

**PUBLIC COMMENTARY:** Sarah Koepke, of the Flagg Township Museum, gave a visual presentation of a broad review of what the historical museum is presently doing. They have new exhibits and new programs; temporary exhibit hall displays constant changing exhibits; field trips in which the curriculum changes so appropriate for grade school students, high school students, and community programs; partnerships with community happenings; classes or one-on-one to educate on preservation of artifacts. There is a need for preservation of the Museum building, which is an artifact itself. Ms Koepke expressed that the museum would like to get a chair lift for the museum. The Museum is open Thursdays through Sundays 11:00 – 4:00. Mayor Olson suggested they get a list of needs and the costs together. According to Ms. Koepke, they are trying to run a \$20,000 museum on \$8,000 per year. They get some funding from the Tourism (who had to cut back this year). They are in desperate need. Mr. Alberts also mentioned that Bob Gingerich, Former Mayor, had been in and requested the possibility of financial help before the annual budget was completed; the City will be giving \$15,000 to the historical museum.

**DISCUSSION ITEMS:**

**Highway 251 North and Other Construction Projects:** Sam Tesreau, City Engineer, gave an update of projects presently in process.

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** At 7:50 p.m., moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

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Chet Olson  
Mayor, City of Rochelle

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Bruce McKinney, CMC  
City Clerk, City of Rochelle

- 3) **Lakeview Water Main Project:** The 2009-2010 RMU Water Capital Budget includes four line items totaling \$160,000 for water main replacement work in the Lakeview/Avenue B area. This project will provide for the installation of approximately 1,500 feet of new water main and associated improvements. The new main will upgrade 1,300 feet of existing 4” water main to 6” and tie three dead end sections into the system. These improvements will improve the water quality and flow in this area of our community. Subsequent to the required public notice, bids were opened on April 30, 2009, with five contractors submitting bids. Staff and our consultant, John Vendel of Fehr-Graham and Associates, have reviewed the bids and determined that the apparent low bidder, Martin & Company of Oregon, has met the minimum requirements of the specifications with their bid of \$144,234.87. RMU Director, Gary Larsen, and Water/Water Reclamation Superintendent, Kathy Cooper, were both present to answer questions. Moved by Councilman Eckhardt and seconded by Councilman Hayden, **“I move the Council accept Bid C09-03 from Martin & Company of Oregon, IL in the amount of \$144,234 for the Lakeview Subdivision Water Main Replacement and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.
- 4) **Airport Land Lease:** An increased interest in the Rochelle Municipal Airport is creating a demand for additional aircraft storage. The proposed Airport Land Lease Agreement would allow current and future tenants the opportunity to build and own their own hangars which would be regulated through construction standards provided by the airport. A Private Non-Commercial Land Lease was discussed at both the Airport Advisory Board and City Council Meeting on April 27, 2009. Comments received during the discussions have been carefully evaluated and incorporated where appropriate. Tenants will have twenty-four months to construct a hangar once a land lease is executed. The base term of the lease agreement is 30 years with an option to extend the lease for four additional five year periods for a maximum term of 50 years. Annual lease payments will be calculated based on the lot size at a rate of 15-cents per square foot and will be increased annually based on the Consumer Price Index. Don Elliott was present to answer any questions. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Lease Agreement 09-3807, Airport Land Lease Agreement (Private Non-Commercial), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.
- 5) **Conditional Special Use Request – Healthcare/Health Office at 810 N 2nd Street** Rochelle Community Hospital Association Foundation has petitioned the City for a conditional special use permit to allow the operation of a business office at 810 N 2nd Street. This dwelling is currently a single family residence but was previously used as a medical office. Due to space constraints, Rochelle Community Hospital would like to relocate their business office offsite to 810 N 2nd Street. The current business office space will be converted into an infusion department which will meet health regulations requiring that patient care be conducted in one main building. On May 4, 2009 the Planning and Zoning Commission conducted a Public Hearing and subsequently voted 5-0 to recommend approval of the application. Chris Limas was present to answer questions. Moved by Councilman Hayes and seconded by Councilwoman Hollonbeck, **“I move Ordinance 09-3808, An Ordinance approving a Conditional (Special Use) Permit for Healthcare/Health Office for Property Located at 810 North Second Street, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, MAY 11, 2009**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, May 11, 2009 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG:** The Pledge of Allegiance.

**PRAYER:**

**ROLL CALL:** Present on Roll Call were Councilmembers Hayden, McDermott, Eckhardt, Berg, Hayes, Hollonbeck, and Mayor Olson. Absent: None. Also present were City Manager Alberts and City Clerk McKinney.

**PROCLAMATIONS:**

- Police Week: May 10-16, 2009; read by City Clerk; Mayor presented proclamation to Chief Buck and Deputy Chief Higby.

**REPORTS AND COMMUNICATIONS:**

- **Mayor:** None
- **Council Members:** None

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – April 27, 2009;
- b) Accept and Place on File Minutes of Planning & Zoning – April 6, 2009;
- c) Accept and Place on File Minutes of Airport Advisory Board – February 23, 2009;
- d) Approve Bills/Payrolls for the first half of May, 2009;
- e) Accept and Place on File Ogle County Election Results – April 7, 2009;
- f) Accept and Place on File Semi-Annual Police Department Report;
- g) Authorize the use of the Gazebo for the Days of Evangelization – May 22, 2009;
- h) Authorize the use of the Gazebo area – Harvest Market June through September;
- i) Authorize the Memorial Day Parade – May 25, 2009.

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

2) **Annexation Agreement Amendment – Kings Crossing:** An Annexation Agreement between the City of Rochelle and Wyndham Foxford, LLC related to the Kings Crossing Development was approved by the Mayor and City Council on April 10, 2006. A notice of Public Hearing to address an Annexation Agreement Amendment was published on March 29, 2009 in the Rochelle News Leader. Due to the finalization of required improvements for the Flagg Road and 20th Street intersection with Ogle County and the City, which will be incorporated into the Kings Crossing annexation agreement, Wyndham Foxford, LLC has requested that the Mayor and City Council continue the public hearing for the annexation agreement amendment until May 26, 2009. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move the Council recess into a Public Hearing for Annexation Agreement Amendment for Kings Crossing.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0. No one was present for the hearing. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move the Council continue the Public Hearing until May 26, 2009 Council Meeting and return to Open Session.”** Motion passed by voice vote without dissent.