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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF APRIL 17, 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 Adee, Alan Bauer, Terry Kessler, Barbara Leach, Cheryl Maness, Pete Paulsen, and Chuck Stowe. Alderperson Darren Knuth was absent.

**INVOCATION**

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

**PLEDGE OF ALLEGIANCE**

Alderperson Knuth arrived at 7:02.

**APPROVAL OF AGENDA**

**Motion**

Alderperson Stowe 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**

Mayor Mundy introduced Ed Kuhn as part of the “Wally’s Group” to report on the group from Sycamore who have been traveling to Wally Thurow’s (Mr. Pumpkin) home in Slidell, LA to rehab his home destroyed by Hurricane Katrina.

Ed Kuhn stated that John Hulsberg and Joel Barczak were in the audience and he reported that there had been 3 trips to Mr. Thurow’s home. Ed Kuhn, John Hulseberg, Joel Barczak, Gerry Keating, Brian Agerman, and Dwight Carlson made first trip October 2005 and took the house down to studs, cleaned and bleached everything and left it to dry. January 2006 Dave Finney, Don Kendall and Mark Knapp went down to do plumbing and electrical work. May 2006 Dave Finney, Joel Barczak, Don Kendall, John Hulseberg, Ed Kuhn, Lynn Bute, Eric Olson, and Todd Becks painted the house and trimmed it out. Mr. Kuhn said the only thing left undone is putting in granite countertops that Mr. Thurow promised his wife. He said the DeKalb-Sycamore area collected \$11,000 and Kevin Cady donated an air conditioner and Dahlquist Heating & Cooling donated a furnace. He said the donations provided about 30% of the rebuild cost and FEMA is providing the remainder. He said the team was overwhelming totaling 14 individuals making 19 trips for 45 work days. He said that Wally is planning to attend Pumpkin Festival this fall.

Joel Barczak said that Ed Kuhn and John Hulseberg organized the effort.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of April 3, 2006.
- B. Payment of the Bills for April 17, 2006 in the amount of \$270,669.73.
- C. Plan Commission Minutes for the Meeting of March 13, 2006.

## **Motion**

Aldersperson Bauer moved to approve the Consent Agenda and Aldersperson Kessler 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.** Sycamore Economic Development Commission member Ken Mundy will introduce Rod and Marty Oehlert, owners of Oehlert Rentals and Commercial Spaces, who will describe their properties and services.

Rod Oehlert said Council really helped get their project going west of town. He said he especially appreciated the help of Lyle Doty and John Brady. Mr. Oehlert introduced his son-in-law, Eric Simmons, to speak about the business.

Eric Simmons stated that Rod grew up in Sycamore and his wife Marty has been here for 35 years. He said they started Oehlert Heating and Air Conditioning and began purchasing real estate to rehab for rental and with Mark & Nancy Oehlert, Rod and Marty purchased Twin Gables and rented out units until 1995 when they demolished the buildings and built Twin Gables Adult Community. Mr. Simmons said in 1999 the 55-years-old and over restrictions were removed and 10 buildings have been completed and by May 2006 all will be occupied. He said that all residential units are handicap assessable and are 1-bedroom with 1.5 baths. He said the residential units over the commercial businesses are 750 square feet and the stand-alone residential units are 950 square feet.

**B.** A Life-Saving Award will be presented in behalf of the Ontario Province Police Department by Police Chief Don Thomas to the Maher Family of Sycamore.

Chief Thomas said he received a call from the Ontario Province Police Department asking him to present the Maher family with a service award for saving the lives of 2 of the 3 persons thrown out of an out-of-control boat. Chief Thomas explained that while on a fishing trip the Maher family came upon a runaway boat circling 3 people in the water without life jackets. He said the Maher's placed themselves in danger to rescue the boaters and 2 of those thrown into the water survived while one drowned.

**C.** Proclamation Declaring April 28, 2006 Arbor Day in the City of Sycamore, Illinois.

**D.** Proclamation Declaring May 1- May 7, 2006 as Public Service Recognition Week in the City of Sycamore, Illinois.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas reminded Council of the development 101 seminar presented by the Regional Planning Commission April 29<sup>th</sup> from 9:00 a.m. until noon at the County Administration building.

Engineer – John Brady reported that bids for building additions to Wells 6 and 8 will be opened Friday, April 21, 2006 at 2:00 p.m. and would be approved at a special Council meeting April 24, 2006 at 5:30 p.m.

Building & Zoning – Lyle Doty reported commercial activity across the street from Ski's on W. State Lance Klinger is opening a pizzeria, Taxco is adding a kitchen to the space previously acquired, and Dr. Todd Curtis is adding on to his building at N. California Street.

Fire Chief – Bill Riddle noted that a charter member of DeKalb County Marines, Joe McGuan, died and mass would be Tuesday morning at 10:30.

Treasurer/Asst. City Manager – Brian Gregory reported the budget benchmark at 91.5% and revenues are at 103.7% and expenditures at 87% with 2 weeks left in the fiscal year. He said bid returns for some investments coming due are coming in at 5% replacing 2.5% – 3% rates.

Public Works Supt. – Fred Busse – no report

Water Supt. – Ebe Smith reported that Wells 1 and 3 have been sealed and properly abandoned. He said the new well is pumping well resulting in better water quality. He said fire hydrant flushing started today and will last through next Wednesday.

Police Chief – Don Thomas said the Maher family appreciated their recognition.

## **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. 2005.93—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. Second Reading.**

City Manager Nicklas thanked Attorneys Foster and Buick and Assistant City Manager Gregory for their assistance in creating documents for procedural do's and don'ts and applications for processing the tax.

#### **Motion**

Aldersperson Kessler moved to approve Ordinance 2005.93 and Aldersperson Maness seconded the motion.

Aldersperson Kessler said she was proud of the citizens for passing this tax and proud of this Council and our administration for working with other governmental bodies in coming up with solutions for our community. She said she thought this was a step toward sound financial security.

#### **Voice Vote**

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

**B. Ordinance No. 2005.95—An Ordinance Concerning the Adoption of the Combined Annual Budget and Appropriation Ordinance for the Fiscal Year 2006-2007 in the City of Sycamore, Illinois. First and Second Reading.**

**Motion**

Aldersperson Bauer moved to hear Ordinance 2005.95 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 Stowe moved to approve Ordinance 2005.95 and Aldersperson Paulsen seconded the motion.

**Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Leach, Maness, Paulsen, Stowe, and Mayor Mundy voted aye. Motion carried 9 - 0.

**C. Ordinance No. 2005.96—An Ordinance Amending Title 1, “Administration,” Chapter 10, “Personnel Rules,” of the City of Sycamore, Illinois to Authorize Non-Elective Positions in the City of Sycamore, Illinois. First and Second Reading.**

City Manager Nicklas explained that with the adoption of the fiscal year budget, the Council in effect “counts” the employees in its budget by adopting a new list of appointments.

**Motion**

Aldersperson Maness moved to hear Ordinance 2005.96 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 Maness moved to approve Ordinance 2005.96 and Aldersperson Kessler seconded the motion.

**Voice Vote**

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

**D. Ordinance No. 2005.97—An Ordinance Establishing Offices and Fixing the Compensation of Certain Appointed Officers of the City of Sycamore, County of DeKalb, State of Illinois for the Fiscal Year Commencing on the First Day of May, 2006 and Ending on the Thirtieth Day of April, 2007. First and Second Reading.**

City Manager Nicklas stated that the proposed salaries and wages were noted in the budget Council just approved.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2005.97 on first and second reading and Aldersperson Knuth 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 Leach moved to approve Ordinance 2005.97 and Aldersperson Maness seconded the motion.

**Voice Vote**

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

**E. Ordinance No. 2005.98—An Ordinance Amending the Fiscal Year 2005-2006 Budget. First and Second Reading.**

City Manager Nicklas explained the changes in the FY05-06 budget as:

1. General Fund

- Increase the reserve transfer from the General Fund to the Employee Benefit Assistance Fund (Fund 23) from \$77,000 to \$83,000 to cover retiree accrued leave payouts due before May 1.

2. Employee Benefit Assistance Fund (Fund 23).

- Show the increased transfer from the General Fund reserve (from \$77,000 to \$83,000) in line item 23-3741.

**Motion**

Aldersperson Kessler moved to hear Ordinance 2005.98 on first and second reading and Aldersperson Adee 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 2005.98 and Aldersperson Adee seconded the motion.

**Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Leach, Maness, Paulsen, Stowe, and Mayor Mundy voted aye. Motion carried 9 - 0.

**F. Ordinance No. 2005.99—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Diana Schaefer and Marykim Wood for a Special Use Permit for a Bed and Breakfast Facility for the Property at 331 North Main Street in Sycamore, Illinois. First and Second Reading.**

City Manager said the first step for creating a Bed & Breakfast is to get the Special Use Permit for the property.

Marykim Wood, Sycamore Dr., Glen Ellen, said they cater to paper crafters for whole weekend retreats. She said they will prepare and serve breakfast and cater in or go out for lunch and dinner. She said the guests will work on their scrapbooks and shop and she thought they would be a good fit for Sycamore.

**Motion**

Aldersperson Maness moved to hear Ordinance 2005.99 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 Stowe moved to approve Ordinance 2005.99 and Aldersperson Paulsen seconded the motion.

Aldersperson Kessler said the former Fire Chief and Building Commissioner/Zoning Officer Doty put the Bed & Breakfast ordinance together.

Mr. Doty said he is anxious to work with the petitioners and thinks the regulation is in place and this will be a good facility.

Mayor Mundy asked if the owner would be present when guests were present and Ms. Wood said they would be.

#### **Voice Vote**

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

#### **G. Ordinance No. 2005.100--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Stonebreaker Builders for a Final Plat for Phase 2 of the Stonegate at Heron Creek Planned Unit Development in Sycamore, Illinois. First and Second Reading.**

City Manager explained the final plat comprises 4.597 acres and will feature a total of 44 units – eight 4-unit buildings and two 6-units buildings.

#### **Motion**

Aldersperson Maness moved to hear Ordinance 2005.100 on first and second reading and Aldersperson Stowe seconded the motion.

#### **Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. Seven Alderspersons voted aye with Aldersperson Knuth voting nay. Motion carried 7-1.

#### **Motion**

Aldersperson Stowe moved to approve Ordinance 2005.100 and Aldersperson Paulsen seconded the motion.

#### **Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. Seven Alderspersons voted aye with Aldersperson Knuth voting nay. Motion carried 7 - 1.

### **RESOLUTIONS**

#### **A. Resolution No. 470—Reallocating the City of Sycamore’s Private Activity Bond Volume Cap for the Year 2006 to the Illinois Housing Development Authority for the Purpose of Issuing Mortgage Credit Certificates in the City of Sycamore, Illinois.**

City Manager Nicklas explained that the Mortgage Credit Certificate program allows qualified first-time homebuyers to take 20% of the annual interest paid on their new mortgage as a credit against their federal income tax liability.

#### **Motion**

Aldersperson Maness moved to adopt Resolution 470 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.

### **CONSIDERATIONS**

**A. Consideration of the City's Final Tax Extension Report.**

City Manager Nicklas said the official 2005 City EAV is \$309,324,156 and that lowers the City tax rate to .7539 per \$100 EAV which is lower than the projected rate of .79051 per \$100 EAV.

**APPOINTMENTS** - None

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 8:13 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.

Approve:

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Mayor - Ken Mundy

Attest:

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City Clerk – Candy Smith