

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
April 23, 2018**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, April 23, 2018 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

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

ROLL CALL: Present on Roll Call was Councilmembers Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Absent: Councilmembers Bearrows and Shaw-Dickey. A quorum of five was present. Also present were City Manager Fiegenschuh, and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC:

- Bruce McKinney Day – May 1, 2018
- Municipal Clerks Week – May 6-12, 2018
- Arbor Day – April 27, 2018

REPORTS AND COMMUNICATIONS:

- Mayor
- Council Members
- Retirements - Joanne Peters
Bruce McKinney
- Annual Police Department Report

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – 04/09/18
- b) Approve Exceptions – 04/04/18-04/16/18
- c) Approve Bills – 04/17/18
- d) Approve Payroll – 03/26/18-04/08/18
- e) Accept and Place on File Financial Statement March 2018
- f) Authorize VFW Memorial Day Parade – May 28, 2018
- g) Approve Lincoln Highway Heritage Festival Request – August 17-19, 2018
- h) Approve Resolution Authorizing Lincoln Highway Heritage Festival Parade – August 19, 2018
- i) Approve United Methodist Church Request – Love Your Neighbor Outreach May 24, 2018
- j) Approve Request from Kenny's Place to Hold a Street Dance/Block Party – 6/23/18

Motion made by Councilor D. McDermott and seconded by Councilor Burke, "**I move Consent Agenda Items (a) through (j) be approved by Omnibus Vote as recommended.**" Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.

- 2) **Ordinance Authorizing the Contract for Purchase and Sale of Real Estate- 122 South 9th Street.** City owned property located at 122 South 9th Street (P.I.N. 24-25-102-009) was conveyed to the City through a deed in lieu of a foreclosure process. The subject property is zoned R5 (Multi-Family-High Density Residential) and has a lot size of 66' x 123.75. The lot is vacant land. On October 23, 2017, the City approved by ordinance to acquire the property. The City obtained a written appraisal, prepared by state certified appraiser Ryan L. Herbig of Midwest Appraisal Services, LLC. November 1, 2017. The written appraisal set the value of the property at \$6,000.00 and was available for public inspection. On November 27, 2017, the City passed a resolution authorizing the sale of surplus real estate. Required by the Illinois Municipal Code, 65 ILCS 5/11 76-2, notice has been published of the proposal to sell the City's interest in the property and bids have been invited for the purchase of the City's interest in the property, with the first notice published on March 11, 2018 and having been published for three successive weeks thereafter. The City Council may accept any proposal determined to be in the best interest of the City by a two-thirds vote of the corporate authorities presently holding office, but in no event may a proposal be accepted if the purchase price is less than 80% of the appraised value. Bruns Construction, Inc. is offering \$4,800, which is 80% of the appraised value. Closing shall be on or before June 1, 2018, or at such time that is mutually agreed upon by both parties. There will be no credit or proration for 2017 or 2018 taxes paid by seller or buyer. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **"I move Ordinance 18-4837, an ordinance authorizing the Contract for Purchase and Sale of Real Estate for the sale of a vacant lot located at 122 S. 9th St., be approved."** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.
- 3) **Adoption of Resolutions and Ordinances for the Northern Gateway Tax Increment Financing (TIF) District.** In an effort to address blight, aging infrastructure and vacancies in our Northern Gateway, the establishing of the Northern Gateway TIF would assist with potential development. An established Northern Gateway TIF would encourage private investment, assist to restore and enhance the tax base by the development or redevelopment of the area, provide public infrastructure upgrades throughout the area and provided incentives for retail/commercial development in an area where development would not occur but for the use of tax increment financing. This ordinance, which the City is required to pass under the TIF Statute, establishes the Interested Parties Registry. The Interested Parties Registry allows all individuals who reside, or have places of business, within the City to receive all necessary information regarding the TIF District. The Inducement Resolution allows the City to recoup the costs of establishing the TIF. The Feasibility Resolution informs the taxing districts that the City is in the process of reviewing Eligibility/Feasibility factors of the TIF Area. With the permission of Rochelle City Council, Moran Economic Development, LLC will undertake a feasibility study on the designation of a redevelopment project area. The area that is proposed for tax increment financing encompasses parcels along IL Route-38, IL Route-251 and Flagg Rd. Keith Moran was present to answer questions. Motion made by Councilor Hayes and seconded by Councilor Burke, **"I move Ordinance 18-4838, an ordinance authorizing the establishment of a Tax Increment Financing "Interested Parties" Registries and adopting Registration Rules for the Registries, be approved."** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0. Motion made by Councilor Burke and seconded by Burke, **"I move Resolution R18-12, a Resolution Declaring Intent to Reimburse Certain Development Project costs, be approved."** Roll call vote was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion made by Councilor Hayes and seconded by Burke, **"I move Resolution R18-13, a Resolution providing for a Feasibility Study on the Designation of Areas as Redevelopment Project areas, be approved."** Roll call was taken. Ayes: Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 5-0.
- 4) **Non-Exclusive Easement Agreement to Allow Main Street Parking Lots to Remain as Parking.** This item was tabled. No motion was needed.

DISCUSSION ITEMS: None

REPORTS AND COMMUNICATIONS CONT.:

- Swearing In Ceremony for City Clerk Susan Messer
- Swearing In Ceremony for Deputy City Clerks RoseMary Huéramo and Jennifer Thompson

EXECUTIVE SESSION:

ADJOURNMENT: At 7:52 PM, moved by Councilor D.McDermott and seconded by Councilor T. McDermott. **"I move the Council adjourn."** Motion passed by voice vote without dissent.


Chet Olson, Mayor


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