

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
JANUARY 22, 2018**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 22, 2018 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

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

ROLL CALL: Present on Roll Call was Councilmembers Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: Burke and Bearrows. A quorum of five was present. Also present were City Manager Fiegenschuh, and Deputy City Clerk Messer.

PROCLAMATIONS, COMMENDATIONS, ETC:

REPORTS AND COMMUNICATIONS:

Mayor:

- Retirements
 - John Loggins
 - John Orlikowski

Council:

- Good News
 - Sue Messer

PUBLIC COMMENTARY. Russ Stevens spoke on Taxi Cab Service.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – 1/8/18
 - b) Approve Exceptions – 1/3/18-1/15/18
 - c) Approve Bills – 1/16/18
 - d) Approve Payroll – 12/18/17-12/31/17
 - e) Authorize Closure of 10th Avenue between Illinois 251 and 8th Street – 2018 Outdoor Markets
Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey, **“I move Consent Agenda Items (a) through (e) be approved by Omnibus Vote as recommended.”** Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 2) **Ordinance Authorizing Sale of Personal Property (Inoperable Vehicle) –Fire Department.** The Fire Department has a 1993 Dodge pickup truck that is inoperable and the cost of the repairs is more than the truck is worth. The needed repairs consist of a crack in the exhaust manifold, rusted and leaking brake lines and rusted holes in the cab floor. Motion made by Councilor Hayes and seconded by Councilor F. McDermott, **“I move Ordinance 18-4790, an Ordinance Authorizing the Sale of an inoperable 1993 Dodge pickup truck, be approved.”** Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
 - 3) **Resolution Approving a Credit Card and Charge Account Policy.** In November 2015, the City Council approved a Credit Card and Charge Account Policy. City Manager Fiegenschuh has instituted a pre-approval process for using the City credit card. The current policy is being amended to add this requirement under the Policy section, #1. Motion made by Councilor T. McDermott and seconded by Councilor Shaw-Dickey, **“I move Resolution R18-04, a Resolution Approving a Credit Card and Charge Account Policy for the City of Rochelle, be approved.”**
Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 5-0.

- 4) **Resolution Authorizing the City Manager to Execute an Agreement between the City of Rochelle and Moran Economic Development for the development of a TIF study.** Included in the Fiscal Year 2018 budget is \$35,000 to fund a TIF eligibility study. The proposed study will include the following phases: (1) All documentation necessary to determine the proposed area's eligibility to be included in a TIF; (2) Development of a redevelopment plan and project documents and; (3) Assisting staff with all required notices and public hearings. The City sent out RFQs (Request for Qualifications) with three firms responding. Those firms include SB Friedman, Moran Economic Development and Teska and Associates. Previous TIF studies were overseen by Teska and Associates. While in Rantoul, City Manager Fiegenschuh had the opportunity to work with SB Friedman and Associates to establish a new TIF and with Moran Economic Development on the reauthorization of Rantoul's enterprise zone. All three firms are qualified and can bring a great skill set to this project. Last week staff meet to discuss all three proposals and the unanimous choice is Moran Economic Development. The team feels this firm will bring additional enthusiasm and opportunities for new strategies to the project. Attached to this staff report is a copy of the Moran Associates proposal along with an update map of the proposed TIF boundaries. Moran's overall price is \$30,000, which is less than the amount included in the new budget. The time to establish a new TIF can vary, but our team expects the process to take 6-9 months. Motion made by Councilor Hayes and seconded by Councilor D. McDermott, **"I move Resolution R18-05, a Resolution authorizing the City Manager to execute an agreement with Moran Economic Development to conduct a TIF eligibility study, be approved."** Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 5-0.
- 5) **Resolution Approving a Settlement Agreement for the Assessment of Rochelle Waste Disposal Property Tax Assessment Years 2013 through 2019.** Per the agreement with Rochelle Waste Disposal, LLC, the equalized assessed value of the Landfill will be \$1,200,000 for the 2017, 2018 and 2019 assessment years. Both Rochelle Waste Disposal, LLC and the City of Rochelle are responsible for paying half of the taxes for the assessment years 2013, 2014, 2015 and 2016 and each entity has already paid their one-half share of taxes for these years. Taxes for the assessment year 2017 payable in 2018 are the responsibility of Rochelle Waste Disposal, LLC. Taxes for the assessment year 2018 and subsequent years will be paid by Rochelle Waste Disposal, LLC provided that Rochelle Waste Disposal, LLC is the operator of the landfill or until the landfill is closed. Motion made by Councilor Shaw-Dickey and seconded by Councilor D. McDermott, **"I move Resolution R18-06, a Resolution approving a settlement agreement for the assessment of Rochelle Waste Disposal property tax assessment years 2013 through 2019, be approved."** Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 5-0.

Discussion item:

- 1) **Marketing Strategy for Rochelle Business and Technology Park.** Jennifer Thompson, Marketing and Public Relations Manager was present to answer questions. In 2018, City Staff will proactively market the Rochelle Business and Technology Park as a prime location for technology-related businesses and office space. Jenny Thompson and Adriana Milan will present the marketing plan, which follows the approval of a purchase option with the Harris/Baer families and a listing agreement with Lee & Associates.
- 2) **Lateral Transfer Option – Police Department.** Eric Higby, Police Chief presented item. As part of the hiring process, police departments may utilize both a traditional eligibility list and a lateral transfer list. As long as a candidate has been employed as a certified police officer in Illinois for more than two years, is in good standing with his/her current or last department, and is eligible for a basic training waiver from the Illinois Law Enforcement Training and Standards Board, they can be placed on a lateral list after the interview process. Having two lists provides flexibility and the ability to hire an individual without losing him/her to the academy for months. On January 9th the Board of Police and Fire Commission approved new language which makes the lateral transfer option possible.
- 3) **Ramsey Historic Consultants to prepare a National Register Nomination for Downtown Historic District** Michelle Pease, Community Development Director presented. The City has engaged the Ramsey Historic Consultants firm to prepare a National Register Nomination for Rochelle's Downtown Historic District. The tasks included in the project are as follows: coordinate with the Illinois State Historic Preservation Office and the City of Rochelle to establish district boundaries and project schedule, preliminary research, field survey and photography, additional research and preparation of draft nomination, submission of final nomination, public meetings and presentation to the Illinois Historic Sites Advisory Council. Historic Districts act as a way of maintaining the history and telling the story of the community while providing access to a key financing tool, the 20% historic tax credit. These financing tools act as the key for struggling downtowns where property values sometimes do not justify the cost to improve these buildings. The tax credit acts as the gap filler and makes a project less risky for a bank and therefore more attractive for investment. In order to access the credit, the redevelopment projects must meet the Standards for Rehabilitation, which ensures a development product that honors the architecture and history of the

building. Should a building owner not wish to utilize historic tax credits, they have the liberty to make changes to the building however they please; they are not constricted by the designation as a National Register Historic District.

EXECUTIVE SESSION: at 7:45 PM, Councilor Shaw-Dickey moved and seconded by Councilor T. McDermott, **"I move the Council recess into executive session for Pending or imminent litigation. Section (c) (11)."** Roll call vote was taken. Ayes: Hayes, D. McDermott, T. McDermott, and Shaw-Dickey. Nays: None. Motion passed 4-0.

At 8:30 PM Councilor Shaw-Dickey moved and seconded by Councilor Hayes, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

ADJOURNMENT: At 8:30 PM, moved by Councilor Shaw-Dickey and seconded by Councilor Hayes. **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor



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