

SYCAMORE CITY COUNCIL
AGENDA
March 7, 2005

City Council Committee Meetings

No Meetings Are Scheduled.

Regular City Council Meeting
At the Sycamore Center
7:00 P.M.

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. AUDIENCE TO VISITORS**
- 6. CONSENT AGENDA**
 - A. Approval of the Minutes for the City Council Meeting of February 21, 2005;
 - B. Payment of the Bills for March 7, 2005.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Introduction of Firefighter Charles “Chuck” Lorenz, Jr.
 - B. Presentation by the Sycamore Economic Development Commission. Commissioner Bill Nicklas will introduce Chris Puentes of Soft Water City, located at 440 DeKalb Avenue, who will give a brief overview of the programs and services offered by the firm.
- 8. REPORTS OF OFFICERS**

9. REPORTS OF STANDING COMMITTEES

10. PUBLIC HEARINGS--None

11. ORDINANCES

A. Ordinance No. 2004.74—An Ordinance Authorizing the Partial Abatement of Future City Property Taxes for Fullco Industries in the City of Sycamore, Illinois. First and Second Reading.

At the last regular City Council meeting of February 21, the Council reviewed an incentive application from Fullco Industries, Inc. The firm has applied for a three-year property tax abatement to assist its transition from its present location in St. Charles to the Sycamore Prairie Business Park. After its review, the Council unanimously directed the City Manager to prepare an ordinance that would establish an incentive agreement with the following terms:

- A 90% property tax abatement in the first full year of assessment (presumably 2006, with taxes payable in 2007);
- A 75% property tax abatement in the second full year of assessment;
- A 50% property tax abatement in the third full year of assessment; and
- A “clawback” requiring indemnification for all abated taxes if the company should move out of Sycamore or sells to another entity that moves the enterprise and its jobs from the community within ten years.

The attached ordinance would establish an incentive agreement according to these terms. City Council approval is recommended.

12. RESOLUTIONS

A. Resolution No. 455—Authorizing a Representative to Sign Documents for Project L172475.

This resolution and Resolution 456 (below) are required by the Illinois EPA as part of the approval process for the construction phase of Well #9. City Council approval is recommended.

B. Resolution No. 456—Expressing the Intent of the Sycamore City Council Regarding the National Flood Insurance for Project L172475.

This resolution is a formality confirming the City’s intent to follow the requirements of the National Flood Insurance program as they may apply to Well #9. City Council approval is recommended.

13. CONSIDERATIONS

A. Consideration of a Boundary Agreement Between the City of Sycamore and the Village of Burlington.

City officials have been engaged in discussion about a possible boundary line agreement between the City of Sycamore and the Village of Burlington since the fall of 2004. Pursuant to sound planning principles, such an agreement would memorialize the respective intentions of each community’s comprehensive plan. In Sycamore’s case, the current comprehensive plan delineates a large open or “green” space east of the City’s

mile-and-a-half planning jurisdiction. It would be consistent with this vision to assure that no development occurs within the planning fringe.

The attached map shows Sycamore's Land Use Map in relation to Burlington, Genoa, Cortland, and DeKalb. As one views the northeast quadrant of Sycamore's planning jurisdiction, it is immediately apparent that the Burlington and Sycamore corporate limits are roughly equidistant from the DeKalb County/Kane County line. Just as it is not Sycamore's current planning intent to grow beyond the "yellow" fringe; it is also not our planning vision to see another community grow adjacent to that fringe. The Sycamore/Genoa boundary agreement extends eastward to the DeKalb County line and creates a greenspace buffer that begins to curl around the northeast fringe of the City's planning jurisdiction. The attached map shows how that greenspace could be preserved all along the City's eastern edge by legislating a line along the County boundary from Burlington Township to Cortland Township.

Although the map essentially explains the thinking of the Sycamore and Burlington staffs, a draft agreement is also attached to memorialize the intent of the proposed map. As the proposed agreement notes, each party would support the other's requisite petition to the IEPA to adjust the facility planning areas of Sycamore and Burlington.

City Council direction is requested. If the Council approves, an ordinance adopting the proposed boundary agreement can be prepared for the next regular Council meeting.

B. Consideration of a Preliminary Report on the City's Street Maintenance Program for 2005.

The annual street maintenance program typically consists of crack-sealing, microsurfacing, and minor re-surfacing operations. As the Council is aware, the FY05 program will be completed in April. That program included \$31,600 in crack-sealing and \$149,224.50 in re-surfacing on Conlin Avenue, Lynn Avenue, Fox and Hillcrest Avenues, Page Street and Locust Street, and about 200 feet of alley north of Kerr Street in the Turner Addition.

The total funding available for the FY06 street maintenance program is \$250,000. The sources of this funding are the General Fund (731-8316; \$100,000) and the Capital Assistance Fund (06-8316; \$150,000). The Capital Fund's contribution is enlarged somewhat by the addition of remaining bond proceeds from the 1996 Bond Fund which will be closed at the end of this fiscal year.

The total of \$250,000 does not stretch very far in terms of street improvements, and the potential list of desired improvements is long. The table below is a starting point for discussion. The Council will notice that the focus remains in the Somonauk Meadows subdivision where the limited FY05 program will leave off, although some additional re-surfacing would be attempted in the First Ward as well. The estimated prices obviously exceed the total funds available, but we might bid the entire list to see how the bid prices are before reducing the number of possible projects.

Park Avenue from Lynn Avenue to 150 feet north of Conlin Avenue	\$76,000
Perry Court from Bethany Road to 850 feet north	\$56,000
Park Avenue from 150 feet north of Conlin Avenue to Georjean Court	\$54,000
Maness Court from Conlin Avenue to Georjean Court	\$64,000
Somonauk Street from Turner Place to Lincoln Street	\$135,000
Ottawa Street from Somonauk Street to main Street (center 22' only—concrete widening on each side to remain	\$26,000
City parking lot at NW corner of Somonauk and Elm Street	\$25,000
Total	\$436,000

City Council direction is requested.

C. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters.

14. APPOINTMENTS

15. ADJOURNMENT