

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
May 13, 2019**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, May 13, 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 Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Bearrows. 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: Drug Court Awareness Week – May 13-19, 2019 and Electrical Safety Month – May 2019

REPORTS AND COMMUNICATIONS:

- Mayor
 - Appointment of Rick Kettley to the Airport Advisory Board with a term of May 13, 2019 – July 1, 2020. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move the Council approve the Mayor’s appointment of Rick Kettley to the Airport Advisory Board for a term of May 13, 2019 – July 1, 2020.”** Roll call vote was taken. Ayes Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.
- Council Members-Councilman Hayes gave thanks to the Drug Court Program members for a program that helps not only the abuser but all who are affected in their everyday life.
- Remarkable Resident – Carolyn Brown
- Employee Introduction – Geoff Starr
- Good News
 - Airport of the Year Award Mike Hudetz and Jason Anderson

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meetings – 4/22/19 and 4/29/19
- b) Accept and Place on File Minutes of Golf Course Advisory Committee – 3/18/19
- c) Accept and Place on File Minutes of Planning & Zoning Commission- 4/1/19
- d) Accept and Place on File Rochelle Police Pension Board Annual Treasurer’s Report
- e) Approve Exceptions – 4/17/19-5/6/19
- f) Approve Bills – 5/7/19
- g) Approve Payroll – 4/8/19-4/21/19, 4/22/19-5/5/19
- h) Authorize VFW Memorial Day Parade – May 27, 2019 and VFW Independence Day Parade – July 4, 2019
- i) Authorize VFW Poppy Drive 4th Avenue and Lincoln Highway – May 25, 2019
- j) Authorize the Completion of Signature Forms at Financial Institutions
- k) Accept and Place on File Ogle County Election Results - April 2, 2019
- l) Authorize We Care Rochelle Downtown Block Party – June 22, 2019

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

- 2) **Appointments of Susan Messer to the Office of City Clerk and Christina Cardott to the Offices of City Treasurer and Treasurer for the Police and Fire Pension Boards.** The positions of City Clerk, City Treasurer and Treasurer for the Police and Fire Pension Boards are appointed by the Mayor with the consent of City Council. The terms of these positions run concurrently with the Mayor's term. Mayor Bearrows recommends that Susan Messer be reappointed to the office of City Clerk and Christina Cardott be reappointed to the Offices of City Treasurer and Treasurer for the Police and Fire Pension Boards Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey **"I move the Council approve the Mayor's appointment of Susan Messer to the Office of City Clerk."** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0. Motion made by Councilor D. McDermott and seconded by Councilor Shaw-Dickey **"I move the Council approve the Mayor's appointment of Christina Cardott to the Offices of City Treasurer and Treasurer for the Police and Fire Pension Boards."** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.
- 3) **Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Create One Class T Liquor License – Love's Travel Stops & Country Stores, Inc.** Love's Travel Stops & Country Stores, Inc. has submitted an application for a Class T liquor license at 100 Steward Road. The Class T liquor license allows for the following for Licensed Truck Stop Establishments: A "Licensed Truck Stop Establishment" means a Licensed Truck Stop Establishment as defined by Illinois Video Gaming Act (ILCS Ch. 230, Act 40 § 5). Alcoholic liquor sold at licensed Truck Stop Establishments must be sold in the original package as defined in 235 Illinois Compiled Statutes 5/1-3.06, and such alcoholic liquor shall at the time it leaves the premises be sealed in its original container. No alcoholic liquor, except in the original package, shall be sold upon any premises licensed as a Licensed Truck Stop Establishment. There shall be no consumption whatsoever of alcoholic liquor on the premises of a Licensed Truck Stop Establishment. The Liquor Commissioner, Mayor Bearrows, has reviewed the application and has no objection to the creation of a Class T liquor license for Love's Travel Stops & Country Stores, Inc. This action will result in a total of two Class T liquor licenses in the City of Rochelle. Sue Messer was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **"I move Ordinance 19-5001, an Ordinance Amending Section 6-46 of the Municipal Code of the City of Rochelle to Create One Class T Liquor License – Love's Travel Stops & Country Stores, Inc., be approved."** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.
- 4) **Resolution Approving an Amendment to the Personnel Manual.** The City of Rochelle "Handbook" Personnel Policies Manual was last updated in October of 2018. The Personnel Policies Manual is in constant review and revisions shall be made periodically to be consistent with all applicable laws, employment policies and current technology. The two changes include adding personal days and lieutenant paragraph. The personal days are being added to create consistency throughout the organization with union and non-union employees. This addition will allow the use of two (2) personal days for full-time non-union staff. These days will not be carried over at the end of the fiscal year and will not be paid out upon termination or retirement. One (1) day added for 2019, used before 12/31/19 and Two (2) days starting 1/1/20 and thereafter. The lieutenant paragraph is adding language the handbook to have documentation on the lieutenants benefits and other wages, as these items align with the union contract. Lieutenants are non-union employees, but by the nature of their job duties their benefits align with the contract. Nancy Bingham was available to answer questions. Motion made by Councilor Hayes and second by Councilor Shaw-Dickey, **"I move Resolution R19-26, a Resolution Approving an Amendment to the Personnel Manual, be approved."** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.
- 5) **Ordinance Approving the Preliminary and Final Plat of HP Real Estate LLC– Flagg Road and Illinois Route 251.** HP Rochelle Real Estate, LLC has provided a preliminary and final plat of subdivision for 2 lots to be made one, with a 3rd lot connected by easements for stormwater detention. The project property is 2.52 acres, zoned B-2 Commercial Highway Business, is located at the north east corner of Flagg Road and Route 251. Subdividing the lots allows the petitioner to develop the property into a gas station/convenience store. Notice of public hearing was published on April 17, 2019. The City of Rochelle Planning & Zoning Commission held a public hearing on May 6, 2019 and approved the subdivision, preliminary & final plat by a vote of 4-0. Community Director, Michelle Pease was available to answer questions. Motion made by Councilor T. McDermott and second by Councilor Shaw-Dickey, **"I move Ordinance 19-5002, an Ordinance Approving the Preliminary and Final Plat of HP Real Estate LLC, be approved."** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.

- 6) **Ordinance Approving a Redevelopment Agreement with HP Rochelle Real Estate, LLC.** HP Rochelle Real Estate, LLC owns the property located within the corporate limits of the City, located at Illinois Route 251 and Flagg Road and wishes to develop the property. But for assistance from the Northern Gateway TIF, the developer would be unable to complete the project. HP Rochelle Real Estate, LLC proposes to construct a travel plaza with gas fuel and diesel fuel islands, semi-truck parking, gaming, a quick serve restaurant with drive through service and indoor seating and a convenience store. Developer shall complete the project on or before December 31, 2020. Per the proposed TIF development agreement, HP Rochelle Real Estate, LLC will be allowed to capture fifty percent (50%) each year of the incremental taxes of the project property only, with a maximum of \$400,000.00 total of TIF eligible expenses. Michelle Pease was available to answer questions. Motion made by Councilor Shaw-Dickey and seconded by Councilor T. McDermott, **“I move Ordinance 19-5003, an Ordinance Approving a Redevelopment Agreement with HP Rochelle Real Estate, LLC, be approved.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Bearrows. Nays: None. Motion passed 6-0.
- 7) **2019 Rochelle Fairways Golf Course Parking Lot Resurfacing Project.** The parking lot located at the Rochelle Fairways Golf Course, along South Route 251, was identified in the Capital Improvement Plan (CIP) to be resurfaced/overlaid this fiscal year (FY). The resurfacing project will provide for improvement of the existing deteriorating surface. Furthermore, the resurfacing project will satisfy a condition of the Redevelopment/TIF agreement with CCS Golf, LLC. The above referenced project was advertised in the Rochelle News Leader. Bids were publicly opened and read aloud on May 7, 2019 at 10 am for the above referenced project. Four separate bids were received as follows:
- Martin and Company Excavating submitted a bid for making entire improvements in the amount of \$59,009.80
 - Civil Constructors, Inc. submitted a bid for making the entire improvements in the amount of \$61,171.00
 - Bel Rock Asphalt Paving, Inc. submitted a bid for making the entire improvements in the amount of \$61,984.21 (as checked)
 - Curran Contracting Company submitted a bid for making entire improvements in the amount of \$70,833.10
- The lowest bid is approximately 12% lower than the Engineers estimate of costs. The project is funded with Sales Tax Funds (STF) funds. A transfer from the FY 19 STF 17-00 will be made to the FY 19 CIP fund 36-00-86073 to cover the expenses associated with the resurfacing project. City Engineer, Sam Tesreau was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move Council accept the low bid proposal and award the 2019 Rochelle Fairways Golf Course Parking Lot Resurfacing Project to Martin and Company Excavating in the amount of \$59,009.80 and reject all other bids received.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0.

DISCUSSION ITEM: None.

EXECUTIVE SESSION: at 7:15 PM, Councilor Hayes moved and seconded by Councilor T. McDermott, **“I move the Council recess into executive session to discuss the (appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s), Section (c) (1), purchase or lease of real property for City’s use, Section (c) (5) and discussion of minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated, Section (c) (21).”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Nays: None. Motion passed 6-0

At 7:45 PM, moved by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move the Council return to open session.”** Motion passed by voice without dissent.

ADJOURNMENT: At 7:46 PM, moved by Councilor T. McDermott and seconded by Councilor D. McDermott. **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

John Bearrows, Mayor

Susan L. Messer
City Clerk of Rochelle