

**SYCAMORE CITY COUNCIL
AGENDA
December 17, 2007**

CITY COUNCIL COMMITTEE MEETINGS

No Committee Meetings Are Scheduled

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**Regular City Council Meeting
7:00 P.M.**

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. AUDIENCE TO VISITORS**
- 6. CONSENT AGENDA**
 - A. Approval of the Minutes for the Regular City Council Meeting of December 3, 2007.
 - B. Payment of the Bills for December 17, 2007.
 - C. Plan Commission Minutes for the Meeting of November 12, 2007.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Proclamation declaring the month of December as “Drunk and Drugged Driving Prevention Month” in the City of Sycamore.
 - B. Annual Presentation of Service Awards to City Employees. Human Resource Director Jean Tritle will assist the City Manager in presenting awards to employees with 5, 10, 15, 20, 25 and 30 years of service to the City of Sycamore.
- 8. REPORTS OF OFFICERS**

9. **REPORTS OF STANDING COMMITTEES**

10. **PUBLIC HEARINGS--None**

11. **ORDINANCES**

A. Ordinance No. 2007.31—An Ordinance Levying Taxes for the Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2008 and Ending April 30, 2009. Second Reading.

The proposed corporate levy of **\$3,226,065** includes a City levy of \$2,462,006 (+\$60,049 or 2.5%) and a Sycamore Public Library levy of \$764,059 (+\$49,985 or 7%). The proposed corporate levy will be \$110,034 (3.5%) higher than the 2006 corporate levy of \$3,116,031. Assuming a City-wide EAV of \$435,000,000 in 2007, the corporate tax rate should be \$0.74162 per \$100 EAV, a *decrease* of 14.6% from the 2006 corporate rate of \$0.86792 per \$100 EAV.

City Council approval is recommended.

B. Ordinance No. 2007.32—An Ordinance Abating the Debt Service Levy for the 2002 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for the Fiscal Year 2008-2009. Second Reading.

All of the debt service (\$301,752.50) on the 2002 Bond series will be abated. This approach is consistent with the City policy of paying the greatest share of its annual general obligation bond debt service from general revenues other than property taxes.

The attached ordinance will levy \$301,752.50 and abate \$301,752.50, so the extension will be \$0.00. The debt service will be paid by the 2002 Bond Proceeds Fund (Fund 24) which gets its primary revenue from General Fund and Capital Fund (Fund 6) transfers.

City Council approval is recommended.

C. Ordinance No. 2007.33—An Ordinance Abating the Debt Service Levy for the 2003 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2008-2009. Second Reading.

This ordinance concerns the debt service on the General Obligation Bond Series 2003, issued in September 2003. The levy of \$150,717.50 will be abated in its entirety. The debt service will be paid from the 2003 Bond Fund (Fund 26) which receives its primary revenue from Capital Fund, MFT Fund and 1999 Bond Fund transfers.

City Council approval is recommended.

D. Ordinance No. 2007.34—An Ordinance Abating the Debt Service Levy for the 2005 Refunding Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2008-2009. Second Reading.

This ordinance would partially abate the debt service on the 2005 refunding bond that refinanced the outstanding 1999 bond series at a lower interest rate. All of the 1999 bond series that remained outstanding at the time of the issuance of the \$2,965,000 2005 G.O.

Bond were redeemed in June 2005. The debt service obligation for FY2008-2009 is \$423,542.50. The levy is \$155,000 and the abatement is \$268,542.50. The debt service will be paid from the 2005 Bond Fund (Fund 19) which gets its revenue from transfers from the General Fund, the Water Fund, the Sewer Fund, the Motor Fuel Tax Fund, and the Road & Bridge Fund.

City Council approval is recommended.

E. Ordinance No. 2007.35—An Ordinance Abating the Debt Service Levy for the 2007 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2007-2008. Second Reading.

On April 2, 2007 (Ordinance 2006.73) the City Council approved the issuance of \$2 million in general obligation bonds to fund downtown street reconstruction and repair on California Street, S. Main Street, N. Locust Street, and E. State Street. The closing on the bonds occurred on May 1, 2007 or substantially after the effective date for Council action to levy and abate taxes for the debt service in FY2007-2008. The FY2007-2008 City Budget, approved in April 2007, established the 2007 Bond Fund (Fund 29) which pays the debt service on the 2007 bonds in FY2008 through a General Fund transfer of \$200,000. The attached ordinance officially abates all of the debt service (\$196,385.10) for FY08.

City Council approval is recommended.

F. Ordinance No. 2007.36—An Ordinance Abating the Debt Service Levy for the 2007 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2008-2009. Second Reading.

This ordinance concerns the FY2008-2009 debt service on the General Obligation Bond Series 2007. The levy of \$195,927.50 will be abated in its entirety. The debt service will be paid from the 2007 Bond Fund (Fund 29) which receives its principal revenue (excluding interest) from a General Fund transfer.

City Council approval is recommended.

G. Ordinance No. 2007.37—An Ordinance Partially Abating Certain Real Estate Revenue Due to the City of Sycamore for Property Owned By Tate & Lyle in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2008-2009. Second Reading.

This is the second year of a three-year property tax abatement incentive extended to Tate & Lyle (formerly CCI), located at 1631 S. Prairie Drive in the Sycamore Prairie Business Park. The City Council approved its abatement package on December 15, 2003 (Resolution No. 443), which called for the abatement of 80% of the firm's property tax obligation to the City of Sycamore in the first full assessment year, 70% in the second year of full assessment, and 50% in the third year. The City's abatement is part of a larger incentive combining property tax abatements from all other local taxing bodies, as illustrated below:

CCI/Tate & Lyle				
	First Full Assessment Year (2006)	Second Full Assessment Year (2007)	Third Full Assessment Year (2008)	Fourth Full Assessment Year (2009)
School District		80%	70%	50%
DeKalb County	80%	70%	50%	
City of Sycamore	80%	70%	50%	
Kishwaukee College	90%	75%		
Park District	80%	70%	50%	
Cortland Twp.	80%	70%	50%	
Sycamore Library	80%	70%	50%	

The Tate & Lyle assessment values in the period 2005-2007 are shown below:

Tate & Lyle		Land	Building	EAV Total
	2005	\$149,262	\$1,003,818	\$1,153,080
	2006	\$151,814	\$1,267,350	\$1,419,164
	2007	\$159,587	\$1,332,238	\$1,491,825

Based on an EAV of \$1,491,825 for the Tate & Lyle parcel (#09-06-427-011) in 2007, the City's Year Two abatement is estimated to be \$5,910.40 (.0056598 x \$1,491,825 x .7).

City Council approval is recommended.

H. Ordinance No. 2007.38—An Ordinance Partially Abating Certain Real Estate Revenue Due to the City of Sycamore for Property Owned by Fullco Industries in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2008-2009. Second Reading.

This is also the second year of a three-year property tax abatement incentive extended to Fullco Industries located at 1551 S. Prairie Drive in the Sycamore Prairie Business Park. The City Council approved its abatement package on March 7, 2005 (Ordinance 2004.74), which called for the abatement of 90% of the firm's property tax obligation to the City of Sycamore in the first full assessment year, 75% in the second year of full assessment, and 50% in the third year. The City's abatement is part of a larger incentive combining property tax abatements from all other local taxing bodies, as illustrated below:

Fullco Industries				
	First Full Assessment Year (2006)	Second Full Assessment Year (2007)	Third Full Assessment Year (2008)	Fourth Full Assessment Year (2009)
School District		90%	75%	
DeKalb County	90%	75%	50%	
City of Sycamore	90%	75%	50%	
Kishwaukee College	90%	75%		
Park District	90%	75%	50%	
Cortland Township	90%	75%	50%	
Sycamore Library	90%	75%	50%	

The Fullco assessment values in the period 2005-2007 are shown below:

Fullco Industries		Land	Building	EAV Total
	2005	\$29,439	\$253,133	\$282,572
	2006	\$29,942	\$552,633	\$582,575
	2007	\$31,475	\$580,928	\$612,403

Based on an EAV of \$612,403 for the Fullco parcel (#09-05-301-001) in 2007, the City's Year Two abatement is estimated to be \$2,599.56 (.0056598 x \$612,403 x .75).

City Council approval is recommended.

I. Ordinance No. 2007.39—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Ideal Industries for a Final Plat of Subdivision for Unit 8 of the Sycamore Prairie Business Park. First and Second Reading.

Ideal Industries has submitted a final plat for Unit No. 8 of the Sycamore Prairie Business Park. This plat shows the industrial development of a portion (15.35 acres) of the 64.9-acre parcel that was annexed in September, 2006. More specifically, the plat conforms to the preliminary plan of the 1990s, which depicts a dedicated public roadway linking Bethany Road with West Prairie Drive that would open up lots zoned "M-2" Heavy Manufacturing District. In all, nine (9) new industrial lots would be made available for development. By way of reference, the new Suter Foods facility is immediately west of this land area.

The Sycamore Plan Commission considered the proposed plat at its last regular meeting of December 10. By a vote of 9-0, the Plan Commission voted to recommend the City Council's approval of the proposed final plat. City Council approval of the Plan Commission recommendation is requested.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of an Administration Recommendation Regarding Funding Options for an Expanded Annual Street Maintenance Program.

On October 1, the City Manager opened the Council's discussion about possible funding options to expand the City's annual street maintenance program. A copy of that extended report is attached. Subsequent to its opening discussion on October 1, the Council deliberated further on November 5 and provided a public hearing on the topic on December 3. In addition, the Sycamore Chamber of Commerce held an informational luncheon on the topic on November 16. Local media have also provided extensive coverage of the funding options.

Mayor Mundy has promised Council action on one or more funding options in January. To provide a focus for further Council review, the City Manager offers the following recommendations for the Council's consideration:

1. Commit a total of **\$300,000** from the following existing capital sources on an annual basis:
 - \$100,000 from the General Fund, Public Works department (Street Division) budget, Operations program (731-8316).
 - \$100,000 from the Capital Fund (06-8316).
 - \$100,000 from the Sales Tax Distributive Fund (22-8316).
2. Commit **\$100,000** a year from the City's motor fuel tax revenue for street maintenance. This would require IDOT's review and approval, including an annual resolution allocating MFT monies for street maintenance, IDOT review of any plans and specs that would involve MFT monies, end-of-project reporting of actual monies spent, etc. However, the City should have the staff capability to perform this additional work along with other assigned engineering responsibilities.
3. Increase the home rule sales tax by ½%. This would raise the Sycamore home rule tax to 1.25%, which would be identical to the DeKalb home rule tax rate. It is estimated that this expanded source of revenue could generate about **\$1.2 million**
4. Impose a 2 cent per gallon gasoline tax. Home rule cities and counties can impose a gasoline tax without referendum. Although Illinois Department of Revenue sources have not identified the actual number, it appears from other sources that at least four Illinois counties and about 45 Illinois municipalities have imposed gasoline taxes. The rates imposed by these entities range from ½ cent per gallon to 6 cents per gallon and the average rate is \$0.02 per gallon. It is not possible to know the exact volume of gasoline sales generated within the city limits at this time, since the City has no revenue-sharing agreements with the retailers in question, and because state sales reports do not separate fuel sales from the miscellaneous consumer items sold in food and fuel outlets. However, some reasonable extrapolation is possible. In 2006, it is estimated that businesses within the City of Sycamore generated about \$22 million in fuel sales. In that period, the price per gallon averaged about \$2.80, so the number of gallons pumped can be assumed to be 7,857,143. If a one penny (\$.01) gas tax was imposed by the City, the revenue would be \$78,571. A rounded estimate of the return from a 2 cent per gallon tax is about **\$160,000** per year.

The combined annual revenue from these existing and new funding options would approach **\$1.8 million**.

City Council direction is recommended. If a Council consensus is reached on this package of funding options or an alternative proposal, action items can be presented for the Council's review and approval in January when the City's annual fiscal year budget process begins in earnest.

B. Consideration of an Administration Recommendation Regarding Certain On-Street Parking Regulations.

As noted at the last regular Council meeting, the City Manager, Police Chief Thomas and the Police management staff have been working on a number of minor revisions to the City's nuisance codes and on-street parking regulations to address recent neighborhood concerns. This background report identifies the proposed changes with brief explanations about their intended purposes.

- a) Revise Section 4-3-2 of the City Code. Presently, the City Code requires the mailing of a written warning notice to an individual property owner for each of several possible violations of the nuisance codes such as tall weeds, the storage of junk, and scattered garbage or debris in yard areas, on each occasion that such nuisances may be found in the course of a year. For chronic violators, such a provision significantly extends the process for the abatement of such nuisances. The Police department recommends a refinement of this language to permit the issuance of one warning letter per nuisance classification per year. So, if a property owner gets a written notice regarding tall weeds on a specific property in May, that same property owner will not receive a similar warning notice in July for a second round of weed enforcement on the same lot, prior to an abatement action.
- b) Revise Section 5-6-11 of the City Code. This provision presently allows the Police department to tow vehicles which are “illegally parked or remaining parked or engaging in a parade without a permit . . .” The Police department proposes more detailed language to define other occasions when a parked vehicle might need to be towed, such as when vehicles block an entrance drive, block the use of a hydrant, or are parked in any public street, public parking lot, or public place for a period of seven (7) consecutive days.
- c) Revise Section 6-2-9 of the City Code. This provision presently prohibits the parking of vehicles of the “second division” such as a motor home, trailer, boat trailer, tractor, bus or truck with a gross carrying weight in excess of one ton on City public ways, except for the purpose of loading or unloading. However, the present language is also confusing as to when such vehicles may be removed. The Police department proposes the following revisions:
 - A more detailed definition of “second division” vehicles.
 - The possibility of a Police department permit for the parking of such vehicles for a maximum of 48 hours, with no more than two permits granted to the same person in any 12-month period.
 - Permission to tow any second division vehicle left in the same location for more than 48 hours.
- d) Revise Section 6-7-2 of the City Code. This provision concerns inoperative or unlicensed vehicles. It presently prohibits the parking of such vehicles on City public ways, but allows their parking on private property if parked on an approved surface and not exposed to public view. The department proposes the addition of “abandoned” vehicles to this regulation, and defines “abandoned” vehicles as those vehicles that may be unmoved or unused for seven consecutive days or more on any public way.

Subject to Council review and direction, the proposed revisions may be put in ordinance form for Council action in January.

C. Consideration of an Administration Request for a Closed Session to Discuss Land Acquisition and Personnel Matters.

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT