

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 2008**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, September 22, 2008 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG & PRAYER

ROLL CALL: Present on Roll Call were Councilmembers Hollonbeck, Hayden, Berg, Colwill, Hayes, Eckhardt and Mayor Olson. Absent: None. Also present were Ken Alberts, City Manger and Bruce McKinney, City Clerk.

PROCLAMATIONS, COMMENDATIONS, ETC.: None

REPORTS AND COMMUNICATIONS:

- Mayor: Attended board meetings in Springfield:
 - IL Century Network: Internet network for schools & libraries; regarding cutbacks and upgrades; working with budget restraints in Springfield.
 - IL Broadband Taskforce: Governors board; involves NITT, IDOT, and ICC.
 - NITT will be at IML Convention session. We will be included in broadband sessions as well as a couple other counties.
- Council Members: None
- City Clerk: Have energy efficient light bulbs to give out to public. Representative Pritchard is distributing these light bulbs. There is 100 of them; one per person; first come, first serve; can pick up at receptionist desk or City Clerk's office.

BUSINESS ITEMS:

1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:**

- a) Approve Minutes of City Council Meeting – September 8, 2008
- b) Accept Minutes of Airport Advisory Board Minutes June 23, 2008
- c) Approve Bills/Payrolls for second half of September.
- d) Authorize Rochelle Township High School Homecoming Parade
- e) Establish Annual Trick-r-Treat Schedule October 31, 2008 from 5:00pm-8:00pm.

Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Consent Agenda Items a, b, c, d, & e be approved by Omnibus Vote as Recommended.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Agreement between the City and Hanson – Property Acquisition Services - Airport:** The City of Rochelle continues to move forward with plans to extend the runway at the municipal airport. On August 27, 2008 the Illinois Department of Transportation (IDOT) Division of Aeronautics approved the plans to extend the current runway from 4,226 feet to 5,000 feet. Both IDOT and the Federal Aviation Administration have approved the environmental assessment necessary for Phase I of the expansion project. The next step required in Phase I is the acquisition of two parcels of property (approximately 50 acres) located west of runway 7. IDOT has reviewed and approved the Property Acquisition Management Services Agreement with Hanson for these services at a cost not to exceed \$48,700. The City of Rochelle will fund the land purchases and acquisition services but will receive a 95% reimbursement from Federal Entitlement Funds and 2.5% reimbursement from the State of Illinois. The balance of \$1,217.50 will be paid out of the airport fund. Don Elliott was present to give additional information and answer questions. Bill Tyler of the Airport Advisory Board was also present. Moved by Councilman Eckhardt and seconded by Councilman Hayden, **“I move Agreement 08-3741, An Agreement between the City of Rochelle and Hanson Professional Services for Property Acquisition Service for the Airport, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Resolution Committing Local Funds – Northern Trust CDAP Grant:** The City of Rochelle held a Public Hearing on February 25, 2008 related to a Community Development Assistance Grant (CDAP) associated with Project David. Mayor and Council subsequently approved a Resolution of Support for the grant application to assist with funding water, sanitary sewer, fiber and electric infrastructure east of Dement Road on Technology Parkway. 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 \$225,000. The total project costs identified in this grant are \$35,869,094, including Northern Trust's investment. The grant agreement includes a condition requiring the City, through a Resolution of Support, to commit funds equal to 5.94% of the estimated project costs (\$2,130,579). These funds will be available from the proceeds of lot sales within the Business and Technology Park. Moved by Councilman Berg and seconded by Councilman Hayden, **“I move Resolution R08-29, A Council Resolution Committing Local Funds for Northern Trust CDAP grant, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayes, Berg, Hayden, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Ordinance Annexing Surrounded Property - 16218 and 16314 Steward Road:** As property is developed and annexed into the City, certain parcels become surrounded by the City. It is important that these parcels be annexed so that future uses are compatible with the City of Rochelle's comprehensive plan and property maintenance can be enforced. All of the required legal notices have been published for the parcels involved in this action. The Community Development Department recommends annexing 16218 and 16314 Steward Road into the City of Rochelle in an RD zoning classification as provided in the municipal code. These two parcels include vacant residential structures which are surrounded by property owned by ProLogis LLC that will be used for industrial development and is zoned I-2. Alan Cooper, City Attorney, was present to state that the necessary notification requirements were met: Published Notice; ten day prior a written notice to Township Supervisor; notice to Fire Protection; notice to property owners sent by certified mail were not picked up and returned. Alan has reviewed the file and the City has complied. Ken Alberts said that the properties involved are vacant. Laura Johanning, of 1621 Knight Lane, Rochelle, is co-owner along with Eric Johanning. The property is for sale and will be auctioned on October 17th, at 6:00 p.m. Her concern is that this will have a big effect on the sale of the property. They did not receive the written notice so were not aware of this annexation until within the past week. Mr. Alberts stated that he had heard that there have been negotiation between D.P. Partners and more recently between ProLogis and the Ericksons and the Ericksons have turned down the offers as to the amount of the money. Councilman Colwill felt that the annexation would not make a difference. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Ordinance 08-3742, An Ordinance Annexing Certain Surrounded Territory to the City of Rochelle (Johanning property), be adopted.”** After some further discussion, roll call vote was taken. Ayes: Councilmembers Hayden, Colwill, Hollonbeck, Eckhardt, and Mayor Olson. Nays: Councilmen Berg and Hayes. Motion passed 5-2.

PUBLIC COMMENTARY: None.

DISCUSSION ITEMS:

- 1) **Jack Dame Road – Channel Model:** The construction of Jack Dame Road will involve stormwater management improvements to satisfy Illinois Department of Natural Resources (IDNR) requirements. The City of Rochelle has been working with their consultants, Fehr Graham and Associates, to develop a model to meet this requirement. A model has been proposed that IDNR believes may meet the needs which involve the construction of a channel connecting the Kyte River and Flagg Tributary south of Intermodal Drive. City Engineer Sam Tesreau, Jason Anderson, and John Vendel from Fehr Graham were in attendance to discuss the proposed model and provide estimates of improvement costs. The IDNR need a formal proposal for the city to purchase land so we don't have to relocate water main, which would be costly. Mr. Anderson has talked to the UP and they seem to be cooperative.

EXECUTIVE SESSION: At 8:00 p.m. Councilman Berg moved and seconded by Councilman Eckhardt, **“I move the Council recess into executive session to discuss collective negotiating matters (Section (c) (2) and discussion of minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated (Section (c) (21).”** Motion passed by voice vote without dissent.

At 9:07 p.m. Councilman Berg and seconded by Councilman Colwill, **“I move the Council return to Open Session.”** Motion passed by voice vote without dissent.

ADJOURNMENT: At 9:07 p.m., moved by Councilman Berg and seconded by Councilman Colwill, **“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