

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

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, July 23, 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 Eckhardt moved and seconded by Councilman Hollonbeck, “**I move the minutes of the Regular Council meeting of July 9, 2007 and Special Council Meeting of June 25, 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 reports of the Plan Commission meeting of April 16, 2007 and the Stormwater Advisory Commission meeting of May 16, 2007.**” Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilman Eckhardt, “**I move the bills and payroll for the second half of July 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:
 - Described recent trip to an incinerator plant in Grand Rapids, MI.
 - Mayor Olson recommended Dan Harris and Joel Thompson as alternates to the Airport Advisory Board. Moved by Councilman Hayes and seconded by Councilman Hayden, “**I move the Council approve the Mayor’s recommendation of two alternates to the Airport Advisory Board, Dan Harris and Joel Thompson.**” Motion passed by voice vote without dissent.
 - Presentation of Appreciation given to Marilyn Alderks for her years of service as a part-time custodian at City Hall.
 - Employee Introduction: Adam Eglund was introduced by Kathy Cooper. Adam started July 16th as a fulltime Operator in the Water/Water Reclamation Division.
- Council Members: None
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PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1. **Public Hearing – Annexation Agreement (Project Andrea).** An annexation agreement will be required related to Project Andrea. Public notice was given that a public hearing would be held on July 23, 2007. Due to the ongoing negotiations with Project Andrea it is recommended that the public hearing be opened and continued until August 27, 2007 at which time a detailed annexation agreement will be available. Moved by Councilman Hayes and seconded by Councilman Berg, “**I move the Council recess into a Public Hearing on the Annexation Agreement (Project Andrea)**” Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. There were no public comments. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, “**I move the Council continue the Public Hearing for the Annexation Agreement (Project Andrea) to the August 27, 2007 Council Meeting.**” 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 Hayes and seconded by Councilman Colwill, “**I move the Council return to open session.**” Motion passed by voice vote without dissent.

2. **Bids – Sand Separator.** The 2007-08 RMU Capital Budget includes \$85,000 for the installation of a sand separator in Well #11. Since Well #11 was put into service, in February of 2005, the City has experienced sand related problems. Matt Hansen of Willett-Hofmann Engineers has determined that the most cost effective method for reducing the sand would be the installation of an in-well sand separator. Subsequent to the required public notice, bids were opened on July 16, 2007, with four contractors submitting bids. RMU staff and their consultant, Matt Wagner of Willett-Hofmann, have reviewed all bids and determined that the apparent low bidder, Municipal Well and Pump, has met the minimum requirements of the specifications with their bid of \$37,581. The project will also entail approximately \$5,500 in engineering, the contracted cleaning and removal of sand from the tower, and the installation of the sand separator included in this bid, for a total cost of \$45,000. Kathy Cooper was present to answer questions. She said that there are four wells in service. There is a 10-12 year life expectancy for a sand separator. The sand needs to be removed from the water tower and tower cleaned. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move the Council award the bid (C07-07) to Municipal Well and Pump in the amount of \$37,581 for the installation of a sand separator in Well #11 and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

3. **Bids – Dump Truck.** The 2007-08 RMU Capital Budget includes \$50,000 for the purchase of a Four Wheel Drive One Ton Dump Truck. The addition of this truck will provide the electric division with off road capabilities to handle the increased underground installations. Subsequent to the required public notice, bids were opened on July 13, 2007, with two local dealers and the state dealer list submitting bids. RMU staff reviewed all bids and rejected the two local bids due to inconsistency with the bid specifications. The State Bid List dealer, Morrow Brothers Ford, has met the minimum requirements of the specifications with their bid of \$39,102. Joe Orlikowski was present to answer any questions. Moved by Councilman Berg and seconded by Councilman Hayden, **“I move the Council award the bid (C07-08), to Morrow Brothers Ford in the amount of \$39,102 for the purchase of a Four-Wheel Drive, One-Ton Dump Truck for the Electric Operations Division, and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

4. **Amended Intergovernmental Agreement City of Rochelle and Ogle County.** An Intergovernmental Agreement between the City of Rochelle and Ogle County was approved by City Council on June 11, 2007 related to the construction of the Caron Road Extension and Steward Road Overpass. The City and County are working in cooperation to acquire funding through the Economic Development Administration for the construction of the Caron Road Extension and Steward Road Overpass at a cost of approximately six million dollars. The EDA indicated that funding of 50% may be available through a grant. On July 11, 2007 representatives from the City of Rochelle, Ogle County and the EDA office met to discuss the grant preparation and submittal. The EDA suggested that the Intergovernmental Agreement between the City and Ogle County be modified to more specifically define the scope of the project. The Ogle County Board approved the revised agreement at their meeting on July 17, 2007. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move the Council approve the Amended Intergovernmental Agreement (07-3567) (Relating to the Construction of the Caron Road Extension and Steward Road Overpass).”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

5. **Variance Request – Front Yard Setback 1146 Westview Drive.** The City has received a request from Amy Evans for a front yard setback variance at 1146 Westview Drive. The resident applied and was issued a building permit to add a front porch in December of 2005. Upon completion of the enclosed porch, Building Division inspection staff found that the porch was 23 feet from the property line instead of the required 25 feet. The petitioner has requested a variance of two feet to allow for the porch structure to remain as constructed. Chris Limas, Community Development Director recommended approval of the variance since it fits the character of the neighborhood and does not adversely affect the area. At the July 10, 2007 meeting of the Zoning Board of Appeals the Evans variance request was considered. The ZBA voted 6-0, to recommend approval of a front yard setback variance of two feet as requested. Chris Limas was present to answer any questions. Councilman Berg moved and seconded by Councilwoman Hollonbeck, **“I move the Council approve Ordinance 07-3586 Authorizing a Front Yard Setback Variance at 1146 Westview Drive.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

6. **City Manager’s Report:**

- **2007 Second Quarter Report Rochelle Police Department.** The Rochelle Police Department received 2446 calls for service in the second quarter of 2007. The total calls for service were down by 322 calls when compared to the same period last year. Moved by Councilman Colwill and seconded by Councilman Eckhardt, **“I move to accept and place on file the 2007 Second Quarter Report of the Rochelle Police Department.”** Motion passed by voice vote without dissent.
- **Ken’s Travel to New York on Bond Ratings and Finance:**
- **7th Street and 10th Avenue Improvements** are completed. Congratulations to Dom Elliott and the Street Division for an excellent job.
- **Stakeholder’s Meeting.** There will be a meeting in August at Hickory Grove on IL 251.
- **Auditors** are doing preliminary work with the accounting department.

Mayor Olson commended the City employees in the handling of the heavy rains (2-21/2 inches) and flooding this past week. He saw the Street Division, the Fire Department, and Joe Orlikowski and his crew fixing outages. Don Elliott has found some issues in the storm system as a result of this incident that will be corrected. The creek was high but seemed to flow freely through town but there must still be some problems downstream. The Mayor commented that he had quite a few favorable comments from individual residents in the handling of this storm.

DISCUSSION ITEMS:

Discussion Item 1 - Technology Overlay District

The City Council approved a resolution on July 9, 2007 which authorized staff to file a petition to create a Technology Overlay District (TOD) to restrict the uses within the Rochelle Business and Technology Park. The creation of the TOD would ensure that only appropriate businesses locate in the area and regulate the appearance and design of future buildings and sites. The Planning Commission held a public hearing on July 15, 2007 and voted 5-0 to recommend approval of the TOD. Chris Limas, Community Development Director, was available to answer questions. One situation was how to zone this property. There is actually a zoning district (TOD) on top of another zoning district (B-2, Highway Commercial). In cases where there is a conflict, the TOD shall be controlling, keeping the uses compatible with the overall theme of the technology park. The Technology Overlay District is anticipated to be included on the August 27, 2007 agenda for action.

Discussion Item 2 - Historic Preservation Commission

Diane McNeilly, representing the Downtown Rochelle Association, has requested that the City Council consider reinstating the Historic Preservation Commission. The Historic Preservation Commission was originally established in 1991 and was subsequently dissolved in 1999. The City Code still includes a section governing the Historic Preservation Commission and their powers and duties. Chris Limas, Community Development Director, and Diane McNeilly, Downtown Rochelle Association, were available to provide additional information and answer questions. Per Diane McNeilly, the Historic Preservation Commission would make recommendations to improve the downtown area to enhance shopping and tourism; preserve character of historic buildings, both downtown and residential, as well as recommending how to preserve. Chris Limas has experience in historic buildings. There is money in this year's budget to better the downtown; therefore, now is the time to start. She said that Chris Limas is able to answer the technical questions. The commission that existed previously had wanted to keep a section of town as an historic district and some of the residents in those homes did not agree in how they could decorate. According to Chris the downtown will have a plan to preserve it. The first thing the Historic Preservation Commission would do is a survey of buildings in town, showing which ones are significant. The second thing they do is establish local landmarks. The third thing is a prehistoric district. The fourth thing is getting permission from the commission and building department in regards to maintenance and repairs. There is grant money out there and it can enhance the City. There are also tax breaks (frozen property rates).

EXECUTIVE SESSION: At 8:15, moved by Councilman Berg and seconded by Councilwoman Hollonbeck, "**I move the Council recess into executive session to discuss the compensation and 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 9:15 pm it was moved and seconded, "**I move the Council return to open Session.**" Motion approved by voice vote without dissent.

At 9:15 pm Councilwoman Hollonbeck moved and seconded by Councilman Colwill, "**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