

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, FEBRUARY 25, 2008**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, February 25, 2008 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

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

Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council appoints Councilman Colwill as Mayor Pro-tem for tonight’s meeting.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, and Hollonbeck. Nays: None. Abstain: Councilman Colwill. Motion passed 4-0.

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move the agenda be amended by deleting items 3, 4, and 7.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.

*APPROVAL OF MINUTES:* Councilwoman Hollonbeck moved and seconded by Councilman Hayden, **“I move the minutes of the Regular Council meeting of February 11, 2008 be approved.”** Motion passed by voice vote without dissent.

Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move the Council accept and place on file the reports of the Plan Commission meeting of January 21, 2008 and the Zoning Board of Appeals Meeting of November 13, 2007.”** Motion passed by voice vote without dissent.

*BILLS & PAYROLL:* Councilman Berg and seconded by Councilman Eckhardt, **“I move the bills and payroll for the second half of February 2008 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.

*REPORTS & COMMUNICATIONS:*

- Mayor: None
- Council Members: None

*PUBLIC COMMENTARY:* Jason Fore and Terry Inman (spoke later during Business Item #8)

*BUSINESS ITEMS:*

1. **Public Hearing – CDAP Grant (Project David):** If the Rochelle Business and Technology Park site is selected, Project David will require the extension of water, sanitary sewer, fiber and electric service east of Dement Road on Technology Parkway. A grant application has been submitted and tentatively approved by Community Development Assistance Program based on projected employment provided by Project David. As the developer, the City of Rochelle is required to be the applicant for the grant. In negotiations with Project David the land purchase price was based on developed property with infrastructure included. The CDAP grant (if successful) will enable the City, as Developer, to reduce the costs associated with the property development. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move the Council recess into a Public Hearing for the CDAP Grant (Project David)”**. Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0. John Vendel of Fehr-Graham presented the resolution and minutes for the grant application. No one came forward. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council return to open session.”** Motion passed by voice vote without dissent. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move Resolution R08-05, A resolution for Council Support for Project David’s CDAP Grant, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.

2. **Resolution Establishing Emergency Services Price Schedule:** The current Emergency Services Price Schedule was established on December 1, 2002. Due to the increased costs associated with providing these services a review was conducted of our current price schedule comparing it with area ambulance rates. The review indicated that fees for several services were significantly below the area average for those services. The recommendation is to increase fees for these services, including: base rate, mileage, oxygen, and defibrillation. Chief McDermott was present to answer any questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Hayden, **“I move Resolution R08-06, A Resolution Establishing Emergency Services Price Schedule, be adopted.”** Roll call vote was taken. Ayes: Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.
2. **Ordinance Amending 2007/08 Budget - Dement Road Utility Extensions:** The 2007-08 Budget Council. Following many questions and discussion, Councilman Colwill moved and seconded by Councilman Berg, **“I move Resolution R08-04 (A Resolution Urging the General Assembly not to Pass Legislation that Results in Unreasonable Benefit Improvements and to Support Legislation that Protects the Financial Integrity of the Police and Firefighter Pension Programs) be delayed until there is more research with all the groups involved (IML, FF and Police lobbyists.)”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0. It will be placed on the agenda for a future meeting when the council can be better educated.
3. Item 3 removed from agenda.
4. Item 4 removed from agenda.
5. **Variance Request – Side Yard Setback 931 North 12<sup>th</sup> Street:** The City has received a request from Ryan and Kari Andrist for a side yard setback variance at 931 North 12<sup>th</sup> Street. The petitioner has requested a variance of three feet from the required six foot side yard setback to allow for the construction of an addition which will include the existing detached garage. A variance is required since the accessory structure, the garage, would be connected to the principal structure thereby requiring a side yard setback of six feet. Chris Limas, Community Development Director recommended approval of the variance since it fits the character of the neighborhood and similar situations exist in the area. At the February 12, 2008 meeting of the Zoning Board of Appeals the Andrist variance request was considered. The ZBA voted 4-0, to recommend approval of a side yard setback variance of three feet as requested. Chris Limas was present to answer any questions. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Ordinance 08-3648, An Ordinance Approving a Variance for Property Located at 931 North 12<sup>th</sup> Street, be adopted.”** Roll call vote was taken. Ayes: Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.
6. **Ordinance Approving the Concept Plan for the Rochelle Technology Center Site Located in the Technology Overlay District** The City Council approved an ordinance on August 27, 2007 which created a Technology Overlay District within the Rochelle Business and Technology Park. The creation of this district restricts the uses within the Rochelle Business and Technology Park to ensure that only appropriate businesses locate in the area and regulate the design of the site and buildings. The City of Rochelle is proposing the construction of a technology center in the business and technology park which will house the fiber and network connections for the City of Rochelle and provide access to the Northern Illinois Technology Triangle. A preliminary site plan, floor plan, landscape plan and building elevations were submitted for review to ensure compliance with the Technology Overlay District. The Plan Commission reviewed the concept plans on February 18, 2008 and recommended approval of the plan’s compliance with the TOD subject to final site, engineering and landscape plan approval by staff. Chris Limas and Scott Koteski were present to answer any questions. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Ordinance 08-3649, An Ordinance Approving the Concept Plan for the Rochelle Technology Center Site Located in the Technology Overlay District, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.
7. Item 7 removed from the agenda.

**8. Resolution Urging the General Assembly not to pass legislation that results in unreasonable benefit improvements and to support legislation that protects the financial integrity of the Police and Firefighter Pension Programs.**

This resolution was a business item at the February 11, 2008 City Council Meeting. At that time, the council requested that the item be carried over to a future meeting. According to information provided to management, the majority of municipalities have been unable (or unwilling) to provide the necessary public funds to insure that the police and firefighter pension funds are fully funded. Past (and current) City of Rochelle property tax levies have enabled the Rochelle Firefighters pension to be 95 percent funded and the Police Pension to be 108.5 percent funded. It is imperative that the City balances the objective of providing reasonable and competitive pension benefits to all our employees with the need to be fiscally responsible to our citizens. Adopting this resolution is intended to communicate to the state legislators the importance of this balance. Representatives from both the Fire and Police Department were present to give more information to the council. Jason Fore, of the Rochelle Fire Dept., "The majority of the pension funds downstate are not underfunded. When you figure out what the tax payers here pay annually for the Police and Fire pensions, it is about \$11." Lt. Brian Johnson, of the Rochelle Fire Dept. spoke next: "After getting on the IML web site and going through numerous pages, noticed that they also want to reform the system. Reform is not needed. Firefighters do not receive social security. Social Security earned in other jobs is lost. Rochelle has money for when a firefighter retires. Asked not to "lump" Rochelle in with communities that are not doing a good job." Detective Terry Inman, of the Rochelle Police Department, stated, "Rochelle has a unique pension plan; we have worked hard with the city to be fiscally responsible. There is no reason for the city to "jump on the bandwagon" but rather show as an example how it should be done." Next the council made comments: Councilman Berg had talked to Detective Inman during the week and feels it is hard to "choose sides." They have a very good pension program. Their pensions are very critical. But his job is to take care of the citizens of the City of Rochelle; therefore he would have to support the resolution, even though he does not like it any more than they do. Councilwoman Hollonbeck had also talked to Detective Inman plus Representative Pritchard. She will not vote yes for this resolution as it is open-ended. Her job is not to support the IML agenda. And she does support the police and firefighters. Councilman Colwill said that what this is saying to the General Assembly is to "clean up your act." Jason Fore returned to the podium to add that this resolution speaks only to the Fire and Police pensions. Brian Johnson added again that this is an open-ended resolution. "Everyone should get on the internet and read the entire IML resolution and see for themselves how open-ended it is." Next Diane McNeilly addressed the council and let them know that Springfield wants to consolidate all retirement groups. Also, she added that in the fall we will vote whether we have a constitutional convention. If that occurs, it means that our entire constitution is open for change. Adlai Schaeffer, of the Rochelle Fire Department, says that he's been on the pension board off-and-on for 17 years. During that time Springfield has tried several times to take over the pension fund. They have not succeeded in the past so now they are "trying to come in the back door." Mr. Colwill asked if there was a motion to pass this resolution. As there was no response, the motion died for lack of a motion.

**9. City Manager's Report:**

- **Rochelle Area Chamber of Commerce Business Expo 2008** RMU participated in the Chamber Business Expo held February 16, 2008. This year's emphasis was on safety through a display of "safety town" provided by the Illinois Municipal Utility Agency. The display showed the danger of electricity in and around the home including ladders, trees, and kites around power lines, kids playing around substations, etc. It was very detailed with actual voltage and people figures used to demonstrate what not to do. The display appeared to be well received both by young and old and received lots of interest.
- **State of the Community Dinner** The annual "State of the Community Dinner" will be held on Thursday, March 13, 2007 at 6:00 p.m. at the Rochelle Country Club. The program, sponsored by the League of Women Voters and Rochelle Area Chamber of Commerce is entitled "Infrastructure-Are We Ahead of the Curve". Speakers for the program include: Curtis Cook, Ogle County Highways, Susan Plumley, Flagg Township, Jim Mielke, Ogle County and Gary Larsen, Rochelle Municipal Utilities.
- **United Way Campaign** The City's United Way Campaign will be held February 25-March 7. Representatives from United Way and benefiting agencies will present information on United Way and the difference it makes in our community to City staff on February 26<sup>th</sup> and February 27<sup>th</sup>.

- **Airport Layout Plan:** Moving forward with plan which includes the expansion of the runway. Hanson Engineering is doing a study at a total of \$109,190 with a local share of \$2,730.

*DISCUSSION ITEMS:*

1. **Refunding of Water Reclamation Revenue Bonds** Current municipal bond interest rates have dropped to record levels. The City of Rochelle has some 1999 water reclamation revenue bonds that are eligible for refunding at a lower rate which could provide a substantial savings over the life of the bonds. Director of Administrative Services, Bob Withrow, was in attendance to discuss this option and answer questions. If we refund current bonds now we can save approximately over \$255,000. Do not know cost at this time. Will have more information in the future.

*EXECUTIVE SESSION:* At 8:07 p.m. Councilwoman Hollonbeck moved and seconded by Councilman Hayden, **I move the Council recess into executive session to discuss non-union personnel.** Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Eckhardt, Hollonbeck, and Colwill. Nays: None. Motion passed 5-0.

Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **I move the Council return to Open Session.** Motion passed by voice vote without dissent.

*ADJOURNMENT:* At 8:34 p.m. Councilwoman Hollonbeck moved and seconded by Councilman Berg, **I move the Council adjourn.** Motion passed by voice vote without dissent.

s/ Wendell Colwill

Wendell Colwill  
Pro-tem Mayor, City of Rochelle

s/ Bruce W. McKinney

Bruce McKinney, CMC  
City Clerk, City of Rochelle