

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
SEPTEMBER 14, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, September 14, 2015 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** The Prayer was said by Clerk McKinney.

**ROLL CALL:** Present on Roll Call were Councilmembers Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Absent: Burke. Quorum of six present. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:**  
Constitution Week - September 17 - 23, 2015.

**REPORTS AND COMMUNICATIONS:**

Mayor: Mayor Olson announced he will be absent at the next Council meeting.

Council Members: None.

**PUBLIC COMMENTARY:** Tim Watkins spoke on Project First Rate.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – August 24, 2015
- b) Approve Bills – 08/14/15-08/20/15, 08/21/15-08/27/15
- c) Approve Payroll – 08/03/15-08/16/15, 08/17/15-08/30/15
- d) Accept and Place on File Minutes of Police and Fire Commission – June 9, 2015
- e) Authorize the Rochelle Lions Club Annual Candy Sale as Requested – October 2, 2015

Moved by Councilman Hayes and seconded by Councilman Dan McDermott, **"I move Consent Agenda Items (a) through (e) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) **Rochelle Fire Department roof replacement.** The existing roof membrane is approximately 25 years old and leaking in several locations. The Department has made several repairs over the past few years but the leaks are often difficult to locate. By the time they are located and repaired, interior repair is often needed. This project includes the replacement of the roof membrane and insulation. Subsequent to the required public notice, the City Clerk opened two bids for the project on September 3rd. Staff and our consultant, Brandy Williams of Fehr Graham, have reviewed the bids and recommend the acceptance of the low bid from Sterling Commercial Roofing, Inc. in the amount of \$114,650. The 2015-16 Capital Outlay Budget for the Fire Department includes \$73,500 to replace the roof. Fehr Graham will review the project and make recommendations on changes to bring the total cost of the work completed more in line with the budgeted amount. In addition, a back-up generator, budgeted at \$43,000, can be delayed to offset the higher than expected cost of this project. Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck: **"I move the Council accept the bid from Sterling Commercial Roofing in the amount of \$114,650 for the fire department roof replacement, and reject all other bids."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

- 3) **Rochelle Fire Department HCA the improvements.** The existing heating, ventilation, and air conditioning (HVAC) system for the living quarters at the Fire Department is at the end of its useful life. It is assumed that it was installed during the original construction of the building. In addition, the system is under sized for certain locations and not zoned to regulate any area. The HVAC Improvements Project consists of the installation of two new furnaces, two new AC units, and three radiant heating tubes in the apparatus bay. Subsequent to the required public notice, the City Clerk opened two complete bids on September 3<sup>rd</sup>. Staff and our consultant, Brandy Williams of Fehr Graham, have reviewed the bids and recommend the acceptance of the alternate bid from Anderson Plumbing and Heating, Inc. in the amount of \$35,290. The alternate bid includes higher efficiency air conditioning units which are expected to provide energy cost savings in excess of the additional cost. The 2015-16 Capital Outlay Budget for the Fire Department includes \$26,000 for HVAC Improvements. Motion made by Councilman Eckhardt and seconded by Councilman Dan McDermott, **"I move the Council accept the bid from Anderson Plumbing and Heating Inc. in the amount of \$35,290 for the Rochelle fire department HVAC, and reject all other bids."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.
- 4) **Proposal to modify switchgear buses 5 and 6 - Caron Road substation.** The Caron Road Substation was originally built in 1970 and, due to the industrial growth in the area, is currently down to one available feeder/circuit. Over the past year the Mayor and Council have approved several agreements and equipment purchases to facilitate the expansion of this substation. RMU's consultant, Sargent and Lundy, requested a proposal from Siemens to provide the material and services to convert two spare cubicles in the existing 15kV medium voltage switchgear to vacuum type breakers. This modification will reduce future bus outage durations, improve long-term maintenance requirements and improve RMU's distribution reliability at the Caron Road facility. In addition, this upgrade will provide a safer work environment for RMU employees. Since Siemens is the original manufacturer of the Bus 5 and Bus 6 switchgear, it makes sense for them to provide the material necessary for the conversion. In addition, Siemens technicians can provide an efficient installation of the breakers and will perform the testing necessary to verify proper installation. Therefore, Electric Operations Superintendent Jason Bird recommends that the council accept the proposal from Siemens in the amount of \$71,302 for material and \$44,845 for installation and forego formal bidding. The Caron Road Substation Expansion Project is currently under budget and this additional cost should be able to be absorbed into the project without going over. Motion made by Councilwoman Hollenbeck and seconded by Councilman Dan McDermott, **"I move Council accept the proposal from Siemens in the amount of \$71,302 for material and \$44,845 in installation, for the addition of two 15kV minimum voltage vacuum type breakers to existing switchgear buses 5 and 6 at the Caron Road substation, without competitive bidding."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

- 5) **Resolution Modifying Electric Rate Schedule and the General Service Application for Utility Services for Mighty Vine.** Mighty Vine is the first hydroponic project in Rochelle, hopefully to be followed by many more. Hydroponic facilities have a unique user profile which is beneficial for electric utilities given its use of natural light during the summer season and electric power for lights at night during the winter. This profile benefits an electric utility's demand profile overall. For this Standard Industrial Classification, RMU has, in concert with its rate consultant, created Rate 167. The proposed rate was developed incorporating a three year, ten percent discount to provide incentive for the construction of future phases. RMU has provided incentives in the past to attract industrial development, and this project is important because it will be consuming large amounts of off-peak power and little power during on-peak hours. The Mighty Vine greenhouse is a Dutch-designed facility. RMU accommodated the project by providing special-order transformers that are common in Europe, but are not standard in the U.S. The voltage produced by these transformers is different than what RMU typically would use. Since RMU does not normally have these types of transformers in its inventory, the customer is purchasing the backup transformer and donating it to RMU. It will be placed in reserve at the greenhouse to eliminate any confusion in our equipment yard and to expedite placing it in service when it becomes necessary. The proposed agreement also provides that RMU will cover \$266,341 of additional electrical equipment expense because of the integration of the Dutch-designed facility into our system. However, the customer will reimburse RMU over four years at an interest rate of 3.9% for this additional equipment. Motion made by Councilwoman Hollenbeck and seconded by Councilman Dan McDermott, **"I move Resolution R15-13, a resolution modifying electric rate schedule effective October 1, 2015, be approved."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

Motion made by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, **"I move the Council approve the General Service Application for utility services for Mighty Vine."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

- 6) **Agreement to Defer Utilities Extension - Haywell, LLC.** On August 11, 2014 the City Council authorized an ordinance amending the boundaries of the B-2 and PUD-R zoning districts and approving a variance to the front yard setback at 1800 20th Street. This was done at the request of petitioners Tim and Geri Hayden so that they could construct two 40 by 240 foot enclosed storage buildings on a 1.67 acre lot. This lot is subject to the terms of an annexation agreement between the City and AKCK, LLC as assignee and transferee of Squires Landing, covering a 150 acre tract of land. The annexation agreement includes a provision that the ordinances in effect as of the date of the agreement shall continue in effect with respect to the development of the entire tract. These ordinances require the developer to extend water and sewer mains to the property line of the premise to be served and to post security for the construction of public improvements. Haywell, LLC is the owner of the 1.67 acre lot known as Lot 1 in Hayden Addition Unit 1. This lot includes 350 feet of frontage along 20th Street that contains easements for utilities, water and gas. Since the present use of the property does not require water or sewer and the adjacent properties are undeveloped, the developer has requested that the City defer the obligation to extend water and sewer along the frontage at this time. In addition, the developer has requested that the City waive the obligation to maintain security. Per the proposed agreement, Haywell's obligation would remain deferred until adjacent property on the south and north require extension of the water main and sewer main along the frontage of the property. At such time Haywell would extend the water and sewer mains at its sole cost. Tim Hayden was present to answer questions. Motion made by Councilman Eckhardt and seconded by Councilman Tom McDermott, **"I move Ordinance 15-4479, an Ordinance approving agreement to defer utilities extension for Haywell unit 1, be approved."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

- 7) **Resolutions for Improvement by Municipality – Route 38 and Lincoln Highway Pedestrian Improvements.** The installation of pedestrian signals and sidewalk ramp upgrades at Illinois Route 38 and Lincoln Highway has been a part of the long term capital improvements plan for a couple of years. On July 13th the City Council approved bids from Williams Charles Electric for the pedestrian signals in the amount of \$46,270.50 and O'Brien Civil Work, Inc. for the sidewalk and pavement portion in the amount of \$52,400.65. In order to utilize Motor Fuel Tax (MFT) funds, the Illinois Department of Transportation requires that the municipality approve a resolution to document the expenditure and appropriate the funds. Motion made by Councilwoman Hollonbeck and seconded by Councilman Dan McDermott, **"I move Resolution R15-14, a resolution for improvement by municipality under the Illinois Highway code to appropriate funds for the pedestrian signal portion of the Route 38 and Lincoln Highway pedestrian improvements, be approved."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

Motion made by Councilwoman Hollonbeck and seconded by Councilman Dan McDermott, **"I move Resolution R15-15, a resolution for improvement by municipality under the Illinois Highway code to appropriate funds for the sidewalk and pavement portion of the Route 38 and Lincoln Highway pedestrian improvements, be approved."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

**DISCUSSION ITEMS: NONE**

**EXECUTIVE SESSION:** At 7:50 PM a motion made by Councilman Dan McDermott and seconded by Councilman Tom McDermott: **"I move Council recess into executive session to discuss the appointment, employment, compensation, discipline, performance and/or dismissal, of specific employee. Section 2 (c) (1) and Sale or Lease of Property. Section (c) (6)."** Roll call vote was taken. Ayes: Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 6-0.

At 8:05 PM Councilman Tom McDermott moved and seconded by Councilman Dan McDermott, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 8:05 p.m., moved by Councilman Eckhardt and seconded by Councilman Hayes, **"I move the Council adjourn."** Motion passed by voice vote without dissent.

  
Chet Olson, Mayor

  
Bruce W. McKinney, CMC  
City Clerk, City of Rochelle