

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, OCTOBER 22, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, October 22, 2007 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Hayes, Hollonbeck, Colwill, Eckhardt, and Mayor Olson. Absent: Councilman Berg. Also present were Sue Messer, Assistant to City Manager and Bruce McKinney, City Clerk.

APPROVAL OF MINUTES: Councilman Eckhardt moved and seconded by Councilwoman Hollonbeck, “**I move the minutes of the Regular Council meeting of October 9, 2007 and the Special Council Meeting of October 8, 2007 be approved.**” Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilman Eckhardt, “**I move the bills and payroll for the second half of October 2007 be allowed and paid when checked over and found correct.**” Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 6-0.

REPORTS & COMMUNICATIONS:

- Mayor: None
- Council Members: None
- Employee Introduction: None

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1. Resolution Supporting Ogle County Zoning Text Amendment: Mike Reibel, Ogle County Planning and Zoning Administrator, has filed a petition for an Amendment to the text of the Ogle County Zoning Ordinance. The proposed amendments relate to residential subdivisions in the county, water and sewer supply to them and clarifies language to ensure conformance to the Ogle County Comprehensive Plan. Since these amendments affect property located within a mile and one-half of the City of Rochelle, the City has a right to make a recommendation on the amendments. Chris Limas, Community Development Director, reviewed the amendments and recommended support of the request. At the October 15, 2007 meeting of the Plan Commission the text amendments were discussed with Mike Reibel in attendance. These amendments will help preserve prime farm land but may limit rural subdivisions in the process. The Plan Commission voted 4-2, to recommend support of the Ogle County Zoning Text Amendments. Chris Limas was present for clarification and to answer any questions. Bruce McKinney, who is Chairman of the County Zoning Board of Appeals, further explained the reasoning for this amendment and answered questions. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, “**I move Resolution R07-33, A Resolution Recommending Approval of Various Zoning Text and Land Subdivision Amendments to the Ogle County Board, be adopted.**” Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 6-0.

2. Resolution Authorizing Purchase of Real Estate (115 N. 10th Street): Several months ago Juanita Pretz contacted the City Manager and expressed her desire to sell the property located at 115 N 10th Street by the end of October. Since this property borders the railroad, and is directly west of the City owned property at 108 N 9th Street, the property was felt to have tourism potential. Ross Freier, Director of Rochelle Tourism and Visitors Association, felt that the combination of 115 N 10th Street and 108 N 9th Street would allow for a substantial expansion of Rail Fan Park with grant opportunities available. RTVA continues to work towards securing grant funds for this expansion but requirements involved in the submission will not meet the October timeframe set by Mrs. Pretz. On October 15, 2007, a contract offer in the amount of \$35,000 was made by the City and accepted by Juanita Pretz, contingent on certain conditions including approval by the Mayor and City Council. RTVA will include the purchase price of the property in the grant application, and providing the grant is approved, plans to purchase the property from the City. Ross Freier has already filed for a grant to cover the engineering and site plan. He will also apply for a grant from Union Pacific. A TAP grant is to be applied for. It was brought up that the old railroad station will not be able to be moved to the Railroad Park as it contains asbestos. There will be a cost of \$4,000 to survey and remove the asbestos. Moved by Councilman Eckhardt and seconded by Councilman Colwill, **“I move Ordinance 07-3619, An Ordinance Authorizing Purchase of Real Estate for Public Purpose at 115 North 10th Street be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: Councilman Hayes. Motion passed 5-1.

3. Audit Report Fiscal Year 2006/2007: The City Council retained Virchow, Krause and Co. LLP to perform an audit for the fiscal year ending April 30, 2007. The engagement of the Virchow, Krause and Company firm was for the sole purpose of performing an audit of the financial statements for the City, including all the City Enterprise funds. The comprehensive financial statements include financial activities of all funds. The auditor’s opinion, as noted on page i of the Audit Report, indicates that the City’s financial statements for the year ending April 2007 presented fairly, in all material respects, the financial position of the City and that its operations and cash flows are in conformance with generally accepted accounting principles. A representative of the Virchow, Krause audit team was unable to be present. Therefore, Bob Withrow, Administrative Services Director, presented the audit and answered any questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move the Council accept and place on file the Audit Report for FY 2006/2007 (07-3620) as prepared and presented by Virchow Krause & Company.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 6-0.

4. Ordinance Authorizing IMLRMA Minimum/Maximum Agreement: The City of Rochelle has participated in the Illinois Municipal League Risk Management Association property and liability insurance program since 1997. The program provides an opportunity to reduce our risk management costs through the use of “Minimum/Maximum Premium Program” whereby the City accepts some risk of loss in return for a reduction in premium. Our loss experience has resulted in significant savings in each of the years we have participated. Bob Withrow has reviewed the renewal proposal and recommends that we accept the net minimum premium of \$334,387.76. This premium represents an increase of 9.31% over the previous years. The premium increase is due to increased property values and workmen’s compensation salary base and claims. All coverage and limits are little changed in 2007-2008. Selecting the minimum payment option subjects the City to additional premiums of approximately \$113,870 if our claims exceed program limits. Our past loss experience has not subjected the City to any additional premiums. Approving the agreement before November 16th provides for a 2% discount, saving the City \$6824.24. Bob Withrow was present to answer any questions. The City received a safety award for last year from IMLRMA. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move Ordinance 07-3621, An Ordinance Authorizing the Execution of the IMLRMA Minimum/Maximum Contribution Agreement, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 6-0.

5. City Manager's Report:

- **2007 Third Quarter Report Rochelle Police Department** Chief Buck prepared the quarterly report of activities for the Rochelle Police Department. A copy of the report has been provided to the Mayor and Council members. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move the Council accept and place on file (07-3622) the 2007 Third Quarterly Report for the Rochelle Police Department.”** Motion passed by voice vote without dissent.
- **Open House for Rochelle Municipal Utilities General Manager** An Open House is scheduled for Thursday, November 1st from 3:30-5:30 in the Conference Center at City Hall to welcome the new RMU General Manager, Gary Larsen, and his wife Marilyn to Rochelle. Elected Officials, City Employees and the Public are invited to attend. A short program at 4:00 will include comments from City Manager, Ken Alberts and Gary Larsen.
- **I-39 Fiber Press Conference** IDOT has tentatively scheduled a press conference at 11:00 on Tuesday, November 13 or Wednesday, November 14 at Lake Sule to formally announce the completion of the I39 Fiber project. This is a very significant event as it marks the completion of the last leg of the Northern Illinois Technology Triangle. It is anticipated that a number of dignitaries from the State of Illinois will be in attendance.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:53 pm Councilman Colwill moved and seconded by Councilman Eckhardt, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

 /s/ *Chet Olson*

Chet Olson
Mayor, City of Rochelle

 /s/ *Bruce W. McKinney*

Bruce McKinney, CMC
City Clerk, City of Rochelle