

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
JUNE 26, 2017**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, June 26, 2017 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 Bearrows, Burke, Hayes, D. McDermott, T. McDermott, and Mayor Olson. Absent: Shaw-Dickey. A quorum of six was present. Also present were Acting City Manager Messer, City Attorney Wagner, and City Clerk McKinney. Shaw-Dickey entered the meeting at 7:05 pm.

**PROCLAMATIONS, COMMENDATIONS, ETC:**

**REPORTS AND COMMUNICATIONS:**

Mayor: Appointments

<b>Name</b>	<b>Board/Commission</b>	<b>Term</b>
William W. Tyler, Jr	Airport Advisory Board	7-1-20
Joel Thompson	Airport Advisory Board	7-1-20
Noah Carmichael	Airport Advisory Board	7-1-20
Robert Johns	Police & Fire Commission	7-1-20
Kenneth Wise	Railroad Advisory Board	7-1-20
Robert Wingate	Railroad Advisory Board	7-1-20
Randy Wakenight	Railroad Advisory Board	7-1-20
Ron Stonebraker	Stormwater Advisory Commission	7-1-20
Terry Danner(Member at large)	Stormwater Advisory Commission	7-1-20

Motion made by Councilor D. McDermott and seconded by Councilor Bearrows, **"I move the Council approve the Mayor's appointments to the Airport Advisory Board, the Police and Fire Commission, the Railroad Advisory Board, and the Stormwater Advisory Board."**

Motion passed by voice vote without dissent.

Council: None.

**PUBLIC COMMENTARY.** None.

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – June 12, 2017
  - b) Approve Bills – 06/20/2017
  - c) Approve Exceptions – 06/7/17-06/19-17
  - d) Approve Payroll – 05/22/17-06/04/17
  - e) Independence Day Parade
  - f) Accept and Place on File Golf Course Advisory Board Minutes – May 22, 2017
  - g) Accept and Place on File Planning and Zoning Commission Minutes – February 6, 2017
- Motion made by Councilor Bearrows and seconded by Councilor Burke, **"I move Consent Agenda Items (a) through (g) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Ordinance Approving a Height Variance for Proposed Development for Americold – 1010 Americold Dr.** On June 19, 2017, the Planning and Zoning Commission held a public hearing to review the petition for Americold LLC for a proposed 183,000 square foot automated storage and retrieval system (ASRS) at 1010 Americold Drive. Americold is proposing to construct an 183,000 square foot building that will be attached to the existing building on the south end. The proposed building will have a height of 140 feet. The current Rochelle Municipal Code in Section 110-731 allows for buildings to have a maximum height of 60 feet. Americold has provided documentation of approval from the Federal Aviation Association, the Illinois Tollway Authority, and the proposed building meets the proper setbacks as required by the building height and area requirements found in the adopted International Building Code. The building will be setback 123.65 feet on the south, 101 feet on the west, attached to the existing building on the north, with truck docks on the east. Americold has proposed to extend and pave the existing fire lane around the entire development, loop the current dead end water main, and has met the required interior parkway, buffer yard requirements, along with off street parking and loading set forth in the Rochelle Municipal Code. The property is surrounded by General Industry on the West, I 88 on the south, Wiscold Drive on the North, and Residential park district property on the east. Chief Swanville and Kip Countryman were present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Burke, **“I move Ordinance 17-4693, an ordinance approving a building height variance to accommodate construction for the planned addition to the Americold Logistics property at 1010 Americold Drive, be approved.”** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.
- 3) **Ordinance Approving the Rezoning from Rural Development to I-2 for Americold – 1010 Americold Dr.** On June 19 2017, the Planning and Zoning Commission held a public hearing to review the petition of Americold LLC to re-zone parcel 25-29-300-019 from Rural Development to I-2 for storm water detention, and off street parking requirements at 1010 Americold Drive. Americold has proposed to provide storm water detention for the 183,000 square foot addition. The addition of off street parking has met the required interior parkway and buffer yard requirements abutting residential zoning, landscaping, off street parking and loading requirements set forth in the Rochelle Municipal Code. The property is surrounded by General Industry on the West, residential park district on the south, undeveloped residential property on the North, and Residential park district property on the east. Kip Countryman was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor D. McDermott, **“I move the Council approve ordinance 17-4694, an ordinance rezoning a portion of the Americold Logistics property at 1010 Americold Drive from RD (Rural development) to I-2 (general industrial) and amending the official zoning map of the City of Rochelle to conform with this rezoning.”** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 4) **Temporary Construction and Permanent Ingress-Egress Easement Agreement w/ RTHS – Well 11.** Well 11, located on Flagg Road is a main supply well that has been taken out of service due to radium exceedances. With this occurrence, the City of Rochelle entered into a compliance commitment agreement with the Illinois EPA which requires the City to construct a radium removal plant for that well. During the design process we realized a permanent access road from the terminus of north 20<sup>th</sup> connecting to the well house would be necessary for the construction of the treatment plant along with the ongoing maintenance traffic due to operating and maintaining the plant. These easements would allow the City to construct the access drive. The second easement agreement also details a section along the east to run utilities as necessary for the project. Adam Lanning was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **“I move ordinance 17-4695, an ordinance approving a utility easement agreement with Rochelle Township High School District 212, be approved.”** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

Motion made by Councilor Hayes and seconded by Councilor Bearrows, **“I move ordinance 17-4696, an ordinance approving a temporary construction and permanent ingress-egress easement with Rochelle Township High School District 212, be approved.”** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

- 5) **Amendment to Well 11 Agreement – Radium Removal.** Well 11, located on Flagg road is a main supply well that has been taken out of service due to radium exceedances. With this occurrence, the City of Rochelle entered into a compliance commitment agreement with the Illinois EPA which requires the City to construct a radium removal plant for that well. During the design process we discovered unexpected issues requiring additional engineering services outside the original scope provided by Willett Hofmann & Associate's. These include the design of a permanent access road from 20<sup>th</sup> avenue, permitting, calculations and preparation for the construction drawings because the water treatment plant site is in a newly mapped floodway of the Kyte River. The original agreement amount will be increased from \$453,000 to \$477,675. Adam Lanning was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Burke, **“I move agreement 17-4697, an agreement amending the engineering agreement for Willett Hoffman for the Well #11 Water Treatment Plant Project, be approved.”** Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

6) **Leaf Vacuum.** In 2010 the City of Rochelle implemented a fall leaf collection program that encouraged residents to rake leaves from their yards into the city parkways for Street Department personnel to collect and remove. The leaf collection program has grown each year and last year collected an estimated 2,000 square yards of leaves. To complete this task the Street Department uses two leaf vacuums, a 2010 Titan, 99 hp. diesel engine leaf vacuum and a 1994 Metro, 73 hp. Gasoline engine leaf vacuum. The 1994 Metro leaf vacuum is undersized for our current operation and has become very unreliable. As of the end of last season this machine is inoperable and in need of major repairs to the engine. In order to maintain our weekly leaf collection schedule and keep repair and labor costs down it is important that we have two reliable and efficient machines in operation. During the 2017 budget planning process, funds for replacing the 1994 Metro leaf vacuum were removed from the Street Department capital outlay expenditures. Budgeted funds of 65,000 for the purchase of one used bucket truck remain. The current bucket truck, a 2000 Chassis with a 1987 Altec boom lift passed the annual dielectric testing requirements allowing this vehicle to remain in service. With this vehicle in service, I recommend the budgeted funds go towards the purchase of a new leaf vacuum to replace the inoperable 1994 Metro leaf vacuum. The above referenced leaf vacuum was advertised in the Rochelle Newsleader and the City website. Bids were publicly opened and read aloud on June 20, 2017 at 10 am for the above referenced project. Two separate bids were received as follows:

- Bonnell Industries submitted a bid of \$51,766.45 for a Titan Pro Plus leaf vacuum meeting all specifications, full factory warranty submitted and certificate of liability insurance submitted.
- R.N.O.W., Inc. submitted a bid of \$45,742.00 for a DinkMar Leaf Master with two deviations in the specifications regarding the hydraulic valve and joystick control. Full factory warranty was not submitted and certificate of liability insurance was not submitted.

Tim Isley was present to answer questions. Motion made by Councilor T. McDermott and seconded by Councilor Hayes, **"I move the Council delay the purchase of one used bucket truck in the amount of \$65,000, and approve the purchase of a Titan Pro Plus leaf vacuum from Bonnell Industries in the amount of \$51,766.45, Bonnell Industries being the only bidder meeting all specifications, providing a full factory warranty, and providing a certificate of liability insurance.**" Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, and Shaw Dickey. Nays: Burke and Mayor Olson. Motion passed 5-2.

#### **DISCUSSION ITEMS:**

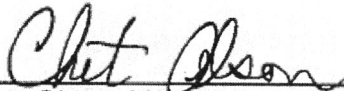
**USDA Rural Loan Application – Rail Expansion.** The USDA provides funding to small rural communities for public infrastructure projects through a loan program that provides a guaranteed fixed interest rate over a 40 year term. After presenting the need to expand the CIR to the USDA, we have been invited to submit a pre-application which will determine if we would qualify for the loan program. The City could be eligible for up to \$7M which would allow a second rail expansion project. This is necessary as there are three rail served industries (two existing and one new) who intend to build/expand operations in 2018 which will add a significant amount of new traffic to the CIR and require additional rail switching and storage capacity.

7) EXECUTIVE SESSION:

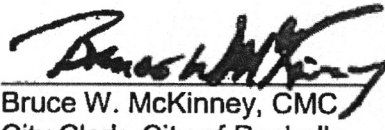
At 7:54 p.m., Councilor D. McDermott moved and seconded by Councilor Burke, "I Move the Council recess into Executive Session to discuss: the (appointment, employment, compensation, discipline, walnuts and or dismissal) of specific employees. Section (c) (1); Purchase or lease of real property for City's use. Section (c) (5); and Pending or threatening litigation. Section (c) (11)." Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 7-0.

At 9:36 p.m., Moved by Councilor D. McDermott and seconded by Councilor Burke, "I move the Council return to open session." Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 9:36 PM, moved by Counselor Hayes and seconded by Counselor Shaw-Dickey. I move the Council adjourn." Motion passed by voice vote without dissent.



Chet Olson, Mayor



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