

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JANUARY 12, 2009**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 12, 2009 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, Hayden, Colwill, Hayes, Eckhardt, Hollonbeck, and Mayor Olson. Absent: None. Also present were Ken Alberts, City Manager and Bruce McKinney, City Clerk.

PROCLAMATIONS, COMMENDATIONS, ETC: “National Mentoring Month” read by Bruce McKinney.

REPORTS AND COMMUNICATIONS:

- **Mayor:**
 - Midwest Senior Professional Bowlers Association Days was held over the past weekend at T-Byrd Lanes here in Rochelle. He presented a proclamation to Mike Pullin, Tournament Organizer; after which he, Fire Chief McDermott, and Police Chief Buck threw the opening shots.
 - Digital Television Transition: The Council has received information on the DTT so they are able to answer questions from the public.
- **Council Members:** Councilman Berg had been requested by a couple citizens to commend the Street Department for the wonderful job they have been doing during the recent snow storms.

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – December 8, 2008;
- b) Accept Planning & Zoning Commission Minutes – November 3, 2008
- c) Accept Planning & Zoning Commission Minutes – December 2, 2008;
- d) Accept and Place on File Semi-Annual Fire Department Report;
- e) Approve Bills/Payrolls

Moved by Councilman Colwill and seconded by Councilman Eckhardt, **“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, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Resolution Granting Real Estate Tax Abatement to Project Alfa:** On December 10, 2007 the Mayor and Council approved a resolution supporting the Reinvestment in Rochelle Retail Initiative. This incentive program was developed by the Rochelle Regional Retail Alliance to spur redevelopment and expansion of existing retail businesses. The initial program was offered from January 1, 2008 through December 31, 2008. To qualify for this program projects were required to include a minimum building investment of \$25,000, generate local sales tax, be zoned appropriately, operated by the business owner, and have a history of contributions to the local tax base. Through the program, qualifying businesses are eligible for benefits including: real estate tax abatements, waiving of permit fees, sales tax rebates, and a financial assistance lending package. The Rochelle Retail Alliance has verified that Project Alfa meets the qualifications of the incentive program with their building investment of \$240,000. The project has been evaluated to determine the anticipated economic impact to the community including a future incremental assessment increase of \$37,371. Based on this evaluation a five-year tax abatement schedule has been proposed. Peggy Friday has contacted all nine taxing bodies that are affected and each group is willing to work with the project. The deadline for resolution approval is January 31, 2009. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Resolution R09-01, Resolution Granting Real Estate Tax Abatement to Project Alfa, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Resolution in Support of Maintaining Local Automobile Dealership Franchises in Smaller Markets:** The recent economic downturn has contributed to serious financial problems for the nation's top automakers. The federal government is in the process of implementing programs to assist the domestic auto manufacturers through their financial difficulties. Along with the financial assistance, Congress is considering directing the automakers to substantially reduce the number of dealerships nationwide to provide a more efficient network for automobile sales. Auto dealerships in smaller, rural communities such as Rochelle are important for a variety of reasons. They provide a variety of jobs, contribute to the local economy through sales tax revenue, and afford our citizens with the greatest opportunity for reliable transportation and convenient service. Mayor Olson spoke of many governmental agencies who understand the need to support these smaller dealerships. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **"I move Resolution R09-02, A Resolution in Support of Maintaining Local Automobile Dealership Franchises in Smaller Markets, be adopted."** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Phase I Land Acquisition – Airport:** The City of Rochelle continues to proceed with plans to extend the runway at the municipal airport. On August 27, 2008 the Illinois Department of Transportation (IDOT) Division of Aeronautics approved the plans to extend the current runway from 4,226 feet to 5,000 feet. On September 22, 2008 the Mayor and City Council approved a contract between the City of Rochelle and Hanson Professional Services for Phase I Land Acquisition Services. Hanson Professional Services engaged Hutchinson Appraisal to provide the fair market value of two parcels of property located west of runway 7. The two parcels required in Phase I include acreages of 28.301 and 16.225. IDOT has reviewed the appraisals of the two parcels and concurs with the valuations provided. It is IDOT's recommendation that an additional 6.976 acres be purchased in addition to the 16.225 acres for a total of 23.201 acres due to the damages associated with purchasing a portion of the parcel. The acreage and associated purchase price recommended by IDOT for the two parcels are 28.301 acres at \$237,100.00 and 23.201 acres at \$150,806.00 for a total of \$387,906.00. The City of Rochelle would initially fund the land purchase costs, which were budgeted in the Airport Fund, but will receive a 95% reimbursement from Federal Entitlement Funds and 2.5% reimbursement from the State of Illinois. The City's remaining 2.5% local share will equate to \$9,697.65. Approval of this authorization will allow Hanson Professional Services to proceed with an offer to the land owners. Don Elliott was present to give additional information and to answer questions. When asked about some of the property that does not have immediate access to the airport, Don said it is in order to have control over the airspace. Moved by Councilman Berg and Seconded by Councilman Berg, **"I move the Council authorize the City Manager to Sign Appraisal Review Certificates (09-3776) Associated with the Acquisition to Two Parcels of Property for the Future Expansion to the Airport."** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.
- 5) **Extension of Preliminary Plat for Kings Crossing:** The Mayor and City Council approved an annexation agreement with Wyndham Foxford, LLC on April 10, 2006 for the annexation of 493 acres located north of Flagg Road between Queens Road and the High School Property for the Kings Crossing Development. On January 22, 2007 the City Council approved the Preliminary Plat/PUD Plat for the Kings Crossing Development. The City Zoning Ordinance requires that a final PUD plat be submitted within two years of the approval of the preliminary plat. On October 20, 2008 the City received a letter from Fearer, Nye & Chadwick on behalf of their client, Wyndham Foxford, LLC, requesting an extension from January 22, 2009 to August 31, 2009 for the preliminary plat to remain valid. The developer has spent considerable time and resources in acquiring a nearby property to facilitate the construction of 20th Street to the north of Flagg Road. This will require amending the annexation agreement and revising the preliminary plat. The developer plans to submit an annexation petition, revised preliminary plat, and a final plat for phase one, which will include 20th Street and a proposed lot for a senior housing development, in the near future. Chris Limas was present to give additional information and answer questions. Moved by Councilman Eckhardt and seconded by Councilman Hayes, **"I move the Council approve a Seven Month Extension of the Preliminary Plat 07-3512 passed 1/22/07 for Kings Crossing."** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.

PUBLIC COMMENTARY:

- **2008-2009 Winter Weather Update:** Power Point presentation given by Don Elliott, Superintendent of Streets.
 - December 2008 Weather Statistics: Snowfall as of January 8, 2009–31.1”; yearly average–32”.
 - Operation Changes Implemented for Cost Reduction: Pre-treating salt stock piles with Geo-55; use of 3/2/1 sand-chips-salt for de-icing.
 - Future Plans for Labor and Material: 2009/2010 FY: Purchase and install equipment to make liquid salt for pre-treating roads.
 - Advantages of Liquid Salt: Less expensive; increased safety; division already owns storage and spray equipment.

DISCUSSION ITEMS:

- 1) **Chamber of Commerce/Retail Alliance Consolidation:** Postponed to a future agenda.

EXECUTIVE SESSION: At 7:55 p.m., moved by Councilman Colwill and seconded by Councilman Berg, **“I move the Council recess into executive session to discuss: Collective bargaining and Review of Executive Session Minutes. Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Eckhardt, Colwill, Hollonbeck and Mayor Olson. Nays: None. Motion passed 7-0.**

At 8:59, moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move the Council return to Open Session.”** Motion passed by voice vote without dissent.

ADJOURNMENT: At 8:59 p.m., moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“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