

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, JUNE 25, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, June 25, 2007 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

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

APPROVAL OF MINUTES: Councilwoman Hollonbeck moved and seconded by Councilman Colwill, **“I move the minutes of the Regular Council meeting of June 11, 2007 and the Public Hearing meeting of June 11, 2007 be approved.”** Motion passed by voice vote without dissent.

Moved by Councilman Berg and seconded by Councilman Hayden, **“I move the Council accept and place on file the report of the Planning Commission meeting of April 11, 2007.”** Motion passed by voice vote without dissent.

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

REPORTS & COMMUNICATIONS:

- Mayor:

Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council approve the Mayor’s appointments to the following boards and commissions:**

- **Planning Commission for term expiring 7/1/10 – Reappointment of David Casey;**
- **Board of Police/Fire Commission for term expiring 7/1/10 – Reappointment of Ron Stonebraker;**
- **Stormwater Advisory Board for terms expiring 7/1/10 – Reappointment of Thomas L. Huddleston and Chuck Cawley and Kent L. Reed;**
- **Airport Advisory Board for terms expiring 7/1/10 – Reappointment of Norman Jenkins Sr., Sally Sawicki, and new appointment of Greg Sparrow.**

Motion passed by voice vote without dissent.

There are still two openings on the Zoning Board of Appeals and two openings on the Planning Commission. Applications can be picked up at City Hall (City Clerk’s office).

- Council Members: Nothing to report.

- Employee Introductions:

- **Nick Spears – Street Division Operator:** Introduced by Don Elliott, Nick is filling a full-time position that has been vacant since January, 2007. Nick has lived in the area all of his life. He and his wife, Courtney, have a 6 month old son, Jordan. Nick has past experience in construction.
- **Jenny Hartnett – City Hall Receptionist:** Jenny was introduced by Sue Messer. Jenny has an Associate’s Degree in Business, a degree from NIU in Marketing (emphasis in Finance), has done two internships during college and most recently was business manager for Nordstrom in Oakbrook.
- **Scott Koteski – Superintendent of Advanced Communications:** Lynette Fischer congratulated Scott for his promotion from IP Telephony Specialist to his new position leading the ACS team. Scott has been with the City since 2005 and has over 20 years of IT experience. With his extensive experience he and the ACS team will be able to meet and exceed each challenge it encounters in the future.

PUBLIC COMMENTARY: Bill Soermer, Public Affairs Manager of Exelon Nuclear Plant: Mr. Soermer introduced himself as the new Public Affairs Manager and would like to work with the City. The Byron plant is now one of the premier plants. Mayor Olson said that if anyone is interested in a tour, please get in touch with him.

BUSINESS ITEMS:

1. **Bid Opening and Award – Sale of Property – 313 Avenue G** The City operated a production well (Well 6) located at 313 Avenue G beginning in 1942. Unfortunately, the well contained high levels of iron and despite several attempts to isolate the iron, including an on-site iron removal facility, the well was taken out of service and retired in 1997. With no other use for this small parcel of land (66x30), it is prudent to dispose of the property in accordance with Illinois Statutes. Accordingly, the required legal notice was published for three successive weeks beginning May 29, 2007 and a public bid opening will be conducted. Per the legal notice, bids are to be opened at a regular council meeting and, if appropriate, an award made. City Clerk McKinney opened the one bid received from Arlen Harms for \$2,010. Moved by Councilman Colwill and seconded by Councilman Eckhardt, **“I move the Council accept the bid of Arlen Harms for \$2,010 for the purchase of City Real Estate.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilman Hayes and seconded by Councilman Berg, **“I move Ordinance 07-3582, An Ordinance Authorizing Sale of Municipally Owned Real Property (Abandoned City Well #6) be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Berg and seconded by Councilman Colwill, **“I move Contract C07-05, A Contract for Purchase and Sale of City Well #6, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
2. **Agreement between the City of Rochelle and Teska Associates – Comprehensive Plan Update** City of Rochelle adopted its first Comprehensive Plan in 1973 with the most recent update in 2003. The Comprehensive Plan is intended to provide a framework for future development based on existing conditions, trends, goals and objectives for the future. The 2007-2008 City of Rochelle budget included \$30,000 to update the existing plan. Teska and Associates from Evanston, IL developed the Comprehensive Plan which was approved in 1996, as well as subsequent updates, providing them extensive background information related to the City. Their proposed services would be provided in four phases as outlined in their written proposal. They include a Community Assessment phase, a Preliminary Land Use, Transportation Plan, Parks/Trail Plan, and Utilities Plan phase, a Final Plan Preparation and Adoption phase, and a Plan Implementation phase. Emphasis will be placed on involving local community leaders and organizations to obtain input from the community. It is anticipated that an updated comprehensive plan will be available in approximately six months. Chris Limas, Community Development Director, was present to answer any questions. Mr. Limas will work with all groups, including GRAPC and the transport group. Mayor Olson suggested getting in touch with the county to see if their plans coincide with ours. Moved by Councilman Eckhardt and seconded by Councilman Hayden, **“I move Agreement 07-3575, An Agreement between the City of Rochelle and Teska Associates for a Comprehensive Plan Update be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

3. **Agreement between the City of Rochelle and Teska Associates &**
4. **Agreement between the City of Rochelle and Kane, McKenna Associates (Southern Gateway Tax Incremental Financing)** The City of Rochelle has been exploring the possibility of establishing a Tax Incremental Financing District at the City's southern entrance to spur economic development in that area. The proposed TIF District would be located along Route 251. The proposed TIF District would include the Black Earth Property located at the southeast intersection of Route 251 and Veteran's Parkway. Developer David Lake, of Black Earth, has been working with City staff and has agreed to participate in the funding of the costs to establish the TIF District by consultants. The attached agreements are for two consultants: Kane, McKenna Associates and Teska Associates. Kane, McKenna would perform those services necessary to establish the TIF District and provide the financial consulting while Teska Associates would do the land planning and develop the redevelopment plan. Any costs not covered by the developer will be paid through reimbursement from the TIF District once finalized. The final footprint of the TIF District has not been finalized. According to Mr. Alberts, there hasn't been much growth in that area in a long time and this would encourage developers to look at that area. Looking for commercial growth in that area. Chris Limas was present for further information and to answer any questions. There was discussion in regards to how far the TIF area would go. Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **"I move Agreement 07-3576, An agreement between the City of Rochelle and Teska Associates for the Southern Gateway TIF Corridor Redevelopment & Enhancement Plan, be approved."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, and Eckhardt. Nays: None. Abstain: Mayor Olson (as a present property owner in this area). Motion passed 6-0. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **"I move Agreement 07-3577, An Agreement between the City of Rochelle and Kane, McKenna Associates for the Southern Gateway TIF Corridor Redevelopment & Enhancement Plan, be approved."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, and Eckhardt. Nays: None. Abstain: Mayor Olson. Motion passed 6-0.
5. **Tollway Fiber Project Participation Agreement** The establishment of the Northern Illinois Technology Triangle has been officially ratified by the various NITT organization representatives on June 14, 2007. Our participation was approved by resolution on November 27, 2006. With the NITT Commission in place, projects associated with the NITT can now move forward. At the NITT Commission meeting held on June 14, 2007, the NITT Legal Counsel was instructed to prepare the legal documents required to establish a "Project" within the NITT Commission. This project agreement is titled "Tollway Fiber Project Participation Agreement". NITT members who participate in this "project" will be responsible for the costs associated with the "project" and be authorized to access the "project's" assets. Initially, only the City of Rochelle and Ogle County will become participants in this "project." Moved by Councilman Hayes and seconded by Councilman Eckhardt, **"I move Agreement 07-3578, A Tollway Fiber Project Participation Agreement, be approved."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
6. **Tollway Fiber Lease Agreement:** With the establishment of the "Tollway Fiber Project Participation Agreement," there is a need to secure the Lease of existing fiber from Rochelle east along I-88 to Oak Brook, northeast along I-294 to Schaumburg and then west along I-90 to Rockford. A proposal has been made by representatives of the Illinois State Toll Highway Authority for the Lease of two (2) dark fibers along this route for a twenty (20) year period. The proposed development of the Rochelle Business and Technology Park is significantly impacted by the availability of a fiber loop as envisioned by the establishment of the NITT Commission. The Lease agreement requires a payment of \$100,000 on July 1, 2007 and the balance of \$171,224 plus the annual maintenance fee of \$20,214 on January 1, 2008. While it is possible these costs will be shared equally by only the two initial project participants, it is more likely that a total of four (4) NITT Commission members will participate in the project by the time the January 1, 2008 payment is due. Mr. Alberts said that at this point he would like to publicly state that we should be extremely pleased and proud of the Ogle County representatives who have facilitated the communication of the benefits and advantages of participation in this project for Ogle County in terms of the economic development impact. Ed Rice, Ogle County Board Chairman, was

introduced, at which time he presented a check to the City Manager for \$50,000, which the board had approved for their share of the lease agreement. Mayor Olson thanked Mr. Rice and the Ogle County Board. Mr. Alberts expressed the importance of this lease with the tollway fiber lease agreement. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Agreement 07-3579, Agreement for Infeasible Right of Use of Fiber, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

7. **Ordinance Amending Section 42-72 of the Municipal Code (Carbon Monoxide Alarm)**

The State of Illinois adopted a Carbon Monoxide Alarm Detector Act effective January 1, 2007. This is a State law related to Carbon Monoxide Alarm Detectors which requires filing in a State court for enforcement. John Spurgeon, Senior Building Inspector, with coinsurance from Community Development Director Chris Limas, has recommended a revision to the City of Rochelle Municipal Code which will allow enforcement of the Carbon Monoxide Alarm Detector Action via the local City court. This code revision will allow for an efficient, cost effective way to enforce compliance at the local level. John Spurgeon and Chris Limas were both present to answer any questions. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Ordinance 07-3580, An Ordinance Amending the Fire Prevention Code, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

8. **Ordinance Authorizing Purchase of Real Estate (Technology Park)** The development of a Business and Technology Park has been under consideration for a number of months. In recent months, GREDCO agreed to assist the City in this initiative by acquiring property and property rights for approximately 160 acres east of Dement Road and north of Route 38. GREDCO has now closed on 20.33 acres of this property and has acquired a three-year option on the balance of this property. They have also incurred some expenses doing some preliminary engineering and development work through external consultants. Now that the acquisition of property and property rights has been completed, the City has engaged in discussions with GREDCO representatives to acquire these assets so that the City has total control of all future developmental activities. GREDCO has offered to transfer their property and property rights to the City for a total purchase price of \$484,374 (\$23,825.58 per acre). The proposed use of part of the property purchased would be the construction of a RMU Technology Center where the electronics for the proposed Northern Illinois Technology Triangle would be located. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Ordinance 07-3581, An Ordinance Authorizing purchase of Real Estate and Acceptance of Assignment of Option Rights for Additional Real Estate (Rochelle Business Technology Park), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: Councilman Hayes. Motion passed 6-0.

9. **Resolution of Support (Safe Route to School Projects)** The State of Illinois introduced the Illinois Safe Routes to School program in January of 2007. This program provides funds to assist communities and school districts in developing and implementing programs to improve the safe travel of children to and from elementary and middle schools. City staff members have been working with representatives from District #231 to develop plans that would qualify for this program. The first School Travel Plan for Tilton Elementary School was submitted to IDOT and approved on May 25, 2007. Since the approved plan includes infrastructure improvements estimated at \$270,000, the State requires the governmental unit having jurisdiction over the infrastructure to approve a resolution in support of the project as outlined. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Resolution R07-20, a Resolution of Support for Safe Routes to School Projects, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

10. **City Manager’s Report:**

- **Independence Day Parade** A request has been received from the Rochelle VFW Post, on behalf of the VFW and the Rochelle Lions Club, to conduct the annual Independence Day parade on Wednesday, July 4th. The parade is scheduled to start at 11:00 a.m. from Lincoln Avenue and 6th Street and will proceed west on Lincoln Avenue to 9th Street; north on 9th Street to 10th Avenue; west on 10th Avenue ending at 20th Street. The Fire Department and Police Department have reviewed the route and have no concerns. As Council had no objections, management will authorize the parade.
- **Prairie State Project Moves Forward** The Northern Illinois Municipal Power Agency (NIMPA) has entered into a final agreement with the Prairie State Energy Campus for a 7.59% percent share of ownership in the project and an equal amount of electricity output to serve families and businesses in the communities of Batavia, Geneva and Rochelle. Prairie State is entering its final phase of project development and will begin construction this fall, set to be online in 2012.

Prairie State is a 1,600 megawatt supercritical coal-fueled power plant being developed in Southern Illinois to serve more than 1.6 million families and businesses in Illinois, Missouri, Indiana and Kentucky.
- **Fireworks for Fourth of July** Fire Chief Tom McDermott notified the City Manager that the fireworks are ordered and will be ready for the 4th of July firework display.

EXECUTIVE SESSION: Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move the Council recess into executive session to discuss the performance of non-union personnel.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. At 9:10 pm Councilman Berg moved and seconded by Councilman Colwill, **“I move the Council return to Open Session.”** Motion passed by voice vote without dissent.

At 9:10 pm Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.