

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JULY 24, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on July 24, 2006 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Berg, Colwill, Hayes, Eckhardt, Hollonbeck, and Mayor Olson. Absent: None. Also present were City Manager Alberts, City Attorney Cooper, and City Clerk McKinney.

APPROVAL OF MINUTES: Councilman Berg moved and seconded by Councilman Eckhardt, **“I move the minutes of the Regular Council meeting of July 10, 2006 be approved.”** Motion passed by voice vote without dissent.

Councilman Hollonbeck moved and seconded by Councilman Colwill, **“I move the Council accept and place on file the record of the Airport Advisory Commission meeting of April 24, 2006.”** Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilman Eckhardt, **“I move the bills and payroll for the second half of July 2006 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Hayes, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

REPORTS & COMMUNICATIONS:

- Mayor: There are presently two openings on the Zoning Board of Appeals, with a vacancy left open by Fred Horner’s term ending and the resignation of Nancy Daugherty. There has been one application received, from Harold “Corky” Wetzel, Jr. It was approved by the Council to appoint Mr. Wetzel, with his appointment ending 7/1/2012.
- Councilmen: None

PUBLIC COMMENTARY: Matt Swanson, representative of Labor Union Local 32 in Rockford, raised objections to the bidding for the 2006 sidewalk project. The union feels that there is too big a difference between the lowest bid and the other two bids.

BUSINESS ITEMS:

1) **Bids – 2006 Sidewalk Project:** As discussed at the 6/12/06 City Council Meeting, Street Division personnel inspected and rated the condition of sidewalks that have not been replaced as part of the previous program. Based on their condition, the sidewalks were organized in a seven year program to address remaining deficiencies. Year 1 of the program includes replacement of over 7500 linear feet, 60 accessibility ramps, and 5 alley approach ramps. Subsequent to the required public notice, bids were opened on July 13, 2006. Three vendors submitted bids and a tabulation of the bids is as follows:

<u>Vendor</u>	<u>Bid</u>
Bruns Construction, Rochelle, IL	\$181,111.28
DR Gilbert & Sons, Rochelle, IL	238,180.76
Northwest Illinois Construction Co, Rock Falls, IL	259,369.80

The 2006 Sidewalk project is being funded through utility tax receipts that are then transferred into the Capital Improvements Fund. The low bid was approximately 7% higher than estimated costs for the sidewalk removal and replacement. Although the combination of materials purchased by the City and the contractor bid exceed the amount budgeted by approximately \$11,000, it is desirable to complete all of the work planned for this construction year. Adequate funds are available to cover the entire project. The Street Division will purchase the associated items for use on the handicap ramps and provide curb removal/replacement around the handicap ramp locations. City Engineer Sam Tesreau recommends approval of the low bid. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move the Council award bid C06-007 for the 2006 Sidewalk Project to Bruns Construction, Inc. in the amount of \$181,111.28 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Hayes, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

2) **Resolution – Directing Sale of Surplus Real Estate (Abandoned Well #7):** The City of Rochelle owns a 900 square foot abandoned well site located next to the WRHL parking lot in the May Mart Subdivision. David VanDrew of WRHL contacted the City of Rochelle and has expressed a desire to obtain the abandoned well site adjacent to the WRHL parking lot for additional parking space. At the City’s request, Mr. VanDrew then contacted Rochelle Appraiser Roger Jacobson to appraise and estimate the Fair Market Value of the property. After consideration of all factors the opinion of the appraiser is that the property currently has a market value of \$900. City Manager, Ken Alberts recommends proceeding with the steps necessary to sell the property which include approving this resolution, publication of the resolution, and final council approval of any offer recommended by the City Staff. Because of the small size of the parcel, only offers from adjacent land owners will be considered, so as not to create a nonconforming parcel. Any offer must be at least 80% of the appraised value. Moved by Councilwoman Hollonbeck, and seconded by Councilman Colwill, **“I move Resolution R06-13, A Resolution Directing Sale of Surplus Real Estate (Abandoned Well #7), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Hayes, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

3) **City Manager's Report:**

- **Railroad Park Sublicense Agreement** The Rochelle Tourism and Visitors Association has selected Lee Yaeck and Rick Barnes as the new gift shop vendors. Both men have numerous railroad connections and have been active railroad hobbyists for most of their lives. Per their agreement they will be relocating to Rochelle to serve as ambassadors in the community. The gentlemen were hired on June 20, 2006 and by July 1st had the gift shop open for business. The shop is comprised of model trains, consignment items, souvenir items, and a vending area. Ross Freier said the Tourism Board is excited to have Lee and Rick as the new vendors due to their enthusiasm and a similar vision for the park. One new feature being added is a TV screen, inside the gift shop, that will display a schedule of trains passing through Rochelle. The new vendors have plans for several events at the Railroad Park throughout the year in cooperation with the Tourism Board.
- **Electric Generation** With high temperatures covering much of the country this week, our electric generation units have been operating for approximately six hours per day for much of the past week. Our system did not establish a new peak load as did the ComEd system, but we did nearly equal last year's peak load of 44.86 MW. Joe Orlikowski and his staff have worked hard to have all the units on line due to the cost savings that operations provide us. The Gas Turbine unit has not operated during this period for mechanical reasons, but staff is working diligently to identify and resolve the problem. We have had seven units operating during these peak times generating up to 14 megawatts most of the time.
- **Memorial Plaque and Bench** The City has received a letter from Shirley Conner Baxter requesting approval to place a permanent memorial plaque and bench at the Rochelle Railroad Park. Ms. Baxter is requesting this as a memorial to her great grandmother and great uncle who lived on the site for almost 50 years. At her expense she would like to place a park bench with a mounted plaque in the area in back of the gazebo where she has seen rail fans sitting. Council had no objection.
- **Caron Road Construction Update** The contractor has removed the existing pavement. The Roadway embankment is being placed and compacted to build the subgrade to the aggregate base course line. Once this operation is completed the new roadway aggregate base and curb and gutter will be constructed. In addition, miscellaneous storm sewer lines have been installed to complete the roadway drainage system. The crash wall reconstruction under the I-88 overpass is being built concurrently with the roadway embankment. The project is on schedule and the weather is cooperating at this time.
- **June Financial Statements** Administrative Services has completed and distributed the June financial statements.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: None

At 7:33 p.m., Councilman Colwill moved and seconded by Councilwoman Hollonbeck, "**I move the Council adjourn.**" Motion passed by voice vote without dissent

Bruce McKinney, CMC
City Clerk, City of Rochelle

Chet Olson
Mayor, City of Rochelle