I move the Council approve the Base Bid and Alternate Bid #1 for the City Hall Roof Accessories Project from Bruns Construction for a total of \$43,650 and reject all other bids."** Roll call vote was taken. Ayes: Burke, Eckhart, Hayes, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **City of Rochelle Emergency Operations Plan.** City Emergency Management Coordinator Terry Inman has reengineered the 2007 City of Rochelle Emergency Operations Plan to ensure that proper procedures outlined by the United States Department of Homeland Security and Federal Emergency Management Agency are followed. The revised Emergency Operations Plan will utilize the National Incident Management System (NIMS) and incorporate an "All Hazards" approach to emergency management concerns. The Mayor and City Council met as a Committee of the Whole on April 18th to review and discuss the revised Emergency Operations Plan. The purpose of this plan is to anticipate possible large-scale emergencies and set forth basic and broad considerations and operating guidelines for their management. Terry Inman was present to answer questions. Mayor Olson and City Manager Plyman thanked Detective Inman for his work on this project. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **"I move Ordinance 16-4564, Ordinance Adopting the Emergency Operations Plan for the City of Rochelle, be approved."** Roll call vote was taken. Ayes: Burke, Eckhart, Hayes, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.
- 5) **Ordinance Authorizing Sale of Personal Property - Inoperable Vehicle.** In 1999 the Rochelle Police Department purchased a new Ford Crown Police Interceptor for use as a squad car. Approximately five years ago the City transferred that vehicle to the Rochelle Municipal Airport for use as a courtesy car. The 1999 courtesy car currently has high mileage, is very rusty, has a failing transmission and the four supports holding the gas tank are nearly rusted through. Due to safety concerns the vehicle is no longer in operation and has been sitting idle on the airport grounds for the past three weeks. Therefore, City staff members recommend selling the vehicle for scrap metal. Per State Statute, the Mayor and Council can authorize the sale of property which is no longer necessary or useful, including selling the vehicle for scrap metal. This is accomplished by a simple majority vote of the City Council. Motion made by Councilor Hayes and seconded by Councilor Eckhart, **"I move Ordinance 16-4565, an Ordinance Authoring Sale of Personal Probrerty6 - Inoperable vehicle, be approved."** Roll call vote was taken. Ayes: Burke, Eckhart, Hayes, Hollonbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- 6) **Rescission Agreement – Hub Theater & Graber Building.** In June of 2015 the City entered into an Economic Incentive and Tax Increment Allocation Financing Development Agreement with McCarty Technologies, Inc. (MTI) related to the development of the Hub Theater, located at 416 Lincoln Highway, and the Graber Building, located at 413 Fourth Avenue. Per the Development Agreement, the City made an initial contribution of \$250,000 which was divided between two Escrow Agreements. MTI then purchased the two properties, with the purchase price being funded from the Escrow Agreements. MTI subsequently retained the firm of Bracke-Hayes-Miller-Mahon Architects, LLP to provide architectural services in connection with the development of the properties and paid for these services with funds from the escrow agreements. MTI began development of the properties but has not completed it. As a result, the City and Mike McCarty of MTI Technologies have mutually agreed to rescind the Development Agreement. The proposed Rescission Agreement includes the following terms:
- The City will assume and pay the unpaid obligations of MTI relating to the development of the properties of approximately \$85,000.
 - The City will pay MTI \$10,000 for out-of-pocket expenditures related to the development.
 - MTI will assign its rights to the architectural work product to the City.
 - The City and MTI will mutually release each other from all claims and rights.
 - Within three days following the execution of the agreement, MTI will deliver warranty deeds to the City, conveying the properties free and clear of liens and claims.
 - The parties will instruct the escrow agent to refund all remaining funds to the City and close the escrows.

At 7:43 p.m. a motion made by Councilor Hollonbeck and seconded by Councilor Eckhart, **“I moved the Council recess into executive session to discuss Purchase or lease of real property for City’s use, Section (c) (6).”** Roll call vote was taken. Ayes: Eckhart, Hayes, Hollonbeck, and Mayor Olson. Nays: Burke, D. McDermott, T. McDermott. Motion passed 4-3. At 8:18 p.m. a motion was made by Councilor Hollonbeck and seconded by Councilor D. McDermott, **“I move the Councilor return to open session.”** Motion passed by voice vote without dissent. Motion made by Councilor Hollonbeck and seconded by Councilor Hayes, **“I move Agreement 16-4566, a Rescission Agreement and Mutual Release related to the Hub Theater and Graber Building, be approved.”** Roll call vote was taken. Ayes: Eckhart, Hayes, Hollonbeck, and Mayor Olson. Nays: Burke, D. McDermott, T. McDermott. Motion passed 4-3.

DISCUSSION ITEMS: As part of the budget process, Assistant to the City Manager Adriana Milan has worked with department heads to compile a Capital Improvement Plan (CIP). The plan includes capital projects and equipment budgeted in the current fiscal year and four subsequent fiscal years. The CIP is an important management tool for forecasting projected capital needs and linking those needs to projected revenue.

ADJOURNMENT: At 8:37 PM, moved by Counselor Eckhart’s and seconded by Counselor D. McDermott, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

Chet Olson, Mayor

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