

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JANUARY 28, 2008**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 28, 2008 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Absent: None. Also present were Ken Alberts, City Manager; Alan Cooper, City Attorney; and Bruce McKinney, City Clerk.

APPROVAL OF MINUTES: Councilman Eckhardt moved and seconded by Councilman Hayes, **“I move the minutes of the Regular Council meeting of January 14, 2008 be approved.”** Motion passed by voice vote without dissent.

Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move the Council accept and place on file the reports of the Plan Commission meeting of December 17, 2007.”** 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 January 2008 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

REPORTS & COMMUNICATIONS:

- Mayor: None
- Council Members: None
- Employee Introduction: Kip Countryman, new Building Inspector, was introduced by Chris Limas. Kip has over 15 years experience in the construction field; a Certified Residential Building Inspector; and has experience in all phases of development. He is currently working on his commercial certifications.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1. Resolution Regarding the Release of Executive Session Minutes: The Illinois Open Meetings Act provides for closed session meetings of the City Council to address specific subjects. All public bodies are required to keep minutes of all meetings, including closed sessions. Periodically municipalities are required to review all closed session minutes and make a determination as to the need to maintain matters in confidence or release them for public inspection. On January 14, 2008 the City Council reviewed closed session minutes from July 28, 2003 to November 13, 2007 and recommended the release of minutes from 32 closed session meetings. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move Resolution R08-01, A Resolution Regarding the Release of Executive Session Minutes, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

2. Ordinance Amending Chapter 94 of the Municipal Code of Rochelle (Traffic and Parking):

Representatives of the Downtown Association met with city staff several months ago to discuss possible changes to sections of the Rochelle Municipal Code including parking restrictions, parking fine amounts, and the future addition of bike racks. Don Elliott presented a recommendation for revisions to the Municipal Code, at the City Council Meeting on January 14, 2008, which will address a number of the concerns expressed by the Downtown Association. On January 16, 2008, Don Elliott attended a meeting of the Downtown Association to discuss the proposed changes. Members in attendance supported the revisions. Don Elliott was present to answer any questions. Chief Buck was also present to discuss better use of police manpower in the process of giving out warnings and tickets. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Ordinance 08-3639, An Ordinance amending Chapter 94 (Traffic and Vehicles) of the Municipal Code of the City of Rochelle Regarding Downtown Parking, Penalties and Fines, and Related Matters, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

3. Ordinance - Preliminary Flagg Road Commons:

Spencer Hayden has petitioned for approval of a preliminary plat for a four lot commercial subdivision located at the northwest corner of IL 251 and Flagg Road. The proposed subdivision would include 3 buildable lots, a fourth lot reserved for detention purposes and access from Flagg Road. On January 21, 2008 the City of Rochelle Plan Commission reviewed the petition for a preliminary plat. The Plan Commission voted to recommend approval of the preliminary plat by a vote of 7-0 subject to a 65 foot maintenance easement from the centerline of Kyte Creek and modification of final plat and engineering to address any outstanding staff, engineering or RMU issues. Chris Limas was present to answer any questions. Moved by Councilman Hollonbeck and seconded by Councilman Berg, **“I move Ordinance 08-3640, An Ordinance Approving the Preliminary Plat of Subdivision for Flagg Road Commons, be adopted.”** Due to conflict of interest, Councilmen Eckhardt and Hayden abstained. Roll call vote was taken. Ayes: Councilmembers, Hayes, Berg, Colwill, Hollonbeck, and Mayor Olson. Nays: None. Abstain: 2 Motion passed 5-0.

4. Ordinance Approving the Concept Plan for the Allstate Data Center Site Located in the Technology Overlay District

The City Council approved an ordinance on August 27, 2007 which created a Technology Overlay District within the Rochelle Business and Technology Park. The creation of this district restricts the uses within the Rochelle Business and Technology Park to ensure that only appropriate businesses locate in the area and regulate the design of the site and buildings. Allstate Insurance is proposing the construction of a data center in the technology park. Preliminary building and site plans were submitted for review to ensure compliance with the Technology Overlay District. The Plan Commission reviewed the concept plans on January 21, 2008 and recommended approval of the plan's compliance with the TOD subject to some minor revisions regarding access, screening of equipment on the south side, a revision of the fence location and final site, engineering and landscape plans subject to staff approval. A revised plan submitted on January 23, 2008 addressed the minor revisions recommended by the Plan Commission. Chris Limas was present to answer any questions. Moved by Councilman Colwill and seconded by Councilman Eckhardt, **“I move Ordinance 08-3641, An Ordinance Approving the Concept Plan for the Allstate Data Center Site Located in the Technology Overlay District, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

5. City Manager's Report:

- **Rochelle & Ogle-Lee Fire Departments 2007 Annual Report**

Chief Tom McDermott reported that in 2007 the Rochelle Fire Department responded to 2,097 calls for assistance; 523 were fire related and 1,574 were medical calls. Detailed statistics are included in the report prepared by Chief McDermott and provided to the Mayor and Council Members. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **"I move the Council accept and place on file 08-3642, Rochelle & Ogle-Lee Fire Department 2007 Annual Report."** Motion passed by voice vote without dissent.

- **Rochelle Police Department Fourth Quarter Report and 2007 Annual Report**

The Rochelle Police Department received 2,266 calls for service in the fourth quarter of 2007. The Police Department Annual Report was prepared by Chief Buck and includes detailed statistics for 2007. Both reports have been provided to the Mayor and Council Members. Moved by Councilman Berg and seconded by Councilman Colwill, **"I move the Council accept and place on file 08-3643, Rochelle Police Department Fourth Quarter Report and 2007 Annual Report."** Motion passed by voice vote without dissent.

- **Budget Calendar – FY 2008-09**

Department/Division heads will receive an instruction memo, budget forms and financial data by January 28th with a deadline for submittal to Administrative Services of February 11, 2008. The preliminary proposed fiscal year 2008-09 budget is scheduled to be submitted to the Mayor and City Council on March 17, 2008. A Committee of the Whole Meeting will be scheduled between March 19 and April 16 to review the proposed budget. The required Public Hearing on the budget is expected to be held on April 28, 2008. State statute requires the budget to be adopted on or before April 30th. A copy of the budget calendar was given to the council for reference.

DISCUSSION ITEMS:

1. **Rochelle Business and Technology Park and Rochelle Technology Center**

Momentum is building rapidly for the Rochelle Business and Technology Park. Chuck Hanlon from Land Vision has been working diligently to provide a plan for the park that is both functional and serves as an amenity to the community. The original concept plan provided by Land Vision has already been revised due to the anticipated needs of Project David, the Rochelle Technology Center and the Ogle County facility. Ken Alberts presented an update on the proposed site plan for the Rochelle Business and Technology Park using a Power Point presentation. Significant progress has also been made in the development of the floor plan, site plan and architectural design of the Rochelle Technology Center. Gary Larsen, General Manager of Rochelle Municipal Utilities, provided additional information on the current design plans, latest cost estimates, and associated financial plan. There will be \$7.2 million budgeted for the building and site work. \$2.2 million will come out of revenue with the balance being bonded.

ADJOURNMENT: At 8:18 p.m. Councilman Colwill moved and seconded by Councilman Berg, **"I move the Council adjourn."** Motion passed by voice vote without dissent.

Chet Olson
Mayor, City of Rochelle

Bruce McKinney, CMC
City Clerk, City of Rochelle