

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, APRIL 23, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, April 23, 2007 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, Eckhardt 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 Councilwoman Hollonbeck, "**I move the minutes of the Regular Council meeting of April 9, 2007 be approved.**" Motion passed by voice vote without dissent.

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, "**I move the Council accept and place on file the reports of the Zoning Board of Appeals meeting of August 8, 2006 and the Plan Commission meeting of March 19, 2007.**" Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilman Hayden, "**I move the bills and payroll for the second half of April 2007 be allowed and paid when checked over and found correct.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

REPORTS & COMMUNICATIONS:

- Mayor:
 - Proclamation: International Association of Administrative Professionals Week April 22-April 28, 2007.
 - Proclamation: Municipal Clerks Week April 29-May 5, 2007.
 - Thanked the public for vote of confidence in reelecting him as Mayor and Council members, Hayes, Hayden, and Berg.
- Council Members: Councilman Hayes reiterated the Mayor's thank you. Also, the need for prayer by the Sawlsville family with the injury of their son, Brian, in Iraq.

PUBLIC COMMENTARY: None.

BUSINESS ITEMS:

- 1) **Resolution Establishing Maximum Salary Rates for Fiscal Year 2007-08** The Municipal Code requires that the City Council annually approve a resolution establishing maximum salary and wage rates for all City departments. The proposed salary resolution is based upon an annual review completed by the City Manager. It applies to only those employees not covered by collective bargaining agreements. The proposed resolution is based on a 4% increase over the previous year's resolution, with some adjustments to reflect changes in job responsibilities for specific positions. The rates included in this resolution are consistent with those that were incorporated into the approved City Budget for Fiscal 2007-08. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, "**I move Resolution R07-11, A Resolution Establishing Maximum Salary Rates for 2007-08 Fiscal Year effective May 1, 2007, be approved.**" Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

2) **Ordinance Authorizing Project Financing Associated with the Prairie State Project** At the January 25, 2005 City Council Meeting, approval was granted for RMU to participate in, and the funding of, the activities necessary to develop the Prairie State Electric Generation Project to the point of beginning construction. Subsequent to this approval, RMU through the Northern Illinois Municipal Power Agency (NIMPA), joined a number of other public power agencies in executing a Project Development Agreement with the Prairie State Generating Company, an affiliate of Peabody Energy. In April 2005, the Illinois Environmental Protection Agency issued the air permit for the Prairie State Project, and in August 2006 the Environmental Appeals Board affirmed the IEPA decision. In March 2007, the City entered into a Power Sales Agreement to purchase from NIMPA its share of the power generated at the Prairie State Project. The majority of the equipment costs associated with the project relate to the boiler, the steam turbine generator and the air quality control systems. To ensure that we maintain the current favorable pricing and delivery schedules for this equipment, it will be necessary to sign purchase orders for these contracts later this month. As part of authorizing the purchase orders, all project participants are being required to obtain authorization to fully commit to the project's completion. While NIMPA will sign the purchase orders, it is necessary for the City to authorize that action. Unless all participants obtain that authorization, the approval of the remaining participants is invalid. Mr. Alberts had given the council information previously regarding some changes since the beginning of the project. Batavia and Geneva have given their commitment. Wolverine Power will not participate, however another community has picked up that obligation, thereby saving the project. The bond issue will cover all the costs of the project, all of the development costs, all of the financing costs, and the interest during the construction period. Finance up-front (the money comes from RMU) but repaid over a 30-year period. RMU will be locked into the 30 MW of power from this project and the base load is expected to be nearly twice that within the next 10 years. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 07-3542, An Ordinance Authorizing Project Financing Associated with the Prairie State Project, be approved.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

3-5) **Resolutions Granting Real Estate Tax Abatement to Project Andrea, Project Dean, and Project Sebastien.** The Economic Development Department has been working with three businesses that are considering either expanding or building in Rochelle. The Greater Rochelle Economic Development Corporation is requesting that the City provide financial incentives to these businesses in the form of property tax abatements. Each project has been evaluated to determine the anticipated economic impact to the community including job creation and future equalized assessed valuation. Based on this evaluation, individual abatement schedules have been proposed varying from a two year to five year schedule. Jason Anderson, Economic Development Director, was present to answer any questions. Moved by Councilman Eckhardt and seconded by Councilman Berg, **“I move Resolution R07-12, Resolution Granting Real Estate Tax Abatement to Project Andrea, be approved.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **“I move Resolution R07-13, Resolution Granting Real Estate Tax Abatement to Project Dean, be approved.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Berg and seconded by Councilman Hayden, **“I move Resolution R07-14, A Resolution Granting Real Estate Tax Abatement to Project Sebastien be approved.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 6) **Agreement between the City of Rochelle and Hanson Engineering Municipal Airport - Property Acquisition** The City of Rochelle continues to move forward on future development plans at the Municipal Airport, including a runway extension to 5,000 feet. The necessary Environmental Assessments have been completed. The next step outlined is Land Acquisition I which requires the acquisition of approximately 15 acres. The purpose of this agreement is for Hanson Engineering to administer and manage a program for real property land acquisition of two agricultural properties. Their services will include property survey, title review, appraisal, negotiation, and relocation services. The acquisition management service and property acquisition will be eligible for Federal Aviation Administration reimbursement. The Illinois Division of Aeronautics has reviewed and approved the agreement. Sam Tesreau, City Engineer, was present to answer any questions. Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **“I move the Council Authorize the City Manager to Sign Agreement 07-3543 between the City of Rochelle and Hanson Engineering for Municipal Airport-Property Acquisition.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 7) **Variance Request - Family Video Movie Club** The City has received a request from Family Video Movie Club for variances related to their proposed project at 501 West Illinois Route 38 (current Tom and Jerry’s Restaurant). Due to the size of the location, the petitioner has requested variances relating to side yard, rear yard, parking setback, foundation plantings, and parking stall length. The request to waive the required foundation plantings on the property is being handled administratively. The proposed Family Video Movie Club would be located at a prime commercial location along Illinois Route 38. The building would be located in the northwest corner of the property with parking along Illinois route 38 and Tilton Manor Drive. The petitioner has requested a 10 foot variance to the side yard, rear yard and front yard setback requirements to allow for adequate parking and aisle space. Due to the size and location of the lot, Chris Limas, Community Development Director, recommends approval of the requested variances subject to: 1) Final site plan approval including engineering and landscaping, 2) Access from the parking lot be from the north, if possible, eliminating the curb cut on Tilton Manor Drive. This reconfiguration of the parking lot may eliminate the need for a variance on parking stall length. At the April 10, 2007 meeting of the Zoning Board of Appeals the Family Video Movie Club variance request was considered and the board voted 4-0, to recommend approval, subject to the conditions outlined. Sam Tesreau and Chris Limas were present to answer any questions. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Ordinance 07-3544, An Ordinance Approving Certain Variances for Property located at 501 West Illinois Route 38 for Family Home Video, be approved subject to conditions noted.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 8) 8-11) **Ordinances Amending the Zoning Map** The City of Rochelle has petitioned to rezone four properties which were annexed at the April 9, 2007 City Council Meeting in an RD zoning classification per code. Staff reviewed the comprehensive plan designation and zoning of adjacent properties for each of the four subject properties. Based on those findings Chris Limas recommended rezoning the properties as follows: Former Atwood Property I-2, Hayden Property B-2, Akesson Park Lift Station R-1, and Koritz Field I-2. At the April 16, 2007 meeting of the City of Rochelle Plan Commission a public hearing was held with regard to the petitions for rezoning. Upon completion of the public hearing the Plan Commission made a recommendation for approval of the rezoning as outlined: former Atwood Property (7-0), Hayden Property (4-3), Akesson Park Lift Station (7-0), and Koritz

Field (7-0). Chris Limas was available to answer questions. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Ordinance 07-3545, An Ordinance Amending the Zoning Map for the City of Rochelle Rezoning Certain Property from RD to I-2 for Atwood Property, be approved.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, , and Mayor Olson. Nays: None. Abstain: Hayden Motion passed 6-0, 1 Abstain. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 07-3546, An Ordinance Amending the Zoning Map for the City of Rochelle Rezoning Certain Property from RD to B-2 for Hayden Property, be approved.”** Roll call vote was taken. Ayes: Council members Hayes, Hollonbeck, Berg, Colwill, and Mayor Olson. Nays: None. Abstain: Eckhardt and Hayden. Motion passed 5-0, 2 Abstain. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 07-3547, An Ordinance Amending the Zoning Map for the City of Rochelle Rezoning Certain Property from RD to R-1 for the Akesson Park Lift Station Property, be approved.”** Roll call vote was taken. Ayes: Council members Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Abstain: Hayden. Motion passed 6-0, 1 Abstain. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Ordinance 07-3548, An Ordinance Amending the Zoning Map for the City of Rochelle Rezoning Certain Property from RD to I-2 and Approving a Conditional (Special) Use Permit for an Airport at Koritz Field, be approved.”** Roll call vote was taken. Ayes: Council members Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Abstain: Hayden. Motion passed 6-0, 1 Abstain.

- 12) **Resolution Authorizing Lincoln Highway Heritage Festival Parade** Consider request regarding closing certain streets and parking lots for the 10th annual Lincoln Highway Heritage Festival activities August 23rd-26th. Consider resolution requesting IDOT approval for Hwy 38 closure and authorization of parade. The Lincoln Highway Heritage Festival Committee is proceeding with their plans for an event on August 23rd-26th similar to the festival held the last nine years with the inclusion of a parade. The 7th Annual parade on Sunday afternoon, August 26th will start near Holcomb State Bank, proceed on Hwy 38 to Lincoln Highway, and end at Cherry Avenue. The Committee requests that a ‘zone’ be established in the downtown area between 1st Ave. to 6th Ave., and 3rd St. to 7th St. for activities during the Festival as designated. In the designated zone, the Festival Committee would be the arbiter on matters regarding vendors, booths, sidewalk sales, street use, etc. Councilman Hayes moved and seconded by Councilman Hayden, **“I move the Council authorize the request of the Lincoln Highway Festival, Inc. to authorize closures, Carnival, and the Festival Zone.”** Roll call vote was taken. Ayes: Council members Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 13) **City Manager’s Report**
 - **Elementary Schools Fun Run Event** The annual ‘Elementary Schools Fun Run Event’ request has been received from Lauren Hintzche, a physical education teacher in the Rochelle Elementary Schools. The 2-K event which will involve approximately 700 students and adult chaperones is scheduled for Friday, May 18th, starting at 12:40 p.m. This has been a very successful, well-organized event in the past. The request and details regarding this event have been forwarded to the Police, Fire and Street Departments. As there were no council objections, the City Manager will authorize this requested use of City streets.

- **2007 First Quarter Report Rochelle Police Department.** The Rochelle Police Department received 2545 calls for service in the first quarter of 2007. While total calls for service were up by 227 calls, when compared to the same period last year, criminal arrests were down by 31. Moved by Councilman Colwill, seconded by Councilwoman Hollonbeck, **“I move the Council accept and place on file the 2007 First Quarter Report of Rochelle Police.”** Motion passed by voice vote without dissent.
- **2007 First Quarter Report Rochelle and Ogle-Lee Fire Departments** Rochelle Fire Department responded to 565 calls for assistance in the first quarter of 2007. Of those calls 95 were fire related and 470 were medical calls. The Ogle-Lee District responded to 103 calls for assistance. Of those calls 21 were fire related and 82 were medical in nature. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move the Council accept and place on file the 2007 First Quarter Report of Rochelle and Ogle-Lee Fire Departments.”** Motion passed by voice vote without dissent.
- **Spring Clean-Up Week** The City’s Annual Clean-Up Week is scheduled for May 7th-11th. This is the ninth year that the City has participated in the program, which is sponsored by Ogle County Solid Waste Management Department. The City’s net cost for this project is about \$2,000 - \$2,700 per year. A grant application for \$2,000 has been submitted and approved to offset our local costs.
- **Special Council Meeting** Tuesday, May 1st, at 9:00 a.m. in the Council Chambers, the newly elected (re-elected) Council will be sworn in.
- **RMU – Hydrant Flush** Hydrants will be flushed starting the 29th of April. The work will be done in the evening.

EXECUTIVE SESSION: None

At 8:45 p.m., Councilman Berg moved and seconded by Councilman Eckhardt, **“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