

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, NOVEMBER 8, 2010**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, November 8, 2010 in the Council Chambers of City Hall; 420 N. 6th 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 Hayes, T. McDermott, D. McDermott, Berg, Hollonbeck, Eckhardt, and Mayor Olson. Also present were City Manager Alberts and City Clerk McKinney.

PROCLAMATIONS, COMMENDATIONS, ETC.:

- **Veterans Day, November 11th:** Proclamation read by Bruce McKinney. The proclamation will also be read by Kathy Olson at the RTHS assembly and breakfast to be held on Veterans Day.

REPORTS AND COMMUNICATIONS:

- **Mayor:** N/A
- **Council Members:**
 - Councilman Hayes mentioned the passing of Dr. Thomas Koritz.

PUBLIC COMMENTARY:

- **Vickie Novak:** Spoke in favor of a quiet zone.

BUSINESS ITEMS:

- 1) **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve Minutes of City Council Meeting – October 25, 2010;
 - b) Accept and Place on File Minutes of Planning and Zoning Commission meeting of October 18, 2010;
 - c) Accept and Place on File Minutes of Airport Advisory Commission – June 28, 2010;
 - d) Approve Bills 10/15/10-10/21/10 and 10/22/10-10/29/10; \$770,641.79
 - e) Approve Payroll 10/4/10-10/17/10: \$199,738.19
 - f) Approve Downtown Rochelle Association Request – Annual Christmas Walk;
 - g) Authorize Annual Lighted Christmas Parade – December 3, 2010.

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

- 2) **Resolution of Support to Bring Embry-Riddle Aeronautical University to the Rockford Region:** Embry-Riddle Aeronautical University (ERAU) is a leading aviation and aerospace university with two traditional residential campuses located in Daytona, Florida and Prescott, Arizona. ERAU is currently considering locations for a third residential campus to serve 1,000 students which would include a 62,400 square ft. education building, 20,000 square ft. administration building, 5,000 square ft. hangar and residence halls. The Rockford region and Chicago Rockford International Airport have been notified that they are a finalist for the ERAU residential campus due to their accessibility and existing regional partnerships with the aerospace industry. Several entities in Northern Illinois are working collaboratively to attract this facility due to the impact on the entire region. Moved by Councilman Berg and seconded by Councilman D. McDermott, **“I move Resolution R10-27, A Resolution of Support to Bring Embry-Riddle Aeronautical University to the Rockford Region, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

- 3) **Reduction in Surety – ProLogis Park Rochelle Unit Two Subdivision:** The final plat for ProLogis Park Rochelle Unit Two was approved by the Mayor and City Council on June 18, 2008 and subsequently recorded on April 21, 2009. A surety bond, No. 105133143, for \$3,666,810 was submitted to the City of Rochelle by ProLogis to secure their obligations related to land improvements included in the development of Unit Two on Steward Road. Mr. James Nass III, representing ProLogis, has requested a reduction in the surety bond based on the completion of most of the required improvements. City Engineer, Sam Tesreau, has reviewed the request and prepared a letter which outlines the remaining conditions necessary for release of the surety. Given that there are additional items to be completed, a new letter of credit or other surety equal to 10% of the original engineer's estimate of cost plus \$32,800, for the incomplete items, is required. The amount of the replacement letter of credit or other surety recommended is \$354,800 which will be required prior to the expiration date of the current surety and will be held by the City for a period of 24 months as guarantee of satisfactory completion of land improvements. Sam Tesreau, City Engineer, was present to answer questions. Moved by Councilman Hayes and seconded by Councilman Eckhardt, **“I move the Council approve a Reduction in Surety for Pro-Logis Park Rochelle Unit Two Subdivision from \$3,666,810 to \$354,800, be approved.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
- 4) **Ordinance Repealing and Replacing Chapter 22 of the Rochelle Municipal Code – Buildings and Building Regulations:** A group of City staff members began reviewing sections of the Rochelle Municipal Code in early 2008 to ensure that the regulations contained were clear, concise and support the vision for the community. Following numerous hours of review, several modifications were identified which correct conflicts and support development in a progressive community. The Planning and Zoning Commission reviewed the proposed modifications to Chapter 22 on June 7, 2010 and, following some minor revisions, voted to approve the Chapter 22 modifications on July 6, 2010. At the July 12, 2010 City Council meeting Community Development Director, Chris Limas, provided the Mayor and Council with an overview of the proposed modifications. Following the City Council discussion, a group of interested parties met with City staff to discuss the proposed modifications. This meeting resulted in additional revisions which clarify and/or further define the intent of the changes. Modifications incorporated into the final revision of Chapter 22 include: addition of definitions for impervious and wetland retention areas, allowance for the exemption of stormwater runoff requirements for redevelopment sites of ½ acre or less, expanded the definition of stormwater pollutants, developed standards for underground detention, parking lot detention and wetland retention, developed a fee in lieu of stormwater facilities under certain situations, and expanded the stormwater maintenance agreement to cover wetland plantings and drainage systems and structures. Sam Tesreau was present to go over the changes and regulations and to answer questions. Moved by Councilman Eckhardt and seconded by Councilman Eckhardt, **“I move Ordinance 10-3971, An Ordinance Repealing Chapter 22 of the Rochelle Municipal Code and Replacing it with a New Chapter 22 (Buildings and Building Regulations), be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, D. McDermott, T. McDermott, Hollonbeck, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

DISCUSSION ITEMS: None

EXECUTIVE SESSION: None

ADJOURNMENT: At 7:56 pm, Councilman Berg moved 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