
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF OCTOBER 3, 2005**

ROLL CALL

Mayor Ken Mundy called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen and Chuck Stowe. Alderperson Alan Bauer was absent.

INVOCATION

Senior Christian Ministry Deacon Chuck Ridulph of St. John Lutheran Church gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Mundy said Alderperson Bauer is in route from his place of business and he would like to change the agenda to hear ordinances after the arrival of Alderperson Bauer so there will be a full Council.

Motion

Alderperson Kessler moved to change the agenda to place Considerations before the Ordinances.

Alderperson Paulsen asked to place Ordinance 2005.54 as the first ordinance.

Mr. Nicklas said that Kishwaukee Hospital was unable to send a representative to deal with Consideration B so that should be held over until the next meeting.

Motion

Alderperson Kessler withdrew her original motion and moved to approve the agenda with the changes of starting with Considerations, moving Ordinance 2005.54 to the head of the ordinances, and holding over Consideration B regarding Kishwaukee Hospital to the next meeting and Alderperson Paulsen seconded the motion.

Voice Vote

Mayor Mundy called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 7 - 0.

AUDIENCE TO VISITORS

Luke Glowiak, School District Assistant Superintendent for Business, said at the last Council meeting a representative from the Board of Education read a prepared statement thanking the Council for their efforts to maintain currency of the impact fee structure and restated the Board's adopted position on residential growth. He said a copy of that statement is in the background information for the Council's consideration.

School Board Statement read by School Board Member/Sycamore Plan Commissioner Dave Shipley:

I would like to start off by commending the efforts of the Mayor and the members of the Ad Hoc committee in working collaboratively towards helping to solve the financial challenges of growth which impact our school district.

In 2002 the City Council, recognizing that purchasers of new homes need to help Sycamore with funding the capital cost of infrastructure derived from an increasing residential base, established a committee made up of representatives from all segments of the community to determine a formula for calculating an impact fee. This original formula was based upon a calculation which contained, as one of its main components, the present value of land in Sycamore. The efforts of the City Council and of this committee were a major step towards preparing for the future and addressing the financial impact of growth on the School District.

The decision by the Mayor's Ad Hoc Committee to keep the formula for impact fees current through annual review of the formula variables is supported by the School District. The City's efforts to keep the land cash fee current with the increased value of developed land are appreciated. These funds from the land cash ordinance are dedicated only to capital improvements.

The District appreciates the City Council's support in providing a favorable vote in the proposed revision of Article 6.11.3 to properly reflect the market value of developed land for school contributions.

The City Council took another major step to manage growth by passing an ordinance that regulates the number of building permits that can be issued for any subdivision in a given year. The School District supported that effort and continues to support the City's efforts to control the pace of residential growth. Controlled, well paced growth allows the School District the planning time necessary to meet the future requirement of that growth.

The School District has an adopted position on residential growth. The District's adopted position statement favors larger developments by responsible developers who recognize the impact which their development will have on the community and the School District. B & B Development has demonstrated through their past land donations to the School District, their voluntary contributions above that required in the Land Cash Fee Ordinance, and their willingness to work with the School District and the City that they are developers who recognize their impact and try to help alleviate some of that burden.

The School District is currently in the process of performing a facility analysis to properly determine the most cost effective way to utilize existing facilities and build the appropriate type and size of facilities for Sycamore's children in the future. The public has and will be invited to participate in this process which will determine what our School District will "look like" in the future.

Vision, the management of growth and preparing to fund the impact of managed growth upon the community and the School District, can only be achieved through the responsible foresight from everyone here. The School District appreciates the efforts of the City to assist in helping to offset some of the capital cost of additional facilities due to residential growth in the community.

Mr. Glowiak said the School District is currently engaged in the development of a facility master plan. He said the process includes community input and consideration. He said the first meeting included Mayor Mundy, City Manager Nicklas and Alderperson Paulsen. He said the Board is dedicated in the long term planning to meet the needs of our community and our school district. He said B & B development has demonstrated their interest of working with the School District and the City to offset the impact of their previous developments through voluntary contributions, adherence to the fee ordinance structure, contributions, and land dedication. He said a part of Sycamore Creek II included dedication of 23.8 acres for a school site. He said the inclusion of the present proposal of an additional 10.32 acres for a school site directly adjacent to the previous donation will increase an available school land site to 34.12 acres. He said

that would provide the school district with enhanced planning options including the potential answer to the question of the size of a new middle school.

Joe Bussone, 1725 Brock Circle, made it clear that he has no financial interest in asking Council to approve the B & B annexations. He said that B & B is the Cadillac of developers and outshine any developer he has seen in his 51 years in Sycamore. He said they go the extra mile and are very generous to our School District and Park District. He said he has confidence in the City Council, City staff, Plan Commission and other taxing boards to address and solve any problems created by growth. He said it is not new that those who oppose something are more vocal than those who are positive about it, especially in the media. He said only 28% of registered voters voted for the referendum to slow growth. He said he regrets that he was not in town to organize a promotional campaign for a "no vote" for that referendum. He said he hopes Council will approve the annexations without delay.

Carolyn Watson, 1863 Kerrybrook Ct., said she is proud to be a citizen of Sycamore and is a co-founder of C.A.R.E. She said that 71% of the people who cared to get out to vote in the spring of 2004, voted to slow the growth not no growth. She said the decision should not be made lightly to vote for the annexations. She asked if small parks, school building sites, and bike paths are enough to merit the annexation. She said that school staffing, large pools, and clubhouses might be meritorious. She said there are already enough houses slated to be built. She said the projected population for existing annexation will require 7 additional classes for each grade level. She wanted to know where the money will come from and said the City plans a referendum for real estate transfer fees, the County plans 3 referenda for jail, forest preserves, and veteran's assistance, and then the School District will ask for higher property taxes. She said enough is enough for now.

Joyce Smith, 1514 Kennicot Ct., said traffic, buses, and bike paths need to be considered. She said the City should build the new fire station now. She said the City should establish a maximum number of permits per year for the whole City and not just per development. She said that impact fees are too low, larger parks should be required, the County should not be responsible for our safety, and bike paths should have destinations.

Rose Trembl, Sycamore Chamber Executive Director and 15-year resident at 1144 Commercial St., said the Chamber is pro-business, pro-jobs, pro-prosperity, and pro-responsible growth. She said they believe the City should continue to work with responsible developers like B & B Development. She said the Chamber urges Council to approve the plans before them tonight. She said as Sycamore business owners, managers, employees, and residents know that responsible residential growth is essential for our business community to succeed. She said it is a great reflection on our community that people want to move here. She said this B & B proposal is a classic example of mutual beneficial growth and a means of sustainable economic vitality. She said this is exactly what Sycamore residents asked for at the Charette a few years ago. She said she has a list of names supporting the B & B proposals.

Martha Wetzel, 839 Vaughn Court, said she has lived here for 88 years and realizes Council has a tough decision to make. She said they must listen to their constituents and vote accordingly.

Peter Barick, 433 High St, said the Comp Plan is a guide and told Council not to allow it to be a bludgeon for conformity. He said the Mayor's letter to the community paints a picture of spoils and almost appears idyllic. He said the Mayor's support does not reflect the people's voice. He said there is enough growth on the books and Council needs to stay with the voters.

Mac McIntyre, Executive Officer of DeKalb Area Builders & Developers Association, and has a business in Sycamore on W. State St. He said the Illinois Constitution states that a referendum is binding only during a general election because that would ensure higher voter turnout. He said perhaps the slow growth referendum should be put on the ballot of a general election. He said that B & B Development is a member of the DeKalb Area Builders & Developers Association and they do business with independent builders who are local residents. He said that independent builders buy material from local businesses and generate local sales tax. He said if this economic interest is shut down he does not know how it would get turned back on without using incentives. He commended Mayor Mundy for his far-sighted vision of bringing together the ad hoc committee. He said he understands that if no growth is plugged in the fiscal impact study, then the School District will have an \$18 million deficit and the taxpayers should know that. He commended the City Council for how well they have taken care of the community. He suggested reconvening the ad hoc committee to get all the taxing bodies to reduce taxes.

Michelle Rhynders Schulz, Manager of Kar-Fre Flowers at 1126 E. State Street, and resident at 617 Parkmoor Ct., said four years ago a young bride from Elk Grove Village planned a Sycamore driven wedding during Pumpkin Fest. She said she had chosen Sycamore because going to Pumpkin Fest had been a tradition in her family all her life. Ms. Schulz said 3 and ½ years later she ran into that bride at Walgreen's and she had moved to Heron Creek in Sycamore. She said B & B is offering the best, please take it.

Janice Tripp, 1117 Commercial St., said she has lived in Sycamore for 32 years and is still considered a newcomer. She said people welcomed her, but she would not feel that now. She said there has been misinformation given out by those wanting no growth. Ms. Tripp said the Council passed an ordinance pacing permitting to regulate growth. Ms. Tripp said that school crowding was a reason for those not wanting growth and now the School District is encouraging this development. She said the loss of farmland has been an issue, but the landowner should make that decision. She said the building of subdivisions on farmland as the reason for the shortage of water is a false statement. She said that runoff occurs in both instances and the subdivisions have retention and detention to address that.

Scott Short, 1742 Briggs, expressed concern that the bike paths are not connecting to other bike paths. He said they need a main arterial bike path to connect Sycamore's northern subdivisions to DeKalb. He said Council should contact the Daley lady to get some federal dollars that are available for bike paths. He said he would hope B & B could incorporate that type of bike path into their plan.

Dan Curran, 1514 Sunflower Dr., said the B & B proposal meets the City's Comprehensive Plan, zoning requirements, subdivision ordinances, Park District requirements, and the School District requirements. He said the School District spoke in favor of this. He said that the fiscal impact study found that new subdivisions pay for themselves except for the schools and the School District said this proposal works for them. He said the City has a slow growth policy in place with the permit regulation ordinance. He said that B & B Development subdivisions are good for the City.

Aldersperson Alan Bauer arrived at 7:50 p.m.

Roger Hopkins, Executive Director of DeKalb County Economic Development Corporation, said their mission is to facilitate sustainable and diversified economic growth within DeKalb County. He said sustainable growth from commercial and industrial developments is based on predictability. He said the reputation of predictability is important to preserve. He said Sycamore has created a responsible and reasonable set of regulations to ensure the rate and style of growth. He said that rejecting residential development will cause the community development to pause. He said Sycamore has high standards for growth and when the

developers exceed those standards there is an expectation and commercial developers look at those to see if they have a market.

Jack Mapes, 10585 Plank Rd., said he is one of the parties that sold the Mapes farm. He said he has four children ages 28 to 18 and all four plan to stay in the community. He said he has worked for a construction company in Elgin for 31 years and the subdivision B & B is building is the best he has seen by far. He said that was part of the decision that helped him make the decision to sell the property. He said he built a house on the property in 1995 and he will be right in the middle of this development. He said his children will not have to leave Sycamore to get work because there is a future here for them.

Steve Glasgow, Physician at 2111 Midlands Ct., said the way the community is growing is allowing wonderful things in the medical community to occur. He said when he and his wife came to the community in there were 2 orthopedic surgeons between DeKalb and Sycamore and now there are 7 orthopedic surgeons and one neurosurgeon. He said with a sense that growth will continue in a reasonable manner the medical community can go out and recruit very sub-specialized physicians to this community. He said that hopefully within 7 years heart patients will be able to get medical help right here. He said he would like to see that we can provide care for our community.

Dick Lindgren, 15669 Lindgren Rd., said he has been involved in Sycamore all his life as was his father and his grandfather. He said he bought Quinn grain in 1960 and turned the elevators into a big ag business, his wife had Country Travel for 17 years, and he had Lindgren Farms for 32 years. He said he and his wife are retiring and want to do what is right for Sycamore. He said he is hoping that Council realized this is important to Sycamore. He said he has a financial interest, but so does the City.

Dave Waters, 307 N. Main St., said regarding the advisory referendum it burns him when people say it does not mean anything. He said that people that vote speak for those that don't because everybody has a right to get out and vote. He said to ask the developer to build a school. He said that DeKalb County is the highest personal taxed county in the state of Illinois. He said he would like to see a finite number of permits per year. He said the referendum said there are already 3400 buildable units in this town so build those out before annexing more. He said if Council thinks this is wrong, then they should put this on the ballot and have the folks vote again.

Linda Myers, 26621 Darnell Rd., expressed concern that she cannot vote on City matters that will affect her because she does not live in the corporate limits.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of September 19, 2005.
- B. Payment of the Bills for October 3, 2005 in the amount of \$305,879.43.

Motion

Aldersperson Bauer moved to approve the Consent Agenda and Aldersperson Leach seconded the motion.

Voice Vote

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

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Mayor Mundy said the Tree Program is ongoing with information packets available in the City Clerk's office. Mayor Mundy reported there would be a Medicare D informational meeting October 17 from 2:00 to 4:00 p.m. at the Farm Bureau. He said that NIU will be playing Miami Wednesday evening.

Aldersperson Kessler said this is National Disability Employment Awareness Month encouraging full integration of persons with disabilities into the work force. Ms. Kessler commended Curran's for the timely fashion getting Route 23 done and for working at night.

Aldersperson Maness asked about Ottawa Street.

Engineer Brady said the street had no base and a terrible sub-grade and grading should resume Friday and depending on the weather four or five days after that.

Aldersperson Maness asked the status of Bethany and Peace Roads.

Engineer Brady said the schedule is by the end of the month all work should be completed.

Aldersperson Maness asked if the road would be open by that date and Engineer Brady said it should be.

A. Recognition of Jim Lyon who has retired after 24 years of service as a firefighter (1979-2005).

City Manager Nicklas said Jim Lyon was here with his wife Sharon, daughter April, and son Brandon. He said Firefighter Lyon started as a Paid-On-Call Firefighter in 1979, earned his EMT Certification in 1980 and became a fulltime firefighter in 1981. He said that Firefighter Lyon was principally responsible for the fire education program. He presented him with a plaque.

Firefighter Lyon thanked the City for the recognition and gave his family history of firefighting.

B. Presentation by the Sycamore Economic Development Commission. Commissioner Rod Schairer will introduce Rob Wilkerson, executive director, who will briefly describe the range of services and programs offered by the Kishwaukee Family YMCA.

Rob Wilkerson said the Kishwaukee Family YMCA started in 1958 in DeKalb and moved to its present facility on Bethany Road in 1970. He said that over those 50 years there have been only 3 executive directors and they have retired and remain in the community. He said there are 2,528 Sycamore resident members, 8,000 County members, and ½ of those are under 18-years-old. He said they want to instill the values of caring, honesty, respect, and responsibility in today's youth plus creating lifelong health skills. He said they award scholarships based on family need and last year provided over \$150,000 of scholarship assistance to families in the community. Mr. Wilkerson said the Y has programs for all ages from infants to seniors. He said the Y has an economic impact on the community through its \$2,000,000 budget and 130 employees with \$900,000 worth of salaries that go back into the economy. He said in addition with the new pool in 2000 they attract large swim competition which brings a lot of people into the community using hotel rooms and restaurants. He said the Y's goal is to build strong families and healthy communities. He said he moved here in May 2005 and thanked everyone for their warm welcome. He said he appreciates the support the community provides.

- C. Proclamation declaring the week of October 9-15, 2005 as Fire Prevention Week in the City of Sycamore.

Mayor Mundy read the proclamation.

REPORT OF OFFICERS

Manager – Bill Nicklas invited Council to the Danielson Award Dinner October 19, 2005 and asked them to contact the City Clerk for reservations.

Engineer – John Brady said contracts for the Wirsing Parkway extension have been signed and there should be some activity out there later this month.

Building & Zoning – Lyle Doty encouraged Council to support and approve Ordinance 2005.54 for a zoning variance.

Fire Chief – Bill Riddle said he joined Mr. Nicklas in thanking Firefighter Lyons for his service. He said they received a FEMA grant for \$31,000 for 27 Motorola portable radios, spare batteries, microphones, and onboard chargers. He said that Firefighters Dulzo and Ward returned this afternoon from New Orleans, and Firefighters Marcinkowski and Mikkelson who replaced them are scheduled to return October 12.

Treasurer/Asst. City Manager – Brian Gregory said the financial report is at a 33% benchmark through August and revenue is at 37% and expenses are at 24%. He said they are looking for workers for the Special Census. He said they have been delayed until November and he asked citizens to cooperate with those census takers that will be knocking on doors. Mr. Gregory said the 99 Bond refunding has been completed.

Public Works Supt. – Fred Busse said the leaf pickup program will start October 17 and they will get a schedule to the media.

Water Supt. – Ebe Smith said well #5 has been out of service for one year for testing. He said it will go back in service with a sand separator at the end of this month and that will help with water quality on the south east side of town.

Police Chief – Don Thomas said after last year's Pumpkin Fest Parade they had a briefing and discussed how soon people should be allowed to put chairs, blankets, barricades, and tape on the parkways on the parade route. He said this year he is starting a media blitz asking everyone not to put out their reservations along the parade route until 5:00 p.m. Friday before the parade. He said the reason they are doing this is because people have started reserving places a week in advance and it hinders residents from mowing and Public Works from picking up leaves. Chief Thomas said they will "store" any items placed along the parkway before Friday at 5:00 p.m.

Manager Nicklas said he supports the Chief in this effort and he would like the consent of Council for support.

Council agreed to support this effort.

Chief Thomas introduced Officer Ryan Goodman who was hired nine months earlier and recently completed training at Police Training Institute in Champaign. Chief Thomas said Officer Goodman is a graduate of Western Illinois University with a degree in Law Enforcement and Criminal Justice with a minor in Computer Science. He said he is living in Sycamore with his wife Amber and son Caleb. He worked as a probation office in Kane County and as a parole office in DeKalb County.

Officer Goodman said he and his wife, son, and daughter on the way love this community and plan to live here the rest of their lives.

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. 2005.42—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District for Property Known as the The Hamlet of Sycamore Creek (Lindgren Farm) in the City of Sycamore, Illinois. Second Reading.

Mayor Mundy thanked Jerry Boos and Ken Blood for their work and cooperation with the City and for their integrity in keeping to their agreements.

Jerry Boos, B & B Development principal, said they have mutual respect for the City of Sycamore and feel welcomed as part of the community. He said they have been supporters of the community and the School District and that is a part of their way of doing business. He said they are hopeful Council will see fit to annex this proposal. He said they are not certain they will be around to see the end of the project because it goes out so many years, but they have trained their next generation to continue the business.

Alderperson Maness asked to hear about the traffic control issue.

John Wills, Engineer with Christopher Burke Engineering, said the slow and managed growth ordinance the City passed creates a challenge for traffic engineering in general. He said they cannot move forward defining entrance improvements until they get actual traffic counts. He said 2/3 of the proposals won't have permits pulled for 5 years. He said they are fairly confident about what will happen within the subdivisions, but not about what happens to the roads they attach to. He said the first 5 years the Hamlet and Commons will experience about 6% of the capacity of Plank Road being used. He said that capacity is delay time. He said right now about 20% of the capacity is being met. He said the total of these three projects take about 20% capacity of Plank Road. He said including all of B & B's projects about 2/3 capacity of Plank Road will

be used if there are no improvements. He said the improvements they will make will create an acceptable delay.

Aldersperson Adee asked what will happen when the housing is completed on Plank Road.

Mr. Wills said the traffic between Lindgren and Moose Range is about 7,000 cars and further east is 5,800 cars or trips spread over a day. He said the decision over what happens on delay is what happens in the peak hour and in that development the peak hour occurs when people come home from work. He said in all cases they are not approaching saturation or levels of delay that indicate that anything other than the mitigation they provide in the terms of entrance roadway connections would be required.

Aldersperson Leach said she is more concerned from a safety standpoint than a delay standpoint. She said she worries about the Plank Road curve and asked if there was a plan to straighten it.

Manager Nicklas said he spoke with County Engineer Lorence and he said that is not in their 5-year plan. He said Mr. Lorence does not think the warrants exist now since the speed has been adjusted. Mr. Nicklas said that a traffic signal will eventually be warranted at Lindgren and Plank.

Mr. Wills said with development safety improvements are made and the realignment of Lindgren Road is a safety improvement of turning radius and sight lines.

Aldersperson Adee asked about the Moose Range Road connection.

Mr. Wills said the area that would be critical to affect that change is not up for development.

Aldersperson Maness said because that curve is in the County, the County should discuss putting that realignment on their 5-year plan. She said the Genoa Road curve realignment has created a much safer roadway.

Mayor Mundy asked the specific ways to mitigate traffic issues in the area.

Mr. Will said the primary way is to add lane capacity.

Aldersperson Maness listed many earlier subdivisions that have helped improve infrastructure as follows:

- North end of Peace Road opening gave Woodgate a second exit
- Peace Road also gave second exits to Maple Terrace, Schoonmaker Sub, and Windfield Meadows
- Woodrick Subdivision opened the Southeast School area to give those students a shortcut
- Krpan Estates gave a second exit to Clark Subdivision
- Foxpointe & Sycamore Prairie Business Park opened up Borden Avenue to Peace Road
- Townsend Woods and Landahl provided intersection improvements
- Reston Ponds and Krpan Estates improved Bethany Road

Ms. Maness said that all the improvements have been paid for by the developers. She said that 21 million tax dollars have been spent on improving infrastructure in the existing town since 1999.

Motion

Aldersperson Maness moved to approve Ordinance 2005.42 and Aldersperson Kessler seconded the motion.

Alderson Leach said there is no question that B & B is a quality developer. She said the question is whether this is what the City needs at this time. She said she was concerned about the bumps in building permits in years 2006, 2007, and 2008. She said that 6% and 8.5% growth is not no growth. She said she cannot see starting anything before 2010. Ms. Leach said regarding the discussion of how many people voted for or against the advisory referendum, she said she listens to the people who vote.

Alderson Adee said there is too much coming too soon. She said time is needed to settle things down and this is not a good thing to start now. She said they should be listening to the Fiscal Impact Study to bring in commercial and industrial and that would bring balance.

Mr. Nicklas said that 2/3 of this development will not get started until 2010 and that falls within the parameters of the advisory referendum question. He proposed the compromise might be the 2010 threshold. He said that B & B not only abides by our laws, but also our vision.

Alderson Leach asked if the whole process starts in 2010 or the building starts begin in 2010.

Mr. Nicklas said it would be better to push the Mapes and Lindgren developments back a couple of years.

Alderson Leach asked what percentage of residential growth is needed for ideal balance.

Roger Hopkins, DCEDC Executive Director, said commercial developers go out for financing for 10 to 20 years.

Alderson Leach said if they moved the whole thing and shifted to years 2010 and 2011 that would take it out to the leaner years.

Mr. Nicklas said the fiscal study was based on certain assumptions. He said they concluded that if the annual average of permits can be reduced to 250 per year, then it can be assumed that the School District shortfall per student per year is \$2700. He said if those numbers are changed then the School District will have to come up with an additional amount of operating money.

Alderson Adee said the whole thing would still be covered up with houses and there will still be 738 houses.

Mr. Nicklas said yes over the next 15 years.

Alderson Kessler said this proposal has lower density than the Comprehensive Plan, more green space than required, so she does not understand what Alderson Adee means by "houses all over the place."

Alderson Adee said she would like to see us put on the brakes and work with what we have on the books. She said they need to look at what the schools need right now and do it. She said we will have to stop some time or we will be covered with houses. She asked if we really want that much all covered.

Mr. Nicklas said he, Mayor Mundy, and Alderson Paulsen met with the School District regarding their facility needs. He said they understand that the housing that is part of the Sycamore Creek Development is helping to pay for the new school site and the roads to the school site.

Aldersperson Adee said she does not know how that works.

Mr. Nicklas said the developer donates the land and lots generate impact fees and property taxes.

Aldersperson Adee asked who was going to pay for all this. She said once the impact fee is paid then only the property taxes are paid. She asked how you keep the impact fee going unless you're going house after house after house.

Mr. Nicklas said the permit regulation ordinance defers the impact fee payments for 5 years. He said the main point is balanced development. He said commercial developers want to see velocity and steadiness. He said the Jewel developers asked him about our moratorium.

Aldersperson Stowe said he could not believe an Alderman on council does not know about impact fees. He said this is the only City he knows of that has a permitting regulation and by starting in 2010 it is not only slowing growth, but creating a stock for the future. He said he was criticized last meeting about hearing ordinances twice and he heard from many people over the past two weeks. He said that most of them thought this proposal makes sense. He said the schools are telling us this is what they want. He said this developer does a good job and growth is inevitable.

Aldersperson Maness said she received calls and emails totaling 30 in favor and 9 against.

Aldersperson Leach said she received 20 calls and emails and they ran closer to 50-50. She said that overwhelmingly those in favor had a vested interest in building and development in this community. She said those opposed were concerned about Sycamore's future. She said there is more to this than whether you are in favor or not, she said this is about a different vision.

Mayor Mundy said the 283 acres with the 457 units is not slated to begin until 2010, the Lindgren Farm would have 81 units over 2006, 2007, and 2008, and the Mapes Farm would have a total of 200 units with 120 of those slated to start over 2007, 2008 and 2009. He said he understands that the 201 units slated for 2006 to 2009 seem to be the issue.

Aldersperson Paulsen said Sycamore Creek II and Sycamore Creek III are slated to start at the same time. He said maybe those two developments should be considered as one according to the permit regulation ordinance.

Aldersperson Kessler said she called about 40 households and 80 to 90% were for this development. She said she attended the Red Cross Fundraiser at Blumen Gardens Saturday night and people sought her out to say they were for this. She said she received 2 phone calls opposed to this and 7 phone calls for it. She said Aldersperson Leach said that those for the development were in the building trade; Ms. Kessler said she does not think anybody should apologize for being successful in the building industry. She said we need to keep in mind that they are part of our economy.

Aldersperson Leach said she was not asking them to apologize for what they do. She said her comment was that in listening to those people in her ward who contacted her she said that those that did not have any vested interest financially outweighed those that did.

Aldersperson Bauer said the feedback he got was 1/3 in favor and 2/3 opposed.

Aldersperson Adee said those that have an interest have a different outlook. She said she tracked her calls and hers were definitely those that wanted to slow growth. She clarified to Aldersperson Stowe that her question about impact fees was what would happen after that was spent – would homes need to be continuously built to generate that revenue.

Aldersperson Paulsen said one of the alternative revenues is the Real Estate Transfer Fee that is proposed because existing homes being sold generate children for schools. He said that all homes sold would pay that fee.

Aldersperson Adee asked where the money comes from for the City services.

Mr. Nicklas explained that property tax revenue constitutes less than 19% of our operating revenue. He said that 44% comes from sales and use tax and based on the Fiscal Impact study the City does benefit from the larger home subdivisions. He said the combination of the property tax and the projected sales purchases offsets our service costs, as well as those of the Park District and School District.

Mayor Mundy said as a result of the Ad Hoc Committee, the other taxing bodies gained an appreciation of what we do and how we fund our services. He said he feels this must be the type of development desired when the School District spoke twice before Council in support of B & B. Mayor Mundy said he agreed that no one should apologize for being in business. He said that National Bank & Trust Co., Paulsen Appliance, KarFre Flowers, and all the other businesses are successful because the City has grown.

Aldersperson Knuth said no business man should ever have to apologize for making a profit, nor should any Alderman ever have to apologize for asking a question or making a statement unless the statement is blatantly untrue. He said his understanding of the School District message was based on the assumption if the buildout will occur and that this would be the best route to go if the buildout was to occur. He said he would like to wait for the Real Estate Transfer Fee referendum to pass and the School District will have some referendums to pass. He said he does not know what the situation will be in 2010 and if he is going to err he wants to err on the side of caution.

Aldersperson Paulsen said he has fought for 5 years to get residential development to pay for itself. He said we finally have one that will do that. He called the vote.

Roll Call Vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Paulsen, Stowe, Kessler, Maness and Mayor Mundy voted aye. Alderspersons Adee, Bauer, Knuth, and Leach voted nay. Motion failed 5 - 4.

B. Ordinance No. 2005.43—An Ordinance Annexing the 41.09-Acre Property on the North Side of Lindgren Road East of Plank Road in the City of Sycamore, Illinois. Second Reading.

Petitioner withdrew item.

C. Ordinance No. 2005.44—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District

for Property Known as Sycamore Creek III (Yvonne Wolfenberger Farm) in the City of Sycamore, Illinois. Second Reading.

Petitioner withdrew item.

D. Ordinance No. 2005.45—An Ordinance Annexing the 282.98-Acre Property Located South and East of Plank Road and North of Lindgren Road in the City of Sycamore, Illinois. Second Reading.

Petitioner withdrew item.

E. Ordinance No. 2005.46—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Wolf Lake Development Corporation for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family Residence District for Property Known as The Commons of Sycamore Creek (Mapes Farm) in the City of Sycamore, Illinois. Second Reading.

Petitioner withdrew item.

F. Ordinance No. 2005.47—An Ordinance Annexing the 114.09-Acre Property Located Northwest of the Intersection of Plank Road and Lindgren Road. Second Reading.

Petitioner withdrew item.

G. Ordinance No. 2005.53—An Ordinance Amending the Combined Annual Budget and Appropriation Ordinance for the Fiscal Year 2005-2006 to Create a New Fund 27, “2005 Refunding Bond Fund.” First and Second Reading.

Manager Nicklas said the City Treasurer reported that we paid the bill to settle the refunding that was due on October 1. He said this closes out the 1999 Bond Fund and creates a new fund.

Motion

Aldersperson Paulsen moved to hear Ordinance 2005.53 on first and second reading and Aldersperson Stowe seconded the motion.

Voice Vote

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

Motion

Aldersperson Paulsen moved to approve Ordinance 2005.53 and Aldersperson Leach seconded the motion.

Voice Vote

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

H. Ordinance No. 2005.54—An Ordinance Concerning the Recommendation of the Zoning Board of Appeals with Regard to the Petition of Lori Strain of 149 North Cross Street for a Variance from Sections 3.2.2 and 6.5.2 of the Unified Development Ordinance in the City of Sycamore. First and Second Reading.

Manager Nicklas said Ms. Strain is seeking relief from provisions that require a certain size rear yard. He said her property was platted before the zoning rules were in place and she is asking for a variance in order to build a garage.

Building Commissioner/Zoning Officer Lyle Doty said the way she will pull into her driveway is such that she will not need a cross easement.

Motion

Aldersperson Kessler moved to hear Ordinance 2005.54 on first and second reading and Aldersperson Leach seconded the motion.

Voice Vote

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

Motion

Aldersperson Paulsen moved to approve Ordinance 2005.54 and Aldersperson Stowe seconded the motion.

Voice Vote

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

RESOLUTIONS

None

CONSIDERATIONS

A. Consideration of Several Funding Options for the Set-up Costs for the Zeolite Filtering Systems at Wells 6, 8 & 9.

Manager Nicklas said the most recent water fee increase which just took affect will pay the debt service for costs associated with the construction of Well #9. He said the cost of installing the filtering vessels is not included in that increase or in the EPA Loans. He proposed two option and recommend Option A to pay the set up costs through the Water Impact Fee Fund and the Water Fund reserve.

Aldersperson Knuth asked if the Water Fund is separate from the Sewer Fund and Mr. Nicklas said they are separate.

Aldersperson Stowe said Option A makes the most sense. He said he was glad people came to the meeting tonight to voice their opinions and he wished they would talk to the state and federal governments because we are spending \$1.3 million doing something that will accomplish nothing for the taxpayers. He said the numbers for radiation level are so miniscule this is a waste of taxpayer dollars, but this must be done.

Motion

Aldersperson Knuth moved to approve Option A to pay the set up costs through the Water Impact Fee Fund and the Water Fund reserve and Aldersperson Bauer seconded the motion.

Voice Vote

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

B. Consideration of a Request from Kishwaukee Community Hospital for Relief from Sections 8-2-2 and 8-4-2 of the City Code Regarding Water and Sewer Connection Fees.

Withdrawn from agenda

C. Consideration of a Contract with Brad Manning Ford for the Purchase of Three Utility Trucks.

Manager Nicklas explained that these are replacement vehicles for the Water Department and Public Works. He said the local bidder Brad Manning Ford was within 5% of the lowest responsible bid and chose to invoke the local preference policy.

Motion

Aldersperson Paulsen moved to approve Brad Manning Ford's bid for \$49,600 and Aldersperson Bauer seconded the motion.

Voice Vote

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

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 10:26 p.m. and Aldersperson Paulsen seconded the motion.

Voice Vote

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

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith