

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING
MONDAY, FEBRUARY 27, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on February 27, 2006 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Absent: Mayor Olson, Councilmen Berg and Eckhardt. Also present were City Manager Graff, City Attorney Cooper and City Clerk McKinney.

Councilman Hayes moved and seconded by Councilman Hayden, **“I move the Council appoint Councilman Colwill as Mayor Pro-tem for the February 27, 2006 Council meeting.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

APPROVAL OF MINUTES: Councilman Hayden moved and seconded by Councilwoman Hollonbeck, **“I move the minutes of the Regular Council meeting of February 13, 2006 and Special Council meetings of January 18, 2006; February 6, 2006; and February 13, 2006 be approved.”** Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilwoman Hollonbeck moved and seconded by Councilman Hayden, **“I move the bills and payroll for the second half of February 2006 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

REPORTS & COMMUNICATIONS:

- *Mayor:* None

- *Council:* None.

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

1. **Public Hearing-Establishment of Special Service Area No. 2 – No. 7.** Councilman Hayden moved and seconded by Councilman Hayes, **“I move the Council reconvene the Public Hearing for the Establishment of Special Service Areas No. 2 through No.7.”** Motion passed by voice vote without dissent. There are provisions in the agreements for several subdivisions (Squires East and West, Route 38 North and South, Twin Lakes, Whispering Waters) for the establishment of inactive maintenance SSA’s to be activated only if the developer and homeowners’ association default in their obligation to maintain common areas. The proposing ordinances for the establishment of maintenance special service areas No. 2 – No. 7 were considered and approved at the 1/23/06 City Council Meeting. The proposed Special Services Areas No. 2 – No. 7 will remain inactive unless the developer/landowners’ association fails to maintain the common areas. Should that happen, and the City chooses to do the maintenance, the establishment of these SSA’s will allow the City to levy taxes on the landowners for reimbursement of the maintenance cost. No one came forward for public comment. Councilwoman Hollonbeck moved and seconded by Councilman Hayden, **“I move the Council return to Open Session.”** Motion passed by voice vote without dissent.

2. **Purchase Agreements related to Jack Dame Road.** Phase one of the Jack Dame Road Project consists of extending Jack Dame Road from Intermodal Drive to Illinois Route 38, thus eliminating the need for heavy vehicles to travel through the downtown area. The major industrial developers along Illinois Route 38 west of the City of Rochelle are depending on JDR to provide access to the Union Pacific Global III Intermodal Facility. It is currently necessary for the truck traffic to run through a residential area past two schools to reach the industrial areas on Illinois Route 38.

DelMonte Agreement:

This agreement addresses the Jack Dame Road Project to purchase R.O.W. from DelMonte Corporation. The DelMonte agreement is to purchase 21.34 acres of land at the purchase price of \$9,600 per acre for a total of \$204,864. The final contract cost will be determined by the survey/legal description for the total acres as determined from the engineer design criteria for the road and closing costs.

Atwood Agreements:

Two agreements relate to the purchase of land from the Atwood's to address the Storm Water Improvements for Lake View Subdivision and Jack Dame Road project. The purchase price is \$8,000 per acre with an estimated area of 28 acres (\$224,000) to design and construct two detention facilities which address storm water from the Jack Dame Road Project, Lake View Subdivision and the Kyte River Levy Project which was identified in 1990 to migrate flooding to the north of Atwood's property primarily the Lake View Subdivision. There is a companion agreement with GREDCO for the sale of the property to the City.

Moved by Councilwoman Hollonbeck and seconded by Councilman Hayes, "**I move Agreement #06-3400, An Agreement for Purchase of Real Estate between GREDCO and Chicago Title and Trust Co. known as Trust Number 46042, be approved.**" Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

Moved by Councilwoman Hollonbeck and seconded by Councilman Hayes, "**I move Agreement #06-3401, An Agreement for Purchase of Real Estate between GREDCO and the City of Rochelle for the Atwood Property, be approved.**" Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

Moved by Councilwoman Hollonbeck and seconded by Councilman Hayden, "**I move Agreement #06-3402, An Agreement for Purchase of Real Estate between Del Monte and the City of Rochelle for the Del Monte property, be approved.**" Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

No City Manager's Report.

DISCUSSION ITEMS:

Discussion Item 1: Kings Crossing Annexation. The Petitioners have petitioned for annexation to the City of Rochelle of the property commonly known as the Taylor Farm for a proposed development named Kings Crossing. The property comprises approximately 494 acres and is bounded on the south side by Flagg Road, on the east side by Queens Road, on the north side by Flagg Township and on the east side by the Rochelle Township High School. The property is contiguous to the City of Rochelle and the Petition for Annexation is contingent upon execution of an Annexation Agreement by and among the City and the Petitioners. Rich Guerard from Wyndham Deerpoint was present to answer question. Mr. Guerard gave a presentation to the City Council Meeting and explained changes to the development.

- ✦ More land will be set aside for four school sites.
- ✦ 20th Street extension will go to the north to eventually connect with Hemstock Road.
- ✦ Twenty-one areas for Park District.
- ✦ Potential Assisted Living site.

King's School Board President, Dave Schalbecker, stated that they need to know when the comprehensive plan is due, need to know impact fees, schedule of annexation. He also stated a concern of three school districts on one road. Jason Lomax, Vice President of Kings School District, stated that they do not want to consolidate with Rochelle Elementary School.

Discussion Item 2: City Wide Road Improvement Project (Southeast Quadrant). Bob Withrow, Director of Finance and Sam Tesreau, City Engineer explained the financing and scope of work for the street and road improvement. Several funding sources were discussed including a five year loan of \$1.3 million. Payments for the loan could be repaid from the landfill fund. Engineer Tesreau stated that engineering for the project will be discussed after the scope of work is defined.

EXECUTIVE SESSION:

At 8:27 p.m., moved by Councilman Hayden and seconded by Councilwoman Hollonbeck, "**I move the Council recess into Executive Session to discuss Performance of a non-union employee, Collective Bargaining, Purchase or Lease of Real Estate, Sale or Lease of Real Estate and Litigation based on a letter received from Rochelle Waste Disposal, - Section 2 ©(1,2,5,6 & 11).**" Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Hayes, and Hollonbeck. Nays: None. Motion passed 4-0.

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At 9:18 p.m., Councilwoman Hollonbeck moved and seconded by Councilman Hayden, "**I move the Council return to Open Session.**" Motion passed by voice vote without dissent.

ADJOURNMENT:

At 9:18 p.m., Councilman Colwill moved and seconded by Councilwoman Hollonbeck, "**I move the Council adjourn.**" Motion passed by voice vote without dissent.

Bruce McKinney, CMC
City Clerk, City of Rochelle

Wendell Colwill
Mayor Pro-tem, City of Rochelle