
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF OCTOBER 18, 2004

ROLL CALL

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

INVOCATION

Pastor Dan Stovall of Sycamore 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 voted aye. Motion carried 8 - 0.

AUDIENCE TO VISITORS

Rose Trembl, Chamber of Commerce Executive Director, announced that candidates' night will be held at the Farm Bureau Tuesday, October 19, 2004 starting at 6:00 p.m. to meet the candidates with a debate between candidates starting at 7:00. She said the event is open to the public.

Dan Stovall, 729 W. State Street, asked Attorney Foster the definition of "vacate." Mr. Foster said it means to undo or let it go. Mr. Stovall said his concern was with the public notice for the vacation of a portion of S. Maple Street being a partial statement. He thought it should have included "the giving away of." He said he wondered how the City would police the outdoor dining area and keep it from becoming an extended bar. Mr. Stovall said he was concerned about preserving the integrity of the City and the neighborhood of South Maple and State Street.

Mayor Swedberg said that the serving of alcohol was never hidden.

Mr. Stovall asked how the City would enforce the area.

Mayor Swedberg said that PJ's would enforce themselves because they will want to protect their liquor license. He said they will install closed circuit TV's at the registers to monitor the outdoor dining area. Mayor Swedberg said that ultimately the enforcement falls to the Liquor Commissioner, a title Mayor Swedberg also carries. Mayor Swedberg said the design of the street took place long before PJ's took an interest in the outdoor dining space.

Manager Nicklas said the design of the street converts South Maple to one-way and in one of the forums for neighboring businesses PJ's noted the extra space and saw an opportunity for an outdoor dining area.

CONSENT AGENDA

- A.** Approval of the Minutes for the City Council Meeting of October 4, 2004;
- B.** Payment of the Bills for October 18, 2004 in the amount of \$558,640.52;
- C.** Plan Commission Minutes for the Meeting of September 13, 2004.

Motion

Aldersperson Stowe moved to approve the Consent Agenda 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.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

- A.** Proclamation Declaring Saturday, October 23, 2004 as "Make a Difference Day" to honor local volunteerism.

Mayor Swedberg read the proclamation and said this was very appropriate with Pumpkin Fest right around the corner.

- B.** Consideration of a Presentation by the Sycamore Economic Development Commission.

Commissioner Bill Nicklas introduced Joseph Haydoc, owner of the new Lion's Head Espresso Bar at 310 East State Street in Sycamore.

Joseph Haydoc said he was raised east of Sycamore and has recently moved back. He said he decided to open the espresso shop because he liked the products such as gelato, an Italian ice cream, and sorbeto which is also an Italian product. He said he is not trying to compete with existing businesses because he is supplying different products. Mr. Haydoc said he has just introduced pumpkin coffee consisting of pumpkin cream sauce with espresso. He said he is happy to be part of the community.

REPORT OF OFFICERS

Manager – Bill Nicklas reported that he and Assistant to the Manager, Brian Gregory, will be working on the first draft of the audit and will have Department Heads change the estimated year end budget numbers to the actual numbers. He said the final document should be available to Council in November.

Engineer – John Brady said thanks to the Mayor's help the electric pole on North Maple was removed on Sunday. He said that blacktop was poured earlier in the day and they will have all the small light poles up and running by Pumpkin Festival.

Mayor Swedberg asked if all the electric boxes were in order and Engineer Brady said they will be working by next week.

Building & Zoning –Lyle Doty reported that his department would be inspecting booths for the Pumpkin Festival to assure their safety.

Fire Chief – Bill Riddle – Assistant Chief Cary Niewold said that Chief Riddle was under the weather and there was no report.

Treasurer – Ken Mundy reported the September financials were at the 42% benchmark and the City is ahead in revenue except for Income Tax and Motor Fuel Tax. He said the expense side is below the benchmark, but the expenditure items and revenues will close to closer to the forecast soon. Treasurer Mundy said the City should be careful with the jet fuel funds we gladly accept because they could go away quickly. He reported the annual report for the treasurer has been completed and given to the newspaper for publication.

Public Works Supt. – Fred Busse distributed a leaf pickup schedule. He said the started today and will end before Thanksgiving if all the leaves are down.

Water Supt. – Ebe Smith said Well #5 at Becker Place is still down and the motor has been shipped to Arizona to be examined. Superintendent Smith said starting Wednesday employees from the company that does our GIS will be in town updating the system.

Police Chief – Don Thomas reported that the planning continues for the 10k race and the parade that will occur Sunday, October 31.

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. 2004.50—An Ordinance Concerning the Recommendation of the Plan Commission Regarding the Petition of Dahlko, LLC for a Revision to the Townsend Wood Annexation Agreement. First and Second Reading.

Manager Nicklas said at the last regular City Council meeting of October 4, the Council considered a proposal to amend the Townsend Wood annexation agreement by imposing a financial obligation on the developer to assure a timely completion of the intersection improvements at Mt. Hunger Road. He said this ordinance will formalize an understanding to set up the framework for assuring the timely completion of the road and intersection improvements. Mr. Nicklas said the Plan Commission recommended putting in the phrase “with terms and conditions acceptable to the city.”

Motion

Aldersperson Maness moved to hear Ordinance 2004.50 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 voted aye. Motion carried 8 - 0.

Motion

Aldersperson Larson moved to approve Ordinance 2004.50 and Aldersperson Tripp 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. Ordinance No. 2004.51—An Ordinance Concerning the Recommendation of the Plan Commission Regarding the Petition of Steven Lirtzman of Midwest Holdings, LLC for an Amendment to the Special Use Permit for the Grand Victorian Assisted Living Residence at 1440 Somonauk Street in the City of Sycamore. First and Second Reading.

Manager Nicklas said the proposed revision of the special use would allow for an additional 20 units be built at the Grand Victorian Assisted Living Residence at 1440 Somonauk Street. He said there is a demand for this type of housing in our community.

Motion

Alderperson Larson moved to hear Ordinance 2004.51 on first and second reading and Alderperson Stowe seconded the motion.

Alderperson Maness said she thought the sidewalk requirement had been waived for the first special use and requested the sidewalk be put in on the west side along Somonauk and on the north side along the new street.

Mr. Nicklas said the developer, Mr. Lirtzman, is aware that he is obligated for the front sidewalk. He said the north side of this parcel will have a link that will be shared by Reston Ponds and the south side will be placed by Reston Ponds. Mr. Nicklas said the original special use permit required sidewalks.

Alderperson Bauer asked when the sidewalk would be placed.

Mr. Nicklas said they would be placed this fall providing the utility work is completed before the weather turns.

Mayor Swedberg asked if that utility work was progressing and Engineer Brady said the poles are out of the way and the contractor should be able to get in there Wednesday or Thursday.

Voice Vote

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

Motion

Alderperson Maness moved to approve Ordinance 2004.51 and Alderperson Kessler seconded the motion.

Voice Vote

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

C. Ordinance No. 2004.52—An Ordinance Approving the Execution of an Economic Incentive Agreement Between the City of Sycamore, Illinois and American Aviation Supply LLC for Economic Development in the City of Sycamore, Illinois. First and Second Reading.

Manager Nicklas said he was very happy to present this ordinance that refers to a long-term incentive agreement with American Aviation Supply, LLC which is very similar to the agreement the City reached with United Aviation Fuels Corporation in May 2003. American Aviation Supply is involved in the purchase of jet fuel, primarily for the O'Hare operations of American Airlines. He said they propose to locate an "order acceptance center" in Sycamore. The center would be a modest operation housing one or two employees who would review, process, and approve purchase orders and also process extensions of credit in connection with such sales. An

office suite of less than 1,000 square feet would be sufficient for the operation. There will be no demand on public services for such a business. Mr. Nicklas said that under the terms of the agreement, the City and the retailer would agree for a period of about 26 years to share sales tax revenue from the firm's operations. The City would retain \$360,000 in the first year, and could realize up to a 5 percent increase per year for each of the following years, depending on the fortunes of the retailer. The City would never make less than \$30,000 per month or \$360,000 per year in new sales tax revenue from the firm's operation in any year that the agreement is in force. The governing index for determining the annual increase would be the Consumer Price Index (CPI) for Urban Consumers, as seasonally adjusted. The amount of the City share would increase (or, theoretically decrease) to take account of the change in the preceding 12-month period of the CPI. If the agreement should remain in force for the full term, or until December 31, 2030, the City would gain a minimum of \$9,360,000 and upwards to \$18,400,843 over the next 26 years. Mr. Nicklas said the retailer is represented by Tom Johnson, Bill Hood, and Robert Glenn.

Motion

Aldersperson Stowe moved to hear Ordinance 2004.52 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 voted aye. Motion carried 8 - 0.

Motion

Aldersperson Stowe moved to approve Ordinance 2004.52 and Aldersperson Larson seconded the motion.

Aldersperson Kessler commended all the parties involved and said she could not think of a better community to receive this money. She said she is thrilled to have this opportunity and thanked the retailers.

Bill Hood, Managing Director of American Airlines, said American Airlines is the largest single buyer of distilled petroleum products in the world. He said he grew up in a small town in Illinois and appreciates Sycamore and said he was pleased to do business with the City.

Robert Glenn, Sr. Tax Manager for American Airlines, said it had been a pleasure working with Bill Nicklas and Keith Foster. He said he was impressed with their media kit and the professionalism of the staff.

Mr. Nicklas said American Airlines is very interested in the mezzanine area as their order acceptance center and he would be delighted to have them in the building.

Voice Vote

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

RESOLUTIONS

None

CONSIDERATIONS

A. Consideration of a Quarterly Report by the Discover Sycamore Group.

Beth Helton, Discover Sycamore Coordinator, reviewed the recent and upcoming events as Summer on State, Cruise Night, The Block Party, Downtown Trick or Treating, and Holiday Happenings. She said Cruise Night was coordinated in conjunction with the car show and next year she would use a mailing to get the word out. Ms. Helton said the Block Party was a huge success and raised \$10,000 for Discover. She thanked Engineer

Brady for his work in getting the street ready. Downtown trick or treating will be held October 27 in conjunction with the pumpkin registration. The holiday happenings will include Chocolate weekend and carriage rides. Also, free holiday movies will be shown at the library.

Ms. Helton said that tourism cards were placed in hotels and businesses and she was able to track results for how people are finding out about Sycamore. She said that family and friends are the predominant advertisers. There are also tourism guides on the Internet. She said they need to market better during the quiet times.

Mr. Nicklas asked if they would make any changes in their budget as a result of the surveys and Ms. Helton said she would like to enhance what they are doing outside the area.

Aldersperson Kessler asked where they are getting the information to know who to target and if they are utilizing NIU.

Ms. Helton said she will work closer with NIU in the future. She said they joined Team Illinois that creates packages for bus trips.

Aldersperson Kessler said they could dovetail with concerts and open house orientation at NIU.

Ms. Helton said that Rena Costones, NIU Community Relations Representative, is on the Chamber Board and she will work closer with her.

Rose Trembl, Chamber Executive Director, said Tom and Deb Carls work with NIU and the Chamber has a good relationship with NIU's athletic department.

Aldersperson Maness said she was a Starved Rock over the weekend and picked up a Traveler magazine and saw ads and articles for Sycamore's Pumpkin Fest and Holiday events.

Ms. Helton said an insert in Tribune-owned newspapers included a mailing to inquire about Sycamore and the Chamber's response letter was good for \$5 Chamber Bucks. She was able to track those inquiries as the stores turned in the response letters exchanged by the customer. Also, she said she is going to advertise heavily with WNIU because their listeners are travelers and have expendable income. She said that Galena and Geneva both advertise on WNIU. Ms. Helton said she has hired a photographer to take pictures of events to create a virtual brochure. The virtual brochure will be copied to a CD Rom and will be cheaper to mail. She said the Chamber is also working on a printed brochure and tourism packages for family, golf, and romance.

Ms. Helton said, regarding economic development, Taxco is expanding into the building next door, and Paulsen's has purchased Bygone Era's building, Carter's Alley opened, Randy's Video Store opened, the owner of Little Fiddler has decided to stay, Nat's on Maple opened, and there are only two empty spaces available. She said she will coordinate a virtual tour of industrial sites available. Ms. Helton said an economic development seminar will be sponsored by Northern Illinois Tourism and will be held at Sycamore Center in the near future.

Ms. Helton said a quarterly Discover Sycamore Today newsletter is inserted into the DeKalb County News and the Daily Chronicle.

Aldersperson Bauer said that Council supported the printed material, which Discover is utilizing and asked for a website update.

Rose Trembl said she would email a link to the new website to the Council.

Ms. Helton thanked the City for their support and the Police Department for their part in the large events.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:04 p.m. and Aldersperson Larson seconded the motion.

Voice Vote

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

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith