
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JUNE 4, 2007**

ROLL CALL

Mayor Ken Mundy called the meeting to order at 7:00 p.m. and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Rich Neubauer, Pete Paulsen, Chuck Stowe, and Gregory Taylor.

INVOCATION

Pastor Jim Elliott of Harvest Time Fellowship Church gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Mundy moved Appointments to follow Presentations, Communications, and Bills.

Motion

Alderperson Kessler moved to approve the agenda with the change and Alderperson Taylor 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 - None

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of May 21, 2007.
- B. Payment of the Bills for June 4, 2007 in the amount of \$1,292,414.48.
- C. FY07 Year-End Budget Report (unaudited).

Motion

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Neubauer 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.

Alderperson Paulsen said Sunday he was part of an ambulance call and this evening his neighbor's house caught on fire and he commended the Fire Department for their good work. He also stated that the Larson Park project work day would be June 16 from 8:30 to 4:00. He said volunteers were needed to cut down trees and chip them up to put down on the walking paths.

Alderperson Bauer said two weeks ago his father had an emergency where the Fire Department picked up his father and commended the Department and specifically his neighbor Firefighter Adam Honiotes who was off duty and drove to the emergency room. He said few people are aware of their commitment.

Mayor Mundy noted he had received thank you notes from the two museums for the grant money.

Jesus Romero said this was the 10th Cinco de Mayo celebration and they raised \$18,000 of which \$8,500 will go to CASA, \$4,250 to a Kishwaukee College Scholarship fund, and \$4,250 to DeKalb County Community Foundation. He thanked Kayte Hamel, Discover Sycamore Downtown Coordinator, and Allison Short of American National Bank for their help with the event.

Mayor Mundy read a press release announcing that Jewel will begin building in August and hope to open June 2008.

- A. Recognition of Dustin Ruby and Andy Powers for their completion of the three-year paid-on-call College Intern Program.

Fire Chief Riddle explained the College Intern Program is in its 4th year and the first 3 interns have been hired as firefighters and Dustin has been hired as a career firefighter and Andy is on the hire list. He presented the two with awards.

- B. Swearing-in of Dustin Ruby as a career firefighter.

City Clerk Smith swore in Firefighter Ruby and he introduced his family who were in the audience.

APPOINTMENTS

Mayor Mundy appointed Library Representative Ron Bemis, Park Board Representative Michelle Schulz, and School Board Representative Stephen Nelson to Sycamore Plan Commission.

Motion

Aldersperson Bauer moved to approve the appointments 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.

REPORT OF OFFICERS

Manager – Bill Nicklas said the footings for Fire Station 2 should be poured on Thursday.

Engineer – John Brady said the downtown project is on the agenda. He said he is working with the utility companies to firm up a start date to get some gas mains relocated. He said he hopes to see some activity in 7 to 10 days.

Building & Zoning – Lyle Doty said the Suter Plant building is under construction on Bethany Road.

Fire Chief – Bill Riddle invited everybody to the Firehouse for cake and ice cream after the meeting.

Treasurer/Asst. City Manager – Brian Gregory reported from the Safety Committee that at the end of April the City completed three consecutive quarters with no loss time claim.

Public Works Director – Fred Busse said he had received a letter from the Illinois Department of Agriculture regarding the Emerald Ash Bore and a bark peeling survey they would be conducting in Northern Illinois. He said

the program is funded by the U.S. Department of Agriculture and is a pro-active approach to define and limit the areas where the beetles are.

Asst. P.W. Director – Ebe Smith said Well #6 did not start today and they will have to pull it again which will take another week to get the well back on line. He said Public Works purchased a hand held unit to update the mapping system for small changes, but they still contract out for new development updates.

Police Chief – Don Thomas reported that Joseph Meeks will start work June 18, 2007 as a new police officer. He also cautioned drivers that tinted windows in the front seat of cars are illegal and front license plates are mandatory. He said that officers would issue warning tickets for the first violations and then violator will be ticketed.

REPORT OF STANDING COMMITTEES

Finance – no report

Ordinance –no report

Police & Fire – no report

Sewer & Water – Chairperson Bauer said the Committee met earlier to discuss secondary water meters and having arrived at no consensus recommended sending the matter to the full Council.

Streets & Walks – no report

PUBLIC HEARING - None

ORDINANCES

A. Ordinance No. 2007.05—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Amend Article 6.8.8.C.2 of the Unified Development Ordinance of the City of Sycamore, Illinois. Second Reading.

City Manager Nicklas said the text was revised to match Council recommendation at the last meeting.

Motion

Aldersperson Stowe moved to approve Ordinance 2007.05 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, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

B. Ordinance No. 2007.06—An Ordinance Concerning the Recommendation of the Zoning Board of Appeals With Regard to the Request of Sycamore Township for a Variance of Article 6.5.2.H.e of the Unified Development Ordinance of the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said that Sycamore Township is interested in encroaching into the backyard setback area in order to build a new building to house Township equipment. He said the proximity of the proposed building corner to the adjacent industrial complex has been discussed with the neighboring property owner, Bob Boey. Sycamore Township Highway Commissioner Tom Reynolds's intention to build a masonry wall on his side of the property line to provide additional fire separation satisfied Mr. Boey's concerns.

Motion

Aldersperson Bauer moved to hear ordinance 2007.06 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 Paulsen moved to approve Ordinance 2007.06 and Aldersperson Stowe seconded the motion.

Roll call vote

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

C. Ordinance No. 2007.07—An Ordinance Ascertaining the Prevailing Wages for Public Works in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said this ordinance is required by State Statute.

Motion

Aldersperson Kessler moved to hear ordinance 2007.07 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 2007.07 and Aldersperson Taylor seconded the motion.

Roll call vote

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

D. Ordinance No. 2007.08—An Ordinance Requesting the Permission of the Illinois Department of Transportation to Close Route 64 from Main Street to Sacramento Street from 6:00 A.M. Until 4:00 P.M. on July 29, 2007 to Allow for the “Turning Back Time” Car Show in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said there would be some adjustments this year because of the Downtown project.

Motion

Aldersperson Paulsen moved to hear ordinance 2007.08 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 Paulsen moved to approve Ordinance 2007.08 and Aldersperson Taylor seconded the motion.

Roll call vote

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

RESOLUTIONS

A. Resolution No. 493—Requesting a Permit from the Illinois Department of Transportation to Upgrade Two Existing Commercial Entrances at 1660 DeKalb Avenue (Illinois Rt. 23).

City Manager Nicklas said the construction of a new McDonald's facility at 1660 DeKalb Avenue will require some adjustments to the two existing curb cuts on Route 23 and IDOT's District 3 requires a permit for the alterations.

Motion

Aldersperson Paulsen moved to approve Resolution 493 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, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

B. Resolution No. 494—Approving an Allocation of \$10,000 to Assist the DeKalb County Regional Planning Commission in Carrying Out A Scientific Review of the Groundwater Status of DeKalb County.

City Manager Nicklas said this is the next best step to take to learn where DeKalb County stands on water supply. He said it was proposed to the County planning commission that a "scope of work" be identified by a professional in the field of water analysis, which could lead to further discussion and possibly a groundwater study under the auspices of the regional planning commission.

Mayor Mundy said one of the major drawbacks we learned in dealing with the Kishwaukee Valley Water Authority was the lack of science. He said this study is a step that merits our support.

Aldersperson Bauer said he would like to support this with a contingent of approval of the other two authorities.

Mr. Nicklas said he made it clear that he would not proceed without their support.

Aldersperson Taylor asked why not include the other communities in the County.

Mr. Nicklas said it is a practical reason because they are smaller communities not used to engaging in consulting contracts.

Aldersperson Neubauer asked because there are development implications, how can we be assured the study will not be biased and also asked who would chose the consultant.

Mr. Nicklas said the first piece would be a collaborative effort with staff level recommendations from the three parties.

Aldersperson Adee asked if anybody remembered that Cliff Simonson knew all about the land and the water.

Mr. Nicklas said it will be the charge of the consulting contract to gather whatever is written and can be handed down for study.

Motion

Aldersperson Bauer moved to approve the allocation of \$10,000 contingent upon DeKalb County and the City of DeKalb participation and Aldersperson Adee seconded the motion.

Aldersperson Stowe said he thought this was a great way to go because there was concern during the referendum about local control. He said good questions were raised and this will be an opportunity to address them.

Roll call vote

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

C. Resolution No. 495—Designating Certain Funds in the City of Sycamore’s Water Fund for Radium Removal Contingencies.

City Manager Nicklas explained that the EIMA requires a second level of financial assurance in the event that the City’s radium treatment facility’s supporting contract defaults that the public will be protected by some type of financial means to remove the zeolite media properly. He said the City is obligated to set aside \$178,200 for decommissioning expenses and he recommended establishing a new line item in the Water Fund to be known as “Reserve for Radium Removal Contingencies.” He said a budget amendment to implement this resolution will be presented at the next Council meeting. He said the passage of this resolution will formalize the City’s intention to provide the level of financial security required by IEMA and the Illinois Administrative Code and will expedite the City’s ability to bring the zeolite treatment equipment at Well #6 on line prior to the June 18 Council meeting.

Aldersperson Taylor asked why the media would be shipped to Texas at \$2.66 per mile and how could we allocate dollars we are unsure of for the future.

Mr. Nicklas said the cost is imbedded through IEMA and we are happy to get this price without automatic escalators. This is favorable to the City.

Motion

Aldersperson Knuth moved to approve Resolution 495 and Aldersperson Kessler seconded the motion.

Roll call vote

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

CONSIDERATIONS

A. Consideration of an Engineering Department Recommendation to Award the Contract for the California Street Reconstruction Project to Elliott & Wood, Inc. in the Amount of \$912,364.00.

City Manager Nicklas said because the City’s Local Preference Policy applies, the lowest local responsible bidder (Elliott & Wood) had an opportunity to match the low bid submitted by Fisher Excavating of Freeport in the amount of \$912,364.00 and has agreed to do so. He said the funding for this project is found in the 2007 Bond Fund. He said additional costs of utility relocation are not included in the bid.

Motion

Alderson Kessler moved to award the contract to Elliott & Wood, Inc. for \$912,364.00 and Alderson Paulsen seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Adey, Bauer, Kessler, Knuth, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

B. Consideration of a Report from Baxter & Woodman Regarding the City's Water Storage Requirements.

City Manager Nicklas explained that about a year ago Baxter & Woodman presented the results of a "water distribution model" to register water flows and pressures at key points in Sycamore's public water system. He said that based on that water model, they were hired to complete some follow-on analysis to provide background and recommendations for improvements to the current system through 2021. He listed the assumptions that were built into the study as follows:

1. In the period 2007 to 2021, the Council will reduce rather than expand the future planning area for residential construction. For example, it is assumed that the "yellow" areas on the 2003 Land Use Map will likely be reduced to reflect current planning preferences and projected sewer line capacity. Practically speaking, this means that much of the projected residential development area northwest of the intersection of North Grove Road and IL Rt. 23 will remain in agricultural use. Please see the attachment titled "Draft Future Land Use Map" and compare it with the 2003 Future Land Use Map.
2. The platted and unbuilt lots in the City's northeast quadrant will remain regulated by one of several "pacing" ordinances put into effect since February of 2003. These regulations control the number of permits that may be issued by subdivision, and also the timing of the first permits as a new residential development begins.
3. The City will not attract commercial and industrial businesses to the Sycamore Prairie Business Park or the Thanks America subdivision that have extraordinary water consumption requirements which cannot be met by projected water supply capacity with six wells.
4. Based on the population projections associated with (1) and (2) above, and the trendline of occupancy levels we are tracking in new and existing housing, the population projection for 2021 is 29,694.
5. The rate of water use per household is 114 gallons per day per person.

Mr. Nicklas introduced Carolyn Grieves of Baxter & Woodman who presented her findings. Her recommendations were to install a new 1300 gpm well by 2016 near the Engh Farm, install a 1000 gpm booster pumping station as NE corner develops, modify existing elevated tank to include an altitude valve and booster pumping station, and to replace existing 4 inch watermain in distribution system when street improvements are planned.

Alderson Knuth asked if increased water pressure would increase watermain breaks.

Assistant Director of Public Works Ebe Smith said it might some, but most of the breaks are from temperature changes.

Mr. Nicklas said there was much discussion regarding the resiliency of existing mains.

Alderson Taylor asked if increasing water pressure would increase water usage.

Ms. Grieves said they have found little change in water usage in communities with changed pressure.

Mr. Nicklas distributed color copies of the 2003 future land use maps and an estimated draft of the 2007 future land use map. He said the draft is not intended to be presumptive, but shows the limits of what can be served by the City's sewer capacity. He said he intends this fall to open up community-wide land planning discussions. He said the water and sewer capacity would most likely set the boundaries.

Aldersperson Taylor asked if they would be making a decision tonight.

Mr. Nicklas said the design of the elevated tower is in the Capital Plan for this fiscal year. He said he would put this on the next agenda for action.

C. Consideration of an Administration Request for a Finance Committee Meeting to Review the FY2008 Community Development Grant Applications.

City Manager Nicklas said he would like to turn this issue over to the Finance Committee.

Aldersperson Bauer called a Finance Committee Meeting for June 18, 2007 at 6:30.

OTHER NEW BUSINESS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:02 p.m. 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.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith