
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JUNE 17, 2002**

ROLL CALL

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

INVOCATION

Mike Massey of Glad Tidings Assembly of God gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Swedberg added Waste Management to Presentations and said that there would be a proclamation with the Library presentation.

Motion

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

Voice Vote

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

AUDIENCE TO VISITORS

Wendy Lorenz, 317 Brian, presented the Mayor with a petition with 85 signatures to post a 25 M.P.H. speed limit on Brian Street. She said there were a lot of children on that street and much of the traffic exceeded the 30 M.P.H. speed limit. Administrator Nicklas said that the City would conduct a speed study and Ms. Lorenz asked to be notified of the results. Mr. Nicklas said it would most likely be on the July 15, 2002 agenda.

Linda Knuth, 1844 Perry Court, expressed concern regarding the number of subdivisions being approved. Ms. Knuth's main concern was the impact on the schools.

CONSENT AGENDA

- A. Approval of the Minutes of the Regular City Council Meeting of June 3, 2002;
- B. Payment of the Bills for June 17, 2002 in the amount of \$752,932.66;
- C. Plan Commission Minutes for May 13, 2002.

Motion

Alderperson Blickem moved to approve the Consent Agenda and Alderperson Maness seconded the motion.

Voice Vote

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

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Mayor Swedberg presented a plaque to Chamber Director Tami Armstrong, thanking her for her work and cooperation with the City. Mayor wished Ms. Armstrong well in her new position as Foundation Director at Kishwaukee Community College. Ms. Armstrong responded with surprise and thanked the Mayor. She went on to thank Administrator Nicklas, whom she said was a joy to work with. Ms. Armstrong said that she really appreciated the Council and their service to the community.

- A. Presentation by Annie Goddard of the Heartland Blood Centers regarding the Center's blood drive on Monday, July 15.

Ms Goddard was not present at the meeting.

- B. Appearance by Sycamore Public Library director Sarah Tobias to explain the "Sycamore: One Community Reading Together" program which will be sponsored by the Library during June and July.

Mayor Swedberg read a proclamation proclaiming June & July 2002 as Sycamore: One Community Reading Together months. Library Director Sarah Tobias presented the book Great Plains, by Ian Frazier to the City. Ms. Tobias passed out a schedule of book review sessions to be held throughout the summer.

- C. Presentation by Ted Kleczewski of Waste Management.

Mr. Kleczewski said he had not completed the plan to resolve the can size dilemma. He said he would have that available within the next thirty days.

REPORT OF OFFICERS

Administrator – Bill Nicklas reported that Fred Busse and his wife Cathy had been in a motorcycle accident and were at St. Anthony's Hospital in Rockford. Mr. Nicklas said that Fred had suffered broken ribs, a broken leg, a dislocated kneecap and would most likely be out for a few weeks.

Engineer – John Brady - no report

Building & Zoning - Lyle Doty reported that since the last meeting he had written 19 building permits: 1 single-family residential, 12 miscellaneous residential, 5 miscellaneous commercial. And 1 demolition.

Treasurer – Ken Mundy reported that May financials were compiled at a benchmark of 8.33%. Mr. Mundy said that revenue was in at 6% and expenses were at 5%. Treasurer Mundy reported that he would be going to Springfield to get his Treasurer recertification.

Fire Chief –Bill Riddle reported that the electricity outage early in the meeting was due to a tree down at Route 23 near the Riverside Tavern. Chief Riddle said that 59 firefighter applications had been received and orientation and testing would occur the next two Saturdays. Chief Riddle reported 52 calls since the last meeting. He said they included several serious calls - one flood, one river rescue operation, a 4-day body recovery effort, and several car accidents one with a fatality. Chief Riddle commended his firefighters for their extra time and effort. Chief Riddle said they had received aid from St. Charles Dive Team, Illinois

Dept. of Conservation Police, Rochelle Fire Dept., Northern Illinois Search Dogs, Illinois-Wisconsin Search Dogs, DeKalb Fire Dept., Maple Park Fire Dept., Elburn Ambulance, Genoa Rescue Team, DeKalb County Sheriff's Dept., Lifeline Air Angels, DeKalb County Coroner, Sycamore Police Dept., American Red Cross, ComEd, and Nicor.

Police Chief – Don Thomas – no report

Public Works Supt. -- Fred Busse – no report

Water Supt. – Ebe Smith – no report

REPORT OF STANDING COMMITTEES

Finance –no report

Ordinance – Chairperson Cheryl Maness reported the Committee had met earlier in the evening to discuss the Ottawa Street parking issue and would bring an ordinance to the July 1, 2002 meeting.

Police & Fire - no report

Sewer & Water –no report

Streets & Walks –no report

PUBLIC HEARING

A. Public Hearing on a Petition for the Annexation of 220.21 Acres of Land Known as the Fisk Farm at the Southeast Corner of Plank Road and Lindgren Road.

Administrator Nicklas said the proposed land use of single-family homes with the exception of 4 acres of townhouses fit into the City's Comprehensive Plan for low density housing in that area. Mr. Nicklas explained that Lindgren Road would serve as access to and from the subdivision and they intended to realign Lindgren Road to meet the future North Grove Road extension. Mr. Nicklas said that the public park space included one 5.5-acre park and one 1.5-acre park, along with 4 small private neighborhood parks, bike paths and open space around the retention ponds. Mr. Nicklas said the water mains would loop the existing systems near the DeKalb Clinic. He said a traffic study had been completed. Mr. Nicklas explained that the school district's concern was with the rate of growth and he calculated that there were presently 2,552 units on the books and it would take 17 years to see all units built.

Mr. Nicklas said he had been thinking about Alderperson Chambon's question – Why do we need or want this development and he came up with several answers. Mr. Nicklas said that the developer would pay for infrastructure, improvements in Heron Creek watershed, development would not begin until 2005, and the developers produced quality subdivisions. Administrator Nicklas stated that Sycamore Creek was supported at the staff level.

Mayor Swedberg invited the public to speak.

Linda Knuth asked where the school-aged children would be placed since North School was at capacity and the proposed development was in that elementary school's boundaries. John McBride, School Board representative, also in the audience, said that the School Board had discussed the following options:

- Bus students to non-neighborhood schools
- Redistrict all the elementary schools
- Build a 5th elementary school

→ Use modular classrooms.

Mr. McBride said that in July the School Administration was presenting a future plan to the School Board.

Mayor Swedberg closed the hearing at 7:20 p.m.

ORDINANCES

A. Ordinance No. 2002.10—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of B&B Development LP, an Illinois Limited Partnership, as Developer, and Fisk Farm Partnership, an Illinois Partnership, as Owner, for Approval of an Annexation Agreement for a Planned Unit Development Known as Sycamore Creek with Zoning Classifications of “R-1” One Family Residence District and “R-3” Multiple Family Residence District in the City of Sycamore, Illinois. First and Second Reading.

Charles Hanlon, land planner representing B & B Developers recapped the highlights of the plan, since Mr. Nicklas had given a pretty comprehensive explanation of the plan. Mr. Hanlon said the proposal provided dedication of most of the northerly section of the Airport Road extension, well over minimum donation for parks, lot sizes with a minimum of 10,000 sq. ft, and bike paths connecting parks and neighboring subdivisions. Mr. Hanson explained that the development would not begin until the similar lots in Heron Creek had sold because they had a contract with the property owner of Heron Creek not to create competition.

Alderson Blickem reported, as Plan Commission representative, that the hesitancy of the Plan Commission to approve the proposal was the lack of a School District long-range plan. Ms. Blickem said that she thought the proposed plan fit the Comprehensive Plan. She said she had spent some time driving through Heron Creek and thought it was an attractive subdivision and was very much in favor of approving the plan tonight.

Alderson Bauer pointed out that if this development was not starting until 2005, he could not see the need to waive 1st reading and vote tonight.

Alderson Maness said the plan met the Comprehensive Plan's guidelines, was recommended by the Plan Commission, and required no variances. Ms. Maness said she saw no reason to delay the vote.

Alderson Chambon said he was not convinced that Sycamore needed this development. Mr. Chambon questioned the urgency of voting on this issue on 1st and 2nd reading and said he felt he could not support the development. Mr. Nicklas explained that the pace of development was the School District's concern and the City set the pace of build-out with building permit and review capabilities. Mr. Nicklas also said that the fiscal impact was positive because of the price of the homes. Mr. Nicklas said that this plan exceeded the City's requirements and posed the question—What is the risk of waiting?

Alderson Larson voiced his concerns regarding public safety services and their economic future.

Alderson Stowe said the City had spent a lot of time planning and this development was a perfect fit into the Comprehensive Plan. Mr. Stowe said that although he believed in going to second reading, he felt he could vote to approve this development because they met every requirement.

Aldersperson Blickem said that everybody wanted commercial and industrial development and it would follow the rooftops. Ms. Blickem said that the best way to shut the door on commercial and industrial growth was to shut the door on housing developments.

Aldersperson Paulsen said that as the City grows east and north there would be a need for a school site, a firehouse, and a signal at Plank and Airport immediately. Mr. Nicklas said there might be a school sight at Mt. Hunger Road; the firehouse site would be at the future Frantum Road—near intersection of Route 23 and Plank Roads.

Aldersperson Larson asked each Department Head at the meeting what they would need if the population increased by 7,000. Building Commission Lyle Doty said that he would need to hire more personnel if the annual number of building permits doubled. Fire Chief Riddle said that his best guess would be that most of the calls for service would still come from the older sections of the community, the new assisted living complex on Somonauk Street, and from the townhouse developments geared toward empty nesters. Police Chief Thomas said that for every 200 units an additional police officer would be needed. Aldersperson Larson said that his concern was that the tax rates would be increased.

Administrator Nicklas said that he was anticipating having this discussion with the public regarding growth. He said that commercial growth would not come without residential developments; the K-Mart site lookers want to see the build-out figures.

Jerry Boose, partner of B & B Enterprises, thought that as he listened to the agony of whether to grow or not and that school district would need to do some future planning and this development would give them something to plan for.

Mayor Swedberg asked Roger Hopkins, Director of DeKalb County Economic Development Commission to comment. Mr. Hopkins said that there was a spike in Sycamore's housing activity because there was a lack of lots in Genoa, Cortland, Kingston, and even DeKalb. As developments become available in the surrounding communities, the markets will even themselves out. Mr. Hopkins said that quality developments attract businesses.

Mayor Swedberg asked for additional comments and there were none.

Motion

Aldersperson Blickem moved to hear Ordinance 2002.10 on first and second reading and Aldersperson Maness seconded the motion.

Aldersperson Bauer said that he wanted it to be known that he was positive toward the subdivision, but did not want to waive 1st reading.

Voice Vote

Mayor Swedberg called for a voice vote. Alderspersons Maness and Blickem voted aye with Alderspersons Paulsen, Stowe, Bauer, Chambon, and Larson voting nay. Motion failed 5 - 2.

- B. Ordinance No. 2002.11--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Request of B&B Development LP, an Illinois Limited Partnership, as Developer, and Fisk Farm Partnership, an Illinois Partnership, as Owner, for**

Approval of the Preliminary Plan and Plat for a Planned Unit Development Known as Sycamore Creek in the City of Sycamore, Illinois. First Reading.

- C. **Ordinance No. 2002.12 --An Ordinance of Annexation for Property Known as Sycamore Creek in DeKalb County, Illinois. First Reading.**

- D. **Ordinance No. 2002.13—An Ordinance Ascertaining the Prevailing Rate of Wages for Public Works in the City of Sycamore, Illinois. First and Second Reading.**

Motion

Aldersperson Paulsen moved to hear Ordinance 2002.13 on first and second reading and Aldersperson Larson seconded the motion.

Voice Vote

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

Motion

Aldersperson Paulsen moved to approve Ordinance 2002.13 and Aldersperson Larson seconded the motion.

Voice Vote

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

- E. **Ordinance No. 2002.14—Approving Execution of an Agreement Between the City of Sycamore and the DeKalb County Economic Development Corporation Effective May 1, 2002 to April 30, 2002 Providing for a Grant of \$7,000 in Return for Services to the City of Sycamore, Illinois. First and Second Reading.**

Administrator Nicklas explained that DCEDC provided a clearinghouse for available space in DeKalb County.

Roger Hopkins, Director, handed out the Economic Profile for 2001. Mr. Hopkins said that the economy was recovering and it seemed to be the small business companies that were improving the strongest.

Motion

Aldersperson Chambon moved to hear Ordinance 2002.14 on first and second reading and Aldersperson Bauer seconded the motion.

Voice Vote

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

Motion

Aldersperson Blickem moved to approve Ordinance 2002.14 and Aldersperson Larson seconded the motion.

Voice Vote

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

- F. **Ordinance No. 2002.15—An Ordinance Amending Title 4, Public Health and Safety, Chapter 1, Fire Department, Section 9, Fire Protection Training Program. First and Second Reading.**

Administrator Nicklas said that the Fire Chief and the Fire & Police Commission recommended this change.

Motion

Aldersperson Bauer moved to hear Ordinance 2002.15 on first and second reading and Aldersperson Maness seconded the motion.

Voice Vote

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

Motion

Aldersperson Bauer moved to approve Ordinance 2002.15 and Aldersperson Maness seconded the motion.

Voice Vote

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

RESOLUTIONS

None

CONSIDERATIONS

A. Consideration of A Police Department Recommendation to Purchase Three Replacement Vehicles.

Administrator Nicklas said that the City's recent bond issuance identified the purchase of three replacement vehicles.

Motion

Aldersperson Maness moved to accept Veto Enterprises' the low bid of \$65,352 for the three vehicles and Aldersperson Blickem seconded the motion.

Voice Vote

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

B. Consideration of an Administration Recommendation to Award the Contract for the City's Annual Independent Audit.

Administrator Nicklas explained that in early May 2002 he had sent out the request for proposals and had received proposals from 4 firms.

Dennis Hildebrandt, Siepert & Co, said he was there to answer questions and expressed interest in working for the City. Aldersperson Blickem asked him why they had figured such a large increase over last year, and Mr. Hildebrandt said that through experience they knew how much time the audit took. Aldersperson Chambon said that he felt an 18% increase was excessive.

Aldersperson Stowe said that in today's accounting climate, he said he would feel comfortable having a different firm review the books.

Motion

Aldersperson Stowe moved to award the annual independent audit contract to Clifton Gunderson, Sterling, IL, in the amount of \$17,900 and Aldersperson Chambon seconded the motion.

Voice Vote

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

C. Consideration of an Administration Recommendation to Award a Contract for the Purchase of a Rotary Mower for the Public Works Department.

Administrator Nicklas said with the City's new GIS system capabilities, Fred Busse had calculated that the City mowed four miles of ditches and 50 acres of open space. Mr. Nicklas explained that a bidding firm inside DeKalb County could match the lowest bid of \$7,920 by Buck Brothers of Hampshire if the firm's bid was within 5% of the lowest bid. Mr. Nicklas said that Walker-Schork was within the 5% limit and agreed to match the low bid.

Motion

Aldersperson Maness moved to award the contract for the purchase of a rotary mower to Walker-Schork International, Sycamore, IL for the amount of \$7,920 and Aldersperson Blickem seconded the motion.

Voice Vote

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

D. Consideration of an Administration Recommendation to Award a Contract for the Purchase of a Tractor for the Public Works Department.

Administrator Nicklas said there were four bidders and recommended the low bid of \$25,950 from DeKane Equipment Corporation.

Motion

Aldersperson Maness moved to award the contract for the purchase of a tractor to DeKane Equipment Corporation, Big Rock, IL for \$25,950 and Aldersperson Chambon seconded the motion.

Voice Vote

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

E. Consideration of an Administration Recommendation to Award a Contract for a Used Bucket Truck to Maple Utilities in the Amount of \$7,500.

Administrator Nicklas said that Superintendent Fred Busse had been searching for a bucket truck to take control over an area of cost that had exceeded reasonable estimates in recent years. Mr. Nicklas explained that Superintendent Busse's memo said that the bucket truck would need additional repairs estimated at \$1,500.

Motion

Aldersperson Maness moved to award the contract for the purchase of a used bucket truck to Maple Utilities for \$7,500 and Aldersperson Larson seconded the motion.

Voice Vote

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

F. Consideration of Proposals for the Rehabilitation of Well #5.

Administrator Nicklas explained that Engineer John Brady recently explored methods to rehabilitate Well #5, which was closed because it was pumping a considerable amount of sand. Engineer Brady said that he recommended the airlift surging as the more effective approach, although he said it would be noisy and messy.

Aldersperson Chambon asked where the well was and Mr. Brady said it was on Borden near the water tower. Administrator Nicklas suggested a neighborhood meeting to inform the surrounding area about the noise and mess. Mr. Brady said the process would take about 3 weeks and there was no guaranty that it would work.

Motion

Aldersperson Chambon moved to accept the bid of Municipal Well & Pump for \$113,175 to rehabilitate well #5 and Aldersperson Larson seconded the motion.

Voice Vote

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

G. Consideration of an Administration Recommendation for a Closed Session to Discuss Personnel Matters.

Motion

Aldersperson Blickem moved to go into Closed Session at 10:15 p.m. and Aldersperson Chambon seconded the motion.

Voice Vote

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

Motion

Aldersperson Blickem moved to return to Open Session at 10:45 p.m. and Aldersperson Maness seconded the motion.

Voice Vote

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

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 10:47 p.m. and Aldersperson Chambon seconded the motion.

Voice Vote

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

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith