

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, MAY 24, 2010**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, May 24, 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 Berg, Hayes, D. McDermott, Hollonbeck, T. McDermott, Eckhardt, and Mayor Olson. Absent: None. Also present were City Manager Alberts and City Clerk McKinney.

**PROCLAMATION:** None

**REPORTS AND COMMUNICATIONS:**

- **Mayor:** None
- **Council Members:** None
- **Financial Statement April 2010:**

**PUBLIC COMMENTARY:** None

**BUSINESS ITEMS:**

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

- a) Approve Minutes of City Council Meeting – May 10, 2010
- b) Approve Minutes of Special City Council Meeting – May 10, 2010
- c) Approve Bills 04/30/10-05/06/10, 05/07/10-05/13/10
- d) Approve Payroll 04/19/10-05/02/10
- e) Appointment of Edward Carr as NIMPA Board Representative
- f) Authorize Floyd J Tilton VFW Post 3878 Poppy Drive – May 29, 2010
- g) Authorize Hub City Cruisers Show & Shine Car Show – June 27, 201
- i) Authorize Illini Explosion Fast-pitch ASA Softball Tag Day – June 5, 2010
- j) Authorize St. Patrick Catholic Church Procession – June 6, 2010

Moved by Councilman Eckhardt and seconded by Councilman Hayes, **“I move Consent Agenda Items (a) through (j) be approved by Omnibus Vote as Recommended.”**

Roll call vote was taken. Ayes: Councilmembers D. McDermott, Berg, Eckhardt, Hayes, T. McDermott, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Public Hearing Lighthouse Pointe Tax Increment Financing District:** A Public Hearing was held on May 10, 2009 at 6:00 p.m. in the City Council Chambers to discuss the proposed Lighthouse Pointe Tax Increment Financing (TIF) District located at the northeast corner of the intersection of Caron Road and Illinois Route 38. During the hearing Attorney Herb Klein provided a brief description of the project followed by comments from several community members. Due to a regularly scheduled City Council meeting at 7:00 p.m., the meeting had to be adjourned. Not everyone in attendance had the opportunity to voice their views, therefore in order to allow for further input the Public Hearing was continued to the May 24, 2010 City Council meeting. Moved by Councilman Berg and seconded by Councilman Hollonbeck, **“I move the Council recess into a Continued Public Hearing for Lighthouse Pointe Tax Increment Financing District.”** Roll call vote was taken. Ayes: Councilmembers Berg, D. McDermott, Eckhardt, Hayes, T. McDermott, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 7-0. Attorney Herb Klein, of Jacob & Klein, Ltd., was re-introduced. He passed out sign-up sheet as well as a summary sheet.

**PUBLIC COMMENTS:**

**Terry DeVito:** Representative of the United Food & Commercial Workers Union, Local 1546.

- Wal-Mart Subsidy Report: Gave examples of other towns who subsidized Wal-Mart and the losses that occurred.

**Herb Klein** added that this is not about a sales tax rebatement to Wal-Mart; the TIF is only for infrastructure. The City is close to an agreement with the schools.

**John Kaminski:** Resident

- Asked if Wal-Mart has purchased land. Per the mayor they own the land and it is recorded with the County.
- How does land qualify as a TIF? Ryan Fitzgerald, Developer, answered that it qualified for a TIF because of the flooding.

**Dave Samp:** Resident

- Very much against what City is giving Wal-Mart.
- Need to look at other business in town.
- Give small business a break instead of the big store.

**Jason Anderson:** Economic Director of Rochelle

- TIFs bring in new development.
- Board of Review voted unanimously that this land fits the qualification for a TIF.
- TIF is a good thing; other businesses will also benefit from.

**Terry DeVito:**

- Eventually hydrostatic pressure of being in a flood zone will deteriorate walls.

**Jim Lockner:** Comfort Inn & Holiday Inn Express

- Invested in community.
- Need to help development of community.

Moved by Councilman Hayes and seconded by Councilman D. McDermott, **“I move se close the Public Hearing and return to Open Session.”** Motion passed by voice vote without dissent.

***DISCUSSION ITEMS:***

- 1) **Hub City Annexation Agreement:** Hub City Development has petitioned the City of Rochelle for annexation of approximately 42 acres of land south of Rochelle. The property is bounded on the north by Interstate 88, on the south by Steward Road, on the west by the Morrison Parcel, and is 294 feet from Main Street on the east. The property is contiguous to the City of Rochelle and the Petition for Annexation is contingent upon execution of an Annexation Agreement between the City and the Petitioner. City staff, Attorney Cooper and Hub City Development have worked together to develop the annexation agreement. Community Development Director Chris Limas and Water/Water Reclamation Superintendant Kathy Cooper were present to provide more information.

**Chris Limas:** Gave summary of proposed agreement

- 48 acres and Zoned I-1, light industry; fits Comprehensive Plan

**Kathy Cooper:** Overview of proposed agreement

- Water and sewer already extended under Hwy 88.
- Because of elevation, the developer will be required to construct a lift station and extend the sewer main to his property.
- The developer will be required to contribute toward the installation of a traffic signal at Illinois Route 251 and Steward Road if needed in the future.
- Whenever a new business goes in, they are responsible toward added improvements.

This agreement is anticipated to be on the June 14, 2010 City Council agenda for approval, following a public hearing for the annexation and zoning at the June 7<sup>th</sup> Planning and Zoning Commission meeting.

***EXECUTIVE SESSION:*** None

***ADJOURNMENT:*** At 8:10 pm, the meeting was adjourned.

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Chet Olson  
Mayor, City of Rochelle

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Bruce McKinney, CMC  
City Clerk, City of Rochelle