

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
July 08, 2019**

The Rochelle City Council met in Regular Session at 6:30 p.m. on Monday, July 08, 2019 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** Prayer was said by Pastor Cowan.

**ROLL CALL:** Present on Roll Call was Councilmembers Gruben, Hayes, D. McDermott, T. McDermott, and Mayor Bearrows. Absent: Councilors Burke and Shaw-Dickey. A quorum of five were present. Also present were City Manager Jeff Fiegenschuh, Deputy Clerk Rose Huéramo and City Attorney Dominic Lanzito.

**PROCLAMATIONS, COMMENDATIONS, ETC:** None

**REPORTS AND COMMUNICATIONS:**

- Mayor – Thanked the Community & Staff and volunteers for a great Fourth of July Celebration, VFW Parade and Flight Decking hosting their event.
- Council Members
- We Care Rochelle Update- Ryan Greifenkamp gave an update, the event benefited Fire, Police, Hub Senior Center and Rochelle Rescue. Thanked the food vendors and the many sponsors, hopes next year's event will be bigger and better.

**PUBLIC COMMENTARY:** Chris Molander, IBEW Local Union #364 representative is in favor for the solar farm. Would bring job employment, medical benefits for many years.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – June 24, 2019
- b) Accept and Place on File Minutes of Golf Course Advisory Committee -5/28/19
- c) Accept and Place on File Minutes of Planning and Zoning Commission – 6/3/19
- d) Approve Exceptions – 6/19/19-7/1/19
- e) Approve Bills – 7/2/19
- f) Approve Payroll – 6/17/19-6/30/19

Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott “**I move consent agenda items (a) through (f) be approved by Omnibus vote as recommended.**” Roll call vote was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.

- 2) **Ordinance Approving an Annexation Agreement between Rochelle Solar, LLC and the City of Rochelle (Public Hearing and Action).** Rochelle Solar or SunEast is a privately held clean energy development company. Since inception in 2012, SunEast has partnered with recognized leaders in the renewable energy industry. Previous and current development partners include Fortune 10 utility subsidiaries, major international utilities, and well-known investment funds. Over the past four years, the SunEast team has advanced 40 projects totaling over 630 MWs and ~5,400 acres of property. This includes projects that SunEast originated and developed from inception. Additionally, over the past decade, the SunEast team has developed over 700 MWs of renewable generation currently in operation in New York, New Hampshire, Maine and Massachusetts. Rochelle Solar has an option to purchase the southwest corner of Twombly and proposed N. Caron road extension adjacent to the RMU power substation (15537 E. Twombly Road) to develop a solar farm on the 93.29 acres to produce 13 Mega Watts of renewable energy and use the RMU substation to transfer the power back for distribution. Rochelle Solar would like to enter into an annexation agreement and annex the property into the City of Rochelle with Rural Development Zoning with a conditional use for a solar farm. The parcel is currently zoned agriculture. It is surrounded by agriculture on the west, east, north and PUD-C on the south. The annexation shall be complete with all conditions of the agreement met, with an annexation happening no later than December 31, 2019. Rochelle Solar shall pay an annexation fee \$20,000.00. Two installments shall be made; \$10,000 upon completion of the annexation of the property and \$10,000 on the 1<sup>st</sup> anniversary of the completion of the property becoming annexed into the City limits. After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission has considered all the relevant evidence presented at said hearing on July 1, 2019. Community Development Director, Michelle Pease, Herron and Attorney Rodriguez were available to answer questions. Motion made by Councilor Gruben and seconded by Councilor D. McDermott **“I move the Council recess into a Public Hearing for an Ordinance Approving an Annexation Agreement between Rochelle Solar, LLC a Delaware Limited Liability Company and the City of Rochelle.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0. There were no public comments. Motion made Councilor Gruben and seconded by Councilor Hayes **“I move the Council return to open session.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0. Motion made by Councilor Gruben and seconded by Councilor Hayes, **“I move Ordinance 19-5026, an Ordinance Approving an Annexation Agreement between Rochelle Solar, LLC a Delaware Limited Liability Company and the City of Rochelle, be approved.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.
- 3) **Ordinance Approving an Annexation Agreement between Pilot Travel Centers LLC and the City of Rochelle– (West Tract) Property Tax Identification Number 25-17-400-006 (Public Hearing and Action).** Michelle Pease was available to answer questions. Motion made by Councilor Gruben and seconded by Councilor D. McDermott, **“I move Ordinance 19-5027, an Ordinance Annexing and Zoning the Property Located at 15537 E Twombly Rd, Ogle County, Illinois Property Identification Number 25-18-100-005, be approved.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.
- 4) **Ordinance Approving and Accepting a Final Plat of Subdivision of Rochelle Solar, LLC.** Michelle Pease was available to answer questions. Motion made by Councilor Gruben and second by Councilor D. McDermott, **“I move Ordinance 19-5028, an Ordinance Approving and Accepting a Final Plat of Subdivision of Rochelle Solar, LLC, be approved.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0
- 5) **Ordinance Approving and Accepting a Final Plat of Annexation of Rochelle Solar, LLC.** Michelle Pease was available to answer questions. Motion made by Councilor Gruben and seconded by Councilor D. McDermott, **“I move Ordinance 19-5029, an Ordinance Approving and Accepting a Final Plat of Annexation of Rochelle Solar, LLC, be approved.”** Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.

- 6) **Ordinance Rezoning Certain Property Located at the Southeast Corner of Jones Road and 9th Street from R-1 Single-Family Residential to B-2 Highway Commercial – Flagg Rochelle Park District.** The Flagg Rochelle Park District plans to construct a community recreation center and wishes to rezone the property located at the SE corner of Jones Road and 9th Street in Rochelle to B2 Commercial Highway. The property is currently zoned R1 Residential. The property is approximately 6.48 acres of vacant land. A recreation center is not allowed in an R1 zoning district but is allowed in a B2 zone. The Flagg Rochelle Park District is also requesting a variance of setbacks from the required 50' to 20', a variance of 30' on the frontage side facing 9th Street. The reason for the variance request is the community center has been designed to be an "unlimited building area" facility. An unlimited building area is a necessary requirement for all fieldhouse buildings. Without this designation, they cannot have a large open space under a roofed structure. This building classification requires the building to be at least 60 feet from the nearest property line, which in this case in the property line of the neighboring properties on Tilton Park Drive. Without meeting this distance from the nearest property line, the fieldhouse cannot be built without firewalls that would eliminate all recreational use in the fieldhouse. When designing the facility, this requirement dictated the location of the west wall of the building. After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission has considered all the relevant evidence presented at said hearing on July 1, 2019. Michelle Pease, Sam Tesreau, Jackee Ohlinger, Park District Executive Director and Tim Hayden, President of the Park District Board were available to answer questions. Motion made by Councilor T. McDermott and second by Councilor Hayes, "**I move Ordinance 19-5030, an Ordinance Rezoning Certain Property Located at the Southeast Corner of Jones Road and 9th Street from R-1 Single-Family Residential to B-2 Highway Commercial (Flagg Rochelle Park District, Petitioner), be approved.**" Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.
- 7) **Ordinance Granting a Setback Variation for Certain Property Located at the Southeast Corner of Jones Road and 9th Street. - Flagg Rochelle Park District.** Michelle Pease was available to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, "**I move Ordinance 19-5031, an Ordinance Granting a Setback Variation for Certain Property Located at the Southeast Corner of Jones Road and 9th Street (Flagg Rochelle Park District-Petitioner), be approved.**" Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.
- 8) **Resolution Approving the Creation of a Complete County Committee for Census 2020.** Every 10 years the federal government conducts a population count of everyone in the United States. Data from the census provides the basis for distributing more than \$675 billion in federal funds annually to communities across the country to support vital programs impacting housing, education, transportation, employment, health care, and public policy. Census data is also used to determine the number of congressional representatives; provides the basis for distributing grants; helps developers determine where to build factories, offices and retail stores; and is used for public safety and emergency preparedness. Illinois was historically undercounted in the 2010 Census, costing billions in lost federal funding over the past decade. The United States Census Bureau estimates that Ogle County had an 84% participation rate which means that 8,560 people were not counted. As a result, it is estimated that Ogle County lost approximately \$15,408,000 in federal funds per year since 2010. On the local level, the City of Rochelle's 2019 budget includes \$1.17 million, or \$122.37 per capita, from Illinois' income tax and use tax. These funds are used to support Police, Fire, Streets, Cemetery, City Manager, City Clerk, Community Development, Economic Development, etc. This amount is 10.6% of the total General Fund revenue budget. In addition, the City receives Motor Fuel Tax (MFT) which is used for street improvements and projects. In 2019 the MFT budget was \$258,000 or \$26.94 per capita. Local Complete Count Committees (CCC) are being established to help with outreach and awareness for the upcoming 2020 Census. They work in conjunction with the U.S. Census Bureau and the state-wide Complete Count Commission. The 2010 Census motto is:
- Educate the community on the importance of participation
  - Encourage trusted partners and community leaders to get involved and help motivate the residents and the neighborhoods.
  - Engage grassroots organizations to become involved in educating the community.
- Our local CCC will be organized to include members that reflect a cross section of our community in order to access as many people as possible. We will identify those populations or areas that are considered hard to reach and develop a communication plan to encourage maximum participation. Jenny Thompson was available to answer questions. Motion made Councilor Hayes and seconded by Councilor T. McDermott, "**I move Resolution R19-41, a Resolution Authorizing the Creation of a Local Complete County Committee for the City of Rochelle, be approved.**" Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.

**EXECUTIVE SESSION:** At 7:12 PM, Councilor D. McDermott and seconded by Councilor Hayes, “**I move the Council recess into executive session to discuss setting of a price for sale or lease of property owned by the City. Section (c) (6), purchase or lease of real property for City’s use Section (c) (5),.**” Roll call was taken. Ayes: Councilor Gruben, Hayes, D. McDermott, T. McDermott and Mayor Bearrows. Nays: None. Motion passed 5-0.

At 8:05 PM, Councilor D. McDermott and seconded by Councilor Hayes, “**I move the Council return to open session.**” Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 8:06 PM, moved by Councilor D. McDermott and seconded by Councilor T. McDermott, “**I move the Council adjourn.**” Motion passed by voice vote without dissent.

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John Bearrows, Mayor

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Rose Huéramo  
Deputy Clerk of Rochelle