

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, MARCH 9, 2009**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, March 9, 2009 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

ROLL CALL: Present on Roll Call were Councilmembers Hayden, Colwill, Eckhardt, Hollonbeck, and Mayor Olson. Absent: Councilmen Hayes and Berg. Also present were Ken Alberts, City Manager and Bruce McKinney, City Clerk.

PROCLAMATIONS: None

REPORTS AND COMMUNICATIONS:

- **Mayor:**
 - Attending meetings for APPA Conference in D.C. Mayor reported that he passed out information on Rochelle's Stimulus Package.

- **Council Members:** None

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – February 23, 2009.
- b) Accepting and placing on file minutes of Airport Advisory Board Meeting – October 27, 2008.
- c) Approve Bills/Payrolls for the first half of March, 2009.

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **"I move Consent Agenda Items a, b and c be approved by Omnibus Vote as Recommended."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, Colwill, Eckhardt, and Olson. Nays: None. Motion passed 5-0.

- 2) **South First and South Second Street Reconstruction Project:** Improvements in the southeast quadrant of the City have been discussed for the past few years and are included in the 10-Year General Fund Infrastructure Improvement Plan. The 2008-09 Capital Improvements Fund Budget includes \$385,000 for urbanized street improvements on South First and South Second Streets which include new curb and gutter, pavement, storm sewer, driveways, sidewalks and ramps. These funds will be provided through a transfer from the Motor Fuel Tax and Utility tax funds. Improvements were made in the spring of 2008, including the replacement of sanitary sewer and installation of additional manholes, in this same area in anticipation of the planned street and sidewalk project. Subsequent to the required public notice, bids were opened on February 26, 2009, with six contractors submitting bids. City Engineer Sam Tesreau has reviewed all bids and determined that the apparent low bidder, Northern Illinois Service Company, has met the minimum requirements of the specifications with their bid of \$382,398.85. Sam Tesreau was present to answer any questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **"I move Resolution R09-06, An Illinois Department of Transportation Resolution for Improvement by Municipality Under the Illinois Highway Code for the S. 1st and 2nd Street Improvement, be adopted."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, Colwill, Eckhardt, and Olson. Nays: None. Motion passed 5-0.

- 3) **Variance Request – 777 Wood Street (Roger’s Ready Mix):** The City has received a request from Rogers Ready Mix for a variance from the maximum height allowed at 777 Wood Street. The City of Rochelle Municipal Code includes a maximum height restriction in an I-2 zoning district of 60 feet. The petitioner has requested a variance of 14 feet which would allow them to update an existing silo at their concrete mixing plant. The increased height would enable Rogers Ready Mix to incorporate fly ash into their concrete to serve the needs of Leadership in Energy and Environmental Design (LEED) projects. Chris Limas, Community Development Director, recommended approval of the variance due to the industrial location of the site. At the March 2, 2009 meeting of the Planning and Zoning Commission a Public Hearing was held to consider the Roger’s Ready Mix variance request. The Commission voted 7-0, to recommend approval of a 14 foot height variance to allow the construction of a 74 foot silo at 777 Wood Street. Kip Countryman, Building Inspector and Al Smith, Plant Manager of Roger’s Ready Mix, were present to answer questions. Mr. Smith said that there would be no extra noise caused by the silo. Moved by Councilman Colwill and seconded by Councilman Hayden, **“I move Ordinance 09-3788, An Ordinance approving a Variance for Property Located at 777 Wood Street for Roger’s Ready Mix, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, Colwill, Eckhardt, and Olson. Nays: None. Motion passed 5-0.

PUBLIC COMMENTARY: None

DISCUSSION ITEMS:

- **Item 1: Chamber of Commerce/Retail Alliance Consolidation:** As discussed at the January 26, 2009 City Council Meeting, representatives from the Chamber of Commerce and the Retail Alliance have been meeting for the past couple of months to discuss the possibility of consolidating the two entities. The Board of Directors of the Chamber of Commerce voted on December 1, 2008 to consolidate the Chamber of Commerce with the Retail Alliance. On March 3, 2009 a new nine member Board of Directors was officially established for the Chamber. A proposed agreement between the Chamber of Commerce and the City of Rochelle has been prepared. Geri Henkel, representing the Chamber of Commerce, and Peggy Friday, representing the Retail Alliance, were present to provide further information and answer questions related to the planned consolidation.

If the agreement is approved, the city will still pay the salary of Peggy Friday, who will become the Executive Director of the Chamber. The Chamber will still be located at their current facility. The Chamber will not be subject to the Open Meeting Act because they are a private organization.

The new organization will serve both members and non-members of the Chamber. The Chamber will expose businesses to city services that they may not have been familiar with. There are currently 188 chamber members. Ms Friday stated that if the merger is approved, the new chamber will have a renewed focus to increase membership and services to the business community. She said non-profits will be included in chamber membership. Ms Friday also explained that the new organization will investigate pursuing a capital campaign and incentive programs for Rochelle businesses.

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:44p.m., moved by Councilman Colwill 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