

**INDUSTRIAL DEVELOPMENT COMMISSION
MEETING MINUTES
Thursday, October 25, 2012
City Hall Conference Area**

Attendees: Alderman Glen Kuhlemier, Sandy Henrekin – RFCDC, Karen Reynolds, Jeff Bright, Robbin Blackert – City Administrator, Mayor Blanton, Mark Searing – Building Inspector, and Sylvia Frey
Absent: Chairman Dick Linville, Bethany Bland – RF Chamber and Alderman Daehle Reitzel

Roll Call was taken – Quorum was met – Official business can be conducted.

With Chairman Dick Linville's absence, members appointed Acting Chairman Jeff Bright to conduct this meeting.

First Order of Business – Approval previous month's minutes 9/20/12): Acting Chairman Jeff Bright asked members for their approval of previous month's minutes. A motion was made by Karen Reynolds, seconded by Sandy Henrekin to approve these minutes. Motion carried –4 (yes)

Next Item of Business – Discussion/Review – RB&W Covenants – Design Guidelines: Sandy Henrekin presented each member with a final copy of the RB&W Covenants for their review and approval. She stated Planning & Zoning members reviewed and approved the MU-1 Zoning Ordinance at this time. This new zoning will encompass other areas in Rock Falls which will be used for future developments within the city's comprehensive plan. The RB&W Covenants are strictly for the riverfront property. Sandy has been working feverishly with consultants over the past few months to critique the covenants into keeping with future development of the riverfront to bring aspects of work, play and live all together.

Discussion was held among the members regarding various items in the covenants and the design guidelines as presented. Concerns were expressed on the existing industrial park covenants and how lack of control and compliance in past administrations has brought such conflicts in development. Robbin and Sandy expressed their assurance that these covenants are stronger and give more control since the owners of these developments will be brought into the approval process in future projects. The city will be the overall owner of this property-giving final approval on all future projects. The Building Inspector will always be involved as an 'ad hoc' member of the Development Review Committee for code enforcement and compliance. The developers will be informed that these covenants are made a part of all real estate agreements with the city.

Sandy explained sections of the covenants that pertained to placement of buildings on north side of East 2nd Street, landscaping issues, residential/business buildings in one location, mixing different businesses together to attract customers and other aspects of the covenants for which members expressed their concerns.

Members acknowledged Sandy and the others who worked on preparing and completing the RB&W Covenants – they appreciated all their efforts!

A motion was made by Karen Reynolds, seconded by Alderman Kuhlemier to approve the RB&W Covenants as presented with the Design Guidelines being included as a part of the covenants. Voting Tally: Karen Reynolds (yes), Jeff Bright (yes), Sandy Henrekin (yes), Alderman Glen Kuhlemier (yes) – 4 (yes). Motion carried.

With no further business, a motion was made by Sandy Henrekin, seconded by Alderman Kuhlemier, to adjourn this meeting. Meeting adjourned at 4:46pm. Next regular meeting is Thursday, November 15, 2012 at 4:00pm.

Respectfully submitted,

Acting Chairman Jeff Bright