

---

**SYCAMORE CITY COUNCIL – REGULAR MEETING  
MINUTES OF NOVEMBER 7, 2005**

---

**ROLL CALL**

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

**INVOCATION**

Father Timar of St. Mary's Catholic Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion**

Alderperson Maness moved to approve the agenda and Alderperson Leach seconded the motion.

**Voice Vote**

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

**AUDIENCE TO VISITORS**

Joe Bussone, 1725 Brock Circle, invited the public to attend a brief Veteran's Day program in front of the Vet's Club Friday, November 11, at 11:00 a.m.

Joan Brown, 1203 Hathaway, said she was concerned that the development of property involving Peace and Hathaway be done in an appropriate and attractive manner.

Gary Cordes, 1467 Maria Ct., reserved time to speak regarding Ordinance 2005.56.

Arch Richoz, 1125 Glidden Ave., DeKalb, and owner of a condo at 825 Constance Lane, said at the last meeting there was concern about density and he said the adjacent property has the same density. He said that by building 2-bedroom units, there will be no impact on the schools. Mr. Richoz said, as a realtor, that commercial property buyers look for full vision or view and the piece of property has no frontage.

Kari Nelson, 952 Constance Lane, said hers was the first condo unit built in their complex behind Farm & Fleet. She said that was before Farm & Fleet construction was completed and since completion there is much outside storage in the back and this is an opportunity for buffering from Farm & Fleet. She said this proposal makes sense for this parcel.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of October 17, 2005.
- B. Payment of the Bills for November 7, 2005 in the amount of \$2,111,686.73 which includes \$1.7 million in rebates to American and United Aviation Fuels.
- C. FY06 Budget Update.

**Motion**

Aldersperson Bauer moved to approve the Consent Agenda 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.

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

**A.** Introduction of new patrol officer Mike Domenighini.

Chief Thomas said that Officer Domenighini grew up in Peoria and has a Bachelor Degree from NIU in Political Science with a minor in Police Science. He said he came in second academically at Police Academy and was voted by his peers to give the commencement speech. He said he also got the award for being the best recruit in the class. He said that Officer Domenighini is now on solo street patrol.

**B.** Presentation by the Sycamore Economic Development Commission. Commissioner Ken Mundy will introduce Kevin and Marla Reese, owners of Dad's Deli & Dogs, who will briefly describe the expanded menu and services offered by their restaurant

Marla Reese said they are located across from Farm & Fleet and have been open 16 months. She said they are excited to be part of this community. She said they moved here with their 3 children from the Wheaton-Naperville area. She said they are a sandwich and hotdog place and have been serving homemade ice cream since summer. They are now catering and offer sandwich trays. She thanked Council for the opportunity to talk about their business.

Aldersperson Leach thanked the City Departments for all their hard work during Pumpkin Fest. She said the report is that most of the nonprofits sold out of food early Sunday.

Aldersperson Bauer inquired about the status of streetlights on Home and Albert.

Engineer Brady said he had received some prices, but was still waiting on some. He said the Home Street light would be expensive.

Aldersperson Maness asked about the status of moving the pole at Somonauk and Bethany and asked if that would be black-topped before the plant closed for the winter.

Engineer Brady said he was told the pole would be moved by November 9<sup>th</sup> and paved shortly there after.

Aldersperson Maness asked if they were to the penalty stage on Bethany road and asked when that corridor would be completely open.

Engineer Brady said they were and it would probably be open in a week.

Aldersperson Paulsen thanked Engineer Brady for the help on Freed Road.

Mayor Mundy read a thank-you note from Julie Brannon, President of Pumpkin Fest Committee. He also related that he'd received a thank you from Kishwaukee Hospital for the reduced rates in water and sewer

connections. Mayor Mundy informed Council that the Sycamore Youth Council committee had found they were duplicating services and had disbanded and distributed funds to youth programs at the YMCA, Sycamore Park District, and the Kiwanis. Mayor Mundy said at the Elmwood Cemetery Walk Sycamore was presented with a plaque honoring Civil War veterans from Sycamore that did not return.

Tom Ostreicher, a local Civil War Historian, said that 105 Company A from DeKalb County was recognized by President Andrew Johnson as being the best drilled unit in the United States Army. He said there is a new monument on Soldiers' Row.

Alderperson Bauer thanked everyone for holding off roping off sites on the parade route. He said the residents on the parade route appreciated it and he suggested that could become part of the tradition.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas said he appreciated Alderperson Leach's praise for City staff during Pumpkin Fest and he thanked her for her work on the Pumpkin Fest Committee. He said he had placed a revised version of the budget update at their seats.

Engineer – John Brady said that Elliott & Wood is moving pipe material to the Oakland, Dosen, Wirsing project.

Building & Zoning – Lyle Doty said he has received building plans for Century Supplies in the Thanks America Subdivision.

Fire Chief – Bill Riddle said the 911 Board has announced that Phase 2 mapping is operational. He said that means that when 911 is dialed from a cell phone DeKalb County can find your location within 50 feet. Chief Riddle cautioned those wanting exclusive use of voice over internet protocol telephones because they may not have 911 service.

Treasurer/Asst. City Manager – Brian Gregory said special census testing started today and will continue throughout the week. He said training will begin next week and then enumerators will be in neighborhoods. He asked the residents to cooperate with the enumerators to get the project over as soon as possible.

Public Works Supt. – Fred Busse – no report.

Water Supt. – Ebe Smith said the GIS Company was out two weeks earlier updating new points in town and by January 1, 2006 he expects to have an updated version of all the new subdivision hydrants, water mains, and storm sewers.

Police Chief – Don Thomas thanked the Fire Department for the use of their apparatus bay for serving food to volunteers during and after the parade and the Street Department for their placement of hundreds of signs and barricades. He said the Historical Society raised a lot of money during the Kiss the Pig contest.

## **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. 2005.56—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Territorial Development to Rezone Property Located at 1235 Hathaway Drive from “C-3” Highway Business District to “C-4” Mixed Use Commercial District for a Planned Unit Development with Thirteen Office/Warehouse Units and Thirty-Two Residential Townhouse Units with a Minimum Front Yard Setback of Thirty-Five Feet from Hathaway Drive in the City of Sycamore, Illinois. Second Reading.**

Manager Nicklas said the petitioner is requesting a rezoning of a parcel of less than 5 acres on Hathaway Drive. He said that Council had suggested reducing the density and he has suggested reducing the 5-units to 4-units.

### **Motion**

Aldersperson Maness moved to approve Ordinance 2005.59 with the recommendation that townhouses be reduced from 32 to 28 and limited to 2-bedroom units and Aldersperson Kessler seconded the motion.

Gary Cordes, 1467 Maria Ct., attorney for the petitioner, said staff has recommended approval, Plan Commission has recommended approval, neighbors are for this, and there have been no objectors. He said they have agreed to reduce the units to all 2-bedroom units and 4-plexes and they strongly request that Council find it a reasonable use for the property.

Aldersperson Paulsen asked if there would be a fence between the residential and commercial and if they would place a fence to shield the residents from Farm & Fleet.

Mr. Cordes said there would be screening from Farm & Fleet and probably landscaping between the residences and businesses.

Mr. Nicklas said the UDO has detailed buffering specifications between business and residential.

Aldersperson Kessler said this is a good solution for this parcel. She said she received 3 phone calls; 2 for the proposal and the third preferred a park, but barring that would agree to this proposal.

### **Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Knuth, Leach, Maness, Paulsen, Stowe, Adee, Bauer, and Kessler voted aye. Motion carried 8 - 0.

**B. Ordinance No. 2005.59—An Ordinance Approving the Execution of an Agreement Between the City of Sycamore, Illinois and the IMLRMA for Worker’s Compensation and Liability Coverage for City Employees. First and Second Reading**

Manager Nicklas deferred to Human Resource Director Jean Tritle to talk about this ordinance. He said that he and Jean recommended renewing the IMLRA contract in a timely manner so the City can make a one-time payment for the year of \$281,149.26 which includes a 2% discount.

Human Resource Director Jean Tritle said because of our past experience it is a good idea to get the fully insured program, but she would like to get back to the min/max program. She said a city wide safety committee is being put together, training programs are scheduled, and we are going to look into possibly getting some kind of managed care to get better information about the status of the claims.

Aldersperson Kessler said she and Jean met with the works comp carrier and she felt that what Jean is suggesting about managed care is necessary. She said that new legislation was passed this summer regarding payment of workman comp claims. She said the City is on the right track and thanked Jean for her work minding the City's money.

Aldersperson Bauer praised the organization of the safety committee. He said to make sure that committee stays active to keep employees healthy. He said not only will this save the City money, but will insure that the employees are safe.

**Motion**

Aldersperson Kessler moved to hear Ordinance 2005.59 on first and second reading 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.

**Motion**

Aldersperson Kessler moved to approve Ordinance 2005.59 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.

**RESOLUTIONS**

- A. Resolution No. 463—Authorizing the Mayor to Sign an Agreement with the Illinois Department of Transportation for Certain Professional Engineering Services to be Funded by Motor Fuel Tax Funds for Material Testing Relating to the Bethany Road Reconstruction Project, Section 99-00064-00-FP.**

**Motion**

Aldersperson Stowe moved to approve Resolution 463 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.

**CONSIDERATIONS**

- A. Consideration of Conceptual Plans for a Second Fire Station by FGM Architects of Oak Brook, Illinois.**

Manager Nicklas said the Ad Hoc Committee that working with FGM Architects is comprised of himself, Chief Riddle, Assistant Chief Niewold, and Firefighters Pritchett, Hepker, and Mathey.

Andy Jasek of FGM Architects said his firm has worked on 50 fire stations and he was involved with 30 of them. He said he sat down with the committee to assess the needs of Sycamore's Fire Department. He said they have settled on a 3-bay double-deep drive-through station with 8 bunks in order to accommodate growth. He said the building will be all masonry and prairie style to be maintenance free and residential in character.

Mr. Nicklas said no action was necessary at this time because they would discuss this during the budget process.

### **B. Consideration of a Revised Regulatory Framework for the Issuance of Permits for Dwelling Units in the City of Sycamore.**

Manager Nicklas said that after the vote on the B&B proposals, some Council members suggested revising the pace of permits to a year's allocation of 250 or less. He said that from the Building Department's standpoint of policing permit numbers, they will not want to set a concrete number. He said Council will need to be visionary and cautious in what they will allow with future annexations and may need to specify numbers of permits in the agreements. He said they should codify the new level of regulation so everybody knows the rules.

Aldersperson Stowe said this is a further step to what they started in 2003. He said they are refining the regulation.

Aldersperson Paulsen said this allow us to manage the growth and gives guidelines to plan for the future.

Aldersperson Maness said they need to be flexible to address those existing lots in town that might need permits.

Aldersperson Paulsen said this is for new annexations.

Aldersperson Stowe said he liked the consideration of new annexation and wondered if it should be a resolution rather than an ordinance.

Manager Nicklas said that is a good point, but this is an important consideration and should be in our development ordinances for clarity. He asked for consensus from the Council.

Council directed him to bring this back in ordinance form at the next meeting.

### **C. Consideration of the Annual City Property Tax Levy**

Manager Nicklas said with direction from Council he will need to get this published. He said he has calculated the levy rate on a conservative EAV estimate adjusted to \$295,000,000. He said he has provided 5 options and he recommended Option 3 a 3% increase which would presumably result in the lowest tax rate

in 40 years for the City's portion of the tax bill. He said the 3% increase would have an overall impact as follows:

- Should result in a City tax rate decrease of 8.7%.
- Should result in a decrease in actual City taxes paid by the average homeowner who makes no substantial home improvements.
- Property taxes (minus the portion going directly to the Fire and Police Pension funds) would represent 18.5% of all budgeted FY2005-2006 General Fund expenditures (\$9,815,573). They represented 19.9% in FY05.
- Decrease the monies available for general operations by \$21,270 (1.4%).

Alderson Kessler said her concern with the 3% increase is that they are trying to pick away at repairing sidewalks and if they increased 3.5% that \$21,000 could provide more dollars for that program.

Mr. Nicklas said that is a good point, he could find a lot of uses for that \$21,000, but he is aiming to bring down the aggregate rate to become more appealing to businesses.

Alderson Stowe said there has been a lot of contention about growth and needing more City services and he is disappointed only 4 citizens are in the audience for this levy discussion.

Alderson Kessler said she thought that Option 3, 3% increase, should come back in ordinance form.

Alderson Bauer said he thought Option 4 was more desirable because it gives a little extra, but it is good to be competitive and he would agree to Option 3.

Alderson Knuth said he was leaning to Option 4 and asked what the break even point would be to get dollars back for going with Option 3.

Mr. Nicklas said they are just seeing a modest beginning in the rebound in the business sector. He said Thanks America Subdivision will be more marketable once Oakland Drive extension is completed and he would like to be able to tell companies that the tax rate is down. He said the City's goal when redoing the Comp Plan in 2003 was to achieve more investment in the industrially designated areas.

Alderson Knuth asked who we are competing with.

Mr. Nicklas said DeKalb, but he did not want to debate their rate in the press. He said we are also competing with Cortland, St. Charles, West Chicago, Rockford, Belvidere, Rochelle, Sterling, and Dixon. He said tax rates are also important to commercial businesses, but their timeline is different and their expectations rely on City assistance for up front costs.

Alderson Bauer said that property tax is only part of the bigger picture which in some communities includes utility taxes.

Mr. Nicklas said not having a utility tax is one of Sycamore's advantages. Mr. Nicklas said if the City was not heading up internally in commercial, telecommunications, and restaurant & bar taxes, we have the latitude to make up for that to keep up City services.

The consensus of Council was to go with the 3% increase.

Sarah Tobias, Sycamore Public Library Executive Director, said the full Board would be discussing the levy at their meeting the next day.

Aldersperson Bauer said the library is doing good things.

Mr. Nicklas said the library, unlike the City, relies heavily on property taxes.

Director Tobias said the grant sources are fewer with more applicants.

Aldersperson Kessler said that 86% of the budget is from property tax and she is not hearing people complain about the library.

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

**Motion**

Aldersperson Kessler moved to go into Closed Session at 9:05 p.m. 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 Maness moved to return to Open Session at 9:35 p.m. 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.

**APPOINTMENTS**

None

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:35 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