
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF APRIL 1, 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, Janice Tripp, and Chuck Stowe. Alderperson Pam Blickem was absent.

INVOCATION

Jim Elliott of Harvest Time Fellowship gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Swedberg changed Resolution 406 to approving an additional \$10,000 of Motor Fuel Tax money for the Salt Storage Building and added Resolution 407 to award the contract to the recommended bid.

Motion

Alderperson Stowe moved to approve the agenda with the changes 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.

AUDIENCE TO VISITORS

Ray Baker, 1591 Bethany Road, asked Council to put the taxpayers needs before their own wants. Mr. Baker said he wanted tax dollars spent on City services.

Rich Para, Co-Owner of Ben Franklin, 341 W. State St., spoke regarding the Museum and the Community Center and asked Council to consider the advise from the experts referred to earlier during the workshop. Mr. Para said that the Museum would be treated like a business and that business had their inventory given to them and there existed no competition for that business in the area. Mr. Para said that the City had created a beautiful downtown and insisted that the Museum was a great opportunity to keep it going. He said that the Downtown Merchants generated property tax, sales tax, and employment for the community.

Roseanne Para, Co-Owner of Ben Franklin, 341 W. State St., handed out a letter with the downtown merchants signatures fully supporting housing the Midwest Museum in the Community Center.

Christy Meyer, 120 E. Elm St., spoke as a parent and a teacher. Ms. Meyer said that as a parent she traveled to Aurora, Rockford, and Wheaton, to seek out educational outings for her children. Ms. Meyer explained that teachers were always looking for opportunities to bring the textbook material to life. Ms. Meyer stated that the Museum would also provide opportunities for students to volunteer their services.

Debbie Carls, Co-Owner of Stratford Hotel and Carls Fargo Restaurant, said that she had consulted with accountants and lawyers about whether to keep their business in Sycamore. Because Ms. Carls and her husband liked doing business in Sycamore they decided to stay, but she said that in the past 10 years five

new motels had come to Sycamore and their business had slowed because of them. She felt that the Midwest Museum would entice people to town and asked Council to vote in favor of the Midwest Museum.

Tom Carls, Co-Owner of Stratford Hotel and Carls Fargo Restaurant, said that this was not about tax dollars spent, but about tax dollars that could be generated. Mr. Carls said that he felt that this Museum would be vital to the Downtown.

Joe Swedberg, 530 S. Main St., stated that he supported the Mayor's veto because the use of the building was uncertain. Mr. Swedberg said that he thought the museum was a great idea, but was opposed to City Council speculating on the venture.

Daryl Hopper, Owner of the State Street Theatre, asked Council what they planned to do with the Community Center building if they would not repair it.

Fred Smith, 891 Berkshire Court, said his support for the museum was not because of his association with NIU, but for the educational and other benefits it would bring to Sycamore.

CONSENT AGENDA

- A. Approval of the Minutes of the Regular City Council Meeting of March 18, 2002;
- B. Payment of the Bills for April 1, 2002, 676,505.65 (s/b 437,351.81).

Motion

Alderperson Bauer moved to approve the Consent Agenda 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.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

None

REPORT OF OFFICERS

Administrator – Bill Nicklas thanked Attorney Smith for making the meeting even though there had been a death in his family.

Engineer – John Brady – no report

Building & Zoning - Lyle Doty reported that since the last meeting he had issued 14 building permits: 5 single-family detached residential, 5 miscellaneous residential, and 4 miscellaneous commercial.

Treasurer – Ken Mundy reported that the 2002 bond funds had been received into the City and been invested.

Fire Chief –Bill Riddle reported that they had run 62 calls for service since the last meeting. Chief Riddle also reported that they had received a grant for 2 defibrillators. Chief Riddle thanked the firefighters for spending most of their Easter Sunday assisting DeKalb at a fire. Chief Riddle said that Saturday a family was saved by their smoke detector and he stressed the importance of those devices.

Police Chief – Don Thomas reported that since the last meeting they had handled 86 calls for service, written 51 reports, handled 9 accidents, made 20 arrests, and written 35 traffic tickets. Chief Thomas stated that Lieutenant Cary Singer would leave for three months to attend FBI School.

Public Works Supt. -- Fred Busse – no report

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 –no report

PUBLIC HEARING

None

ORDINANCES

A. Ordinance No. 2001.78—An Ordinance Amending Title 8, Water and Sewer, Chapter 2, Water Use and Service, Section 2, Connections, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Administrator Nicklas explained that on March 4, 2002 City Council had approved a resolution identifying new impact fees for the City sewer and water, Library, Park District and School District. Mr. Nicklas said that this ordinance addressed detailed changes for the water impact fee. He said that the rate increased from \$250/person to \$264/person.

Motion

Aldersperson Maness moved to hear Ordinance 2001.78 on first and second reading and Aldersperson Chambon seconded the motion.

Voice Vote

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

Motion

Aldersperson Chambon moved to approve Ordinance 2001.78 and Aldersperson Maness seconded the motion.

Voice Vote

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

B. Ordinance No. 2001.79—An Ordinance Amending Title 8, Water and Sewer, Chapter 4, Sewer Use and Service, Section 2, Sewer Connection Charges, Subsection C, Connection Fees and Unit Charges for Sewage Treatment Plant, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Administrator Nicklas said that this ordinance reflected the recommendation from the Impact Fee Committee as well as the resolution passed by the City Council. Mr. Nicklas said that the sewer impact fee would increase from \$1225 to \$1477.

Motion

Aldersperson Larson moved to hear Ordinance 2001.79 on first and second reading and Aldersperson Bauer seconded the motion.

Voice Vote

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

Motion

Aldersperson Larson moved to approve Ordinance 2001.79 and Aldersperson Tripp seconded the motion.

Voice Vote

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

C. Ordinance No. 2001.80—An Ordinance Amending Title 2, Boards and Commissions, Chapter 9, Library Board, to Insert a New Section 6, Library Impact Fee, in the City Code of the City of Sycamore, Illinois. First and Second Reading.

Administrator Nicklas said that the capital target for initiating this fee was for future long-term needs of the Library as a result of new growth.

Motion

Aldersperson Paulsen moved to hear Ordinance 2001.80 on first and second reading and Aldersperson Larson seconded the motion.

Voice Vote

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

Motion

Aldersperson Stowe moved to approve Ordinance 2001.80 and Aldersperson Paulsen seconded the motion.

Voice Vote

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

Administrator Nicklas noted that he hoped to bring ordinances for the School District and Park District impact fee increases to the April 15, 2002 meeting.

D. Ordinance No. 2001.81—An Ordinance Amending Title 4, Public Health and Safety, Chapter 1, Fire Department, Section 7, Ambulance Service, Subsection B, Fees for Service, of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Administrator Nicklas said that this increase would address a federal mandate that no longer allowed the hospital to give equipment to the Fire Department.

Motion

Alderson Tripp moved to hear Ordinance 2001.81 on first and second reading and Alderson Bauer seconded the motion.

Voice Vote

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

Motion

Alderson Bauer moved to approve Ordinance 2001.81 and Alderson Paulsen seconded the motion.

Voice Vote

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

RESOLUTIONS

A. Resolution No. 405—Re-Allocating the City of Sycamore’s Private Activity Bond Volume Cap for the Year 2002 to the Illinois Housing Development Authority for the Purpose of Issuing Mortgage Credit Certificates in the City of Sycamore, Illinois.

Administrator Nicklas recommended ceding the City’s Private Activity Bond authority to the Illinois Housing Development Authority to offer first time homebuyers the Mortgage Credit Certificates.

Motion

Alderson Bauer moved to approve Resolution 405 and Alderson Larson seconded the motion.

Voice Vote

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

B. Resolution 406 - A Resolution Approving the Supplemental Appropriation of Motor Fuel tax Funds in the Amount of \$10,000 to Finance the Work to be Completed on the City’s New Salt Storage Building which is Designated as Section 01-00067-00MG and which is to be Performed Pursuant to Contract.

Administrator Nicklas explained that the Council originally allocated \$150,000, then increased the allocation to \$200,000. The one and only bid came in for \$203,000 so the increase of \$10,000 will cover the \$3,000 increase and any additional expenses that may occur.

Motion

Alderson Maness moved to approve Resolution 406 and Alderson Tripp seconded the motion.

Voice Vote

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

C. Resolution No. 407—Awarding a Construction Contract for the Salt Storage Building at 475 North Cross Street in Sycamore, Illinois, a Project Known as Section 01-00067-00-MG.

Administrator Nicklas said that this resolution would award the contract to KKS Joint Venture for \$203,000.

Motion

Aldersperson Bauer moved to approve Resolution 407 and Aldersperson Tripp 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 the Mayor's Veto of the Council's Motion to Approve Contractor Bids for the Sycamore Community Center Roof Replacement Project.

Administrator Nicklas explained that according to State Statute, this would be the time for Council to question the veto.

Aldersperson Chambon said that he was disappointed that a 70% vote of Council was overturned and questioned how the Council would work together in the future. Mr. Chambon said that he did not think a handful of naysayers could stop the Museum project. Mr. Chambon suggested postponing the vote to let the bids hang out there a little longer. Aldersperson Maness inquired how long the bids were good for and Mayor Swedberg said until the end of April.

Aldersperson Tripp said she was in support of the Museum using that building and wanted to give the Museum Board more time to raise the money.

Aldersperson Bauer said that he felt the Museum was the best use for the Community Center.

Aldersperson Larson said that he would never vote to tear the building down so he felt they should fix the roof.

Aldersperson Stowe said that he felt the major problem was that it was premature to go out to bid for the roof. He said that in the original agreement that the repairs were included in the amount of money the Museum Board was trying to raise. Aldersperson Paulsen agreed with Mr. Stowe and questioned why the City still owned the building.

Aldersperson Tripp said that she thought the expediency to repair the roof was that with every rainstorm, more damage was occurring. Ms. Tripp said that one of the advantages of owning the building was to receive free electricity per the franchise agreement with Com Ed. Aldersperson Paulsen asked if that covered air conditioning and heating and Mr. Nicklas said that it did not.

Administrator Nicklas explained that last fall Council agreed that if the Museum Board had raised a substantial amount of money toward their goal, then the City would move into some sort of landlord/tenant agreement. Mr. Nicklas suggested that during the next thirty days each group should investigate and discuss whether a landlord/tenant or a seller/buyer relationship was feasible. Mr. Nicklas explained that he

took responsibility for expediting the repair of the Community Center roof. He said that he received a call from the current tenant to look at the damage and felt that as the City's agent, he needed to take responsibility for repairs.

Mayor Swedberg said that earlier in the day, there were meetings that produced good dialog and he felt could bring this issue to an agreeable conclusion. He said that the major points discussed were:

- Ownership of the Community Center building
- Options for the City's release of the ownership to the Museum Board (how much would the City reimburse the Board for taking ownership)
- Intergovernmental agreement to abate taxes
- Using compromise and cooperation to resolve the total dollar figure that the City would be willing to spend

Mayor Swedberg said that he would like to see the Council take the 30 days to make the decision in order to bring the City back together.

Attorney Peter Smith advised Council of Parliamentary procedure.

Mayor Swedberg suggested holding a special meeting April 29 and Alderperson Chambon said he would be out of town. Administrator Nicklas asked the roofing contractor, who was in the audience, if he would extend the bid expiration date by two days and he agreed. Mr. Nicklas said the issue could be brought up at the May 6, 2002 Council meeting.

Motion

Alderperson Maness moved to reconsider the Mayor's Veto and Alderperson Larson seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote. Those Alderpersons voting aye were: Tripp, Bauer, Chambon, Larson, Maness, Paulsen. Alderperson Stowe voted nay. Motion carried 6-1.

Motion

Alderperson Maness moved to adopt the measure notwithstanding the veto and Alderperson Bauer seconded the motion.

Motion

Alderperson Maness moved to hold over until the May 6, 2002 meeting and Alderperson Paulsen seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote. Six Alderpersons voted aye with Alderperson Stowe voting nay. Motion carried 6-1.

Alderperson Stowe explained that he voted no in case a motion for reconsideration was needed.

B. Consideration of the Proposed FY2002-2003 City Budget.

Administrator Nicklas explained that during the Finance Committee meetings he was directed to make the position of City Planner higher priority. Mr. Nicklas said that in listening to Council the position was referred to as Economic Developer and Planner and he said they were two separate positions. Mr. Nicklas said that in light of the reduction in the state income tax rate and the natural decline of sales tax dollars due to the

state of the economy, he felt that maintaining what the City already had was important. In that context, Mr. Nicklas said he was standing his ground for leaving the Planner as an unfunded priority.

Aldersperson Bauer asked Mayor Swedberg if the job description provided was what he had in mind, because Mr. Bauer felt it was light on the economic development side. Administrator Nicklas said that the positions of Planner and Economic Developer were separate with different and sometimes conflicting duties. Aldersperson Chambon said he would like to see the City go forward with someone to help steer the planning activity.

Aldersperson Maness expressed concern that the overtime the City had struggled to decrease, would increase unless the police, fire and public works were fully staffed. Chief Riddle said that new alarm procedures along with two new firefighters should reduce overtime. Chief Thomas explained his overtime budget looked smaller than it actually should be, because there were times when the department was working with one officer less than needed.

Aldersperson Maness said that she thought they could wait a while for the planning position, and felt that the police officer and laborer were of higher priority. Aldersperson Stowe said he thought the City needed someone out there knocking on doors, but realized there was no available office space. He said he would like to see the position more clearly defined for the FY04 budget.

Mayor Swedberg said that he thought there had been a miscommunication. Mayor Swedberg said that all he wanted was to begin the search for dollars to budget for the Planning position. Aldersperson Bauer described where he had found \$32,000 possible dollars throughout the budget that he thought could fund the position.

Aldersperson Nicklas said that there were about 47 changes he would be making before bringing the final copy of the budget to the Council for approval on April 15, 2002.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:50 p.m. and Aldersperson Blickem 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