

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
April 22, 2019**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, April 22, 2019 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER: Prayer was said by Doug Cowan.

ROLL CALL: Present on Roll Call was Councilmembers Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. A quorum of six were present. Also present were City Attorney Dominick Lanzito, City Manager Jeff Fiegenschuh and City Clerk Sue Messer.

PROCLAMATIONS, COMMENDATIONS, ETC: Arbor Day – April 26, 2019 and Municipal Clerks Week – May 5 – May 11, 2019

REPORTS AND COMMUNICATIONS:

- Mayor
 - Appointment of Chris Cardott to the Police and Fire Pension Boards for a Term to Expire April 30, 2021. Motion made by Councilor Shaw-Dickey and seconded by Councilor D. McDermott, **“I move the council approve the Mayor’s appointment of Chris Cardott to the Police and Fire Pension Boards for a term of May 1, 2019 – April 30, 2021.”** Roll call vote was taken. Ayes Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- Council Members
- Good News
 - Elvis Baneski
 - Jennifer Thompson

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meetings – April 8, 2019
- b) Approve Exceptions – 4/3/19-4/15/19
- c) Approve Bills – 4/16/19
- d) Approve Payroll – 03/25/19-4/7/19
- e) Accept and Place on File Annual Fire Department Report
- f) Accept and Place on File Financial Statement March 2019

Motion made by Councilor Hayes and seconded by Councilor Burke **“I move consent agenda items (a) through (f) be approved by Omnibus vote as recommended.”** Roll call vote was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) **Public Hearing – Proposed Amendments to the Redevelopment Plan for, and the Proposed Addition of Additional Properties to, the City of Rochelle Northern Gateway Tax Increment Financing Redevelopment Project Area.** Under the requirements of the Tax Increment Allocation Redevelopment Act, the Corporate Authorities of the Municipality are required to hold a public hearing on the proposed Amended Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and Adoption of Tax Increment Allocation Financing. This public hearing shall suffice that requirement. Community Director Michelle Pease was available to answer questions. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey **“I move the Council recess into a Public Hearing for the Proposed Amendments to the Redevelopment Plan for, and the Proposed Addition of Additional Properties to, the City of Rochelle Northern Gateway Tax Increment Financing District Redevelopment Project Area.”** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0. There were no public comments. Motion made by Councilor Burke and seconded by Councilor D. McDermott **“I move the Council return to open session.”** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 3) **Ordinance Amending Ordinance No. 45-OH – Lee Ogle Enterprise Zone.** In December of 2015 the Mayor and Council approved an Ordinance Establishing the Lee Ogle Enterprise Zone. The new zone encompassed the City of Rochelle along with the City of Dixon, Ogle County and Lee County. The zone was established to provide incentives to promote the economic growth of the area, to reduce unemployment and to encourage expansion, rehabilitation and new construction of structures within the zone for a term of 15 years. The original Lee Ogle Enterprise Zone included 9,600 acres divided between the two counties and two cities with 1000 acres left “undesigned” to allow for expansion. Since that time the Rochelle City Council has approved several ordinances to expand the zone including project sites in Mount Morris, Oregon and Ashton. The parties of the Lee Ogle Enterprise Zone would like to further amend the zone to include an additional 1.19 acres in Dixon for the expansion of Bonnell Industries. Lee Ogle Enterprise Zone Administrator Andy Shaw will attend the meeting to answer any questions. Sue Messer was available to answer questions. Motion made by Councilor Hayes and seconded by Councilor Burke, **“I move Ordinance 19-4996, an Ordinance Amending Ordinance No. 45-OH – Lee Ogle Enterprise Zone, be approved.”** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 4) **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One P-2 Liquor License - J.B. Sullivans, Inc. d/b/a Sullivan’s Foods.** J.B. Sullivans, Inc. d/b/a/ Sullivan’s Foods at 320 Eagle Drive in Rochelle applied for and received a 2018/19 liquor license from the City of Rochelle in May of 2018. At that time, Sullivans representatives were pursuing opportunities with other entities to lease and operate the packaged liquor portion of the Rochelle store. Unfortunately, this did not materialize, and the store remained closed. Per Section 6-54 of the Rochelle Municipal Code, “Any license issued under this chapter shall terminate if for 60 continuous days the licensee is not open for business to the public. The licensee shall immediately return the license to the city clerk after the 60-day period.” City Manager Fiegenschuh has relayed this information to Sullivan’s Foods. Since the store remained closed for the entire 2018/19 time period, a full refund of the liquor license fee of \$600 will be sent to them. This action will result in a total of one Class P-2 liquor license in the City of Rochelle. Sue Messer was available to answer questions. Motion made by Councilor Burke and second by Councilor Hayes, **“I move Ordinance 19-4997, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Delete One P-2 Liquor License for J.B. Sullivans, Inc. d/b/a Sullivan’s Foods, be approved.”** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.
- 5) **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Create One R-1 Liquor License – El Sol Mexican Restaurant.** El Sol Mexican Restaurant has submitted an application for a Class R-1 liquor license at 509 4th Avenue. The Class R-1 liquor license allows for the retail sale of beer and wine by restaurants for consumption on the premises. The Liquor Commissioner, Mayor Olson, has reviewed the application and has no objection to the creation of a Class R-1 liquor license for El Sol Mexican Restaurant. These actions will result in a total of three Class R-1 liquor licenses in the City of Rochelle. Sue Messer was available to answer questions. Motion made by Councilor Hayes and second by Councilor D. McDermott, **“I move Ordinance 19-4998, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Create One R-1 Liquor License for El Sol Mexican Restaurant, be approved.”** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 6) **2019 City of Rochelle Sidewalk/Pedestrian Paths Improvement Project.** The annual sidewalk/pedestrian path improvements project, as administered by the Engineering Department, provides for the replacement of existing and/or constructs new sidewalks and pedestrian paths and other related items throughout the City. The program provides for improved accessible pedestrian access routes including ramps for the disabled and other users. This is part of an effort to continuously improve our pedestrian network for all users and meet certain ADA and PROWAG standards. The program is primarily funded through the Utility Tax Fund (UTF) established in 1997 in an effort to routinely address the needed and required upgrades to the City's pedestrian sidewalk system, associated curb and gutter replacement, street pavement restoration and landscaping. Since its inception nearly 815,000 square feet of sidewalk and/or other pedestrian paths and hundreds of accessibility ramps have been improved through replacement and/or new construction. The UTF has been utilized to supplement new sidewalk or pedestrian path construction on other roadway projects such as the Wiscold Drive reconstruction, School Ave bridge replacement, Steward Road widening, 10th Ave Safe Routes to Schools and various City street urbanization/reconstruction projects. The above referenced project was advertised in the Rochelle Newsleader and the City website. Bids were publicly opened and read aloud on April 11th at 10am for the above referenced project. Six separate bids were received as follows:
- o AA Construction, Inc. submitted a bid for making the entire improvements in the amount of \$268,505.00
 - o Bruns Construction, Inc. submitted a bid for making the entire improvements in the amount of \$273,040.00
 - o Stenstrom Excavation and Blacktop Group submitted a bid for making the entire improvements in the amount of \$292,858.75
 - o O'Brien Civil Works, Inc. submitted a bid for making the entire improvements in the amount of \$307,712.50
 - o Sjostrom & Sons, Inc. submitted a bid for making the entire improvements in the amount of \$481,645.00
 - o N-Trak Group, LLC submitted a bid for making entire improvements in the amount of \$489,412.50

The lowest bid is approximately 7% lower than the estimated costs for the project. The project is funded with UTF administered by the Engineering Department. A transfer from the FY 19 UTF #18-00 will be made to the FY 19 CIP fund #36-00-86500 to cover costs associated with the project. The City will purchase detectable warning plates for use on the project and the Street Department crews will provide pavement patching and restoration along new curb and gutter sections. City Engineer Sam Tesreau was available to answer questions. Motion made by Councilor T. McDermott and second by Councilor Burke, **"I move Council accept the low bid proposal and award the 2019 City of Rochelle sidewalk project to AA Construction, Inc. in the amount of \$268,505 and reject all other bids. Such approval shall be subject to all specifications, contract documents and supplementary information, and notice of award documents."** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

- 7) **Ordinance Amending Certain Sections of the City of Rochelle Zoning Ordinance Pertaining to Special Use Treatment of Solar Farms in Certain Areas of the City of Rochelle.** Rochelle Solar would like to annex property into the City of Rochelle with Rural Development Zoning with a conditional use for a solar farm. The parcel is currently zoned agriculture. It is surrounded by agriculture on the west, east, north and PUD-C on the south. The Planning and Zoning Commission of the City of Rochelle held a Public Hearing on the proposed text amendment to various sections of the City of Rochelle Zoning Ordinance pertaining to special use treatment for Solar Farms in certain areas of the City. The City of Rochelle Planning and Zoning Commission held a public hearing on April 1, 2019 to review the petition from Rochelle Solar LLC. After review of the facts, the Planning and Zoning Commission unanimously voted to recommend approval of certain text amendments to the Zoning Ordinance pertaining to Solar Farms. The Planning and Zoning Commission recommends to City Council that the City amend the current Official Zoning Map to create a plat of Rural Development to allow solar farms with a conditional use. Michelle Pease was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **"I move Ordinance 19-4999, an Ordinance Amending Certain Sections of the City of Rochelle Zoning Ordinance Pertaining to Special Use Treatment of Solar Farms in Certain Areas of the City of Rochelle, be approved."** Roll call was taken. Ayes: Councilor Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

DISCUSSION ITEM: Rochelle Community Foundation Pledge Campaign. The 2019/20 pledge goal has been increased, as the goal was met and exceeded the \$8000 goal set for the 2018/19 campaign.

ADJOURNMENT: At 7:30 PM, moved by Councilor T. McDermott and seconded by Councilor D. McDermott. **"I move the Council adjourn."** Motion passed by voice vote without dissent.