

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, OCTOBER 27, 2008**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, October 27, 2008 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

***PLEDGE TO THE FLAG & PRAYER***

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

***PROCLAMATIONS, COMMENDATIONS, ETC.:*** None

***REPORTS AND COMMUNICATIONS:***

- Mayor:
  - Congratulated Bruce McKinney on being elected State Secretary of the Municipal Clerks of Illinois.
  - The mayor and Peggy Friday attended the ICSC in Chicago on Thursday the 23<sup>rd</sup>. Between the two, they spoke to several businesses of interest: Dunkin Donuts; Home Depot; Menards; Famous Footwear; recognized in the retail world.
- **Council Members:**
  - Councilman Berg stated that he feels that the Council deserves a pay increase but at this time, with the economy the way it is, he stated that the Council should not increase their salary.
- **Employee Introduction:** Sharon Brown:-Part-time Custodian for City Hall. Sue Messer introduced Sharon to the council, "Sharon brings with her a wealth of job-related experience, since she has been responsible for the cleanliness of both office and fuel station facilities over the course of her career. But perhaps the most relevant experience of all is the "cleaning up" after her 6 sons she has done for over 30 years!"

***BUSINESS ITEMS:***

- 1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
  - a) Approve Minutes of City Council Meeting – October 14, 2008;
  - b) Accept Planning & Zoning Commission Minutes September 2, 2008;
  - c) Accept and Place on File Semi-Annual Fire Department Report;
  - d) Accept and Place on File Semi-Annual Police Department Report;
  - e) Approve Bills/Payrolls.

Moved by Councilman Colwill and seconded by Councilman Berg, **"I move Consent Agenda Items a, b, c, d, & e be approved by Omnibus Vote as Recommended."** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Colwill, Hayden, and Mayor Olson. Nays: None. Absent: two. Motion passed 5-0.

- 2) **Ordinance Preliminary & Final PUD Plat and Plan – Lighthouse Pointe (WalMart):** The developer known as North Route 38 LLC submitted a Petition for PUD/Conditional Use Plan and a Petition for Preliminary Plat on March 10, 2006 for the Lighthouse Pointe Subdivision located at the Northeast corner of IL Route 38 and Caron Rd. On August 2, 2006 the Mayor and City Council approved the Conditional Use Permit and Preliminary Plat for the Lighthouse Pointe PUD. On June 23, 2008 the Mayor and City Council approved a one year extension of the preliminary plat due to flood plain issues being addressed on the site. On September 2, 2008 the developer submitted a Petition for Final PUD Plan and a Petition for Final Plat. On October 6, 2008 the City of Rochelle Planning and Zoning Commission reviewed the Final Plat and Final PUD Plan for the Lighthouse Pointe, Walmart Addition. The plan includes six buildable lots, two lots for stormwater detention, and a lot for a private drive and right-of-way for North Point Street. The Planning and Zoning Commission voted to recommend approval of the Final Plat and Final PUD Plan by a vote of 6-0 subject to a number of conditions. Based on a review of the revised plans, which address these conditions, the Community Development Director recommends approval of the Final PUD Plan and Plat. Chris Limas was present to explain the project. Also present were Matt Zick, Land Development Project Manager, Jackolyn Cook-Haxby, Director of Retail and Matthew Heinke, Attorney for Wal Mart. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 08-3749, An Ordinance Approving Final PUD Plan and Plat for Lighthouse Pointe (Wal-Mart Addition), be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Colwill, Hayden, and Mayor Olson. Nays: None. Absent: two. Motion passed 5-0.
- 3) **Ordinance Amending Chapter XXX - Tax Abatement:** The City of Rochelle adopted an ordinance on June 23, 1986 to establish a Tax Abatement Program. The Tax Abatement Program was amended by ordinance on September 12, 2005 and currently provides the ability to grant abatement to commercial and industrial firms which meet certain criteria for periods from two to five years based on the anticipated economic impact. This program is an important tool which can be used as an incentive to attract businesses that are considering locating in the City of Rochelle. Since the City’s Tax Abatement Program was instituted, the Illinois Property Tax Act, which governs abatements, has been amended. It is desirable to amend the City’s Tax Abatement Program to incorporate the limitations included in the act and expand the program, which will provide additional options for economic development. The proposed program would allow for property tax abatements on commercial and industrial firms or any property subject to an annexation agreement for a period of one to five years subject to the limitation in the Illinois Property Tax Act. Jason Anderson and Alan Cooper were present to answer questions. Moved by Councilman Berg and seconded by Councilman Colwill, **“I move Ordinance 08-3750, An Ordinance Further Amending the City of Rochelle Tax Abatement Program, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Colwill, Hayden, and Mayor Olson. Nays: None. Absent: two. Motion passed 5-0.

- 4) **Bids for Site Improvements and Detention Basin at RMU Maintenance Facility on Route 251:** The 2008-09 RMU Water Reclamation Capital Budget includes \$35,000 for paving the parking lot area adjacent to the maintenance facility located on Route 251. The gravel parking lot does not meet City Code which requires paved lots around buildings and detention facilities associated with impermeable surfaces. The engineers estimate to complete the paving and construction of detention facilities totaled \$77,000. Due to the need for detention facilities and the increase in asphalt prices this project was bid out in three segments as follows: the base bid includes all the earth work and drainage structures for the detention facility, alternate 1 includes the core out and paving for the North and East Sides of the building and alternate 2 includes the core out and paving for the South Side of the building. Subsequent to the required public notice, bids were opened on October 17, 2008, with four contractors submitting bids. RMU Staff and their consultant Matt Wagner of Willett, Hofmann & Associates have reviewed all bids and determined that the apparent low bidder, Flagg Construction & Excavation, has met the minimum requirements of the base bid specifications with a bid of \$22,157.60 and has also provided the lowest bid for the total project of \$49,935.05. RMU General Manager Gary Larsen recommends proceeding with the full project at this time and has verified that adequate cash is available for the additional \$14,935.05 required to complete the entire project. Kathy Cooper was present to answer questions. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move the Council accept the base and alternate bid C08-19 from Flagg Construction and Excavation of Rochelle, Illinois for Site Improvements and Detention Basin at RMU Maintenance Facility on Route 251 for a total amount of \$49,935.05 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Colwill, Hayden, and Mayor Olson. Nays: None. Absent: two. Motion passed 5-0
- 5) **Contract for Grant Administration – Steward Road Overpass:** The City of Rochelle and Ogle County entered into an Intergovernmental Agreement in July of 2007 and subsequently applied for funding through the Economic Development Administration (EDA) for the construction of the Steward Road Overpass. On September 9, 2008 the EDA announced the award of a grant for this project in the amount of \$2,986,713. Now that the EDA grant award has been announced it is time to proceed with the grant administration phase. The City contracted with Ellen Burgeson for assistance in preparing the original EDA grant application. Both the City and County concur that her experience in grant administration and knowledge of the project make her the logical choice to administer the grant. The proposed contract between the City and Ellen Burgeson includes services necessary to comply with procedures and regulations required by the EDA at a cost not to exceed \$59,000.00. Grant administration services were included in the EDA grant application budget and the EDA will reimburse 44.91% of the grant administration costs. The remainder of the grant administration costs will be split between the City and the County, per the intergovernmental agreement, at approx 27.5% each or a maximum of \$16,225.00. Moved by Councilman Berg and seconded by Councilman Colwill, **“I move Contract 08-3751, A Consultant agreement between the City of Rochelle, and Ellen Burgeson for Grant Administration related to the Steward Road Overpass, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Colwill, Hayden, and Mayor Olson. Nays: None. Absent: two. Motion passed 5-0.

**PUBLIC COMMENTARY:** Jeana Abbott, Executive Director of the Rochelle Chamber of Commerce updated the Council on the Chamber. She informed the Council about the new Chamber book that will be printed soon. Ms Abbott also informed and invited the Council to the Annual Chamber Dinner on November 5, 2008.

**DISCUSSION ITEMS:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** At 7:36 p.m., moved by Council Colwill and seconded by Councilman Berg, **“I move the Council Adjourn.”** Motion passed by voice vote without dissent.

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Chet Olson  
Mayor, City of Rochelle

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Bruce McKinney, CMC  
City Clerk, City of Rochelle