

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
FEBRUARY 13, 2017**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, February 13, 2017 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, Hollenbeck, D. McDermott, and T. McDermott. Absent: Eckhart, Hayes and Mayor Olson. A quorum of four was present. Also present were City Manager Plyman, City Attorney Wagner, and City Clerk McKinney.

Councilman D. McDermott moved and seconded by Councilman Burke, **"I move the Council of pointe councilperson Hollenbeck to be Mayor pro tem for tonight's meeting."**

**PROCLAMATIONS, COMMENDATIONS, ETC:** None

**REPORTS AND COMMUNICATIONS:**

Mayor: None.

Council: Counselor Hollenbeck said that From the Heart was a success.

**PUBLIC COMMENTARY**

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – January 23, 2017
- b) Accept and Place on File Minutes of Airport Advisory Board – October 24, 2016
- c) Accept and Place on File Minutes of Railroad Advisory Board – January 22, 2015
- d) Accept and Place on File Minutes of Utility Advisory Board – October 19, 2016
- e) Accept and Place on File Minutes of Planning and Zoning Commission – December 5, 2016
- f) Approve Bills –1/13/17-01/19/17, 01/20/17-01/26/17, 01/27/17-2/2/17
- g) Approve Payroll –1/2/17-1/15/17, 1/16/17-1/29/17
- h) Authorize the City's Assistance with the Hospital Hustle 5K Fun Run/Walk – June 3, 2017
- i) Authorize Closure of 10th Avenue between Illinois 251 and 8th Street – 2017 Outdoor Markets
- j) Authorize Additional Closure St. Paddy's Day Parade and Irish Hooley – March 11, 2017
- k) Accept and Place on File Annual Community Development Department Report

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

- 2) **Ordinance Approving a Variance of Setback for a Ground Sign at 1140 N 7<sup>th</sup> Street – Elixir Real Estate.** Construction is underway on a new 8,500 square foot commercial building at 1140 N. 7th Street in Rochelle. The proposed development meets the required setbacks of 50 feet, provides parking in the front of the building and also provides a 20 foot interior parkway adjacent to the City right of way along N. 7<sup>th</sup> Street. The zoning for a ground sign in the B-2 zoning district is one half the required building set back of 50 feet which would be 25 feet. This requirement would force a development in the B-2 zoning district to provide an interior parkway of 25-30 feet to allow for a ground sign rather than the required 10 feet. Elixir Real Estate has petitioned the City to allow the installation of a ground sign 15 feet from the property line. Per Staff, this is consistent with other signs in the same zoning district and will not interfere with any easements. On February 6th the Planning and Zoning Commission held a public hearing to review the petition for a variance to the sign ordinance. The commission found that the variance is not detrimental or dangerous to public health, will not impair property values in the neighborhood, will not impede the development of surrounding properties, will not impair light and air to adjacent properties, will not congest public streets, and will not increase the risk of fire. Based on these findings the Planning and Zoning Commission voted 5-0 to recommend approval of the request. Kip Countryman was present to answer questions. Moved by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move Ordinance 17-4654, an ordinance approving a variance for ground signage for Elixir Real Estate, LLC subject to city staff reviewing and approving the proposed signage and the agreement of the petitioner to maintain the sign in good repair, be approved.”** Roll call vote was taken. Ayes: Burke, Hollenbeck, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.
- 3) **Ordinance Amending Section 98-6 of the Municipal Code – Utility Reconnection Fees.** According to Section 98-6(7) of the Municipal Code, “Any customer whose electric service has been terminated for non-payment may have the service restored by paying all arrears, paying a security deposit, and paying a reconnection fee of \$25.00 during those times the business office is open or \$50.00 if the business office is closed. Section 98-6(7) also states “Any customer whose water service has been terminated for nonpayment may have the service restored by paying all arrears and a reconnection fee of \$40.00 during those times the business office is open or \$60.00 if the business office is closed.” On January 18th the Utility Advisory Board recommended presenting electric and water reconnection fee increases to the City Council. The current reconnection fees have been in place for several years. Increasing the electric and water reconnection fees to \$50.00 each during business hours would ensure most costs are covered, including salary and equipment. The UAB also recommended that the electric and water reconnection fees after hours be based on the actual cost, but not less than \$50.00. The after hours and what hours reconnection costs can fluctuate based on the reconnect day and the amount of time required for the reconnection. Barbara Bell was present to answer questions. Moved by Councilor Burke and seconded by Councilor D. McDermott, **“I move ordinance 17-4655, an ordinance amending section 98-6 of the municipal code-utility reconnection fees, be approved.”** Roll call vote was taken. Ayes: Burke, Hollenbeck, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

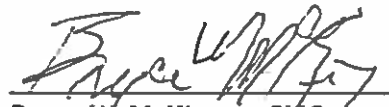
- 4) **Purchase of Parts for Peaker Engine 2 Rebuild.** Due to the scheduling changes in our electric generation department, our crews have been able to perform preventive maintenance on our engines more effectively. While changing the oil in Peaker 2 in late January, staff discovered metal shavings. An oil sample was subsequently analyzed, revealing high iron and copper counts. Upon inspection, it was determined that both the pistons and linings need to be replaced. In addition the rods were being hammered out due to excessive clearance. Peaker 2 is a Fairbanks-Morse Opposed Piston Engine which was built and installed in 1996. The failed parts are original. According to IMPA (our consultant that coordinates with PJM to determine when we should generate power), this engine saved the City a total of \$179,419 last year. Therefore, it is extremely important that we get this engine back on-line so that it is available for summer peak shaving. RMU Staff contacted Fairbanks to see if there were any new units available. There were none available and staff was advised it would take 18 months to make one. However, Fairbanks was able to assist staff with locating a unit in Texas that has very low hours. The parts have been tested, are in great shape and are available for 50% of the cost of new parts. Due to the urgency of obtaining and installing the parts, the order was placed on February 1st. The parts are expected to arrive by the end of February and the goal is to complete the rebuild before the end of May. The Rochelle Municipal Code, Section 2-373, allows contracts for emergency services or repairs to be excluded from the requirement of competitive bidding. Therefore, staff recommends approving the payment to Fairbanks Morse Engine in the amount of \$165,612. Jason Bird was present to answer questions. Moved by Councilor D. McDermott and seconded by Councilor Burke, "**I move the Council approve an emergency purchase from Fairbanks Morse Engine for replacement parts to rebuild Peaker Engine 2 at a cost of \$165,612 without competitive bidding.**" Roll call vote was taken. Ayes: Burke, Hollenbeck, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

- 5) **Proposal for Professional Services – Project Co-Op Rochelle Rail Expansion.** On August 8, 2016 the Mayor and City Council approved a Resolution in Support of an Application to the Economic Development Administration (EDA) Public Works and Economic Adjustment Assistance Program to extend the City of Rochelle Railroad. In late September of 2016 the City was notified that we were successful in obtaining an EDA grant for \$3.42M of a \$7M project to construct a rail bridge and three new tracks south of the current terminus. The City has solicited proposals from engineering firms to design and construct approximately 13,000 linear feet of rail structures and a rail bridge. The next step to advancing the project is to enter into an Agreement for Professional Services with a qualified Engineering firm to design the rail structures & bridge, prepare bid specifications, qualify prospective rail construction companies, supervise construction of the project, enforce compliance of all building codes, manage the payouts and support the City in getting the project done on time and within budget. Fehr Graham Engineering & Environmental (FGEE) has submitted a response to the RFQ which outlines their qualifications to manage Project Co-Op. They are the only firm that submitted a proposal. This is the 5th rail project FGEE has been recommended to manage over the past 6 years for CIR expansion. Staff recommends entering into the attached Agreement for Professional Services between the City of Rochelle and Fehr Graham Engineering & Environmental. The agreement includes a lump sum cost of \$450,000 for preliminary and final design as well as the bidding or negotiating stage. In addition, hourly rates and reimbursable expenses of not to exceed \$375,000 are included for services during the construction phase, the post-construction phase and grant administration. Jason Anderson was present to answer questions. Moved by Councilor D. McDermott and seconded by Councilor T. McDermott, **“I move agreement 17-4656, an agreement between the City of Rochelle and Fehr Graham Engineering & Environmental for professional services associated with the Project Co-Op Rochelle Rail Expansion at a cost of \$450,000 for preliminary and final design as well as the bidding or negotiating stage and a cost of not to exceed \$375,000 for services during the construction phase, post-construction phase and grant administration,, be approved.”** Roll call vote was taken. Ayes: Burke, Hollenbeck, D. McDermott, and T. McDermott. Nays: None. Motion passed 4-0.

## 6) DISCUSSION ITEM

**ADJOURNMENT:** At 7:32 PM, moved by Counselor Burke and seconded by Counselor T. McDermott **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

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Kathy Hollenbeck , Mayor Pro-Tem

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