

DISCUSSION ITEMS:

- 1) **North Route 38 Improvements:** The Mayor and City Council approved an Inducement Resolution on March 23, 2009 as an initial step in the process of establishing a proposed Rochelle Route 38 TIF District. On April 13, 2009 the City Manager was given authorization to sign a Predevelopment Agreement between the City and North Route 38 LLC which obligates the City to facilitate the financing of certain designated offsite public infrastructure improvements. Since that time several options for meeting this obligation have been researched. Information was presented on the various options available and the merits of each.
- Handouts were passed out and slides were shown; Mr. Alberts gave some background information.
 - Impacted by the uniqueness of this property;
 - Stormwater facility has already been constructed; stabilized flooding situation;
 - 3 options that were available: stop development; delay development; or help financially;
 - Currently it is felt that the amount is actually lower than \$4-million.
 - Options to cover costs:
 - GO Bonds; interest cost is projected to be 4%.
 - Property taxes; for a limited time.
 - TIF District to fund improvements; all taxing bodies benefit immediately.
- Still in discussion with the school district.
-TIF Bonds have greater risk than GO Bonds, but limited risk with WalMart.
-Mick Gronewold, representing Spring Creek Development, present to answer questions.
-Mr. Alberts does not foresee another TIF in the future for this property.
-Council supports the City Manager to continue the process to go forward with a TIF on this development area for another business.

EXECUTIVE SESSION: None

ADJOURNMENT: At 9:48 p.m., moved by Councilman Berg 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

10) Fire Fighters Agreement 2008-2011: The current agreement with Rochelle Fire Fighters Association Local #3445 was due to expire on April 30, 2008. It was extended subject to negotiations and ratification of a new agreement. A tentative agreement, retroactive to May 1, 2008, has been reached for a new three-year contract which will expire on April 30, 2011. The tentative agreement was ratified by members of the bargaining group on May 13, 2009. A summary of the tentative agreement was provided to the Mayor and City Council. It contains many of the same provisions as the previous agreement, but incorporates language changes as well as wage and benefit enhancements negotiated over the past several months. A couple of the more significant changes include:

Wage Schedule:

Effective 5-1-08, across the board increase of 3%.

Effective 5-1-09, across the board increase of 3%.

Effective 5-1-10, across the board increase of 3%

A variance to Public Act 095-0490 has been negotiated which will allow for the first vacancy on a shift to be filled with an appropriately trained Paid-on-Call (POC) firefighter.

The negotiating team of Lynette Fischer, Human Resources Manager, and Sue Messer, City Manager Assistant, was present to answer any questions. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Agreement 09-3815, Collective Bargaining Agreement between City of Rochelle and Rochelle Fire Fighters Association, Local #3445 International Association of Fire Fighters, be ratified.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, Berg, Hayes, Eckhardt and Olson. Nays: None. Abstain: McDermott. Motion passed 6-0.

11) Ordinance Authorizing Purchase of Real Estate (4.07 Acres Rochelle Business and Technology Park): Development of the Rochelle Business and Technology Park, located east of Dement Road and North of Petro Truck Stop, continues to progress. Three businesses: Allstate Insurance, Northern Trust, and the RMU Technology Center have already built facilities in the park. Ogle County has also purchased property and plans to build an emergency 911 center in the future. In addition, staff has been contacted by several prospective purchasers of lots who are in the preliminary site selection process. In order to accommodate a future access road at the south edge of the Technology Park, which will promote further development, there is a need to purchase an additional 4.07 acres of land from Reed Harris and Corliss Baer. The property owners have agreed to waive the minimum acreage requirement included in the option agreement for the sale of this parcel. The net purchase price for the property will be \$125,469.96, which includes a credit for the previous option payment. Funds for the purchase of this property are included in the FY 09/10 Technology Park Capital Project Budget. Moved by Councilwoman Hollonbeck and seconded by Councilman Hayes, **“I move Ordinance 09-3816, An Ordinance Approving Purchase Agreement for Rochelle Business and Technology Park Entry of 4.07 Acres South of Detention Area, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.

PUBLIC COMMENTARY:

- 1) **Diane McNeilly:** Feels the Community Center decided on totally wrong. The people voted on the people to run the Park District and have not voted on this facility. The people on the Delphi Committee do not make use of the Park District facilities; therefore they don't know the details of operating this facility.
- 2) **Jim Beardin:** Thanked Steve Lizert for choosing those on the Delphi Committee. He did not choose because they used the park facilities but because they are a part of the community and he wanted their opinion. Thanked Councilman Berg for suggesting they get this tied down.

Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0. Moved by Councilman Eckhardt and seconded by Councilman Hayes, **“I move the Council accept Bid C09-04 from Road Oil, Inc. in the amount of \$159,343.90 for Maintenance of Streets and Highways-Seal Coating 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.

- 8) **Resolution Authorizing City Manager to Sign Local Agency Agreement for Federal Participation – 10th Avenue Safe Routes to Schools:** The Safe Routes to School (SRTS) program was developed “to make walking and bicycling to school a safe and appealing form of transportation.” City staff submitted an application for funding through this program in June of 2007 for the construction of sidewalk and other improvements on 10th Avenue from Atwood and Cooper Park to 9th Street in the Tilton School area. In March of 2008 the Illinois Department of Transportation (IDOT) approved funding for the proposed improvements in an amount not to exceed \$216,115. The City Engineering Division has developed plans for the project which have subsequently been approved by IDOT. According to IDOT a resolution is required authorizing an official to execute a local joint agreement for federal participation prior to advertisement of the project for bids. The FY 09/10 Capital Improvement Budget includes \$232,000 for this project of which \$216,115 will be providing through the SRTS program. Staff plans to let this project for bid in June of 2009 with construction to begin shortly thereafter. Sam Tesreau was present with further information and to answer any questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move Agreement 09-3817, Local Agency Agreement for Federal Participation – 10th Avenue Safe Routes to School, be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0. Moved by Councilman Hayes and seconded by Councilman Hayden, **“I move Resolution R09-19, A Resolution Authorizing City Manager to Sign Local Agency Agreement for Federal Participation – 10th Avenue Safe Routes to School Agreement, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.
- 9) **Collaboration on Community Center Project:** In April of 2008 a focus group known as the Delphi Committee was formed to evaluate the Flagg-Rochelle Park District and recommend goals and objectives relating to the Park District. A report dated September 19, 2008 detailed the Delphi Committee’s findings and concluded that “the most important facility that needs to be addressed is a new indoor recreation facility.” On September 29, 2008 a Community Center Strategic Planning Meeting was organized by Ray Schwartz at the request of City Manager Ken Alberts. In October the Flagg Township Park District announced plans to construct a Recreation Center. Since that announcement the Strategic Planning Group has sought to establish a collaborative effort among the Park District, the City, and other potential stakeholders. The Park District has expressed a desire to learn from the City Council what level of participation the City is willing to commit to the Park District’s construction and operation of a recreation center. On March 25, 2009 Ray Schwartz convened a meeting of representatives from approximately 20 potential stakeholder organizations. The representatives affirmed their desire to participate in the design, funding, and operation of a Community Center that is independently owned, operated, and controlled by the stakeholders. Steve Liezert, Park District Director, was present to answer questions. Went out for a \$1.1 million bond for park improvements; was a capital improvement. Councilman Berg said that there needs to be a common ground somewhere. Councilman Hayes stated that he is very frustrated over the Delphi Committee’s involvement and has heard both sides and feels he needs more information. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Resolution R09-20, A Resolution Supporting Collaboration on Community Center Project, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.

- 5) **Agreement between the City of Rochelle and Willett-Hofmann & Associates for Engineering Services for the Design of a Community Hangar at Rochelle Municipal Airport:** As discussed at the April 27, 2009 City Council meeting there is an increased interest in the airport which is creating demand for additional aircraft storage. In addition, there is a need to provide space for aviation related businesses considering locating on site. The proposed construction of a community hangar would meet immediate storage needs and provide the additional space for current and prospective aviation businesses. The community hangar being proposed is approximately 100 ft. x 100 ft. and would include office space for two tenants. Willett-Hofmann & Associates have submitted a proposal for engineering services related to the design and bidding of a new community hangar at a fee not to exceed \$51,500. The approval of this agreement will provide for the engineering necessary to allow construction prior to winter. Funds have been included in the FY 09/10 airport budget for the construction of this facility. Don Elliott, Superintendent of the Airport, and Thomas Hauck, of Willett, Hofmann & Associates, were both present to give further information and answer questions. A short video was presented after which there were some questions and discussion. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Agreement 09-3814, An Engineering Agreement between the City of Rochelle and Willett, Hofmann & Associates, Inc. for design of a New Airplane Hangar at Koritz Field, be ratified.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.
- 6) **Public Hearing – Bond Issuance for Airport Improvements:** During recent meetings council has heard discussion related to the progress made at the airport and the need to construct a community hangar. The prior agenda item proposed an engineering agreement with Willett-Hofmann & Associates for the design of a community hangar. In order to fund this project, management is recommending issuing general obligation bonds not to exceed \$750,000. Pursuant to the provisions of the Bond Issue Notification Act, the Mayor has the authority to call a public hearing at least seven days prior to adopting an ordinance providing for the sale of the bonds. A copy of the parameters ordinance has been included for council review which will grant the City the authority to issue the General Obligation Bonds, Series 2009 for a period beginning the date the Ordinance is passed, anticipated to be June 8, 2009, and ending December 8, 2009. The Bonds will be issued for certain improvements to the public capital infrastructure systems of the City, including, but not limited to, the construction, installation and equipping of one or more new hangers at the municipal airport of the City and the upgrading and repair of one or more existing hangars and one or more existing runways at the municipal airport of the City. The Bonds will be issued in an amount not to exceed \$750,000, with principal payable annually on January 1 and interest due semi-annually on July 1 and January 1. The bonds will be amortized over twenty years and be paid through a tax levy. For a homeowner that has a house worth \$100,000, the property tax for the debt service would average about \$6.87 per year. Chris Frye, City Treasurer, and Stephen Roberts, Director of Baird Finance were present to give further explanation and answer any questions concerning the bonds. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move the Council recess into a Public Hearing concerning the intent of the Council to sell General Obligation Bonds not to exceed \$750,000.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0. After discussion and questions from the Council and none from the public, moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move the Council return to Open Session.”**
- 7) **Maintenance of Streets and Highways – Sealcoat Bids:** City Engineer Sam Tesreau, with the assistance of staff, has developed a 10 year capital plan which includes maintenance requirements of existing infrastructure. As a result of that plan numerous existing roadways have been identified for maintenance this year including among others: sections of North 12th Street, 6th Avenue, and 20th Street. Several streets and avenues in the southeast quadrant of the City have also been incorporated in this year’s plan including among others: South Main Street, 1st Avenue, and Avenue E. The application of a seal coat surface treatment is proposed for these roadways as a cost effective way to extend the life of these surfaces. Subsequent to the required public notice, bids were opened on May 13, 2009, with three contractors submitting bids. City Engineer, Sam Tesreau reviewed the bids and recommended the acceptance of the apparent low bidder, Road Oil, Inc., with a bid of \$159,343.90. The 2009-10 Capital Improvements Fund budget includes \$164,000 for sealcoat resurfacing of miscellaneous streets which will be funded through a transfer of Motor Fuel Tax funds. Sam Tesreau was present for further information and to answer questions. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Resolution R09-18, A Resolution for Maintenance of Streets and Highways, be adopted.”** Roll call vote was taken. Ayes:

09-3811, An Ordinance Approving Amendment to Annexation Agreement for Kings Crossing Development, be adopted

It was decided to amend the original motion to compensate for the widening of the bike path to be constructed. Moved by Councilman Eckhardt and seconded by Councilman Hayes, **“I move we amend the original motion so the City may direct the developer to construct the bike path to 10 feet wide, with the City paying the difference of 10 feet over 8 feet.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0. The Council then voted on the original motion as amended. Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.

- 3) **Ordinance Annexing Certain Territory to the City of Rochelle and Zoning it PUD-R (Mayer Property):** Wyndham Foxford, LLC has purchased a 5-acre parcel, formerly the Mayer Property, which is located north of the intersection of Flagg Road and 20th Street. The developer would like to incorporate the property into the Kings Crossing PUD Plan and Plat for Phase One which will allow for the extension of 20th Street to the north. The property is currently zoned R-1 per Ogle County. The developer has requested that the 5-acre parcel be annexed into the City with a zoning classification of PUD-R. At the April 6, 2009 meeting of the City of Rochelle Plan and Zoning Commission a public hearing was held with regard to the petition for annexation and zoning. Upon completion of the public hearing the Plan Commission made a recommendation for approval of the annexation and zoning to PUD-R by a vote of 6-0. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move Ordinance 09-3812, An Ordinance Annexing Certain Territory to the City of Rochelle and Zoning it PUD-R upon Annexation for Mayor Property, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hollonbeck, McDermott, Berg, Hayes, Eckhardt and Olson. Nays: None. Motion passed 7-0.
- 4) **Kings Crossing PUD Phase One Final Plat and Plan – San Gabriel Homes:** On January 22, 2007 the City Council approved a Preliminary Plat/PUD Plat for the Kings Crossing Development which was subsequently extended for seven months on January 12, 2009 making it valid until August 31, 2009. An amendment to the PUD Plan and Preliminary Plat of the Kings Crossing Subdivision was approved on March 23, 2009 which substituted a 3.4 acre assisted living and 5-acre commercial site at the northwest intersection of Flagg Road and 20th Street for the 7.84 acre commercial parcel included on the original plan. The Kings Crossing developer has submitted the Final PUD Plat for phase one which includes a five-lot subdivision, two detention ponds, and right-of-way dedicated for the extension of 20th Street. San Gabriel Homes plans to construct a 46-unit assisted living facility on lot three and has submitted their site plan and landscaping plan. On April 6, 2009 the Planning and Zoning Commission reviewed the Final PUD Plat for phase one of Kings Crossing and the plan for the San Gabriel Homes assisted living facility and recommended approval of both by a vote of 6-0 subject to any outstanding engineering items and an agreement with Ogle County related to the improvements at the intersection of Flagg Road and 20th Street. The developer, the County and the City have now agreed to the developer’s construction of street, watermain, and sidewalk improvements on 20th Street approximately 1,280 feet north of Flagg Road to a point that facilitates access to 20th Street for both current and future school facilities. The engineering plans have been revised to reflect these modifications. Guarantees for the future construction of the remaining street, watermain and sidewalk extensions are included in the annexation agreement. Chris Limas and Sam Tesreau were both present for further information and to answer questions. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Ordinance 09-3813, An Ordinance Approving the Final Planned Unit Development Plat and Plan for Phase One of the Kings Crossing Planned Unit Development, 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
TUESDAY, MAY 26, 2009**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Tuesday, May 26, 2009 in the Council Chambers of City Hall; 420 N. 6th 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: None

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 – May 11, 2009;
- b) Approve Bills/Payrolls for last half of May, 2009;
- c) Authorize the Downtown Rochelle Association Wheels Parade – June 21, 2009.

Moved by Councilman Berg and seconded by Councilman Hayden, **“I move Consent Agenda Items a through c 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, consisting of 493 acres north of Flagg Road between Queens Road and the high school property, 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 engineering issues and the finalization of required improvements for the Flagg Road and 20th Street intersection with Ogle County and the City, the public hearing was continued on April 13th, April 27th, and May 11, 2009. Certain provisions of the original annexation agreement relating to Phase 1 of the development are proposed to be modified. The modifications include the method of determining costs of upsizing water mains, the location of the water main on Flagg Road, the connection point for serving lots 3 and 4 with sanitary sewer service, the future installation of a bike path, the length of the 20th Street extension and the sharing of the cost of temporary traffic signals. These modifications will not adversely impact the Phase 1 development, but will allow for development to proceed. 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. Alan Cooper, City Attorney, was present to discuss the changes in the ordinance. Sam Tesreau, City Engineer, was also present to answer any questions.

Councilman Eckhardt questioned the width of the bike path as it is not consistent with the present bike path. According to Mr. Tesreau, it is due to the cost. He stated it does not tie in directly with the present bike path. Mr. Alberts said that if the Council feels it should be widened, the City should look at what that cost will be. Mr. Eckhardt feels that should be looked into. Diane McNeilly, came forward from the public, stating that there are national standards that should be considered and adopted for safety and protection. Mr. Cooper proceeded to say that the improvements at the intersection of 20th Street and Flagg Road shall be constructed at the cost of the developer. A temporary signalization at the intersection shall be paid three-fourths by the developer and one-quarter by the City. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council close the Public Hearing.”** Motion passed by voice vote without dissent. Moved by Councilman Berg and seconded by Councilman Hayden, **“I move Ordinance**