
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF MARCH 4, 2002**

ROLL CALL

Mayor John Swedberg called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Michael Chambon, Andrew Larson, Cheryl Maness, Pete Paulsen, Chuck Stowe, and Janice Tripp. Alderperson Pam Blickem was absent.

INVOCATION

Dan Stovall of Sycamore Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Swedberg made changes to the agenda as follows: Resolution numbers were changed from 402 and 403 to 403 and 404, Ordinance 2001.74 was added, and the Police presentations were postponed for a future meeting.

Motion

Alderperson Stowe moved to approve the agenda with the changes and additions Alderperson Larson seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7 – 0.

AUDIENCE TO VISITORS

None

CONSENT AGENDA

- A. Approval of the Minutes of the Regular City Council Meeting of February 18, 2002;
- B. Payment of the Bills for March 4, 2002 in the amount of \$197,085.42.

Motion

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Tripp seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7-0.

Motion to Reconsider

Alderperson Bauer moved to reconsider and Alderperson Tripp seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion to reconsider. All Alderpersons present voted aye. Motion carried 7-0.

Aldersperson Bauer requested to have the minutes of February 18 revised to show the action taken on Superintendent Busse's recommendation of the purchase of a pan and tilt camera. Clerk Smith said she would revise the minutes to show the action to approve the purchase.

Motion to Amend Original Motion

Aldersperson Bauer moved to amend the original motion to approve the Consent Agenda and Aldersperson Tripp seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 7-0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

A. Introduction of Part-Time Clerk Bobbie Lundberg.

Clerk Smith introduced Bobbie as the new part-time clerk for the City Clerk's office. Ms. Smith said that Bobbie has lived in Sycamore for 25 years with her husband Larry and has two sons and one grandson. Clerk Smith also swore Ms. Lundberg in as Deputy Clerk.

Mayor Swedberg introduced, Janice Waters, who was in the audience, as a concerned citizen who had collected over 2,100 signatures over a five-day period to save the K-Mart store in Sycamore. Mayor Swedberg said he had mailed the petition to K-Mart headquarters and thanked Ms. Waters for her efforts.

Aldersperson Tripp asked Engineer Brady, in Zoning Commissioner Doty's absence, to look at the Matejka Clinic Sign to see if it conformed to City standards.

Aldersperson Chambon commended the Public Works Department for a good job of snow removal.

Aldersperson Paulsen asked to have a street light on Johnson Blvd. looked at and asked to have the car that is up on blocks removed from in front of the taxidermy business on Sacramento Street.

REPORT OF OFFICERS

Administrator – Bill Nicklas thanked Public Works and Water Department employees for their snow removal efforts. Mr. Nicklas informed Council that he would have copies of the preliminary budget ready by Friday.

Engineer – John Brady stated that the bid date for Resolution 403 on the agenda should be changes to March 28, 2002.

Building & Zoning - Lyle Doty – no report

Treasurer – Ken Mundy – no report

Fire Chief –Bill Riddle reported that since the last meeting the fire department had received 63 calls for service. Chief Riddle thanked the Street Department and all the employees for their work. Chief Riddle said they had been very busy in the rural areas with accidents.

Police Chief – Don Thomas reported that during the last two weeks they had received 229 calls for service, written 59 reports, handled 8 accidents, made 35 traffic stops, issued 37 tickets and made 17 arrests.

Public Works Supt. -- Fred Busse said that his item was on the agenda.

Water Supt. – Ebe Smith – no report.

REPORT OF STANDING COMMITTEES

Finance –no report

Ordinance – no report

Police & Fire - no report

Sewer & Water –no report

Streets & Walks –Chairperson Chambon stated that a property downtown had not removed snow and inquired if there was an ordinance to enforce snow removal for parking lots and sidewalks. Administrator Nicklas said that the property that Alderperson Chambon referred to was a busy section of the downtown and posed a hazard so he had authorized Public Works to remove the snow and bill the property owner. Mr. Nicklas sent this issue to the Ordinance Committee.

PUBLIC HEARING

None

ORDINANCES

- A. Ordinance No. 2001.72—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 6-4-13, “Permit Parking Only: West Exchange Street,” of the City Code of Sycamore, Illinois. First and Second Reading.**

Administrator Nicklas explained that the diagonal parking spaces on the north side the Courthouse were posted as restricted parking, but because the spaces were not identified in the City Code the City could not enforce the parking restrictions. Mr. Nicklas said that this ordinance would identify the eleven spaces and limit their use for vehicles with permits. Alderperson Chambon inquired why the municipal lots were not being used. Police Chief Thomas said that those places needed to be reserved for key personnel to keep their cars visible for security reasons. Mr. Nicklas said that once this ordinance was approved, the City's Parking officers could ticket vehicles without parking permits.

Motion

Alderperson Maness moved to hear Ordinance 2001.72 on first and second reading and Alderperson Tripp seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

Motion

Alderperson Maness moved to approve Ordinance 2001.72 and Alderperson Paulsen seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

B. Ordinance No. 2001.73—An Ordinance Approving the Execution of a Collective Bargaining Agreement Between the City of Sycamore and the American Federation of State, County, and Municipal Employees, Council 31, AFL-CIO, Effective May 1, 2002 to April 30, 2005. First and Second Reading.

Administrator Nicklas explained they had just negotiated a re-opener in the AFSCME contract regarding wages and health insurance. Mr. Nicklas said the original contract approved a 3% across-the-board increase for the next three years starting May 1, 2002. Mr. Nicklas explained that the revised contract would make a one-time adjustment in the wage levels of a variety of classification in year three, (May 1, 2002 to April 30, 2003) to account for internal inequities and higher comparable pay levels elsewhere. Mr. Nicklas said that an overall increase of 3.14% would result over the next three years. Mr. Nicklas said that both parties agreed to stand on the provision that requires a 15% contribution from employees for dependent coverage.

Motion

Aldersperson Maness moved to hear Ordinance 2001.73 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

Motion

Aldersperson Bauer moved to approve Ordinance 2001.73 and Aldersperson Chambon seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

C. Ordinance No. 2001.74 – An Ordinance Partially Abating Certain Debt Service Levy for Revenue Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2001-2002. First and Second Reading.

Administrator Nicklas explained that it was brought to his attention Thursday that the first date for debt service for the 2002 Bond would fall in the 2002 calendar year. He said that in order to receive the desired, most economical rate the debt service should be covered in this year's levy. Mr. Nicklas said that the blanks would be filled in at a later date.

Motion

Aldersperson Maness moved to hear Ordinance 2001.74 on first and second reading and Aldersperson Chambon seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

Motion

Aldersperson Chambon moved to approve Ordinance 2001.74 and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderpersons present voted aye. Motion carried 7 - 0.

RESOLUTIONS

A. Resolution No. 403—Approving the Appropriation of Motor Fuel Tax Funds in the Amount of \$200,000 to Finance Work to be Completed on the City’s New Salt Storage Building Which is Designated as Section 01-00067-00-MG to be Performed Pursuant to Contract.

Administrator Nicklas explained that about six months ago they passed a similar resolution anticipating that the building would cost about \$150,000 and now realize that the building will cost closer to \$200,000. This resolution is for the purpose of keeping IDOT informed of the changes.

Motion

Aldersperson Stowe moved to approve Resolution No. 403 and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

B. Resolution No. 404—Approving the Recommendation of the Mayor’s Ad Hoc Committee on Impact Fees.

Administrator Nicklas acknowledged Dannie Stanbery, School Board Representative who was in the audience, along with other Impact Fee Committee members Aldersperson Pam Blickem; DeKalb County Building & Development Association Representative, Mike Larson; Sycamore Park District Representative Marlyn Burkart; citizen at large Ken White, Sycamore Library Director Sarah Tobias, and DeKalb area Association of Realtors Representative Sue Elsner and thanked them for their time and effort.

Mr. Nicklas stated that the Committee had recommended a new system of fees. A comparison of the current and proposed impact on the prototypical three-bedroom home is shown below:

Taxing Body	Current Fee	Proposed Fee	\$ Increase	% Increase
Sycamore School District	\$787.77	\$1,556	\$768.23	+97.5%
Sycamore Park District	\$525	\$788	\$263	+50%
City Water	\$775	\$924	\$149	+19%
City Sewer	\$1,225	\$1,478	\$253	+21%
Sycamore Library	None	\$166	\$166	--
Total	\$3,412.77	\$4,912	\$1,499.23	43.9%

Aldersperson Chambon inquired if they planned to review the fees on a more regular basis and Mr. Nicklas said that they were looking at a three-year review.

Aldersperson Stowe asked if fire and police services were being considered for impact fees. Mr. Nicklas explained that before imposing those types of fees a detailed Capital Program needed to be in place and he would not be addressing that this year.

Mr. Nicklas explained that this resolution was simply a sense of the body and the staff would work out the details. He said that the other taxing bodies were doing the same thing and this would be brought back to the Council in ordinance form.

Motion

Aldersperson Larson moved to approve Resolution No. 404 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

CONSIDERATIONS

A. Consideration of Contractor Bids for the Sycamore Community Center Roof Replacement Project.

Engineer Brady explained that on Friday, March 1, 2002 the three bids were opened. Mr. Brady said that the roof bids addressed the replacement of the built-up roofing, shingles, gutters and downspouts. He said the specifications also called for repair of damaged soffit, fascia, and sheathing. Mr. Brady said that add-on costs were bid for possible structural damage. Mr. Brady said that the Bruns Construction, Rochelle, IL, came in with the low bid with a total of \$126,260. Mr. Brady said that Bruns specialized in slant roofs and would contract out the flat roof work.

Tim Bruns, Bruns Construction, Rochelle, IL, said that he revised the flat roof figure from \$44,250 to \$54,250 and the fascia and soffit figure from \$26,450 to \$17,450. Mr. Bruns said that the total would remain at \$126,260. He also revised the per square foot fee for removing and replacing portions of wood roof decking and sheathing by bidding two figures: the original \$1.55/sq ft for the slant roof and added \$7.50/sq. ft. for the flat roof.

Aldersperson Tripp inquired if the bids were good for 60 days and Mr. Brady said they were.

Mayor Swedberg stated that \$126,000 for just the roof was a lot of money and wondered what the value of the building was. Mayor Swedberg said that he knew there was sentimental value out there for the building, but he said they were throwing money at a building that had been in disrepair for years. He said he questioned the sense of it all. Mayor Swedberg questioned the worth and asked the Council to think about that.

Aldersperson Chambon said the good news was that there was a viable use planned for the old building and that made it easier for him to approve the expense to repair the roof. Aldersperson Chambon said that he felt comfortable approving the expense.

Mayor Swedberg suggested forgetting about the use of the building and think about the structure.

Aldersperson Tripp said that within the next 60 days the Council should hear from the Museum Committee regarding their fund raising efforts and the bid was good for 60 days.

Aldersperson Maness said she thought the building should be kept for economic development purposes. Ms. Maness said that since so much money was spent on the downtown streetscape, she felt that this building should be kept in use to generate foot traffic in the downtown area. Mayor Swedberg said that could be accomplished with a different building. Aldersperson Chambon said that issue had been debated and debated to the conclusion that that was the right building. Aldersperson Larson said that he was under the impression that the people wanted to keep the building. Mr. Larson said that it had obviously been neglected and the City was now paying the price to restore it to usable condition.

Aldersperson Stowe said that he was not convinced the people had spoken; he was waiting to see how the fund raising was going. Mr. Stowe said that if there was no viable use for the building, he would not want to put a roof on it. Aldersperson Paulsen agreed.

Aldersperson Chambon asked if Administrator Nicklas or somebody from the Committee could give an update. Treasurer Mundy said that in the 1970's the library was in poor shape with a leaking roof and some dirt floors. Mr. Mundy said that tax money and private contribution were used to repair the building. Mr. Mundy said that he viewed the Community Center building as a community resource and asset that was given to the City. He said he thought the City should take the responsibility to bring the building back to a reasonable state of repair. Mr. Mundy said that the building should be preserved and used.

Motion

Aldersperson Maness moved to accept Bruns Construction of Rochelle bid for \$126,2600 and Aldersperson Chambon seconded the motion.

Aldersperson Bauer said that he was assuming this was with the lifetime warranty and Engineer Brady said it was.

Motion to Set Over

Aldersperson Stowe moved to set over until the second meeting in April and Aldersperson Paulsen seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote. Alderspersons Paulsen and Stowe voted aye. Alderspersons Tripp, Bauer, Chambon, Larson and Maness voted nay. Motion failed 5 – 2.

Voice Vote for Original Motion

Mayor Swedberg called for a voice vote. Five Alderspersons voted aye. Two Alderspersons voted nay. Motion carried 5 - 2.

B. Consideration of a Public Works Recommendation to Purchase New Truck Lifts.

Superintendent Busse said that there were two bids to accept, one for the mobile truck lift and one for the two-post lift. Mr. Busse explained that although the vendor Rack'm Up Distributors, McHenry, IL, did not submit the lowest bid, they were the only company that met all of the specifications. Superintendent Busse recommended purchasing the two Mohawk lifts from Rack'm Up Distributors.

Motion

Aldersperson Bauer moved to approve the purchase of the two Mohawk lifts from Rack'm Up Distributors totaling \$35,450.00 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. All Alderspersons present voted aye. Motion carried 7 - 0.

C. Consideration of a Neighborhood Request to Impose Restrictions on the Parking of Operable, Licensed Vehicles on Public Ways If the Vehicles Are Not Moved With Any Regularity.

Administrator Nicklas said that he had received calls over the past weeks regarding cars parked on the streets. Administrator Nicklas explained that no general restrictions existed regarding cars parked on the street and not moved for months, except for the snowfall regulation. Alderperson Tripp suggested considering those parked on private property also. Mr. Nicklas moved the issue to the Ordinance Committee on March 18, 2002.

D. Consideration of an Administration Request to Review Several Uses for the City's Private Activity Bond Authority.

Administrator Nicklas explained that the City's Private Activity Bond authority was federally limited to use as Industrial Revenue Bonds and Mortgage Revenue Bonds. Mr. Nicklas said that within those parameters there were three options, A B & C, before the Council. Option A: Industrial Revenue Bonds could be used to help finance a local industrial firm relocate within the City. Option B: Illinois Housing Development Authority sponsored Mortgage Credit Certificates allow qualified first-time homebuyers to take 25% of the annual interest pain on their new mortgage as a credit against their federal income tax liability. Mr. Nicklas said that this option would only benefit about 7-8 Sycamore families. Option C: IHDA sponsored Home Equity Loan Program (HELP) is designed to help low-to-moderate household incomes with down payments and closing costs equal to 4.5% of the home's purchase price.

Council directed Administrator Nicklas to pursue interest in the Industrial Revenue Bonds and if that is not successful, pursue Mortgage Credit Certificates and finally Home Equity Loan Program.

E. Consideration of a Closed Session to Discuss Collective Bargaining and Closed Session Minutes.

Motion

Alderperson Maness moved to go into Closed Session at 9:20 p.m. and Alderperson Chambon seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderpersons Paulsen, Stowe, Tripp, Bauer, Chambon, Larson, and Maness voted aye. No Alderperson voted nay. Motion carried 7 - 0.

Motion

Alderperson Stowe moved to return to Open Session at 9:45 p.m. and Alderperson Chambon seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7 - 0.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:46 p.m. and Aldersperson Larson seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 7 - 0.

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith