

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, DECEMBER 10, 2007**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, December 10, 2007 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Absent: Councilwoman Hollonbeck. Also present were Ken Alberts, City Manager; Alan Cooper, City Attorney; and Bruce McKinney, City Clerk.

APPROVAL OF MINUTES: Councilman Eckhardt moved and seconded by Councilman Hayden, "**I move the minutes of the Regular Council meeting of November 26, 2007 be approved.**" Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill moved and seconded by Councilman Berg, "**I move the bills and payroll for the first half of December 2007 be allowed and paid when checked over and found correct.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.

REPORTS & COMMUNICATIONS:

- Mayor:
 - Presentation of Donation to Rochelle Community Hospital: John Ross of the Rochelle Community Hospital accepted a \$20,000 donation from the city towards the Helipad.
 - Proclamation: The City Clerk read a Proclamation for Midwest Senior Bowlers Days January 11-13, 2008.
- Council Members: Council thanked city staff for their efforts during the last two storms.

PUBLIC COMMENTARY: Tom Suits, candidate for 15th Judicial Circuit Court Judge introduced himself to the council.

BUSINESS ITEMS:

1. Incentive Program for Existing Businesses: The Rochelle Regional Retail Alliance was formed in July of 2007 with the mission of promoting and enhancing new and existing retail development in Rochelle. Since the establishment of the Alliance, multiple meetings have been held with developers, banks, existing businesses and City staff to research hindrances and develop strategies to stimulate development. The Alliance has submitted a recommendation for an incentive program, "Reinvest in Rochelle Retail", to spur redevelopment and expansion of the existing retail business community. To qualify for this program, projects would require a minimum building investment of \$25,000, generate local sales tax, be zoned appropriately, operated by the business owner and have a history of contributions to the local tax base. Qualifying businesses would benefit from real estate tax abatements, waiving of permit fees, sales tax rebates and a financial assistance lending package. This program would initially be offered from January 1, 2008 through December 31, 2008. If successful, the program would be extended for a second year. Staff recommends approving Resolution Supporting "Reinvest In Rochelle Retail" Initiative for Existing Business. Jason Anderson and Peggy Friday were present to answer questions. Councilman Colwill moved and seconded by Councilman Berg, "**I move Resolution R07-36, A Resolution Supporting "Reinvest in Rochelle Retail" Initiative for Existing Business, be adopted.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.

2. **Engineering Services Agreement – South First & Second Street Sewer Project:** The 2007-08 RMU Capital Budget includes \$95,000 for the engineering and construction of sanitary sewer and manhole replacement on South First Street. The sanitary sewer system in the South First & Second Street area was installed in the early 1900's and is currently in substandard condition. Televising the area has revealed cracks and roots invading the lines which allows for infiltration into the system. Fehr-Graham has submitted a proposal for the construction management services related to the replacement of approximately 1040 lineal feet of sewer mains, lateral reconnections, and the replacement and installation of manholes for South First and South Second Street. Their proposed services would include contract management, design, permitting and bid solicitation, and construction observation. The project is scheduled to begin in April 2008 with completion in FY 08/09. Funds for South Second Street will be budgeted in FY 08/09. Fehr-Graham is prepared to begin working on the project as soon as a Notice to Proceed is issued. Staff recommendation is to authorize City Manager to Sign an Agreement between the City of Rochelle and Fehr-Graham – South First & Second Street Sewer Project. Gary Larsen was present to answer questions. Councilman Berg moved and seconded by Councilman Colwill, **“I move Agreement 07-3628, an Agreement between the City and Fehr-Graham for South First and Second Street Sewer Project, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.

3. **Engineering Services Agreement – Seventh Avenue Water Main Replacement:** The cast iron watermain on Seventh Avenue was installed in the early 1970's and has become pitted and brittle over time. The deterioration in this section has resulted in nine watermain breaks since February 2006. Willett, Hofmann & Associates has submitted a proposal for the design and construction observation of watermain replacement along Seventh Avenue from North Second Street to East of Kyte Creek. The proposed design services would include preparation of the plans, bid specifications, easement drawing preparation, and permit submittals. The construction observations phase is proposed on a time and material basis. Although this project was not budgeted, staff feels that funds are available in the RMU budget due to the delay of other budgeted projects. Willett, Hofmann & Associates are prepared to begin working on the project as soon the executed agreement is received. Staff recommendation is to authorize City Manager to Sign an Agreement between the City of Rochelle and Willett, Hofmann & Associates – Seventh Avenue Water Main Replacement. Gary Larsen was present to answer questions. Councilman Eckhardt moved and seconded by Councilman Colwill, **“I move Agreement 07-3629, An Agreement between the City and Willett, Hofmann & Associates for Seventh Avenue Water Main Replacement, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.

4. **Ordinance - 2007/08 Tax Levy:** Annually the City Council is required to adopt a Tax Levy Ordinance and file it with the County Clerk on or before the last Tuesday in December. Last year, the City's property tax rate was \$0.81753 per \$100 of Equalized Assessed Evaluation (EAV). The City's actual 2006/2007 EAV of \$174,278,520 produced revenues, including abatements, of \$1,424,781. The estimated EAV for 2007/2008 is \$194,000,000 or an increase of 11.32%. By reducing the property tax rate in 2007/2008 to \$0.81732 per \$100 of Equalized Assessed Evaluation (EAV), recommended by staff, the tax levy calculations indicate approximately \$1,585,600 would be generated. This calculation includes abatements of \$90,658 which would not be received. The actual anticipated tax receipts based on a levy of \$0.81732 minus the abatements would result in an increase in property tax receipts to the City of 4.92% or \$70,160. It would also represent the ninth consecutive year with a City tax rate less than 1% of the EAV. Administrative Service Director Bob Withrow was present to answer questions. Management recommends approval of Ordinance Levying Taxes as Proposed for the City of Rochelle for the Fiscal Year May 1, 2007 through April 30, 2008. Councilman Berg moved and seconded by Councilman Eckhardt, **“I move the Council recess into a Public Hearing for the proposed Property Tax increase for the City of Rochelle.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0. No one came forward to speak. Councilman Colwill moved and seconded by Councilman Berg, **“I move the Council return to open session.”** Motion passed by voice vote without dissent. Councilman Eckhardt moved and seconded by Councilman Berg, **“I move Ordinance 07-3630, an Ordinance for the 2007/2008 Tax Levy, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.

5. **Ordinance – Smoke Free Illinois:** The State of Illinois has passed Public Act 95-0017, entitled “Smoke Free Illinois Act” which prohibits smoking in public places and places of employment effective January 1, 2008. The Act provides for enforcement by local law enforcement and the Department of Public Health. Police Chief Robbie Buck has recommended that the Rochelle Municipal Code be revised to incorporate the Smoke Free Illinois Act. The code amendment would facilitate local enforcement and allow for a ten day period in which to pay the minimum fine and avoid court proceedings. Chief Buck was present to answer questions. Councilman Colwill moved and seconded by Councilman Hayden, **“I move Ordinance 07-3631, An Ordinance Amending Chapter 50 of the Municipal Code of the City of Rochelle (Health and Sanitation) to add a New Article IV titled Smoke-Free Premises, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.
6. **Ordinance Authorizing Sale of Municipally Owned Real Property (1000 N 7th Street):** The City of Rochelle owns a single family residence located at 1000 North 7th Street. Earlier attempts to sell the property at a public auction on August 23, 2007 and by sealed bid on September 24, 2007 did not result in the receipt of an acceptable offer. On October 9, 2007 the City Council approved a resolution authorizing the listing of the property with a local real estate agent with the final sale of the property subject to City Council approval. On December 5, 2007 a verbal offer (written confirmation to follow) of \$85,000 was received through Bearrows Real Estate for the home at 1000 North 7th Street. Terms of the offer include a down payment of \$2500.00, monthly payments with interest of 7 ¾ percent for 36 months, concluding with a balloon payment of the remaining balance at the end of the payment period. Councilman Berg moved and seconded by Councilman Hayden, **“I move Ordinance 07-3632, An Ordinance Authorizing Sale of Municipally Owned Real Property located at 1000 North Seventh Street, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Berg, Eckhardt and Mayor Olson. Nays: None. Motion passed 6-0.
7. **City Manager Report:**
- **2nd Annual Christmas Tree Festival** The 2nd Annual Christmas Tree Festival was an overwhelming success with area businesses, community and service groups donating a total of 37 trees and centerpieces. The event even generated a friendly “challenge” between City Departments with several making contributions. All of the funds collected will be presented to the Senior Citizens Center to assist in their funding needs. The total donations received through the event were \$2,000.
 - **December 1, 2007 Storm Event** Due to the ice storms that came through our area on December 1st, RMU experienced power outages to our electric system beginning at 3:30 pm Saturday and continuing until approximately noon the following day. At the height of the outages there were almost 1000 customers without power. Electric Operations crews worked nonstop, 197 man hours, due to the ice accumulation on wires, and trees limbs dropping on wires until all power was restored. Most of the service interruptions were considerably less, but the maximum duration was ten hours. The outages occurred throughout the system in the City, rural areas, and the Village of Creston. Due to extensive tree trimming performed over the past several years, most of the outages were limited in scope, and did not require extensive power line replacement. Follow-up work included replacing ten broken utility poles and multiple spans of wire. Crews also responded to customer calls for limbs in wires at their homes. RMU employees pride themselves on their quick response and restoration of service when needed. Street Division Crews began plowing and salting heavy slush and ice accumulations Saturday morning. All roads, alleys and Municipal Parking lots were clear by early Sunday morning. Numerous trees received heavy damage along with several vehicles hit by falling trees and limbs. As of Tuesday afternoon, December 4th, trees, brush and limbs had been removed from a quarter of the City.
 - **December 4, 2007 Snow Event.** On call crews begin salting major routes Tuesday evening. Due to moderate snow accumulations salting operations were suspended and full crew plowing operations resumed very early Wednesday morning. The City received approximately 5" of snow from Tuesday evening thru Wednesday morning. As of Wednesday morning winds were causing blowing and drifting of many roads and the Rochelle Airport remained closed. Welcome to winter in Northern Illinois.

DISCUSSION ITEMS:

1. **Rochelle Technology Center:** Gary Larsen, General Manager of Rochelle Municipal Utilities, will present information on the future Rochelle Technology Center. His presentation included information on the current design, latest cost estimates, financing plan and projected revenue streams. Current and projected owners at the park are 25 acres by Allstate Insurance Company, 10 acres by Project David and 5 acres each by Rochelle Technology Center and Ogle County EOC Center. The building for the Rochelle Technology Center will be approximately 10,000 – 12,000 Square Feet with 3,000 sq. ft. of raised floor. The project cost will total \$6, 412,000.

EXECUTIVE SESSION: None

ADJOURNMENT: At 8:48 pm Councilman Berg moved and seconded by Councilman Eckhardt, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

Chet Olson
Mayor, City of Rochelle

Bruce McKinney, CMC
City Clerk, City of Rochelle