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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF DECEMBER 15, 2003**

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**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**

Steve Persson of the First Baptist Church 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**

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of December 1, 2003;
- B. Plan Commission Minutes for the Meetings of October 13 and November 10, 2003;
- C. Payment of the Bills for December 15, 2003 in the amount of \$769,082.14.

**Motion**

Alderperson Stowe moved to approve the Consent Agenda and Alderperson Kessler 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.

**PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**

**A. Consideration of a Presentation By the Sycamore Economic Development Commission, Featuring the Stratford Inn.**

Dean Cople, Economic Development Commission member, said recently the Commission had decided to have a brief presentation by a local business owner or manager will highlight the business's history in Sycamore and the range of goods or services it provides. Mr. Cople introduced Tom and Debbie Carls owners of the Stratford Inn and Carls Fargo Restaurant.

Tom Carls said he worked as bar manager at the Fargo in 1969 and bought the place in 1971. He said they closed the hotel in 1976 and added a banquet room. In 1982 they invested over a million dollars to remodel the hotel and renamed it Stratford Inn. Mr. Carls said he was born and raised in Sycamore and

was proud of the town and of his business property. He said there should be a closer relationship and understanding between the City and businesses. He said the City does not take into consideration the number of people who have reinvested to keep a vibrant downtown. He said the City does not understand what affect over saturation and lack of population does in certain business classifications. He said the City should seek out more industry and retail before adding more businesses like his. Mr. Carls said the City did have the foresight to do the downtown streetscape which was a godsend. Mr. Carls thanked Council for the opportunity to speak and wished everyone a Merry Christmas.

#### **A. Presentation of Service Awards.**

Manager Nicklas said the City's greatest resource was the people that work for us and with us. Mr. Nicklas said first of all he needed to remedy an oversight from last year and awarded Darrin Hepker with a 10-year service plaque. Mr. Nicklas, Jean Tritle, and Mayor Swedberg gave out plaques and congratulated the service award recipients as follows:

##### **10 YEAR ANNIVERSARY IN 2002:**

Darrin Hepker (Fire) – 12/9/92 POC; full-time 8/16/95

Dale McMillan (Treatment Plant) – 5/4/92 (part -time); full-time 8/1/93

##### **5 YEAR CERTIFICATE**

Robert Maciejewski (Fire) – 2/16/98

Mardell Walters (Police) – 4/1/98

Anna Robertson (Police) – 4/13/98

Charles Bennett (Police) – 10/2/98

Bill Nicklas (Administration) – 10/12/98

Brian Bakker (Fire) – 10/15/98

Karshone Penn (Fire) – 10/15/98

##### **10 YEAR CERTIFICATE**

Mark Lovell (Fire) – 1/15/93

Carol Quitno (Water) – 2/1/93

Steven Watry (Police) – 4/23/93

Marc Doty (Fire) – 5/1/93

Elbert Morgan (Police) – 8/11/93

Sharon Anderson (Police) – 8/26/93

Rod Swartzendruber (Police) – 11/30/93

Craig Michaelis (Treatment Plant) – 2/15/93

Ramon Puentes (Police) - 5/1/93

##### **15 YEAR CERTIFICATE**

Kurt Mathey (Fire) – 3/25/88

Steven Carlson (Fire) – 10/1/88

John Swedberg (Fire and Council) – 10/1/88

##### **20 YEAR PLAQUES**

George Maness (Police) – 10/82; 1/26 93 Police Officer

Cary Singer (Police) – 2/16/83

Roger Haeffner (Public Works) – 3/7/83

Kimberly Watley presented Heartland Blood Center's Battle of the Badges Award to both the Police and Fire Chiefs. She said this year, for the first time, the departments had tied.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas – no report

Engineer – John Brady – no report

Building & Zoning –Lyle Doty – no report

Treasurer – Ken Mundy reported that their actuarial had made a presentation December 11, 2003 on the Fire and Police Pension Funds. Treasurer Mundy said both funds were established in 1953 with \$10,000 in each and are worth \$11 million today. He said the state average has dipped to 60% funded and Sycamore is 70% funded and before 2001 was 90% funded.

Fire Chief – Bill Riddle

Police Chief – Don Thomas - no report

Public Works Supt. – Fred Busse presented a summary of the leaf pickup program. He said the leaf pickup is one of the most time consuming and costly seasonal projects – second only to snow removal.

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**

### **A. Public Hearing on the 2003-2004 Corporate Levy.**

Manager Nicklas said the corporate levy needed to be certified by December 31<sup>st</sup>, but the final extension will not be determined until the spring when the EAV is finalized. He said the City is trying to minimize the impact of the tax while maintaining services. He said the Corporate levy made up of the City and Library levies will be \$2,781,738 an increase of 3.42%. He said the City's portion is \$2.2 million and the Library's portion is \$583,607. The City rate should go down about 5% and the Library should go down about 3.3%. Mr. Nicklas said residents may see the actual dollar amount go up because of their EAV increases. Mr. Nicklas said in 1970 50% of the operating revenue relied on property tax and that has dropped to 21.3% today. He said there is substantial reliance on commercial-retail sales tax revenue and the state income tax and fines and fees are a minor portion of revenue.

Mayor Swedberg asked for public comment and hearing none, asked for Council discussion.

Aldersperson Kessler reiterated the Council's commitment to keep rates low as well as the Library's commitment.

Mayor Swedberg said the rate has decreased over the past five years and commended Manager Nicklas and his staff on a job well done.

Mayor Swedberg closed the hearing.

## **ORDINANCES**

### **A. Ordinance No. 2003.68--An Ordinance Levying Taxes for Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2003 and Ending April 30, 2004. First and Second Reading.**

Manager Nicklas said this levy of \$2,781,738 is \$91,872 higher than the 2002 levy.

#### **Motion**

Aldersperson Stowe moved to hear Ordinance 2003.68 on first and second reading and Aldersperson Maness 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 Bauer moved to approve Ordinance 2003.68 and Aldersperson Maness seconded the motion.

#### **Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Bauer, Kessler, Larson, Leach, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 9 - 0.

### **B. Ordinance No. 2003.69—An Ordinance Abating the Debt Service Levy for the 2002 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2003-2004. First and Second Reading.**

Manager Nicklas said the 2002 Bond was raised to do some impressive public improvement, some of which are still unfolding. He said that improvements of Somonauk from State to Elm, North and South Maple one block off State, and possible improvement in front of the Library and Post Office. Mr. Nicklas said they are abating all the debt service and pay it through other sources than property taxes.

#### **Motion**

Aldersperson Maness moved to hear Ordinance 2003.69 on first and second reading 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.

#### **Motion**

Aldersperson Stowe moved to approve Ordinance 2003.69 and Aldersperson Tripp seconded the motion.

#### **Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Bauer, Kessler, Larson, Leach, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 9 - 0.

**C. Ordinance No. 2003.70—An Ordinance Abating the Debt Service Levy for the 2003 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2003-2004. First and Second Reading.**

Manager Nicklas explained there is about ¾ million dollars dedicated to completing Oakland Drive and some assistance for Bethany Road project. He said the debt service for the first year is significantly higher than in the remaining 14 years and after this and next year the debt service will be to about \$150,000.

**Motion**

Aldersperson Larson moved to hear Ordinance 2003.70 on first and second reading and Aldersperson Maness 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 Larson moved to approve Ordinance 2003.70 and Aldersperson Kessler seconded the motion.

**Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Bauer, Kessler, Larson, Leach, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 9 - 0.

**D. Ordinance No. 2003.71—An Ordinance Partially Abating Certain Real Estate Revenue Due to the City of Sycamore for Property Owned by Sycamore Ford/Mazda/Hyundai in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2003-2004.**

Manager Nicklas said this is the third and final year of this abatement with a 50% property tax abatement valued at about \$2,930.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2003.71 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 Tripp moved to approve Ordinance 2003.71 and Aldersperson Kessler seconded the motion.

**Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Bauer, Kessler, Larson, Leach, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 9 - 0.

**E. Ordinance No. 2003.72--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Rondo and Barbara Ziegler for an Annexation Agreement, Annexation, and Rezoning to "M-1" Light Manufacturing District for the Property at 1115 East State Street in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas explained Rondo and Barbara Ziegler currently conduct a business known as "Rondo Truck and Trailer Sales" at 344 N. Main Street. Because their business has expanded they would like to move it to

1115 East State Street. He said the property formerly known as Sheahan property is located within DeKalb County's jurisdiction, but is contiguous to Sycamore corporate limits. Mr. Nicklas emphasized the following terms of the agreement:

- As with the recent annexation of the property of Swedberg & Associates, the agreement calls for the connection of any present and future structures to the City's water and sewer systems. In this instance, such connections must be made within three (3) years of the annexation.
- The concurrent annexation to the Sycamore Park District;
- An "M-1" Light Manufacturing zoning classification;
- The new owner can maintain the gravel driveways and parking areas for ten years, then all existing and expanded drives and parking areas must be paved. Any additions or expansion to the parking or driveway areas shall be paved immediately.
- The payment of a land annexation fee of \$1,000 per acre, if paid prior to December 31, 2003. The discounted fee is owing to the firm's agreeable relocation from a City property where its commercial activities necessarily rubbed against adjacent residential uses, increasingly to the dissatisfaction of the adjoining residents.
- A waiver of the water and sewer connection fees, again as an incentive to relocate the business to a more compatible site.
- All required permit fees associated with any remodeling should be paid by the Zieglers.

**Motion**

Aldersperson Larson moved to hear Ordinances 2003.72 and 2003.73 on first and second reading and Aldersperson Paulsen 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 Larson moved to approve Ordinance 2003.72 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.

**F. Ordinance No. 2003.73—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Rondo and Barbara Ziegler for Approval of the Annexation of the Property Known as 1115 East State Street. First and Second Reading.**

**Motion**

Aldersperson Stowe moved to approve Ordinance 2003.73 and Aldersperson Paulsen seconded the motion.

**Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Bauer, Kessler, Larson, Leach, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 9 - 0.

**G. Ordinance No. 2003.74--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Mike Weckerly for a Special Use Permit for the Property at 240 Edward Street in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said Mr. Weckerly is interested in moving his small marketing firm to 240 Edward Street currently zoned "R-2". Mr. Nicklas said he thought any neighbor concerns voiced at the Plan Commission had

been addressed and said the Plan Commission favorably recommended this and he hoped Council would agree with their judgment.

Peter Smith, Smith Tucker & Brown, said he was representing Mr. Weckerly. He said the property is presently vacant and is located across from the old Sycamore Hospital. He said there was adequate parking and has not been used as residential for years.

**Motion**

Aldersperson Paulsen moved to hear Ordinance 2003.74 on first and second reading and Aldersperson Bauer 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 2003.74 and Aldersperson Maness 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.

Mayor Swedberg said he had seen the premier of "One Room One People" a movie produced by Mr. Weckerly. He said it would be showing January 24<sup>th</sup> at the Egyptian Theatre.

**H. Ordinance No. 2003.75—An Ordinance Approving an Add-On Exhibit "B" to the Final Plat for the River Edge Condominiums. First and Second Reading.**

Manager Nicklas said this is a housekeeping item needing to be documented in Council minutes. He said the configuration of condos in 2 lots of a preliminary plat approved in the 1990's. He said this action was necessary to record at the county. Mr. Nicklas said he hoped they would find a better approach to this in the future.

**Motion**

Aldersperson Bauer moved to hear Ordinance 2003.75 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 2003.75 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.

**RESOLUTIONS**

**A. Resolution No. 443—Authorizing Partial Abatement of Future City Property Taxes for Continental Custom Ingredients (CCI) in the City of Sycamore, Illinois.**

Manager Nicklas explained in recent weeks other taxing bodies had acted to abate property taxes for this particular parcel. He said in the mid 90's the property tax abatement was discussed because of the high aggregate property tax rate. He said the initiative of Council has been to reduce the City's rate and the action taken by County voters to approve tax caps have made the rate more favorable, but have not evened the playing ground. Mr. Nicklas said CCI has looked at other communities and the owner of Sycamore Prairie Business Park discounted the land price and we have gotten to the finish line. He said Kishwaukee College, Sycamore Park District, Sycamore Public Library have approved the abatement and the School Board will be taking up the issue tomorrow night. Mr. Nicklas said that Cortland Township had not taken action and will not make a final judgment until they find out what the estimated cost of the building and land will be. He said the staff recommends approval of the abatement.

Mr. Nicklas said he thought CCI was eager to come here, but because of some public reaction have resumed their search.

Mayor Swedberg said he was looking forward to future negotiations with CCI and hoped they will come to Sycamore.

### **Motion**

Aldersperson Maness moved to approve the abatement and Aldersperson Bauer seconded the motion.

Aldersperson Bauer said the public has been crying for industry at all public forums and this would work towards that. He said he fully supported this abatement and asked the entire community to embrace it.

Aldersperson Kessler she felt embarrassed by the comments made by elected School Board members. She said they were not representing her. She said change is hard and abatements are change. She said our best efforts are defined by our reputation and CCI is the kind of company we want in this community. She said we welcome CCI to the Community.

Aldersperson Maness said this is an opportunity to welcome industry.

Aldersperson Stowe said he thought it was weird that the School Board objects to industry, but not to a 600-acre development. He said more communication is needed with the school district about abatements.

Aldersperson Tripp said the concern if they leave is futile because the building will still carry property tax.

Aldersperson Leach said it is important we let CCI know we respect what they do.

Aldersperson Paulsen said we have everything to gain and nothing to lose. He said this is important for the future growth of industry in Sycamore. He listed CCI's attributes he had gotten off the Internet – employee owned, ISO 9001 compliant, internationally recognized, and teamwork.

Aldersperson Larson said he had heard positive comments from his ward and said he supported and welcomed CCI.

Treasurer Ken Mundy said at the School Board meeting the president of CCI said this was a big deal and a generational decision for their company.

Mayor Swedberg said he wished CCI were here to hear this vote.

**Voice Vote**

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

**B. Resolution No. 444—Authorizing the Mayor to Sign an Intergovernmental Agreement With the City Of DeKalb Establishing Cost-Sharing for the Bethany Road Project in the City of Sycamore, Illinois.**

Manager Nicklas said the City of DeKalb is responsible for approximately \$308,152.80 for their share of the widening of the Bethany/Route 23 intersection and improvement.

**Motion**

Alderperson Larson moved to approve the Resolution 444 and Alderperson Paulsen seconded the motion.

**Voice Vote**

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

**CONSIDERATIONS**

**A. Consideration of a Recommendation from the Public Works Superintendent to Award the Contract for the Purchase of Two Pickup Trucks to Bob Riding Ford of Taylorville in the Amount of \$30,420.**

Manager Nicklas said that Brad Manning Ford was within 5% and declined to match the lowest bid.

Alderperson Larson asked if the other local bidder within 5% was asked to match and Mr. Nicklas said they were a little over 5%.

Mayor Swedberg asked how more than one below the 5% local preference would be handled. Attorney Foster said the lower of the two original bids would have first opportunity.

**Motion**

Alderperson Tripp moved to award the contract to Bob Riding Ford for \$30,420 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 8 -0.

**B. Consideration of a Recommendation from the City Engineer to Waive the Bidding Requirements for a Sanitary Sewer Main Extension Beneath IL Rt. 23, North of Plank Road.**

Engineer Brady said he received 5 proposals and recommended awarding the project to Dempsey Ing, Inc. for \$53,500.

**Motion**

Alderperson Paulsen moved to waive the bidding process and Alderperson Bauer seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Paulsen moved to award the contract to Dempsey Ing, Inc. for \$53,500 and Aldersperson Bauer seconded the motion.

**Voice Vote**

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

**C. Consideration of an Administration Request for a Closed Session to Discuss Collective Bargaining Matters.**

**Motion**

Aldersperson Kessler moved to go into Closed Session at 8:50 p.m. to discuss collective bargaining matters and Aldersperson Paulsen seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Larson moved to return to Open Session at 9:10 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 8 -0.

**APPOINTMENTS**

Mayor Swedberg said he would be looking for a Fire and Police Commissioner because Bob Johnston had resigned.

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:10 p.m. and Aldersperson Bauer 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