

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
TUESDAY, OCTOBER 9, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Tuesday, October 9, 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, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Absent: Also present were City Manager Alberts, and City Clerk McKinney.

**APPROVAL OF MINUTES:** Councilman Eckhardt moved and seconded by Councilwoman Hollenbeck, **“I move the minutes of the Regular Council meeting of September 24, 2007 and the Special Council meeting of September 17, 2007 be approved.”** Motion passed by voice vote without dissent.

Councilman Berg moved and seconded by Councilman Hayden, **“I move the Council accept and place on file the reports of the Stormwater Advisory Commission of July 18, 2007 and the Airport Advisory Board of July 30, 2007”.** Motion passed by voice vote without dissent.

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

**REPORTS & COMMUNICATIONS:**

- Mayor:
  - **Proclamation: “Make a Difference Day”**, October 20, 2007, was read by City Clerk McKinney. The students at RTHS will participate and ask others to join them in a nationally recognized day of community service.
- Council Members: None
- Employee Introduction: Lu Ann Ciacco was introduced by Joanne Peters as the new full-time Customer Service Representative at RMU. Lu Ann, a graduate of RTHS has spent most of her professional career in the Kansas City area. Her past experience has been in H.R. and Worker’s Comp. Lu Ann moved back to Illinois in 2006. She has three grown children, all in other states.

**PUBLIC COMMENTARY:** Bobbi Burke and John Shank, representatives of the Rotary Club presented a check to the City for \$1500. This was raised through a 50/50 fundraiser. Half of proceeds went to the winner; 25% is to help upgrade the Band Shell and the other 25% towards the Fireworks.

**BUSINESS ITEMS:**

**1. Request for Reduction in Letter of Credit (Squire’s Landing):** An Irrevocable letter of credit, No. S2005-246 for \$1,514,361.53 was submitted to the City of Rochelle by Squires Landing LLC to secure their obligations related to land improvements for Squires Landing Subdivision located along 20<sup>th</sup> Street in Rochelle. Due to completion of the majority of the required improvements, Squires Landing LLC has contacted the City of Rochelle to request a reduction in the letter of credit. City Engineer, Sam Tesreau, has reviewed the request for a reduction in the letter of credit. A letter outlining remaining conditions necessary for release of the letter of credit has been sent to Squires Landing LLC. Given that there are additional items to be completed, a new letter of credit for 10% of the total estimated cost of improvements (\$1,514,361.53) plus an additional \$239,320 for the remaining paving, sidewalk, grading, erosion control and restoration items is required by the City to be held for a period of 24 months as guarantee of satisfactory performance of land improvements. The new deposit of a letter of credit or other surety recommended is \$390,756. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move the Council approve the reduction in Letter of Credit #S2005-246 for Squires Landing LLC with conditions as outlined in City Engineer’s letter dated October 2, 2007.”** Both Councilmen Eckhardt and Hayden abstained due to conflict of interest. Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Colwill, Berg, and Mayor Olson. Nays: None. Abstain: 2. Motion passed 5-0.

**2. Resolution Directing Sale of Surplus Real Estate:** The City of Rochelle owns a single family residence located at 1000 North 7<sup>th</sup> Street. The property was purchased so the City could make site distance improvements and record a site easement to prevent future site obstructions. An earlier attempt to sell the property at a public auction on August 23, 2007 did not result in an acceptable offer. On August 27, 2007 council directed the City Manager to sell the property by sealed bid to be opened at a subsequent City Council Meeting. A single bid of \$53,001.00 was opened at the September 24, 2007 City Council Meeting. Management recommended that the bid not be accepted and council deferred the sale of the property at that time. In order to obtain an acceptable offer, it is management's recommendation that the property be listed with one or more local real estate agents at a commission not to exceed 6%. Sale of the property will be subject to final approval by City Council. Ken Alberts answered questions. Moved by Councilman Eckhardt and seconded by Councilman Berg, **"I move the Council reconsider Ordinance 07-3613 adopted September 24, 2007"**. Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Colwill, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **"I move the Council rescind Ordinance 07-3613."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Colwill, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **"I move the Council reject the single bid submitted at the September 24, 2007 City Council Meeting for Surplus Real Estate at 1000 N. 7<sup>th</sup> Street."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Colwill, Berg, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **"I move Resolution R07-32, A Resolution Directing Sale of Surplus Real Estate at 1000 N. 7<sup>th</sup> Street, be adopted."** Councilman Hayden abstained due to conflict of interest. Roll call vote was taken. Ayes: Councilmembers Hayes, Hollonbeck, Colwill, Berg, Eckhardt, and Mayor Olson. Nays: None. Abstain: 1. Motion passed 6-0.

### **3. City Manager's Report:**

- **Municipal Clerks of Illinois Appointment:** At the annual meeting of the Municipal Clerks of Illinois Bruce McKinney was elected the District Director for District #5. The state of Illinois is divided into nine districts; District #5 encompasses eighteen counties in north western Illinois.
- **Electric Capacity 2009-2010:** In anticipation of future power needs, and the competitive wholesale markets, the City Council approved a resolution on September 25, 2006 which authorized the City Manager to purchase the power supply resources necessary beginning January 1, 2008. Subsequently, the City Manager has been working with NIMPA consultant, Richard Foltz, to purchase power, including capacity, when it appears advantageous to do so in the energy market. During the last week of September the City issued RFP's to eight suppliers for 30 MW of Capacity Credits for 2009-2010, resulting in three bids. Edison Mission submitted the winning bid of \$109/MW per day.
- **Employee Flu Shots:** In our ongoing efforts to demonstrate our commitment to City employees and their families, all City employees and all spouses covered under the City health plan will be eligible for flu shots at no cost on Tuesday, October 23<sup>rd</sup>. Spouses not covered under the City health plan can receive the shots for \$25, the cost of the vaccine. Employees are encouraged to participate as many of them have daily contact with the public.
- **Rochelle Leadership Academy:** The Leadership Academy, sponsored by the Rochelle Chamber of Commerce, will be meeting here at City Hall on Thursday, October 25<sup>th</sup> for City Government Day. Several speakers from the City will participate. The afternoon schedule will include a tour around City sites.

- **2007 Third Quarter Report Rochelle and Ogle-Lee Fire Departments:** Chief McDermott prepared the quarterly report of activities for the Rochelle and Ogle-Lee Fire Departments; a copy has been provided to the council. Moved by Councilman Colwill and seconded by Councilman Eckhardt, **“I move the Council accept and place on file (07-3618) the 2007 Third Quarterly Report for Rochelle and Ogle-Lee Department.”** Motion passed by voice vote without dissent.
- **Wedding Reception Request:** A request has been received from Tim and Rebecca Danner for the closure of Ave A between S 11<sup>th</sup> Street and the Alley for a wedding reception. The event is scheduled for Saturday, October 13, 2007 from 9:00 a.m. to 12:00 a.m. on October 14, 2007. The Police, Fire and Street Departments have reviewed the request and have no concerns. As there were no Council objections, management will authorize the closure.
- **Prairie State Ground Breaking:** Attending the ground breaking on October 1<sup>st</sup> were Ken Alberts, Bil Hayes, Dennis Berg, and Joe Orlikowski.
- **Gary Larsen, New RMU Director:** Mr. Larsen started for the City on October 9<sup>th</sup>. Rather than introduce him at the regular Council Meeting, there will be a public open house on November 1<sup>st</sup> from 3:30 – 5:30.

*DISCUSSTION ITEMS:*

1. **New Employee Orientation:** In keeping with the City’s “brand” of technology a New Employee Orientation Presentation has been developed to use in conjunction with the preliminary Human Resources meeting. The goal of the presentation is to provide new employees with general information related to the City, such as council members and organizational chart, as well as to give them insight into important visions and philosophies. Sue Messer gave the council a preview of the New Employee Orientation Presentation using Power Point. There was also a new brochure “Welcome to Rochelle” distributed to Council..
2. **Quiet Zone:** Discussions have been held over the past several years regarding the possibility of enacting quiet zones in the City of Rochelle. Two transcontinental railroads (the Burlington Northern Santa Fe and the Union Pacific) travel through the City with increased rail traffic following the construction of the Union Pacific Intermodal Facility. Staff has investigated the possibility of establishing quiet zones, at the request of the Mayor and Council members, while balancing the need for public safety near the railroads. Sam Tesreau prepared a summary of the required warning devices and was in attendance to show a presentation and discuss the options available as well as the associated costs. The information was obtained by meeting with the diagnostic review team made up of the BNSF Railroad, the UP Railroad, the Federal Railway administration, the Illinois Commerce Commission, and representatives of Creston.

*EXECUTIVE SESSION:* None

*ADJOURNMENT:* At 8:10 p.m., Councilman Berg moved and seconded by Councilman Colwill, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

*s/ Chet Olson*

*s/ Bruce W. McKinney*

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Chet Olson  
Mayor, City of Rochelle

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Bruce McKinney, CMC  
City Clerk, City of Rochelle