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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF APRIL 3, 2006**

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**ROLL CALL**

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

**INVOCATION**

Pastor Dan Stovall of the Sycamore Baptist Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mayor Mundy moved Appointments to precede the Closed Session.

**Motion**

Alderperson Stowe moved to approve the agenda with the change 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**

- A. Wayne Reisen, Sycamore School Superintendent, will appear to briefly express the Board of Education's appreciation for the Council's partnership in planning for future economic growth.

Dr. Reisen, on behalf of the School District, expressed appreciation for the Transfer Tax and all the work that went into it. He said they also appreciate the spirit of cooperation.

Jim Stoddard, 2045 Aberdeen Ct., said he was there on behalf of the Carls family regarding the Route 64/Airport Road sub-area plan. He said the Carls property is designated 1/3 commercial, 1/3 green space, and 1/3 residential and although that is not ideal, they can work with that and asked for Council approval of the plan.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of March 20, 2006.
- B. Payment of the Bills for April 3, 2006 in the amount of \$1,680,519.49.

**Motion**

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Maness seconded the motion.

**Voice Vote**

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

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

Aldersperson Bauer voiced concern about the truck traffic on Somonauk Street and suggested considering a weight limit. City Manager Nicklas said he would bring some ideas back to the next meeting.

Aldersperson Paulsen said there have been reports of smoke and burning in the North Avenue-Parker Street vicinity. He said parking on Exchange Street may be a future issue.

Mayor Mundy reported that April 10 through April 14 is National Small Business Week.

- A. The Sycamore Economic Development Commission will introduce Deanna Watkins, owner of Sweet Dreams Desserts, who will describe her firm's products and services.

Deanna Watkins said Sweet Dreams Desserts has been open just one week and is located in the former Quizno's building. She said it is decorated like a French café and offer soup, salad, sandwiches, and desserts. She explained that her husband is the chef and makes all the soups.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas informed Council that the DeKalb County Regional Planning Commission would hold a development review April 29<sup>th</sup> from 9:00 a.m. until noon at the Legislative Center. He also asked Council for their blessing to move Wells 6 & 8 Additions bid date to April 21 and to call a special meeting to approve the bid. Council agreed to a special meeting April 24 at 5:30 p.m. to approve the bid.

Engineer – John Brady said Bish Excavating will start underground work at Camden Crossing this week and will go on all spring and summer.

Building & Zoning – Lyle Doty reported that commercial buildings were being built on Peace Road and on Mercantile Drive.

Fire Chief – Bill Riddle said 6 KEC students placed on the written portion of the Vocation Industrial Club of America contest. He said they will advance to Springfield to take the practical portion.

Treasurer/Asst. City Manager – Brian Gregory said he spoke to the Census Bureau and the Special Census certification should be completed this month and we should realize our fair share in May.

Public Works Supt. – Fred Busse reported that the work on the Cottage Row bridge is almost complete. He said the rebuilding of the north wall was completed last week and some paving will be done when Stahl's opens for the year.

Water Supt. – Ebe Smith – no report

Police Chief – Don Thomas said that most accidents occur at dawn and dusk because of the angle of the sun and he encouraged drivers to use caution.

## **REPORT OF STANDING COMMITTEES**

Finance – no report

Ordinance –no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

## **PUBLIC HEARING**

### **A. Public Hearing on the Proposed FY2006-2007 City Budget**

Ellen Rogers expressed her gratitude for the support and partnership VAC has with the City of Sycamore. She asked Council for an increase in the grant dollars from the City. She said that money serves as matching grants from the State of Illinois for their Meals-on-Wheels program and the transportation program.

Hearing no further comments, Mayor Mundy closed the hearing.

Aldersperson Kessler thanked VAC for their service to the community.

## **ORDINANCES**

### **A. Ordinance No. 2005.91—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Proposed Amendment to the Comprehensive Plan Involving a Sub-Area Plan for the Area Located at the Eastern Edge of Sycamore's Corporate Limits and Being in the General Vicinity of Illinois Route 64 and Airport Road and the Surrounding Area. Second Reading.**

City Manager Nicklas said that the only change since the last meeting was the commercial designation on the north side of Route 64. He explained that the yellow residential indicates low-density, single-family and that area is only 1 lot deep.

Aldersperson Bauer asked if the narrative would define that and Mr. Nicklas said it would.

Aldersperson Knuth said according to the map it looked like Airport Road would be at a worse angle.

Mr. Nicklas said that was a failing of the scale of the map and said it would be a t-angle and would be spelled out in the narrative.

Aldersperson Knuth asked when the Airport Road extension would begin.

Mr. Nicklas said the County is securing easement, but there is no funding so it will be development driven.

### **Motion**

Aldersperson Maness moved to approve Ordinance 2005.91 and Aldersperson Kessler seconded the motion.

### **Amendment**

Aldersperson Stowe moved to remove the commercial zoning between the 2 Airport Roads and Aldersperson Knuth seconded the motion.

Mr. Nicklas said the Old State Street Motors site is under utilized and in order to attract a commercial tenant the site needs to be extended.

### **Voice Vote for Amendment**

Mayor Mundy called for a voice vote to approve the motion. Alderspersons Stowe, Adee, and Knuth voted aye and Alderspersons Bauer, Kessler, Leach, Maness and Paulsen voted nay. Motion failed 3 - 5.

**Voice Vote for Original Motion**

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

**B. Ordinance No. 2005.93—An Ordinance Amending the City Code of the City of Sycamore by Adding a New Chapter 20, “Real Estate Transfer Tax,” to Title 3, “Business and License Regulations,” in the City of Sycamore, Illinois. First Reading.**

City Manager Nicklas said the City Attorney is working on procedure and forms. He said they will take that to Realtors, Title Companies, Attorneys, and Commercial Brokers so the tax will be started by June 1, 2006. He said he will be getting information to the DeKalb County Realtors at their meeting April 11.

Alderperson Kessler said she thought that Mr. Nicklas needed an impression of confidence that this language is our intent.

Mayor Mundy said if Council had problems with this they should have been expressed before now.

Alderperson Stowe asked if a home was inherited from somebody’s parents would it be exempt.

Mr. Nicklas said the inheritor would not pay the tax, but if they sold it the buyer would pay it.

City Attorney Foster said he is glad this is on first reading because he is meeting with the County Recorder and title companies to gather more information and this language may be slightly tweaked.

**C. Ordinance No. 2005.94—An Ordinance Revising Ordinance No. 94.46 Regarding the Requirement of “Knox Boxes” at Certain Property Entrances in the City of Sycamore, Illinois. First and Second Reading.**

City Manager Nicklas said the ordinance more clearly identifies the places where the boxes are required and the necessary contents of the box. He said the Fire Department will begin a public education effort to make sure all appropriate locations are served by such a box. He said it is much better to have access to keys rather than to break the doors.

Fire Chief Riddle said during a storm when an alarm may be falsely triggered the department does not have to wait to get a key and that helps stretch their resources.

**Motion**

Alderperson Maness moved to hear Ordinance 2005.94 on first and second reading and Alderperson Bauer seconded the motion.

Alderperson Kessler said it costs \$230 to put a Knox box in and she would like to see stronger language for compliance for existing buildings especially those attached to other buildings.

Mr. Nicklas said he would like to see Council move ahead with this ordinance and come back after the existing buildings have been assessed.

**Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. Seven Alderpersons voted aye with Alderperson Kessler voting nay. Motion carried 7 - 1.

**Motion**

Aldersperson Maness moved to approve Ordinance 2005.94 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 an Analysis by Dr. David Emanuelson of Strategic Management Alliance Regarding the Estimated Ultimate Population per Dwelling Unit in the City of Sycamore.**

City Manager Nicklas explained that Dr. Emanuelson's research question considered was "does the 1996 ISCS Table of Estimated Ultimate Population predict new home occupancies in Sycamore and DeKalb County in 2006?"

Dr. Emanuelson said part of the analysis involves determining what financial benefits and costs are derived from residential development. He said Illinois School Consulting Service developed the Naperville table in the 1970's and updated it in 1996 and he felt the data for that table might not represent this area. He said a Waterman study and the census information showed fewer children per home than found in the Naperville study. Dr. Emanuelson had the NIU Public Opinion Lab conduct a survey from a sample of the 5,000 new homes in DeKalb County since 2000. He said he then used census data, City of Sycamore Building Department survey data, and the county-wide survey data. He said compared to the ISCS table he found that almost no children were coming out of 2-bedroom townhouses and overall less than single-family homes except for 5-bedroom homes. He said of total units built 67% of all homes have no children and 92% of townhomes have no children and 50% of all single-family detached homes have no children. He said that Sycamore's data is not random data because it covers every new home. He said he concluded that townhouses are more like industry than residential because they produce taxes, not kids. He said the City might want to consider amending the ordinance of fiscal impact based on the Naperville table because it could be challenged in this community.

Aldersperson Paulsen said if our data is based on when the home is first occupied, he would like to see that data 10 years down the road when the home has changed ownership.

Dr. Emanuelson said the best data is census data because the County data is 5 years old.

Aldersperson Knuth said he agreed with Aldersperson Paulsen and said the numbers need to be looked at down the road.

Dr. Emanuelson said the transfer tax would track those moving into existing homes.

Mr. Nicklas thanked the Building Department for getting the surveys filled in. He said until January 2006 they did not ask how many adults were in the home. He said the townhouse population does not generate many children because they are priced above the entry-level price. He said the City would continue to collect data and regularly assess it.

Dr. Emanuelson said that Sycamore is far ahead from everybody else by having thought to collect data.

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

**Motion**

Aldersperson Kessler moved to go into Closed Session at 8:45 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 Kessler moved to return to Open Session at 9:15 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**

Mayor Mundy appointed Ron Short (2009) to replace resigning Dick Ubl on the Fire & Police Commission, Chief Bill Riddle (2009) and Jeff Rolczynski (2008) to the Fire Pension Board, and re-appointed Katie Johnson (2008) to the Police Pension Board.

**Motion**

Aldersperson Knuth moved to approve the appointments 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.

Mayor Mundy appointed Cheryl Maness, George Bridgewater, Bill Davey, Bill Lorence, Dave Shipley, and Larry Steczo to continue serving on the Plan Commission until 2008. Mayor Mundy re-appointed Rod Schairer (2009), Dean Copple (2009) and Pete Paulsen (2007) to the Economic Development Commission.

**Motion**

Aldersperson Stowe moved to approve the appointments 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.

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:15 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:

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Mayor - Ken Mundy

Attest:

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City Clerk – Candy Smith