
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF NOVEMBER 17, 2003

ROLL CALL

Mayor John Swedberg called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Terry Kessler, Andrew Larson, Barbara Leach, Cheryl Maness, Pete Paulsen, Chuck Stowe and Janice Tripp.

INVOCATION

Father Frank Timar of the Church of St. Mary gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Larson moved to approve the agenda and Alderperson Leach seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 8 - 0.

AUDIENCE TO VISITORS

Peter Barick, 433 W. High Street, said he was a member of the C.A.R.E. organization and said he read something in the paper tonight that he thought the Council should be cognizant of. He said he thought the author had some insight into the development and building community. Mr. Barick said the article stressed that impact fees should be substantially higher and the boards and commissions in DeKalb County were naive and being made fools of. Mr. Barick said he did not share that sentiment, but he did think impact fees should be increased.

Mayor Swedberg said he thought that unsigned articles in newspapers were not worth the paper they were written on. He said he thought people should stand behind what they say, as Mr. Barick had, and he thought that unsigned articles were cowardly ways of stating opinion.

Manager Nicklas said there was a statutory limit in state law regarding how high impact fees can be assessed. He said there had to be a unique relationship between the fee raised and the facilities to create.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of November 3, 2003;
- B. Approval of the Closed Session Minutes of August 19, 2002; October 7, 2002; November 4, 2002; March 17, 2003; August 4, 2003; August 18, 2003; September 2, 2003; September 8, 2003; September 15, 2003; October 6, 2003; and October 20, 2003.
- C. Release of the approved Closed Session Minutes for August 19, 2002; the Land Acquisition portion of the October 7, 2002 minutes; the Land Acquisition portion of the November 4, 2002 minutes; the March 17, 2003 minutes; the August 4, 2003 minutes; and the August 18, 2003 minutes.
- D. Payment of the Bills for November 17, 2003 in the amount of \$619,293.17;
- E. Budget Report for November, 2003.

Motion

Aldersperson Stowe moved to approve the Consent Agenda 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 8 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

A. Presentation by the DeKalb County Marine Corps Detachment 847.

Leon Keutzer presented the City with a Certificate of Appreciation for giving the Marines permission to use the front foyer for their Pumpkin Fest booth.

Mayor Swedberg said earlier he had dedicated tonight's meeting to Representative Dave Wirsing. Mayor Swedberg informed Council and the public that Rep. Wirsing's visitation would be Thursday 3:00 to 8:00 p.m. and Friday from 10:00 a.m. to 11:00 a.m. at the United Methodist Church. He said the funeral ceremony would be held at the church at 11:00 a.m.

Mayor Swedberg thanked Manager Nicklas and staff for the logo in the Council Chambers and Mr. Nicklas said Ed Richter of Sycamore Sign did it.

Aldersperson Bauer said he received an email from a resident requesting a 4-way stop sign at Main and Ottawa. Mr. Nicklas said the staff would look at it and make a preliminary judgment.

Aldersperson Leach said she attended the C.A.R.E. meeting and said they seemed focused and had over 800 signatures on their petition.

REPORT OF OFFICERS

Manager – Bill Nicklas said Ed Richter had done the logo sign in Council Chambers. He said he was looking at options of displaying local industry plaques and mayoral portraits in the building. Mr. Nicklas said that staff shared Council and the Community's sympathy regarding Representative Wirsing's death. Mr. Nicklas reported that the budget report was behind Home Rule tax projections and slightly above the 1% state tax projection because Home Rule tax does not entail food, drugs, and automobiles. Mr. Nicklas said the City was running ahead overall in revenues because of property tax disbursements and running behind in expenditures.

Engineer – John Brady - no report

Building & Zoning –Lyle Doty – no report

Treasurer – Ken Mundy said the Fire & Police Pension funds' equities had increased and were heading in the right direction.

Fire Chief – Bill Riddle said some of the Fire Department's life-saving equipment was owed to Dave Wirsing's actions.

Mayor Swedberg said the State Street Project was approved with Representative Wirsing's help.

Police Chief – Don Thomas - no report

Public Works Supt. – Fred Busse said they would be picking up leaves on Home Street the next week and should finish throughout the City before Thanksgiving.

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. 2003.62—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Ideal Industries for a Resubdivision in the Sycamore Prairie Business Park to Create a New Unit No. 4. First and Second Reading.

Manager Nicklas explained Ideal was requesting to resubdivide lots 20, 21, 22, 26, 27, and 28 to accommodate the present and future needs of an industrial prospect. Mr. Nicklas said Continental Custom Ingredients was interested in purchasing 15 acres to build manufacturing, warehousing, laboratory, and office operations in two phases. He said they were also considering bringing their headquarters here.

Motion

Aldersperson Paulsen moved to hear Ordinance 2003.62 on first and second reading 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 8 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2003.62 and Aldersperson Leach seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 8 - 0.

B. Ordinance No. 2003.63--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from AMP Builders for a Final Plat for Phase 2 of the Townhomes of Townsend Woods Subdivision. First and Second Reading.

Manager Nicklas said this final plat for Phase 2 consisted of 39 units.

Motion

Alderson Stowe moved to hear Ordinance 2003.63 on first and second reading and Alderson Maness seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 8 - 0.

Alderson Paulsen asked about the partial buildings and Engineer Brady said they occurred because of the way the land was sold. Mr. Nicklas said it was a result of selling townhomes in fee simple.

Motion

Alderson Maness moved to approve Ordinance 2003.63 Tripp and Alderson seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 8 - 0.

C. Ordinance No. 2003.64--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Brian Weydert for a Resubdivision of 1519 and 1521 Pebblewood Drive With a Special Use Permit for a Common Wall and Lot Line. First and Second Reading.

Manager Nicklas said Mr. Weydert owns the duplex at 1519/1521 Pebblewood Drive and would like to resubdivide the parcel to create two lots that can be sold in fee simple.

Motion

Alderson Larson moved to hear Ordinance 2003.64 on first and second reading and Alderson Leach seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 8 - 0.

Motion

Alderson Larson moved to approve Ordinance 2003.64 and Alderson Leach seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 8 - 0.

D. Ordinance No. 2003.65--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Proposed Amendment to Section 13.02, Paragraph 5 of the Sycamore Zoning Code in the City of Sycamore, Illinois. First and Second Reading.

Manager Nicklas said this was approved with identical language in early October as an interim tool until the Plan Commission could approve it. He said this was the first time in Illinois to plan pacing in the future.

Motion

Aldersperson Larson moved to hear Ordinance 2003.65 on first and second reading and Aldersperson Leach seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 8 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2003.65 and Aldersperson Kessler seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 8 - 0.

E. Ordinance No. 2003.66—An Ordinance Amending Title 3, “Business and License Regulations,” Chapter 2, “Liquor Control,” Section 11, “Building and Location Restrictions,” Paragraph A, “Specific Locations Established,” of the City Code of the City of Sycamore, Illinois. First Reading Only.

Manager Nicklas said there was new language in the Liquor Code to address Sycamore Park District selling alcohol in their clubhouse.

Mayor Swedberg said this was approved at a public liquor hearing with certain stipulations one of which was extending the liquor district. Mayor Swedberg said he would get a plat of survey to Council in the next Council packet.

Manager Nicklas said this does not include any place other than the clubhouse and its adjacent deck.

RESOLUTIONS

None

CONSIDERATIONS

B. Consideration of the Annual City Property Tax Levy.

Manager Nicklas said estimating the City’s levy is one of the two most important actions made by the City Council with the other being approval of the budget. Mr. Nicklas said the City’s rate at \$0.98627 constitutes about 11% of the tax bill and is at its lowest level since 1969. Mr. Nicklas explained the City continues to reduce its rate to reduce the composite to draw economic development. He said he had collaborated with County Assessor Margaret Whitwell and he had conservatively projected \$235 million EAV.

Mr. Nicklas recommended option 4 at 3% of the 5 options he had presented to Council. He said this would take the City rate down 5% and increase the general operation budget by 5.5%. Mr. Nicklas said the City had reduced its dependence on property tax from 50% in 1976 down to one-quarter of the revenue at 21.3 in 2004.

Mr. Nicklas said the Library levy was a 5% increase and he commended them for their serious efforts to rely less on property tax.

Mayor Swedberg asked if the EAV increase was higher than in the past and Mr. Nicklas said it was not. Mayor Swedberg asked if there were a downturn in growth would it affect the EAV and Mr. Nicklas said not for the budget year.

Consensus of Council was to choose option 4 with 3% increase.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:06 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 8- 0.

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith