

Economic Recovery (TIGER) Grant consideration. The project, designated as Greater Rochelle Area Truck Access System (GRATAS), would provide an alternate, safer route for diverting truck traffic around our community. The GRATAS project involves several roadways including Intermodal Drive, Brush Grove Road, Gurler Road, Thorpe Road and Jack Dame Road including the overpass phase at an estimated cost of \$38 million. In order for routes within our corporate limits to be part of the City of Rochelle's Federal Highway System, it is necessary for the Mayor and City Council to pass a resolution requesting the additions. The designation of these routes as part of the Federal Highway System will enable the City to pursue the federal funding to facilitate their construction. It is anticipated that Ogle and Lee Counties will request addition of applicable routes within the project as well. Jason Anderson and Chris Limas have a hand in the project and are working with the counties involved. Sam Tesreau was present for further information. This is an opportunity to receive a significant amount of grant money available from federal funding. Moved by Councilman Eckhardt and seconded by Councilman McDermott, **"I move Resolution R09-23, A Resolution Authorizing Addition of Jack Dame Road, Intermodal Drive and Brush Grove Road to the Federal Highway System, be adopted."** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.

PUBLIC COMMENTARY:

- **Russell Stevens:** Planning on opening a pawn shop across from the Clark Station. Having a problem with code classifications; considered Misc. Retail in code; met with Building Department; wants to avoid paying special fees and taking the time to get zoning changed. Asking to be classified as B-1/B-2; need answer before he rents building. Mayor Olson said to check with staff.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: At 8:06 p.m., moved by Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move the Council recess into executive session to discuss: Selection of a council member 2 (C)(3A0; Personnel matters – non-union 2(c) (1); and Bargaining negotiations (c) (2).** Motion passed by voice vote without dissent.

At 9:18 pm, moved by Councilman Berg and seconded by Councilwoman Hollonbeck **"I move the Council return to Open Session."** Motion passed by voice vote without dissent.

Moved by Councilman Berg and seconded by Councilman McDermott, **"I move the Council appoint Tom McDermott to fill the vacancy left by the resignation of Councilman Hayden, to serve until the end of Councilman Hayden's term on or about April 30, 2011."** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, and Hayes. Nays: Mayor Olson. Motion passed 5-1.

ADJOURNMENT: At 9:20 pm., moved by Councilman Berg 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

Gary Larsen and Kathy Cooper were present to answer questions. Moved by Councilman Hayes and seconded by Councilwoman Hollonbeck, **“I move the Council accept Bid C09-09 from Civil Constructors, Inc. in the amount of \$146,071.10 for the Seventh Avenue Water Main Project and reject all other bids.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.

- 6) **Purchase of Property – Airport Expansion:** The City of Rochelle continues to move forward in the development of the municipal airport. On August 27, 2008 the Illinois Department of Transportation (IDOT) Division of Aeronautics approved plans which extend the current runway from 4,226 feet to 5,000 feet. A 0.52 acre parcel of property, including a residential dwelling and outbuilding, is currently offered for sale north of the airport. The parcel is identified in the current Airport Layout Plan (ALP), and future ALP, as property which the City will need to either purchase or acquire an avigation easement over. To meet this requirement, staff is recommending that the City pursue the purchase of the property with an offer based on the appraised fair market value, contingent on a satisfactory Phase I environmental report. The property would be eligible for reimbursement through the Federal Entitlement Fund for 95% of the costs of acquiring the property including the purchase price, cost of phase I environmental report, and appraisal fees providing all criteria is met. Don Elliott, Superintendent of the Airport, was present to show the area by Power Point. and to answer questions. If purchased, it will become rental property, generating income for the city while being able to control the airspace and future development. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Ordinance 09-3853, An Ordinance Authorizing Purchase of Property for Airport Expansion, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.
- 7) **Reduction in Letter of Credit – Squires Landing:** An irrevocable letter of credit, No. S2005-246 for \$1,514,361.53 was submitted to the City of Rochelle by Squires Landing LLC to secure their obligations related to land improvements for Squires Landing Subdivision located along 20th Street. On October 9, 2007 the Mayor and City Council approved an amendment to the letter of credit, due to the completion of the majority of the required improvements, which reduced the amount of the letter of credit to \$390,756 with an expiration date of October 18, 2008. On October 14, 2008 the Mayor and Council approved extending the deadline for completion of the remaining public improvements and the developer responded by extending the maturity date of the existing letter of credit to October 18, 2009. City Engineer, Sam Tesreau, has reviewed the request for a reduction in the letter of credit. Due to the downturn in residential development he believes it is reasonable to grant an extension for completion of the remaining sidewalks. A letter outlining remaining conditions necessary for release of the letter of credit has been sent to Spring Creek Development. Given that there are additional items to be completed, a new letter of credit for 10% of \$390,756, plus an additional \$57,524 for the remaining sidewalks, restoration, and as-built plans, is required by the City to be held for a period of 24 months as guarantee of satisfactory completion of land improvements. The amount of the replacement letter of credit (LOC) or other surety recommended is \$98,600 which will be required prior to the expiration date of the current LOC. Sam Tesreau was present for further comment and to answer any questions. Moved by Councilman Berg and seconded by Councilwoman Hollonbeck, **“I move the Council approve the Reduction of Letter of Credit (09-3854) for Squires Landing Subdivision to \$98,600.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.
- 8) **Additions to the Federal Highway System – Jack Dame Road, Intermodal Drive, and Brush Grove Road:** Construction is underway on the first phase of the Jack Dame Road Project in the southwest quadrant of the City. This roadway is one element of a larger project being developed by the City of Rochelle, Ogle County, and Lee County for Transportation Investment Generating



August council meeting, some minor revisions to the truck routes and the inclusion of an Airport Hazard Zone map have been proposed. These modifications will be incorporated into the final booklet. Chris Limas, Community Development Director, was present for further comments and to answer questions. There will be a language change regarding a 120,000lb truck route, yet to be determined. Will also incorporate the Airport Hazard Zone map. Mr. Limas also thanked the board members and staff involved in the process of the plan. Moved by Councilwoman Hollonbeck and seconded by Councilman McDermott, **“I move Ordinance 09-3850, An Ordinance Adopting the 2009 Comprehensive Plan subject to Minor Staff Revisions, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.

- 3) **Vacating Alley on First Avenue Adjacent to Roger’s Ready Mix:** Rogers Ready Mix and Materials, Inc has acquired the property located at 215 First Avenue. They have expressed an interest in obtaining a 16.5’ by 132’ section of an alley located east of the newly acquired parcel and adjacent to the Rogers Ready Mix lot at 303 First Avenue. This property would be combined with the existing lot to allow for better use of the property. Rogers Ready Mix has agreed to pay the sum of \$3,267 for the alley based on the price of \$1.50 per square foot. This is the same price this company paid for a similar alley right-of-way acquisition in July of 2008. The Mayor and City Council may vacate the alley by at least a three-fourths vote. Chris Limas was present to answer any questions. The “alley” is actually a “right-of-way”; the City has no use for it as there are no utilities there. Moved by Councilman Berg and seconded by Councilman Eckhardt, **“I move Ordinance 09-3851, An Ordinance Vacating Alley to Roger’s Ready Mix and Materials, Inc., be adopted.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0. Several minutes after the vote, Mrs. Deanna Bingham entered the meeting and stated that she was not notified of the vacating of alley near her property and she will be hiring a lawyer because the vote was not legal.
- 4) **Collocation License Agreement – AT&T:** On June 22, 2009 a dark fiber lease agreement with AT&T was approved by the Mayor and City Council to facilitate AT&T providing service to tenants located within the Rochelle Business and Technology Park. RMU and AT&T have negotiated an agreement, which has been executed by AT&T, for a 10’ x 10’ secure collocation cage within the RMU Technology Center. The dark fibers, which were leased earlier, will terminate within the RMU space where they will be connected to AT&T’s telecommunications equipment. The collocation license agreement provides monthly revenue of \$2,160 which equates to a total of \$129,600 over the five-year term. These revenues are consistent with budget projections. Gary Larsen, Director of RMU, was present to answer questions. In answer to a question regarding the charge, it is consistent with budgeting plans as well as competitive. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Agreement 09-3852, An Agreement for Collocation License with TCG Chicago at Technology Center, be approved.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.
- 5) **Seventh Avenue Water Main Project:** The 2009-10 RMU Water Capital Budget includes \$225,000 for the replacement of water main on Seventh Avenue. The existing six-inch cast iron water main is in very poor condition which has resulted in fourteen main breaks in the past eight years. Approval of this project will allow for the installation of approximately 1250 feet of new eight-inch water main on the south side of Seventh Avenue from North Second Street to the east side of Kyte Creek where it will tie into an existing main on Kelley Drive. Subsequent to the required public notice, bids were opened on September 3, 2009, with nine contractors submitting bids. Staff and the city’s consultant, Matt Hansen of Willett-Hoffmann and Associates, have reviewed the bids and determined that the apparent low bidder, Civil Constructors, Inc. of Freeport, has met the minimum requirements of the specifications with their bid of \$146,071.10.

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 14, 2009**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, September 14, 2009 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG:

PRAYER: The Prayer was led by City Clerk McKinney.

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

PROCLAMATIONS, COMMENDATIONS, ETC.:

- **Family Day – A Day to Eat Dinner with Your Children:** Read by Bruce McKinney.

REPORTS AND COMMUNICATIONS:

- **Mayor:**
 - Constitution Week: November 17-23. Delivered proclamation to Library last week.
 - Appointment to City Council: Held until Executive Session at end of meeting.
 - Thanked everyone involved in the Police & Fire hearing for Rob Buck. Wished Rob Buck good luck in his retirement after his many years of service.
- **Council Members:** None
- **Employee Introduction:** Michael Sharp: Introduced by Kathy Cooper. Michael joined the Water/Water Reclamation Division August 24, 2009 as an operator on the Wastewater side. His experience includes four years in the DeKalb Sanitary District; has his Class IV Wastewater Certification from IEPA; an Associates Degree in the IT field; years of experience in maintenance.
- **Lincoln Highway Heritage Festival:** Report by Fred Horner, President of the LHHF. The committee will be turning over the 2010 festival to a new committee. Treasurer's report included in the agenda packet. Mr. Horner is stepping down after 13 years on the committee; gets tougher each year; funds have been cut. Couple of members of committee will stay on as advisors. Mayor thanked the entire committee for their years of commitment and commented that, according to the public, this was one of the best years.

BUSINESS ITEMS:

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

- a) Approve Minutes of City Council Meeting – August 24, 2009
- b) Approve Minutes of Special City Council Meeting – September 2, 2009
- c) Accept and Place on File Minutes of Airport Advisory Board – June 22, 2009
- d) Authorize Rochelle Township High School Homecoming Parade
- e) Establish Annual Trick-r-Treat Schedule October 31, 2009 from 5:00pm-8:00pm
- f) Approve Bills/Payrolls for first half of September.

Moved by Councilman Eckhardt and seconded by Councilman McDermott, **“I move Consent Agenda Items (a) through (f) be approved by Omnibus Vote as Recommended.”** Roll call vote was taken. Ayes: Councilmembers Eckhardt, Hollonbeck, McDermott, Berg, Hayes, and Olson. Nays: None. Motion passed 6-0.

- 2) **Comprehensive Plan:** The City of Rochelle adopted its first Comprehensive Plan in 1973 with the most recent update in 2003. The Comprehensive Plan is intended to provide a framework for future development based on existing conditions, trends, goals and objectives for the future. Due to growth in our community the City contracted with Teska and Associates in 2007 to assist with a revision to the 2003 plan. Since November of 2008 the Planning and Zoning Commission has worked diligently with our consultant to modify and update the plan. Two public meetings were held in June to allow for comments on the revised Comprehensive Plan and the Planning & Zoning Commission held a Public Hearing on August 3, 2009 and subsequently recommended approval of the plan by a vote of 7-0. On August 24, 2009 a representative from Teska and Associates provided an overview of the revised plan to the Mayor and City Council. Since the