

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, FEBRUARY 12, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, February 12, 2007 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, 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 Councilman Colwill, “**I move the minutes of the Regular Council meeting of January 22, 2007 be approved.**” Motion passed by voice vote without dissent.

Councilman Colwill moved and seconded by Councilwoman Hollonbeck, “**I move the Council accept and place on file the reports of the Airport Advisory Board meeting of December 18, 2006.**” 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 February 2007 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 – National FFA Week: FFA members from the Rochelle chapter were on hand to receive the signed proclamation.
  - Mayor commended the staff on the Employee Newsletter.
  - Recognized those employees with anniversaries in January and February and thanked them for their time and service. He stated that Nancy Hart, a recent retiree, broke all records with her 40 years of service.
- Council Members: None

*PUBLIC COMMENTARY:* None.

*BUSINESS ITEMS:*

- 1) **Bids – Southeast Water Main:** The 2006-07 RMU Capital Budget includes \$388,000 for the replacement/installation of 1815 feet of water main in the southeast quadrant on Avenue C, South First and South Second Streets. In August 2006 three bids were received, including the lowest bid submitted by Fisher Excavating of \$423,305, which was \$110,000 over the engineer’s estimate. Staff believed that the timing of the bids late in the construction season may have contributed to the inflated cost and staff recommended rejecting all bids. The plans were reviewed to identify ways to reduce the cost of the project. Seven sites were identified where work could be completed by Water Division Operators and these sites were deleted from the original project. As of January 2007 the revised engineer’s estimate for the base bid was \$336,842.90. The re-bidding of the project, along with RMU making the new connections to the existing water mains, has reduced the project cost back to the original budget. Subsequent to the required public notice, bids were opened on January 25, 2007. RMU staff and its consultant, Matt Hansen of Willett-Hofmann, reviewed all bids and confirmed that the bid of \$274,659 from Kelsey Excavating of Davis is the apparent low bidder. Kathy Cooper was present to answer questions. After some discussion, it was moved by Councilwoman Hollonbeck and seconded by Councilman Berg, “**I move the Council award the bid for the Southeast Water Main project to Kelsey Excavating of Davis, IL in the amount of \$274,659 and reject all other bids.**” Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

- 2) Bids – Truck Purchase - Electric Operations/Water Reclamation: The 2006-07 RMU Capital Budget includes \$28,500 in both the Electric Operations and Water Reclamation Divisions for the purchase of new hybrid pickup trucks. Upon researching the available hybrid pickup trucks, it was determined that the only hybrid trucks available are ½ ton extended cab models. Therefore, specifications were developed for regular cab, compact pickup trucks. The Water Reclamation truck would be used for daily inspections of the lift stations and field inspections in new developments. The Electric Division truck would replace a small car that has been used by the meter readers. Subsequent to the required public notice, bids were opened on January 30, 2007. Two vendors submitted bids and a tabulation of the bids is as follows:

<u>Vendor</u>	<u>Bid (each)</u>	<u>Total x2</u>	<u>Less Trade-in</u>	<u>Net</u>
Peters GMC	\$12,354	\$24,708	\$1,000	\$23,708
Sawicki Motors	\$15,785	\$31,570	\$7,704	\$23,866

Staff has reviewed all bids and determined that the apparent low bidder, Peters GMC, has met the minimum requirements of the specifications. Kathy Cooper and Joe Orlikowski were present to answer any questions. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move the Council award the bid for two new 2007 GMC Canyon, Regular Cab 4x2 pickup Trucks to Peters GMC of Rochelle in the amount of \$23,708 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

- 3) Bids – Cable Puller: The 2006-07 RMU Capital Budget includes \$58,000 in the Electric Operations Division for the purchase of a new Cable Puller. The budget for the unit was for a cable puller alone that would have required the use of our existing portable air compressor and attachments to install the pull line into the ducts. Upon research and demonstration it became clear that the cable pulling process would be much more efficient with a compressor installed on the unit. Along with the mounted compressor the additional cost includes the equipment to install the pull cable into the conduits. This unit would be used for the installation of underground electrical cable in our distribution system. Subsequent to the required public notice, bids were opened on February 2, 2007. Two vendors submitted bids and a tabulation of the bids is as follows:

<u>Manufacturer</u>	<u>Model</u>	<u>Bid</u>
Condux Int	WDR505	\$86,122.91
Sherman & Riley	DDHA-75-DC-T	\$86,600.00

Staff has reviewed all bids and determined that both units have met the minimum requirements of the specifications. However, the two units are quite different in their design, set-up and operation. The S&R unit has hydraulic stabilizing jacks and a hydraulic boom while the Condux unit has manual stabilizing jacks and boom. The S&R unit would be shipped directly to Rochelle whereas the Condux unit would be shipped to Mankato, MN and additional costs would be incurred shipping it to Rochelle. RMU staff believes the value of the hydraulic jacks and boom coupled with the incremental shipping costs, more than offset the \$477.09 difference in the two bids and recommends that the bid from Sherman & Riley be accepted. Joe Orlikowski and Curt Christianson were on hand to answer questions. Also present was a representative from Condux Int. Councilman Berg moved and seconded by Councilman Hayden, **“I move the Council award the bid for a new Bull Wheel Cable Puller to Sherman & Riley in the amount of \$86,600 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

4) Ordinance Authorizing Sale of Municipally Owned Real Property (South Side Fire Station):

The City of Rochelle owns a 10,500 square foot parcel and building, previously the South Side Fire Station, located on Veterans Parkway. At the October 10<sup>th</sup> City Council Meeting the City Council passed a resolution which authorized staff to sell a 70' x 150' lot which includes a 1,728 square foot building located on Veterans Parkway. 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 \$68,500 and the cost of the appraisal was \$400 resulting in a minimum purchase price of \$55,200. The resolution was published in the News Leader on October 15, as required. Subsequent to the October 10<sup>th</sup> City Council meeting several offers were received. These offers culminated in a meeting between City Staff and interested parties on January 12, 2007. At this meeting City Staff outlined appropriate use of the property supported by zoning and code restrictions. The outcome of the meeting was a top offer submitted by Black Earth, LLC of \$91,000. Councilwoman Hollonbeck moved and seconded by Councilman Colwill, "**I move Ordinance 07-3518, An Ordinance Authorizing Sale of Municipally Owned Real Property (South Side Fire Station), be approved.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Motion passed 6-0.

5) City Manager's Report:

- **Illinois Lincoln Highway Coalition Gazebo.** The Illinois Lincoln Highway Coalition received a grant for the construction of twenty Interpretive Gazebos to be constructed along the Lincoln Highway. These gazebos will be approximately 14 foot across with 4 interpretive sign panels inside. The interpretive panels will include history, stories, and a map related to the Lincoln Highway with the final panel dedicated to the Lincoln Highway in the individual community. The Rochelle Tourism and Visitor's Association submitted an application to have one of these gazebos erected in Rochelle. A provision of the agreement is that the gazebo must be constructed on real estate owned by the City. To meet the January 22, 2007 deadline representatives from the City and the Visitor's Association agreed to locate the gazebo at the Rochelle Railroad Park. The local match of \$3,000 will be paid by the Tourism Association.
- **June 2005 – Final Plat for Centerpoint:** The Final Plat for the Centerpoint Development was passed in June of 2005, but was never signed or recorded. Changes in the draining easements have been made, but have not been shown on the final plat as amended by the developer. It is the intent of management to resolve this issue prior to the preparation of the February 26<sup>th</sup> meeting agenda so that the final plat agreement can be approved and recorded.
- **February 26<sup>th</sup> council meeting - discussion on truck parking:** Staff, including Jason Anderson, will be participating in a discussion in preparation for an action item relative to truck parking in the area.

*DISCUSSION ITEMS:* None

*EXECUTIVE SESSION:* None

At 7:50 p.m., Councilman Berg moved and seconded by Councilman Colwill, "**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