

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, DECEMBER 11, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, December 11, 2006 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Colwill, Hayes, Berg, Hollonbeck and Mayor Olson.
Absent: Councilman Eckhardt. Also present were City Manager Alberts, City Attorney Cooper, and City Clerk McKinney.

APPROVAL OF MINUTES: Councilman Berg moved and seconded by Councilwoman Hollonbeck, **“I move the minutes of the Regular Council meeting of November 27, 2006 and the Special Council meeting of November 20, 2006 be approved.”** Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **“I move the bills and payroll for the first half of December 2006 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

REPORTS & COMMUNICATIONS:

- Mayor: Proclamation: December is National Drunk and Drugged Driving (3D) Prevention Month. Proclamation from IDOT read by the City Clerk.
- Council Members: Thanked staff for the work done during the storm.

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

1. **Bids – Compact Skid Loader.** The 2006-07 RMU Capital Budget includes \$22,000 for the purchase of a new Compact Skid-Steer Loader for the Electric Operations Division. The unit will be used for installation of underground electric and fiber service, landscape restoration and the loading of gravel. Subsequent to the required public notice, bids were opened on December 5, 2006. One vendor, Johnson Tractor, submitted the only bid in the amount of \$20,700.00. Staff has reviewed the bid and determined that the apparent low bidder, Johnson Tractor, Rochelle has met the critical requirements of the specifications. Joe Orlikowski, Superintendent of Electric Operations recommends acceptance of the lowest responsible bid. Joe Orlikowski was present to answer questions. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move the Council award Contract C06-14 to Johnson Tractor in the amount of \$20,700 for the Electric Operation Compact Skid Loader.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.
2. **Resolution – Establishing Water Rate Pricing.** The current RMU rate schedules that establish rates for municipal water services were approved by Ordinance 98-2899 on 11 May 1998. A subsequent Resolution R02-23 reformatted the rate schedules but did not modify the effective rates that were approved in 1998. In July 2006, Willett, Hofmann & Associates, Inc. Consulting Engineers from Dixon, Illinois were commissioned to prepare a "Water Rate Analysis Report". After reviewing it with RMU staff, the completed report dated November 2006 was presented to the Utility Advisory Board at its meeting on 15 November 2006 and the Mayor and City Council at a special meeting on 20 November 2006. As part of the Report, the consultants, working with RMU staff prepared projections of future costs including both operating expenses and capital improvements. The conclusion reached in the report is that current water rate schedules should be increased over a three-year period beginning 1 January 2007. Of the two options recommended by the Consultant, the second option produced revenues 14% lower than the first option. After discussions with the Consultant, RMU staff and some UAB members, management believes that the revenues provided by the lower second option will adequately meet our critical needs. Kathy Cooper, Superintendent of Water/Water Reclamation, and Claude McKibben of the Utility Advisory Board were present to answer questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **“I move Resolution R06-28, A Resolution Establishing City of Rochelle Water Rates, Effective January 1, 2007, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

3. **Preliminary Plat/PUD Plat for Planned Unit Development Kings Crossing.** Wyndham Deerpoint Homes requested annexation of 494 acres located north of Flagg Road between Queens Road and the High School Property for the Kings Crossing Development. Council approved the annexation agreement at the April 10, 2006 City Council Meeting. On July 17, 2006 and August 21, 2006 the City of Rochelle Plan Commission held a public hearing to review the proposed development. The Plan Commission voted to approve the Conditional Use Permit for Planned Unit Development for the Kings Crossing Subdivision subject to the resolution of staff comments 5-2 and to approve the Preliminary Plat/PUD Plat for the Kings Crossing Subdivision subject to the resolution of staff comments. The proposed PUD would consist of 627 single family dwelling lots, 180 duplex lots, 327 townhome units and 206 multi-family units. The single family detached units will start at approximately 1,200 square feet for a ranch, 1,500 for a two-story, 1,000 square feet for a duplex unit and 1,000 square feet for a town-home unit. On Monday December 4, 2006 staff met with the developer to resolve any outstanding items. One unresolved staff concern deals with the radius of some roadway sections in the subdivision along minor streets having a radius of less than 200 feet as required by City code. On December 5, 2006 the developer submitted a revised concept plan that addressed this concern. Revised engineering has not been submitted at this point for final review. Rich Guerard and Mr. John Wills, President, of Wyndham Deerpoint were present to answer questions. Changes discussed included the 15 acres at the North side to be used for the Kings School site. This would mean 50 less living units. The Drainage District will meet in January, but a problem is not foreseen. This item will be placed on a future agenda for action.

4. **Preliminary Engineering Services Agreement for MFT Funds.** A state/local joint Economic Development/TARP agreement was approved by council on November 13, 2006 for Jack Dame Road improvements. Subsequent to the approval of the TARP agreement the City is authorized to enter into an Engineering agreement for certain engineering functions as described within the agreement. Fehr-Graham & Associates have previously provided a variety of preliminary and exploratory engineering services in association with the Jack Dame Road project. The services provided under this proposed engineering agreement are required to develop further detailed construction plans, documents and specifications which will be submitted to IDOT and other state and federal agencies. The cost for these engineering services will be 8 percent of the awarded contract cost for the project improvements (currently estimated to be \$4.5 million). The Jack Dame Road project will provide the crucial link between Illinois Route 38, Intermodal Drive and Illinois Route 251 south, significantly reducing truck traffic through the City while providing a stimulus to economic development in the community. Sam Tesreau, City Engineer, was present to answer questions. The design portion of Jack Dame Road, Phase II, does not include engineering of the overpass. Moved by Councilman Berg and seconded by Councilman Colwill, **“I move Agreement 06-3499, authorizing the City Manager to sign a Preliminary Engineering Services Agreement for MFT Funds for the Jack Dame Road Project, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

5. Resolution – **Authorizing City Manager to Sign Letters of Intent for State Block Grant Program Airport Improvements).** The City of Rochelle is proceeding with the steps necessary to extend the current runway at the Rochelle Municipal Airport to 5,000 feet. To accomplish this goal the City needs to acquire approximately 15 Acres of land east of Rte 251 in order to protect the future approach on Runway End 25 and to prevent inappropriate land use within the Runway Protection Zone (Land Acquisition I). Furthermore, land acquisition will be necessary on runway End 7 to extend Runway 7/25 to 5,000 feet (Land Acquisition II). Federal entitlement funding has accumulated in the form of a state block grant of approximately \$500,000. By the end of FY 2008 incremental federal entitlement funding of \$300,000 is expected to be added to our “account”. In addition, there may be federal apportionment funding of approximately \$480,000 that could be allocated to our project. Other municipal airports are competing for these funds, thus it is prudent for us to demonstrate our commitment to the airport expansion by passing a resolution authorizing the City Manager to execute the Letters of Intent so the federal entitlement funds may be earmarked for Land Acquisition I and Land Acquisition II. Sam Tesreau, City Engineer, and Claude McKibben representing the Airport Advisory Board were present to answer questions. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Resolution R06-29, A Resolution Authorizing City Manager to Sign Letters of Intent (State Block Grant Program/Airport Improvement Program), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

6. **IBEW Utilities Agreement 2006-2008.** The current agreement with IBEW Local 196 (Utility) was due to expire on April 30, 2006. It was extended subject to negotiations and ratification of a new agreement. A tentative agreement, retroactive to May 1, 2006, has been reached for a new two year contract that will expire on April 30, 2008 and was ratified by members of the bargaining group on December 6, 2006. A redlined copy of the tentative agreement was given to Council before the meeting. It contains many of the same provisions as the previous agreement, but incorporates language changes as well as wage and benefit enhancements negotiated over the past several months. Some of the more significant changes include:

- Article 7 - Residency: Change from 12 miles to 15 miles.
- Article 14 – Wages:
 - Effective 5-1-06 pager pay will increase to \$32.50/day, Monday-Friday
\$37.00/day, Weekends and Holidays
- Effective 5-1-07 pager pay will increase to \$35.00/day, Monday-Friday
\$40.00/day, Weekends and Holidays
- Article 16 - Vacations: Amend the vacation schedule to 14 days after five years.
- Article 19 – Health and Welfare Benefits:
 - Effective 4-1-07 Health insurance cost sharing as follows:
 - Single coverage employees will pay 2% of the single premium.
 - Dependent coverage employees will pay 22% of the dependent premium.
- Annex A – Pay Grade Schedule:
 - Effective 5-1-06, across the board increase of 3.5%.
 - Effective 5-1-07, across the board increase of 3.75%.

Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council approve Ratification of Agreement (06-3500) between City of Rochelle and International Brotherhood of Electrical Workers Local 196 (Utility).”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

7. **IBEW Street/Cemetery Agreement 2006-2008.** The current agreement with IBEW Local #196 (Streets/Cemetery) was due to expire on April 30, 2006. It was extended subject to negotiations and ratification of a new agreement. A tentative agreement, retroactive to May 1, 2006, has been reached for a new two year contract that will expire on April 30, 2008 and is expected to be ratified by members of the bargaining group on December 7, 2006. A redlined copy of the tentative agreement is attached. It contains many of the same provisions as the previous agreement, but incorporates language changes as well as wage and benefit enhancements negotiated over the past several months. Some of the more significant changes include:

- Article 7 - Residency: Change from 10 miles to 15 miles.
- Article 19 – Vacations: Add one personal day per contract year.
- Article 20 – Group Insurance:
 - Effective 4-1-07 Health insurance cost sharing as follows:
 - Single coverage employees will pay 2% of the single premium.
 - Dependent coverage employees will pay 22% of the dependent premium.
- Article 22 – Hours of Work and Overtime:
 - Effective 5-1-06 Stand-by pay will increase to \$32.50/day, Monday-Friday
\$37.00/day, Weekends and Holidays
- Effective 5-1-07 Stand-by pay will increase to \$35.00/day, Monday-Friday
\$40.00/day, Weekends and Holidays
- Exhibit A – Wage Schedule:
 - Effective 5-1-06, across the board increase of 3.5%.
 - Effective 5-1-07, across the board increase of 3.75%.

Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **“I move the Council approve Ratification of Agreement (06-3501) between the City of Rochelle and International Brotherhood of Electrical Workers Local 196 (Street and Cemetery).”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

8. **City Manager's Report:**

- **December 1, 2006 Storm Event.** Street Division staff began responding to the storm at 2:30 a.m. with all staff working until 6:00 p.m. Ten trucks and one end loader were used to clear streets and alleys. A local contractor was used to assist removing snow from the downtown and from municipal parking lots. This Division worked 326 hours, used 225 tons of rock salt and 1,000 gallons of liquid deicer in their efforts to restore safe roadways in the City. Costs for the Street Division efforts are expected to be in excess of \$70,000. Both the Police and Fire Department also responded to the storm conditions providing extraordinary public safety services under extremely difficult conditions. There were no serious injuries reported resulting from the weather conditions. RMU staff responded to a water main break that they were able to isolate and repair on Monday. Our electric operations personnel were prepared to respond as required, but fortunately our system held up extremely well. All our employees deserve to be commended for their response to this snow emergency.
- **Table Top Christmas Tree Project.** Sue Messer and her committee rescheduled the silent auction of the table top Christmas trees. Area businesses as well as individuals responded to this program in a most commendable way donating a total of 21 trees. The silent auction generated lots of community interest that resulted in numerous visits to City Hall by local citizens. Bids on the trees exceeded \$1,970. This project is a resounding success, due to Sue Messer and her committee's efforts along with those who submitted the trees and who purchased the trees. All of the funds collected will be presented to the Senior Citizens Center to assist in their funding needs for transportation services.
- **Continuity of Operations.** Fire Chief Tom McDermott has begun development of a Continuity of Operations Plan which will supplement the draft Disaster Plan currently being prepared. Management staff was provided an outline to complete to assist in the development of this plan. The Continuity of Operations Plan addresses essential functions that must continue with no or minimal disruption. These essential functions enable the City to: provide vital services, exercise civil authority, maintain the safety of the general public, and sustain the industrial and economic base.
- **Council Meeting December 26, 2006.** The City Manager, along with City Staff, have discussed the possibility of canceling the December 26, 2006 City Council Meeting. Management is prepared to recommend cancellation barring any Council objections. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **"I move the Council approve cancelling the Regular Council meeting of December 26th, 2006."** Motion passed by voice vote without dissent.

DISCUSSION ITEM #1

- **Southern Gateway TIF District.** The Southern Gateway into the City (Route 251) has been identified as an area that may benefit from the use of a TIF (Tax Incremental Financing) District as an economic and community development tool. Chris Limas, Community Development Director, and Chuck Duran, a TIF consultant from Kane McKenna and Associates, provided a PowerPoint presentation at the council meeting. Mr. Duran discussed the process and benefits of creating a TIF District. No action was taken on this topic at the meeting.

At 9:12 p.m., Councilman Colwill moved and seconded by Councilman Berg, **"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