

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, JANUARY 11, 2010**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, January 11, 2010 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

***PLEDGE TO THE FLAG:***

***PRAYER:*** The Prayer was said by City Clerk McKinney.

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

***PROCLAMATIONS, COMMENDATIONS, ETC.:*** None

***REPORTS AND COMMUNICATIONS:***

- **Mayor:** Thanked City staff for their work during the recent weather issues, especially the Street Division, Police Department, Fire Department, and RMU.
- **Council Members:** None

***BUSINESS ITEMS:***

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

- a) Approve Minutes of City Council Meeting – December 14, 2009;
- b) Approve Bills/Payrolls;
- c) Appointment of Ken Alberts as NIMPA Board Representative;
- d) Appointment of Joe Orlikowski as Alternate NIMPA Board Representative.

Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Consent Agenda Items (a) through (d) be approved by Omnibus Vote as Recommended.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, D. McDermott, Berg, Eckhardt, Hayes, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Removal of Communication Tower – Landfill:** On April 15, 1991 the City of Rochelle, as the landlord, entered into a lease agreement which allowed the continued use of a parcel of property located adjacent to the City’s landfill site to be used for a communications tower. The lease was subsequently assigned to an affiliate, SpectraSite Communications, with an expiration date of February of 2011. Due to the communication tower being located in the landfill expansion footprint, it was necessary to terminate the lease prior to the expiration date. On June 20, 2009 the Mayor and City Council approved a Termination Agreement for the Landfill Tower Lease which terminated the lease effective November 15, 2009. The agreement included a commitment from the City to remove the tower and associated improvements at the “Landlord’s sole cost.” Rochelle Waste Disposal has provided a proposal for the removal and disposal of the tower, including the concrete structures above and below ground, at a total cost of \$31,000 which included a discount if completed by January 1, 2010. Rochelle Waste Disposal has confirmed that they will honor this quote if the proposal is accepted at the January 11, 2010 City Council Meeting. According to the City of Rochelle Municipal Code, all contracts in excess of \$20,000 must be awarded through a competitive bid process unless the City Council by a 2/3 vote authorizes the City Manager to enter into a contract without formal bids. Management believes that the most timely and cost effective way to handle the removal of this tower is to proceed with Rochelle Waste Disposal’s proposal. This approach will avoid further expenses related to the development of bid specifications and unforeseen incremental costs related to structures which may lie below the ground. Moved by Councilman Berg and seconded by Councilman Dan McDermott, **“I move the Council waive the competitive bid process for the Removal of a Communication Tower and accept proposal (C10-01) from Rochelle Waste Disposal in the amount of \$31,000 for the removal of tower.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, D. McDermott, Berg, Eckhardt, Hayes, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

3) **Resolution Granting Real Estate Tax Abatement to Project North Pole:** The Economic Development Department has been informed that an existing company is considering expanding its operations in Rochelle. Economic Development Director Jason Anderson is recommending that the City provide financial incentives to this business in the form of property tax abatements. This project has been evaluated to determine the anticipated economic impact to the community including an estimated job creation of 50 positions with average starting salaries of \$35,000-\$40,000 and an estimated capital investment of \$20,000,000, which includes a building expansion of 150,000-200,000 square feet. Based on this evaluation a three year abatement schedule has been proposed. Attracting businesses to locate and/or expand in the City of Rochelle is extremely important in increasing our long term property tax base and in providing jobs for our citizens. The Rochelle Township High School Board approved the tax abatement request for Project North Pole at their meeting on December 21, 2009. Jason Anderson was present for further information and to answer questions:

- In just seven years, the tax abatement program has generated over \$42-million (over 20%) of our EAV.
- Realized they are better off with a flexible abatement.
- 80-90% of new jobs in the past few years have come from expansion rather than new business.
- Will also expand the use of the Rochelle Railroad; adding from 400-500 cars.
- Current facility will not be under this abatement; just the addition.
- The company is aggressive about this addition; there is also the chance of another expansion after this one.

Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move Resolution R10-01, A Resolution Granting Real Estate Tax Abatement to Project North Pole, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, D. McDermott, Berg, Eckhardt, Hayes, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

4) **Agreement between the City of Rochelle and Fehr-Graham & Associates for Engineering Services for the Lakeview Sewer Rehabilitation Project:** For the past several years the Lakeview Subdivision Sanitary Sewer System has experienced an infiltration of water during rain storm events. The storm water enters the system through cracks and separated joints in the existing pipe. During these events the volume in the system exceeds the capacity that the Lakeview lift station can handle which has resulted in residential sewage backups in the area. The Illinois Department of Commerce and Economic Opportunity Community Development Assistance Program currently has grant funds available that may be utilized for the construction of public facilities in areas which meet specific income levels. An initial application for the proposed Lakeview Sewer Project, which included an income survey, has been submitted for review and based on the grant criteria, is expected to be approved. RMU Staff recommend proceeding forward with the grant application process by developing plans to rehabilitate the existing pipe through the use of a sewer lining which is a cost effective solution for upgrading the 8,000 feet of sewer main in the Lakeview Subdivision. Fehr-Graham has provided an engineering agreement for the preliminary design, grant application, final engineering, and preparation of bid documents related to this project for a total fee of \$41,625. Of that amount, only \$17,500 would be authorized by staff at this time with the remainder authorized upon final approval of the grant. If approved the grant could fund 75% of the cost of the project up to a maximum amount of \$350,000 with RMU being responsible for the remainder. Kathy Cooper, Superintendent of Water/Water Reclamation, was present for information and to answer any questions. Moved by Councilwoman Hollonbeck and seconded by Councilman Tom McDermott, **“I move Agreement 10-3888, An Agreement between the City of Rochelle and Fehr-Graham & Associates for Engineering Services related to the Lakeview Sewer Rehabilitation Project.”** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, D. McDermott, Berg, Eckhardt, Hayes, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

#### ***DISCUSSION ITEMS:***

**Discussion Item 1: Stormwater Management Improvements:** Significant improvements have been made over the past few years in an effort to reduce stormwater related issues in our community. City Engineer Sam Tesreau provided the council with an overview of the completed stormwater projects as well as current projects which are designed to further mitigate these concerns, using a visual presentation:

- Have completed two of the three projects along the banks of the Kyte creek.
- Cleared out trees and replaced with other vegetation to control erosion
- Cleared out debris
- Plan of action for bridge areas (approximately 11); some this summer
- Detention facility south end of Lakeview sub-division/reroutes water
- Levee – a part of the Jack Dame Road project; funded by state as a result of the project.

Has been a significant progress since projects have been completed; there is still a long way to go.

*EXECUTIVE SESSION:* None.

*ADJOURNMENT:* At 7:58 pm, moved by Councilman Berg and seconded by Councilman Dan McDermott, **“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