

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, NOVEMBER 13, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, November 13, 2006 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

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

*APPROVAL OF MINUTES:* Councilman Eckhardt moved and seconded by Councilwoman Hollonbeck, **“I move the minutes of the Regular Council meeting of October 23, 2006 and the Special Council meeting of October 17, 2006 be approved.”** Motion passed by voice vote without dissent.

Councilman Hayden moved and seconded by Councilman Berg, **“I move the Council accept and place on file the report of the Airport Advisory Commission meeting of October 23, 2006.”**

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

*REPORTS & COMMUNICATIONS:*

- Mayor: None.
- Councilmen: Councilman Bil Hayes thanked Diane McNeilly and volunteers on decorating the downtown area for Christmas. Councilman Dennis Berg thanked voters for the Tax Referendum; and thanked Jason Anderson for his hard work on same.

*PUBLIC COMMENTARY:* None.

*BUSINESS ITEMS:*

- 1-3) Resolution – Authorizing City Manager to Sign State/Local Joint Agreement  
Resolution – Establishing a Class II Designated Truck Route  
Resolution – Authorizing City Manager to Sign Local Agency/Company

A request for economic development support was submitted to Secretary Tim Martin’s office in August 2006 for the Jack Dame Road project. The City received a letter dated 9/29/06 from IDOT approving EDP funds for the Jack Dame Road (JDR) improvements from the existing intersection of Intermodal Drive and JDR North to 1<sup>st</sup> Avenue and select improvements along 1<sup>st</sup> Avenue. According to the IDOT letter a state/local joint agreement must be signed prior to advertisement of this project for engineering or construction. IDOT Engineers have worked with staff to prepare the preliminary draft agreement which has been sent to IDOT’s Springfield office for review. A resolution is required authorizing an official to execute the agreement once it is finalized. According to paragraph 8 of the agreement the “Local Agency” (City of Rochelle) needs to pass a resolution defining the limits of the proposed 80,000 pound truck route and identifying the truck route class. This particular truck route will be established from the existing intersection of Jack Dame Road and Intermodal Drive and extend North to 1<sup>st</sup> Avenue and west along 1<sup>st</sup> Avenue to its intersection with Illinois Route 38. The Local Agency/Company Agreement is another requirement of the EDP agreement. Jason Anderson has secured a letter of commitment and the agreement from Del Monte Corporation. As the Local Agency, the City of Rochelle must pass a resolution authorizing the City Manager to execute the agreement. Sam Tesreau, City Engineer, was present to answer questions.

Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Resolution R06-22, a Resolution Authorizing City Manager to Sign State/Local Joint Agreement (Jack Dame Road EDP/TARP Agreement), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Eckhardt, Berg, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Resolution R06-23, a Resolution Establishing a Class II Designated Truck Route along Jack Dame Road and 1<sup>st</sup> Avenue, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Eckhardt, Berg, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Hayes and seconded by Councilman Berg, **“I move Resolution R06-24, A Resolution Authorizing City Manager to Sign Local Agency/Company Agreement (Jack Dame Road EDP/TARP Funding), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Eckhardt, Berg, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0.

- 4) Ordinance Authorizing Sale of Municipally Owned Real Property (518 N Main St) The City of Rochelle owns a 7,177.5 square foot lot located north of the Fire Department Museum at 518 N. Main Street. At the October 10<sup>th</sup> City Council Meeting the City Council passed a resolution which authorized staff to sell a 58’ x 123.75’ vacant lot located at 518 N Main Street. The resolution required a minimum purchase price of no less than 80% of the appraised value with the Buyer to reimburse the City for the cost of the appraisal. The appraised value was determined to be \$35,000.00 and the cost of the appraisal was \$560.00 resulting in a minimum purchase price of \$28,560.00. The resolution was published in the News Leader on October 15, as required. Subsequent to the October 10<sup>th</sup> meeting two offers have been received and are as follows:

Wayne Reed	\$36,000.00
Thomas I. Simmons	\$40,000.00

Wayne Reed indicated that this was his final offer and that he has no intentions of doing anything with the vacant lot in the near future. Tom Simmons would like to purchase the vacant lot to facilitate parking for the expansion of the building located at 515 Lincoln Highway. This agenda item was deferred at the October 23, 2006 City Council Meeting to resolve a question relating to publication requirements. Alan Cooper, City Attorney, has reviewed the publication requirements and confirmed that the proper procedures were followed. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 06-3487, An Ordinance Approving Sale of Surplus Real Estate (Vacant Lot north of Fire Museum), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Hollonbeck, Colwill, and Mayor Olson. Abstain: Eckhardt. Nays: None. Motion passed 6-0 with 1 abstaining.

- 5) Enterprise Zone – Lee County Enterprise Zone #9. On December 23, 1986 the City of Dixon and County of Lee entered into an Intergovernmental Agreement to provide for the administration of an enterprise zone encompassing contiguous portions of the City of Dixon and County of Lee. The agreement was subsequently amended to include the City of Amboy, Village of Ashton, Village of Franklin Grove, and Village of Paw Paw, City of Rochelle and Ogle County. As part of the intergovernmental agreement the government units included have indicated their willingness and desire to extend the boundaries of the Lee County Enterprise Zone #9 to include certain property in the County of Lee, alter incentives, and alter the termination date of the zone. The Lee County Enterprise Zone plans to submit an application to the State of Illinois for Zone Changes. Changes included in the ordinance amendment are the addition of 22.69 acres and the deletion of 611.44 acres of tax exempt parcels for a total net deletion of 588.75 acres. The Ordinance also authorizes the Mayor of the City of Rochelle to execute Amendment #11 to the existing Intergovernmental Agreement. John Thompson, Enterprise Zone Administrator, was present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman Colwill, **“I move Ordinance 06-3493, An Ordinance Amending Ordinance No. 01-3051, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Eckhardt, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0.

- 6) IMLRMA Insurance Coverage. The City of Rochelle has participated in the Illinois Municipal League Risk Management Association property and liability insurance program since 1997. The program provides an opportunity to reduce our risk management costs through the use of “Minimum/Maximum Premium Program” whereby the City accepts some risk of loss in return for a reduction in premium. Our loss experience has resulted in significant savings in each of the years we have participated. Bob Withrow has reviewed the renewal proposal and recommends that we accept the net minimum premium of \$305,921.70. This premium represents an increase of 9.35% over the previous years. The premium increase is due to increased workmen’s compensation claims. All coverage and limits are little changed in 2006-2007. Selecting the minimum payment option subjects the City to additional premiums of approximately \$105,028 if our claims exceed program limits. Our past loss experience has not subjected the City to any additional premiums. Approving the agreement before November 18<sup>th</sup> provides for a 2% discount, saving the City \$6118.44. Bob Withrow was present to answer any questions. Moved by Councilman Colwill and seconded by Councilman Hollonbeck, **“I move Ordinance 06-3494, an Ordinance Authorizing the Execution of the IMLRMA Minimum/Maximum Contribution Agreement, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Eckhardt, Berg, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0.
- 7) Schedule City of Rochelle Legal Holidays – 2007. Annually the City Clerk’s office proposes the City of Rochelle’s Legal Holidays. City Clerk Bruce McKinney has prepared the proposed City Legal Holidays for 2007 for posting. The Holidays proposed are the same as those approved for 2006. Moved by Councilman Eckhardt and seconded by Councilman Berg, **“I move the Council approve the City of Rochelle Legal Holiday schedule for 2007.”** Motion passed by voice vote without dissent.
- 8) Schedule City of Rochelle Meetings – 2007. The City Clerk prepares the calendar of scheduled meetings as required. City Clerk Bruce McKinney prepared the proposed 2007 dates for scheduled meetings of the City Council, Zoning Boards of Appeals, Plan Commission, Stormwater Advisory Commission, and Airport Advisory Board as required by the Open Meetings Act. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council approve the City of Rochelle Schedule meeting dates for 2007.”** Motion passed by voice vote without dissent.
- 9) City Manager’s Report:
- Cherry Avenue Improvements. The City has received a letter of appreciation from the Downtown Rochelle Association for the improvements on Cherry Avenue that have now been completed. The letter states “The sidewalks look great and we are very excited about the new street lamps. Everything the City does to improve our downtown is greatly appreciated”.
  - Chamber Lighted Christmas Parade. Sue Messer, Executive Assistant, explained the Rochelle Area Chamber of Commerce request to hold the 11<sup>th</sup> Annual Lighted Christmas Parade on Friday, December 1<sup>st</sup>. The parade will begin on Lincoln Highway, with line-up on 10<sup>th</sup> Avenue and Lincoln Highway, and will continue through the downtown dispersing on Lincoln Avenue. The parade is scheduled to start at 6:00 p.m. The Chamber is requesting assistance in redirecting traffic associated with the line up and parade. They have contacted Chief Buck and he has no objections to their request. Council had no objection.

- Downtown Rochelle Association Request. The City has received a request from Dianne McNeilly on behalf of the Downtown Rochelle Association. This request relates to the use of downtown streets for horse rides associated with the Christmas Parade and Christmas Walk on December 1, 2006. These horse drawn rides are free; the route for the horse rides this year will start at Nancy's Fashions, proceed east on 5th Avenue to Main Street, going south to 4<sup>th</sup> Avenue, going north on 6<sup>th</sup> Street, returning to Nancy's Fashions. Council had no objection.
- City Participation in Christmas Celebrations: The Community tree will be at City Hall, with area school children making decorations for the First Annual Christmas Tree Festival. There will be a silent auction for decorated table top trees with the proceeds going to the Hub City Senior Center. RMU will have a hospitality tent and a contest for kids.
- 2006 Third Quarter Report Rochelle Police Department. The Rochelle Police Department received 3,133 calls for service in the third quarter of 2006. The total calls for service were down by 33 calls when compared to the same period last year. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, "**I move the Council accept and place on file the 2006 Third Quarter Report Rochelle Police Department (06-3495).**" Motion passed by voice vote without dissent.
- IEPA Decision on Village of Hillcrest FPA Boundary Change. The Village of Hillcrest submitted a request to the Illinois Department of Environmental Protection Agency on 29 March 2006 that a Facility Planning Area be designated for the Village. The IEPA requested comments from the City of Rochelle on this issue. The response dated 12 May 2006 to the IEPA and the Village of Hillcrest was that Rochelle supported the establishment of the Hillcrest FPA with the exception of three parcels totaling 478 acres that we believed would be better served by RMU and that would adversely impact the growth and development of our community. Two of the parcels Rochelle objected to are located west of the Kyte Creek and the third is a small strip of land on Dement Road north of Twombly Road. On October 25, 2006, we received notification from the IEPA that an FPA totaling 3,660 acres was approved for Hillcrest. The FPA approval for the Village of Hillcrest does not include any of the three parcels that Rochelle had objected to.
- Directional Signs. Several of the directional signs that were designed to facilitate visitors and shoppers to local places of interest, have now been installed. Funds for this project came from RTHS, Rochelle Elementary District, Park District, and the City through Hotel/Motel Tax funds.

*EXECUTIVE SESSION:* At 7:51 p.m. it was moved by Councilman Eckhardt, and seconded by Councilman Berg, "**I move the Council recess into Executive Session to discuss: Collective negotiating matters, Setting a price for sale of property and Litigation matters (Section (C) (2, 6, 11).**" Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Eckhardt, Berg, Hollonbeck, Colwill, and Mayor Olson. Nays: None. Motion passed 7-0.

At 8:46 p.m., Councilman Berg moved and seconded by Councilman Eckhardt, "**I move Council return to Open Session.**" Motion passed by voice vote without dissent.

At 8:46 p.m., Councilman Colwill moved and seconded by Councilman Eckhardt, "**I move the Council adjourn.**" Motion passed by voice vote without dissent.

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Bruce McKinney, CMC  
City Clerk, City of Rochelle

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Chet Olson  
Mayor, City of Rochelle