

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

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

PLEDGE TO THE FLAG & PRAYER

ROLL CALL: Present on Roll Call were Councilmembers Berg, Hollonbeck, Hayes, Eckhardt and Mayor Olson. Absent: Councilmembers Hayden and Colwill. Also present were Ken Alberts, City Manger; Alan Cooper, City Attorney; and Bruce McKinney, City Clerk.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor: Recognized Dr. John Prabacker as the appointed Chairman of the new Planning and Zoning Committee.
- Council Members: None

BUSINESS ITEMS:

1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE:**

- a) Approve Minutes of City Council Meeting of July 14, 2008;
- b) Approve Bills/Payroll for the second half of July;
- c) Approve a Resolution Regarding the Release of Executive Session Minutes;
- d) Authorize Kiwanis Peanut Day Sales on September 5, 2008 at Designated Intersections;
- e) Authorize the use of City Streets for the Mexican Independence Day Festival Parade on September 13, 2008;
- f) Accept and Place on File Quarterly Police Department Report.

Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move the Consent Agenda Items a, b, c, d, e, and f be approved by Omnibus Vote as Recommended.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.

- 2) **Purchase of Aviation Fuel Dispensing System Upgrades:** Due to the operational changes at the Rochelle Municipal Airport the current fuel system has been evaluated. The airport’s fuel supplier required that the tanks be opened, emptied, cleaned, inspected, and resealed prior to the delivery of new fuel. This inspection revealed the need for upgrades to the filtration system. The need for a fuel management system, allowing pilots access to fuel 24 hours a day seven days a week, has also been identified. A bid package was prepared which included upgrades to the filtration and fuel management system and replacement of the current pumps and cabinets. Subsequent to the required public notice, bids were opened on July 2, 2008, with one vendor submitting a bid. Airport Superintendent, Don Elliott reviewed the bid and recommended that the City reject the bid from Illinois Oil Marketing & Equipment in the amount of \$162,208.75. The fiscal year 2008/09 airport capital improvement budget of \$35,000 to \$40,000 does not include sufficient funds to complete all of the upgrades at this time. The existing fuel terminal will be reevaluated and upgrades to the filtration system and retrofitting the current pumps to allow for 24/7 fuel management will be considered. Don Elliott was present to answer questions. He stated that, after contacting several vendors previous to the bid process and having received quotes much lower than the bid received, this bidding result was not expected. Funds for additional improvements will be included in the 2009/10 budget. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council reject the bid from Illinois Oil Marketing & Equipment for the purchase of Aviation Fuel Dispensing System.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.

- 3) **Purchase of 2009 Cab and Chassis:** The 2008-09 General Fund Capital Budget includes \$94,000 for the purchase of a two-ton truck equipped with a dump body, plow, spreader, and hydraulic system. Once in service this truck will replace a 1979 IH 4900 series truck. In order to obtain the most competitive price the truck cab and chassis were bid separately for the required equipment. Subsequent to the required public notice, bids were opened on July 17, 2008, with three dealers submitting bids. Superintendent of Streets, Don Elliott, reviewed all bids and recommends rejecting the three bids and purchasing the cab and chassis through the State of Illinois Joint Purchasing Program in the amount of \$56,694.00. No local dealers submitted bids due to a variety of reasons including: inability to provide this size of truck and concerns regarding delivery within the 120 days specified. Don Elliott was present to answer any questions. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Bid C08-12 for the purchase of a 2000 Cab and Chassis be awarded to the Illinois Department of Central Management Purchasing Program in the amount of \$56,694 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.
- 4) **Purchase of Dump Box, Hydraulics, Plow and Spreader:** As noted in the previous agenda item the 2008-09 General Fund Capital Budget includes funds for the purchase of a two ton truck equipped with a dump body, plow, spreader, and hydraulic system. Bids were advertised for the purchase and installation of equipment for the 2009 two-ton truck. Subsequent to the required public notice, bids were opened on July 17, 2008, with two suppliers submitting bids. Superintendent of Streets, Don Elliott reviewed the bids and recommends the acceptance of the apparent low bidder, Monroe Truck Equipment, with a bid of \$33,657. The combination of the cab and chassis purchase and equipment bid will result in a combined total of \$90,351, well within the General Fund budgeted amount of \$94,000. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Bid C08-13 for the purchase of Dump Box, Hydraulics, Plow and Spreader be awarded to Monroe Truck Equipment in the amount of \$33,657 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.
- 5) **Contract Agreement for A&P Services at Rochelle Municipal Airport:** Due to operational changes at Rochelle Municipal Airport there is a need to reestablish aircraft mechanical and inspection services. These services are very important as they not only serve mechanical needs, including emergency situations that may develop, but also allow for periodic inspections required by the Federal Aviation Administration. Don Elliott, Superintendent of the Airport, recommends contracting with Tim Bauer of Rochelle Aviation out of Lindenwood, Illinois to provide airframe and power plant inspection authorization services at the Rochelle Municipal Airport. Tim Bauer has over 30 years of aviation experience and is actively involved in the area aviation community. He is certified and has the experience to service piston, turbo prop, and jet engine aircraft. The proposed agreement for a limited fixed base operator will allow Rochelle Aviation to operate a service shop and sell aircraft parts and products at the Rochelle Municipal Airport effective August 18, 2008. Initially Tim Bauer will provide emergency service 24 hours a day, seven days a week, and establish regular business hours two days per week, expanding after 60 days as demand increases. Rochelle Aviation will retain all revenues received through providing mechanical and inspection services but will not receive any compensation from the City. A start up incentive of shared maintenance hanger heating costs will be provided for the first two years of the five year contract. Don Elliott was present to give Mr. Bauer’s qualifications and experience. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move Agreement 08-3705, An Agreement with Bauer Air Group, LLC, for repairs, service and sale of aircraft (A&PIA) at Rochelle Municipal Airport, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.

- 6) **Variance Request – Lot Coverage 1750 Knights Lane:** The City has received a request from Cu and Kim Nguyen for a lot coverage variance at 1750 Knights Lane. The petitioner has requested a variance to the minimum lot and yard area requirements in Chapter 110, Section 321 which state that “no more than one-third of a single-family lot can be covered with structures or paved areas.” The applicant would like to construct a 12’x16’ patio adjacent to the back of his home. The addition of this structure would exceed the allowable lot coverage by 371 square feet. Chris Limas, Community Development Director, recommends approval of the requested lot coverage variance. Under the current code driveways and sidewalks are considered when determining lot coverage. This calculation is being reviewed, as part of the Unified Development Ordinance currently being developed, as driveways and sidewalks are not considered in many communities. At the July 21, 2008 meeting of the Planning and Zoning Commission the Nguyen variance request was considered. The commission voted 5-0, to recommend approval of a lot coverage variance as requested. Moved by Councilman Berg and seconded by Councilman Hayes, **“I move Agreement 08-3706, An Ordinance Approving a Variance for Property located at 1750 Knights Lane, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.
- 7) **Intergovernmental Agreement between the City of Rochelle and IDOT:** The final leg of the Northern Illinois Technology Triangle (from I-90 to I-88) was completed in November of 2007 by the Illinois Department of Transportation (IDOT). The proximity of this fiber network has facilitated the development of the Rochelle Business and Technology Park including the RMU Technology Center. In addition to City needs, the RMU Technology Center was designed to house equipment for the Northern Illinois Technology Triangle and provide collocation space for the Illinois Department of Transportation. The fiber optic cable system installed by IDOT consists of three bundles of fiber, each containing six tubes, one of which is for use by the City of Rochelle consistent with this agreement. The agreement provides for the exclusive use of 18 strands of dark fiber by the City in exchange for collocation space and designated equipment within the RMU Technology Center and the exclusive right to a 10 gigabit light wave on the NITT network by IDOT for a term of twenty years. This agreement will allow RMU to lease fiber optic connections to 3rd party vendors working with Allstate and Northern Trust in developing their private networks. The revenue stream provided through these lease agreements will ensure the success of the RMU Technology Center. Mr. Alberts commended those who helped in obtaining the lease agreement: Mayor Olson, Gary Larsen, Scott Koteski, and Alan Cooper. Mayor Olson also recognized the many hours of work and meetings that went into the process. Gary Larsen and Scott Koteski were present to answer any technical questions and Alan Cooper to answer legal questions. Moved by Councilman Berg and seconded by Councilman Hayes, **“I move Intergovernmental Agreement 08-3707, An Agreement between the City of Rochelle and IDOT for Use and Maintenance of Fiber Optics Cable Interstate 39, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.
- 8) **Purchase of SO2 Allowances – Prairie State Project:** In 1990 the Environmental Protection Agency amended the Clean Air Act and established the SO2 allowance program in an effort to reduce emissions. Through 2009 an allowance is required for every one ton of SO2 emissions. The EPA has proposed reductions to the value of these allowances but a DC Court of Appeals has recently voided these reductions. This decision has caused an upset in the market for SO2 allowances which has resulted in the availability of SO2 credits well below previous levels. The Northern Illinois Municipal Power Agency will be required to purchase SO2 allowances for its share of emissions related to the Prairie State Generation Plant once it is operational in 2011. SO2 allowances are currently available for approximately \$100 per allowance compared to nearly \$400 in June of this year. A special NIMPA meeting was held on July 23, 2008 to discuss the possibility of purchasing SO2 allowances at this time to take advantage of the reduced rates. If it is in the best interest of the City of Rochelle to purchase SO2 allowances at this time, the funds for the expenditure will come from RMU operating revenues. Gary Larsen was present to explain allowances and answer the questions the council had. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Purchase Agreement 08-3708, the Purchase of S02 Allowances for the Prairie State Project, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 5-0.

PUBLIC COMMENTARY: None

DISCUSSION ITEMS:

- Discussion Item 1 - **Utility Extension Interstate 88:** City representatives have been meeting with multiple developers, representing properties located south of Interstate 88, for the past couple of years in an effort to provide water and water reclamation services to that area. In January of 2008, IDOT plans related to the construction of I-88 were reviewed which indicated the existence of sanitary sewer and water casing pipes under the roadway. Further investigation by RMU confirmed that pipes exist under the roadway and under the on-ramps and off-ramps with an incomplete gap between the ramps and the tollway. The engineering firm of Willett Hoffman and Associates has compiled a preliminary estimate of cost to bridge this gap, facilitating the delivery of water and water reclamation services to the area south of I-88. RMU General Manager, Gary Larsen, was in attendance to discuss the findings and present available options.
 - Promote development south of I-88
 - Provide for water system loop
 - Good construction season to complete project.
 - Funds available: \$435,000
 - Found Casing pipes under I-88 from old construction maps. The city will have to put in casings in the current gap between the ramps and the Tollway.
 - Lift station will be required near the Tollway to get wastewater to north side.
 - Engineer's estimated cost: \$325,000 (Water Extension \$167,540; Sanitary Force Main \$94,190; Design Engineering \$30,000; Construction Observation \$20,000 and Contingency \$13,270)
 - Request of bids will be sent out August 25 and expected completion of construction by December

EXECUTIVE SESSION: None

ADJOURNMENT: At 8:07 p.m., moved by Councilman Eckhardt 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