
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF MARCH 21, 2005

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, Pete Paulsen, Chuck Stowe and Janice Tripp. Alderpersons Cheryl Maness and Terry Kessler were absent.

INVOCATION

Pastor Mike Massey of Glad Tidings Assembly of God 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 6 - 0.

AUDIENCE TO VISITORS

None

CONSENT AGENDA

- A. Approval of the Minutes for the City Council Meeting of March 7, 2005;
- B. Payment of the Bills for March 21, 2005 in the amount of \$193,534.65;
- C. Plan Commission Minutes for the Meeting of February 14, 2005.

Motion

Alderperson Stowe moved to approve the Consent Agenda and Alderperson Tripp seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 6 – 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

- A. Introduction of New Patrol Officer Dan Hoffman.

Police Chief Don Thomas said Patrol Officer Dan Hoffman grew up in Sycamore, graduated with a Bachelor in Police Science and Criminal Justice from Western University. Chief Thomas said he was an officer in Toma, WI for 7 years and wanted to come back home.

Officer Hoffman introduced his parents, George and Sandy Hoffman, who were in the audience and recognized his wife and two sons who were home unpacking at their new house.

- B. Presentation by the Sycamore Economic Development Commission. Commissioner Dean Copple will introduce Jim Wallace of Portillo's who will give a brief overview of his restaurant's history and the firm's decision to locate a facility at the corner of DeKalb Avenue and Mercantile Drive in the City of Sycamore.

Jim Wallace said he was born and raised in Sycamore and started work as one of the first employees at McDonald's on DeKalb Avenue. He spent 13 years at McDonald's then began work for Portillo's who have 30 Portillo's throughout the state. He said they are opening stores in California and Indiana that will be the first stores out of state. He said it took him 5 years to talk Dick Portillo into opening a store in Sycamore and they are happy to be here.

REPORT OF OFFICERS

Manager – Bill Nicklas said city engineer interviews will begin tomorrow and continue throughout the week. Mr. Nicklas said on April 8th there will be a Business Round Table sponsored by DCEDC at which Roger Dahlstrom and Theresa Wittenauer will present the Community Fiscal Impact Study that is on the agenda tonight.

Engineer – John Brady reported that the last of the light poles for the downtown streetscape project are up. He also reported back on the Albert Avenue lighting issue and said there should be a couple more lights and he is reviewing the most economical way to address that.

Mayor Swedberg asked about the activity at the Maplewood Route 23 intersection and Engineer Brady said they are doing some foundation work and within a month that should be pretty well along.

Building & Zoning –Lyle Doty said he met with Chuck Hanlon of Land Vision regarding revisions to the zoning map and it should be completed this week making copies available for the public later this month.

Fire Chief – Bill Riddle said earlier this year the paramedics literally saved a residents life by resuscitating her from a full cardiac arrest. He said that many times the results of these efforts are not positive. He said they employ every means possible to save lives, but are encouraging everyone to make a decision about individual wishes regarding how their families should deal with extraordinary medical means to keep one alive after entering a hospital. Chief Riddle said those decisions must be in writing through a living will or power of attorney for medical services. He said the state of Illinois only recognizes a Do Not Resuscitate Order signed by the doctor.

Treasurer – Ken Mundy reported February financials were on target at 83% for revenue and trailed at 71% for expenditures, but he said that would catch up toward the end of the year.

Public Works Supt. – Fred Busse said the downtown trees had been pruned. He said next month he would bring an Arbor Day proclamation to qualify Sycamore to be a Tree City USA Town. Superintendent Busse said because of concern for placement of the light at Maplewood, Public Works took the VAC out and found the sewer and sanitary were safe, but a watermain was directly in the path of drilling.

Water Supt. – Ebe Smith reported that the middle of next week a company will spend 3 weeks sampling and testing for sand and radium at Well #5.

Mayor Swedberg asked if there would be the same amount of water flowing down the street and Superintendent Smith said they would pipe the water to a storm manhole.

Police Chief – Don Thomas said another new officer, Ryan Goodman, will graduate from the Police Academy Friday and he will introduce him at the next Council meeting.

REPORT OF STANDING COMMITTEES

Finance – Chairperson Chuck Stowe said there will be a Finance Committee meeting Monday, March 28, 2005 at 7:00 p.m. to review the budget.

Ordinance – no report

Police & Fire – no report

Sewer & Water –no report

Streets & Walks – Chairperson Pete Paulsen said the meeting scheduled earlier in the evening was postponed until April 4, 2005.

PUBLIC HEARING

None

ORDINANCES

A. Ordinance No. 2004.75—An Ordinance Approving the Execution of a Boundary Line Agreement Between the City of Sycamore and the Village of Burlington. First and Second Reading.

Manager Nicklas said this item was before Council as a consideration at the last regular meeting. He said the purpose of the agreement is not to define what type of development, if any, is to occur on either side of this line, but to agree that neither community shall grow beyond the County line in the future without the mutual agreement.

Motion

Aldersperson Larson moved to hear Ordinance 2004.75 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 6 - 0.

Motion

Aldersperson Larson moved to approve Ordinance 2004.75 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 6 - 0.

C. Ordinance No. 2004.76—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Victor Deluna to Rezone the Property at 248 Lucas Street from “M-1” Light Manufacturing District to “R-1” One Family Residence District. First and Second Reading.

Manager Nicklas said the immediate neighborhood has mixed zoning. He said on the south side of 248 Lucas Street there are 3 single-family homes, a vacant lot, another single-family home, two industrial buildings owned by Seymour of Sycamore, then the Opportunity House workshop. He said the property immediately east of Mr. Deluna’s was rezoned “R-1” in 1993, the two houses to the west are zoned “M-1” and the north side of the houses are all zoned “R-1” except for an apartment house zoned “R-3.”

Motion

Aldersperson Paulsen moved to hear Ordinance 2004.76 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 6 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2004.76 and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 6 - 0.

D. Ordinance No. 2004.77—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Milan Krpan for a Revision to the Final Plat for Krpan’s Parkside Estates, Unit Two. First and Second Reading.

Manager Nicklas said this ordinance and the next ordinance are related to each other. He explained that a neighborhood group on South Main Street succeeded in raising \$180,000 for the purchase of the former St. John’s Church site. He said that a key component to that fundraising effort was the commitment of two developers to donate \$50,000 each on the condition that each gained an additional single-family home lot to sell in their respective subdivisions. He said this ordinance revises the final plat for Krpan’s Parkside Estates, Unit Two to allow for the additional home lot.

Motion

Aldersperson Larson moved to hear Ordinance 2004.77 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 6 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2004.77 and Aldersperson Bauer seconded the motion.

Aldersperson thanked Rich Neubauer for his efforts and commended the City and the Park District and the developers for their cooperation.

Mayor Swedberg said that two parks have been created recently by two different neighborhood organizations one headed by Pete Paulsen and the other by Rich Neubauer and thanked them for their community spirit.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Larson, Leach, Paulsen, Stowe, Tripp, Bauer, and Mayor Swedberg voted aye. Motion carried 7 - 0.

D. Ordinance No. 2004.78—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Kensington Homes for a Revision to the Final Plat for North Grove Crossings. First and Second Reading.

Manager Nicklas said this is the other subdivision relating to the previous ordinance. He said the only condition for this and the previous ordinance is that before recording there must be approval by the Park District.

Motion

Aldersperson Larson moved to hear Ordinance 2004.78 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 6 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2004.78 and Aldersperson Tripp seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Larson, Leach, Paulsen, Stowe, Tripp, Bauer, and Mayor Swedberg voted aye. Motion carried 7 - 0.

RESOLUTIONS

None

CONSIDERATIONS

A. Consideration of the Community Fiscal Impact Study Completed by the NIU Center for Governmental Studies.

Manager Nicklas said in August 2004 Council determined it was in the best interest of the community to pursue a community fiscal impact study assessing the combined impact of residential, commercial and

industrial development on the fiscal health of the City, School District, Park District, and Public Library. He introduced Roger Dahlstrom and Teresa Wittenauer of NIU's Center for Governmental Studies.

Roger Dahlstrom, Senior Research Associate with the Center for Governmental Studies at NIU, said his primary function was to respond to questions. He said he will produce more color copies for the City and other taxing districts. Mr. Dahlstrom said the study is done in constant current dollars to remove conjecture of movement of those factors over time and to create a level playing field. He said the study is limited to 10 years. He thanked the City staff and other taxing body staffs for their cooperation providing data. Mayor Swedberg asked for a quick summary for the audience.

Mr. Dahlstrom said the methodology breaks down the City into four service districts analyzing both residential and non-residential. He said they look at the revenue streams according to revenue structures of each taxing body. Mr. Dahlstrom said they examined current development and used Sycamore's Comprehensive Plan to analyze the more challenging and undetermined future development.

Mr. Nicklas asked Mr. Dahlstrom to explain how the newer houses are contributing more than existing houses.

He said this form of analysis can be instructive in how to manage future growth, but should not be the sole basis for planning. He said the trend is that the housing being built now is of higher value than the existing housing which means that the newer houses will contribute more by paying higher property taxes and generally spending more disposable income creating sales tax.

Mr. Nicklas said the study generates a negative balance for the School District and said he did not want to pin Mr. Dahlstrom down to specific numbers but asked him how that could be turned into a positive.

Mr. Dahlstrom said he has put together 26 or 27 fiscal impact analyses development impact fee programs for school districts throughout the state he thought the shortfall was in the capital side of the equation. He said Sycamore, like most communities, has a land-cash ordinance in place and also is asking for a \$1,000/unit contribution above impact fees and have placed a limit on the number of dwelling units per year for future development. He said he thought they might want to discuss increasing the \$1,000/unit contribution. Mr. Dahlstrom said Sycamore has diverse housing and must consider the different services used by different types of housing.

Mayor Swedberg said he thought the study reinforced the need for a balanced tax base between commercial, industrial, and residential.

Mr. Dahlstrom said in that regard the report is only as good as the City's willingness to follow their Comprehensive Plan.

Aldersperson Leach said not just willingness, but ability to follow that plan. She said the City will also be in the negative if they cannot follow the plan.

B. Consideration of a Public Works Department Recommendation to Replace Adjustable Frequency Drives on Two Pumps at the Influent Pump Station.

Superintendent Busse said they received two bids: one from Metropolitan Industries of Romeoville in the amount of \$28,582 and one from Tek-Matic of Rockford in the amount of \$27,250. Mr. Busse recommended that the City Council approve the higher bid from Metropolitan Industries. He said the City's recent experience with Metropolitan's adjustable frequency drives at the Water Department has been exceptional in terms of the durability of the parts and the quality of the service. In view of the critical importance of these two pumps in the treatment Plant operations, Mr. Busse recommends going with the vendor who has a proven track record with the City.

Motion

Aldersperson Bauer moved to approve 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 6 - 0.

C. Consideration of the Preliminary FY2005-2006 City Budget.

Manager Nicklas said the Finance Committee will review the FY06 budget Monday, March 28, 2005 at 7:00 p.m. He asked if the review was not completed Monday night could they schedule another night and Council said they would stay to complete the discussion Monday.

APPOINTMENTS

None

ADJOURNMENT

Mayor Swedberg said there would be a Closed Session after the next meeting.

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 present voted aye. Motion carried 6 - 0.

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith