

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
August 11, 2014**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, August 11, 2014 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER: The Prayer was said by Deputy Clerk Judy Schermerhorn.

ROLL CALL: Present on Roll Call were Councilmembers Hayes, Eckhart, Berg, Hollonbeck, McDermott, and Rice. Absent: Mayor Olson. Quorum of six present. Also present were City Manager Plyman and Deputy Clerk Schermerhorn.

Councilwoman Hollonbeck moved and seconded by Councilman Eckhardt, **"I move the Council appoint Dan McDermott as Mayor Pro-tem for tonight's meeting."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor:
 - Appointment of Chris Frye to fill a Vacancy on the Police and Fire Pension Boards with terms to Expire May 1, 2015. Moved by Councilman Hayes and seconded by Councilman Rice, **"I move the Council approve the Mayor's appointment of Chris Frye to fill the vacancy on both the Police and Fire Pension Boards with a Term to Expire May 1, 2015."** Motion passed by voice vote without dissent.
 - Appointment of Mark Batty to the Utility Advisory Board with a term to Expire July 1, 2018. Moved by Councilwoman Hollonbeck and seconded by Councilman Rice, **"I move Council Approve Mayor Olson's appointment of Mark Batty to the Utility Advisory Board with a term to expire July 1, 2018."** Motion passed by voice vote without dissent.
- Council Members: None

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Accept and Place on File Minutes of Planning and Zoning Commission Meeting – July 7, 2014
- b) Accept and Place on File Minutes of Railroad Advisory Board Meeting – May 22, 2014
- c) Accept and Place on File Minutes of Airport Advisory Board Meeting – May 27, 2014
- d) Approve Bills – 071814-080114=\$994,566
- e) Approve Payroll – 070714-072014=\$204,857
- f) Establish Annual Trick-r-Treat Schedule October 31, 2014 from 5:00pm-8:00pm

Moved by Councilman Hayes and seconded by Councilwoman Hollonbeck, **"I move Consent Agenda Items (a) through (f) be approved by Omnibus Vote as recommended."** A roll call vote was taken.

Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

- 2) **Community Development Assistance Program Grant – Project Red (Public Hearing and Action):** The Advanced Communications Division’s long range plans include an extension of the fiber optic network to the west, along Route 38, when the need for services arises in that area. RMU recognizes that bandwidth is now an essential commodity and fiber optic connectivity has become a monumental asset for the City in economic development projects. Project Red, an Agri-Business interest that distributes produce throughout the greater Chicagoland area, is considering a location on the west side of Rochelle for their new facility. The proposed facility is anticipated to be built in two phases. Phase I involves building a facility approximately 300,000 square feet in size and will employ approximately 20 people. Phase II would double the size of the facility and increase employment to 40. The company is based in Chicago and has a growing local "fresh" food distribution network. The Illinois Department of Commerce and Economic Opportunity has grant funds available through the Community Development Assistance Program (CDAP) that may be used to finance public improvements which support economic development. This includes the extension of communication utilities to serve new and/or expanding businesses. The City plans to seek \$110,000 in CDAP grant funds, in connection with the development of Project Red, to help fund the extension of fiber optic and communication services to the proposed site.

Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt , **“I move Council recess into a Public Hearing for the Community Development Assistant Program Grant – Project Red.”** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

Jason Anderson, of the Economic Development Department, and Noah Carmichael, from Fehr-Graham and Associates, were in attendance to provide additional information on the project and answer questions.

- Property is on Centerpoint Drive; everything is there for the entire area except Fiber.
- No obligation if we should not get grant.
- If grant goes through, the foundation goes in this fall and will build in the spring.
- With fiber, it opens up another business corridor; if this works out, it will encourage more businesses to come in.

The grant has specific requirements which were read at the hearing by Noah Carmichael:

“CITY OF ROCHELLE, ILLINOIS

PROPOSED APPLICATION TO THE

ILLINOIS DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY’S

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (ECONOMIC DEVELOPMENT COMPONENT)

The City of Rochelle, Illinois, is holding this public hearing to provide interested parties an opportunity to express their views on the proposed federal funded Community Development Block Grant (CDBG) project.

Funding availability. *For 2014, the State’s federal Community Development Assistance Program tentative allocation is \$35,000,000. The Illinois Department of Commerce and Economic Opportunity accepts grant applications at various designated times throughout the year from non-entitlement communities for competitive programs, such as the Economic Development component. There is \$8,000,000 available in the Economic Development component this year with a \$750,000 grant ceiling per request.*

Range of activities that may be undertaken. *The Economic Development component funds may be used to assist for-profit and not-for-profit firms to carry out economic development projects. The business may use the funds for land acquisition; construction, reconstruction, installation or rehabilitation of commercial or industrial buildings, structures and other real property; equipment and improvements; and working capital expenses. Working capital is defined as inventory, employee salaries, general operational expenses and advertising/marketing expenses. CDAP funds may not be used as grants or loans to help service or refinance existing debt. Alternatively, CDPA funds may be used to finance public facilities and improvement in support of economic development (e.g., water system upgrade to serve an expanded business).*

LMI benefit. *The benefit to low-to-moderate income persons is at least 51%. The percentage of LMI benefit will be substantiated through the utilization of Employee Income Certification Forms for the creation of approximately 40 jobs and the retention of approximately 20 jobs. The total amount of funding requested by the City of Rochelle will be \$110,000.00.*

Plans for minimizing displacement. *The proposed project will not displace any residents or businesses.*

Project scope. *The proposed project will utilize CDAP funds for the extension of fiber optic and communication utilities to serve the proposed project site in the City of Rochelle. August 11, 2014 2*

CDAP records. *The CDAP grant application is a public document and will be on file at the City of Rochelle City Hall with the City Clerk for all who are interested in viewing the document.*

Second public hearing. *As a condition of the CDAP grant program, a public hearing will be held after the project work is completed to obtain citizen comments regarding the overall project performance.*

Prioritized list of community development needs.

1. Infrastructure construction to accommodate economic development demand
2. Infrastructure upgrades to accommodate growth in the City

Councilwoman Hollonbeck moved and seconded by Councilman Berg , **“I move Council return to Open Session.”** Motion passed by voice vote without dissent.

Councilman Berg moved and seconded by Councilman Eckhardt , **“I move Council approve Resolution 14-13, a Resolution of Support for a Community Development Assistance Program for a Grant Application associated with Project Red.”** A roll call vote was taken: Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

- 3) **Ordinance Amending Boundaries of B-2 and PUD-R Zoning Districts and Approving a Variance – 1800 20th Street:** Tim and Geri Hayden petitioned the City for an amendment to the Squires Landing West Annexation Agreement. The agreement was executed in 2005 when 151.09 acres of property, west of 20th Street and north of 8th Avenue, was annexed into the City. The petitioner would like to re-subdivide a 1.15 acre lot and rezone the property to B-2 Commercial to facilitate the construction of two 40 by 240 foot enclosed storage buildings. In addition, the petitioner is asking for a variance to allow a 35 foot setback in the front instead of the 50 foot setback required for commercial businesses. The current use of the property is agricultural. It is surrounded by 20th Street on the east, residential PUD on the north and west and industrial on the south. On August 4th the Planning and Zoning Commission reviewed the case and found that as enclosed storage is allowed in the B-2 Zoning District, zoning the property to B-2 is a more suitable buffer to residential development than I-2 and that the front building setback variance of 35 feet would be 5 feet more than the front or rear setback of a residential lot in the R-1 District. In addition, the petitioner has proposed buffer yards to screen the property from future development surrounding the property. Following the review, the Planning and Zoning Commission voted 3-1 to recommend approval of the Preliminary and Final Plat, Re-zoning the property to B-2 and granting a variance from the front yard setback of 50 feet to allow for a 35 foot setback. Approval will be subject to the following: that the final site engineering, landscaping and building plans be submitted, that staff comments are addressed in regards to the engineering, utilities, building and site plan review, and that water and sewer be installed to the property or a surety in the amount of 110% of the estimated cost of construction be posted in lieu of installing the services. Kip Countryman and Tim Hayden were present for further information and to answer any questions. The Northwest side will have a buffer; grass on three sides; no fencing; no outside storage. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck , **“I move Council Approve Ordinance 14-4303, Amending Boundaries of B-2 and PUD-R Zoning Districts; Amending the Official Zoning Map of the City of Rochelle; and Approving a Variance at 1800 20th Street, subject to installation of water and sewer or posting of the required**

surety, and subject to compliance with staff comments on the final engineering, utilities, building and site plan review documents." A roll call vote was taken. Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

- 4) **Correcting Resolution 14-07, Establishing Minimum/Maximum Wage Rates for 2014-15 Fiscal Year:** The Municipal Code of the City of Rochelle requires that the City Council annually approve a resolution establishing minimum/maximum wage rates for all position classifications within the City. The Mayor and Council approved Resolution 14-07 Establishing Minimum/Maximum Wage Rates for 2014-15 Fiscal Year on April 28, 2014. The approved wage rate resolution contained an error in the Para-Professionals category. An increase was approved during the 2014-15 budget process for Paid-On-Call (POC) firefighters and the category was not adjusted to reflect the maximum rate of \$15.00 per hour for a POC with both Basic Operations and Paramedic certifications. The rates included in this corrected resolution are consistent with those that were incorporated into the approved City Budget for Fiscal 2014-15. Moved by Councilman Berg and seconded by Councilman Rice, **"I move Council approve a Correction to Resolution 14-07 (Exhibit A), Establishing Minimum/Maximum Wage Rates for 2014-15 Fiscal Year."** A roll call vote was taken. Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

DISCUSSION ITEMS:

- 1) **Mobile Food Vendors:** Several existing establishments have expressed an interest in providing mobile food vending in our community. Due to the restrictive nature of our existing ordinance, these opportunities are not currently available. Chamber of Commerce and Community Development staff members believe that mobile food vendors are an excellent way to create a shopper, family and industry friendly environment in our community. Therefore, they are recommending changes to Chapter 70, Article II, Division 1 (Peddlers, Solicitors, Canvassers and Itinerant Merchants) of the Municipal Code. These changes would establish regulations for mobile food vendor vehicles in the B-1 (Commercial Central Highway), B-2 (Commercial Highway), I-1 (Light Industry) and I-2 (General Industry) zones of the City. The mobile food vending topic was discussed at the August 4th Planning and Zoning Commission meeting. The Commission members provided input and were generally supportive of the proposed modifications. Rochelle Area Chamber of Commerce Director Peggy Friday, along with Michelle Pease and Kip Countryman from Community Development were in attendance to provide more information and to respond to questions from Council.
- Used in industrial and commercial; not in residential
 - Will be a Mobile Committee to monitor case by case; members would be Mayor Olson, Peggy Friday, Michelle Pease, and Kip Countryman.
 - Will be inspected by City Building Inspector; Fire Department; and have license from Ogle County Health Department.
 - Will be an application fee which will include Annual Permit; Background check; Fingerprinting.
 - Will monitor so not competing with city businesses.

EXECUTIVE SESSION: At 7:50 p.m. moved by Councilman Hayes and seconded by Councilman Berg, "I move the Council recess into executive session to discuss:

- The (appointment, employment, compensation, discipline, performance and/or dismissal) of specific employee(s), Section (c) (1);
- Collective negotiating matters, Section (c) (2).

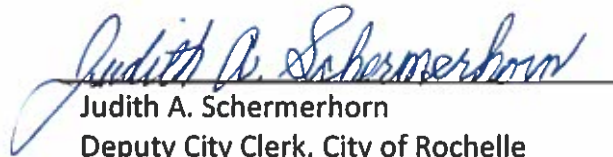
A roll call vote was taken. Ayes: Councilmembers Eckhardt, Berg, Hollonbeck, Hayes, Rice, and McDermott. Nays: None. Motion passed 6-0.

At 9:05 p.m. Councilman Berg moved and seconded by Councilman Eckhardt, "I move the Council return to Open Session." Motion passed by voice vote without dissent.

ADJOURNMENT: At 9:05 p.m. moved by Councilman Berg and seconded by Councilman Eckhardt, "I move the Council adjourn." Motion passed by voice vote without dissent.



Dan McDermott, Mayor Pro-Tem
City of Rochelle



Judith A. Schermerhorn
Deputy City Clerk, City of Rochelle