

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, MARCH 24, 2008**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, March 24, 2008 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER

Present on Roll Call were Councilmembers Hayden, Berg, Colwill, Hollonbeck, Hayes and Mayor Olson. Absent: Councilman Eckhardt. Also present were Sue Messer (in the absence of Ken Alberts); Alan Cooper, City Attorney; and Bruce McKinney, City Clerk.

APPROVAL OF MINUTES: Councilman Berg moved and seconded by Councilman Hayden, "**I move the minutes of the Regular Council meeting of March 10, 2008 be approved.**" Motion passed by voice vote without dissent.

Moved by Councilwoman Hollonbeck and seconded by Councilman Hayes, "**I move the Council accept and place on file the report of the Planning Commission meeting of February 18, 2008.**" Motion passed by voice vote without dissent.

BILLS & PAYROLL: Councilman Colwill and seconded by Councilman Hayden, "**I move the bills and payroll for the second half of March 2008 be allowed and paid when checked over and found correct.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

REPORTS & COMMUNICATIONS:

- Mayor: None
- Council Members: None
- Employee Introduction: Mark Delhotal: Airport Operations Supervisor. Mark was introduced by Don Elliott. Mark has a Bachelors degree in Aviation Flight Management; four years experience as a flight instructor; three years with Skyway Airlines as a First Officer, Line Check Pilot, and recently as a Captain. With Mark's experience and enthusiasm, it is believed that he will take the airport to a new level. Mark and his wife, Leigh are expecting a baby in April.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

1. **Resolution Committing Funds – Allstate CDAP:** The City of Rochelle held a Public Hearing on June 11, 2007 related to a Community Development Assistance Grant (CDAP) associated with Project Andrea. Mayor and Council subsequently approved a Resolution of Support for the grant application to assist with funding water and sanitary sewer infrastructure north on Dement Road. The City of Rochelle has since entered into an agreement with the Illinois Department of Commerce and Economic Opportunity (DCEO) for a grant in the amount of \$135,000. The total project costs identified in this grant are \$75,719,450, including Allstate's investment. The grant agreement includes a condition requiring the City, through a Resolution of Support, to commit funds equal to 2.09% of the estimated project costs (\$1,584,450). These funds will be available from the proceeds of lot sales within the Business and Technology Park. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, "**I move Resolution R08-09, Council Resolution Committing Local Funds for the Allstate CDAP Grant, be adopted.**" Roll call vote was taken. Ayes: Councilmembers Hayden, Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

- 2. Ordinance Approving Preliminary Plat of Re-subdivision of Lot 75 Whispering Waters:** Dr. Eric Malaker has petitioned for a re-subdivision of Lot 75 of the Whispering Waters subdivision located at 14379 Flagg Road. If approved this would combine an unused piece of property located behind the Cainson Subdivision and adjacent to lot 75 in the southwest corner, and lot 75 into one large buildable lot. On March 17, 2008 the City of Rochelle Plan Commission reviewed the petition for re-subdivision. The Plan Commission voted to recommend approval of the preliminary plat by a vote of 6-0 subject to final plat and engineering modifications as outlined by staff in a letter dated March 14, 2008. Chris Limas and Dr. Malaker were present to answer questions. Dr. Malaker feels it will be easier to sell if divided. The stormwater will drain into a quarry. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Ordinance 08-3656, An Ordinance Approving the Preliminary Plat of Re-Subdivision of Lot 75 of Whispering Waters Subdivision, be adopted.”** Ayes: Councilmembers Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Abstain: Councilman Hayden. Motion passed 5-0.
- 3. Ordinance Approving Preliminary Plat of Subdivision for Rochelle Business and Technology Park Phase II:** On August 27, 2007 Mayor and Council approved the annexation and zoning of 160 acres of land located east of Dement Road and North of Petro Truck Stop. This property was annexed into the City and zoned B-2 Highway Commercial District with a Technology Overlay District to facilitate the future development of the Rochelle Business and Technology Park. On September 17, 2007 the preliminary and final plat for the first phase of the park, a one lot subdivision, was approved and subsequently purchased by Allstate Insurance. Reed Harris, Corliss Baer, and the City of Rochelle have petitioned for approval of a preliminary plat for a seven-lot subdivision which is the second phase of the Rochelle Business and Technology Park. The proposed subdivision would include four buildable lots, a fifth lot reserved for detention purposes and two other non-buildable lots which will be incorporated into a future phase of the park. The purchase of three of the four buildable lots is anticipated by Project David, Rochelle Municipal Utilities, and Ogle County. On March 17, 2008 the City of Rochelle Plan Commission reviewed the petition for a preliminary plat. The Plan Commission voted to recommend approval of the preliminary plat by a vote of 6-0 subject to final plat and engineering modifications as outlined by staff. Chris Limas was present to answer questions. Out-lot B to be used for a future subdivision. Moved by Councilman Colwill and seconded by Councilman Hayes, **“I move Ordinance 08-3657, An Ordinance Approving the Preliminary Plat of Subdivision for Rochelle Business and Technology Park Phase 2, be adopted.”** Ayes: Councilmembers Hayden, Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.
- 4. Ordinance Amending Chapter 98 (Utilities) of the Municipal Code of Rochelle – Pole Attachments:** Rochelle Municipal Utilities owns and maintains electric utility poles, duct and conduits throughout their service area. These facilities are private property and therefore should not be utilized without permission of and compensation to the City of Rochelle. This amendment officially details the requirements for pole attachments and the associated penalties for noncompliance. Moved by Councilman Berg and seconded by Councilman Hayden, **“I move Ordinance 08-3658, An Ordinance Amending Chapter 98 (Utilities) of the Rochelle Municipal Code by Adding a New Section 98-256 (Pole Attachments), be adopted.”** Ayes: Councilmembers Hayden, Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.
- 5. Resolution Setting Pole Attachment Fees:** In the preceding agenda item Mayor and City Council were asked to approve an ordinance which amends Chapter 98 of the Rochelle Municipal Code by adding a section related to pole attachments. The City Manager and Utility General Manager have conducted a study and determined that a reasonable amount for pole attachment fees per pole, per year is \$15.70. This resolution also serves to ratify RMU’s charge of \$15.70 per pole per year since July 1, 2002. Joe Orlikowski was present to answer questions. Moved by Councilman Berg and seconded by Councilman Colwill, **“I move Resolution R08-10, A Resolution Setting Pole Attachment Fees, be adopted.”** Ayes: Councilmembers Hayden, Berg, Hollonbeck, Colwill, Hayes, and Mayor Olson. Nays: None. Motion passed 6-0.

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

- **Rochelle Police Department Blood Drive:** The Rochelle Police Department is sponsoring a Blood Drive in cooperation with the Rock River Valley Blood Center on Thursday, March 27th from 3:00-7:00 p.m. The bloodmobile will be located in front of City Hall and individuals can contact the police department to sign up or walk-ins are welcome.
- **United Way Contributions:** As part of the annual campaign, representatives from United Way and three local agencies shared information with City staff about their programs. The United Way Campaign concluded on Friday, March 7 with City staff pledging approximately \$4700, which is a 16 percent increase over the previous year. This is another demonstration of staff's commitment to the community.
- **Proposed 2008-09 Budget:** Was distributed to the Mayor and Council on Thursday, March 20th. A Committee-of-the-Whole will be held at a future date, in the conference room, to review the budget. A public hearing will be scheduled in April with the adoption of the budget on or before April 30th as required by law. Council then decided on Tuesday, April 1st at 6:00 p.m. to review the budget.

DISCUSSION ITEMS:

1. **Development and Purchase Agreement – Project David:** Negotiations have been ongoing for several months with a corporation that has an interest in locating a Data Center in the Rochelle Business and Technology Park. The proposed project would be located in the northeast corner of the intersection of Dement Road and Technology Parkway on a 13 acre parcel of land. A Development Agreement consistent with the B-2 zoning with a Technology Overlay District has been negotiated. In addition, a Purchase Agreement and a Declaration of Covenants Agreement has been prepared. Alan Cooper provided a summary of agreements and responded to questions from the Mayor and Council members. They are close to completing agreements; looking at April 14th for action by council; hoping to close by April 28th. The agreements are similar to that of the Allstate agreements. Thirteen acres will be used for Project David. The agreement will remain in effect for a term of five years. The City shall install a water main and provide sewer up to the property line. The electric service will be similar to Allstate. There are ongoing discussions regarding fiberoptic communications; will be similar to Allstate. The Dement Road improvements will be same as Allstate. There will be trucks coming to the facility.

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:57 p.m., Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **"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