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**SYCAMORE CITY COUNCIL – REGULAR MEETING  
MINUTES OF SEPTEMBER 17, 2007**

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**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 Nancy Weingartner of Sycamore United Methodist Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion**

Alderperson Taylor moved to approve the agenda and Alderperson Adee 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**

Zack Siddiqui, 101 Heron Creek Drive, expressed concern about what the Probation Department proposed for the Engh property. He said several of his neighbors are in the audience with the same concern.

Marilyn Arian, 1774 Briggs Street, said she would like to see the Engh farm remain as a farm and suggested the 4H Club might get involved. She also expressed concern about the mosquitoes and asked if the City was trapping any mosquitoes to collect them to see what kind they are.

Public Works Director Fred Busse said DeKalb County Health Department has a program to survey the mosquitoes.

Virginia Pearce, 1753 Briggs Street, urged Council to consider a use for the Engh property that would benefit the whole community. She said she thought the Historical Society was a good fit.

Edward Saunders, 510 Nathan Lattin Drive, said he agreed with using the Engh property for the Historical Society. He suggested the County look at a smaller dwelling near the jail for housing for troubled teens.

Nancy Edwards, 125 Mary Hamsmith Court, said it was her understanding that B & B was going to use the Engh property for storing lawn equipment. She said she would like to know the process for what would happen going forward.

City Manager Nicklas said the City received proposals several months ago from the Historical Society and DeKalb County Probations Services. He said both proposals had ambitions for some of the out buildings, but since the Poliskas have moved out the City has been using the large metal shed for equipment storage. He said Council took this up about a month ago and determined that rather than just react to a couple of initiatives they directed him to go out for a formal RFP. He said the deadline for the proposals is Friday, September 21<sup>st</sup> at 5:00 p.m.

Nancy Edwards asked how the Board would base their decisions.

Mr. Nicklas said the property was donated to the City by Harry Engh with no conditions, but in good faith the Council is interested in its use ultimately being by a not-for-profit. He said if he can get through the proposals before the next agenda is put to rest, it will be on the October 1<sup>st</sup> agenda.

Nancy Edwards asked if once the not-for-profit candidates step forward, would the residents be able to have an opinion.

Mr. Nicklas said absolutely they would.

Nancy Edwards said she was concerned why they were not informed.

Mr. Nicklas said the City does not go door to door, but does post agendas and information on the website and they are welcome to call the Clerk's Office.

Mayor Mundy said the Council is charged with finding the highest and best use for the property for the community. He welcomed the public input and look forward to more interaction.

Don Schulz, 1750 Briggs Street, asked if the County got the property, what would stop them from tearing down all the buildings and putting up a large building that would house 100 kids.

Mr. Nicklas said that those types of questions would have to be considered when the proposals are in.

Don Schulz said he did not think this was well advertised and thought the deadline for proposals was too soon.

Mr. Nicklas said the proposals have been out for a month and the proposal period was 30 days.

## **CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of September 4, 2007.
- B. Payment of the Bills for September 17, 2007 in the amount of \$2,124,716.26.
- C. Plan Commission Minutes for the Meeting of August 13, 2007.
- D. Budget Update for the Period 5/1/2007 to 9/7/2007.

### **Motion**

Aldersperson Bauer moved to approve the Consent Agenda and Aldersperson Neubauer 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.**

Aldersperson Paulsen thanked the Heron Creek residents for coming to the meeting and suggested they get on his email group to receive agendas.

Aldersperson Stowe invited the residents to come back to the meetings to hear the proposals and stay part of the process. He said the Council is looking out for the best interest of the neighbors.

Alderperson Paulsen pointed out the picture of the Engh farm with the proposed water tower placement.

Mayor Mundy noted a letter of thanks and appreciation from the Edgebrook residents thanking City services for the help during the flood. He said the newsletter has been mailed and is on the website along with the Council meeting agendas and minutes.

- A. Sycamore Economic Development Commission member Jim Huntley will introduce Jeff Stollard of Inlaid Woodcraft (525 Brickville Road) who will briefly describe his firm's products and services.

Jeff Stollard, Marketing Officer for Inlaid Woodcraft, said the business started in 1950 to develop a product for home craftsmen who like to work with wood. In the early 1970's Dale and Marge Johnson bought the company and decided to make furniture. They make inlays into solid wood which is basically artistry out of veneer. He said they made a conference table top for the United Center that is a replica of the basketball floor. He said there are 14 employees and since the furniture industry has moved to China they have developed their business to more time-sensitive items that China cannot compete with. He said Dale Johnson was instrumental in pioneering the first wood laser cutting machine.

- B. Proclamation Declaring October 14, 2007 as Crop Walk Day in the City of Sycamore, Illinois.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas said if he could not get the Engh farm proposals on the October 1<sup>st</sup> agenda they would be on the October 15<sup>th</sup> agenda. He thanked Viet Now and the Park for their work bringing the Wall to Sycamore. He also thanked Public Works, Police, and Fire for their work toward the Block Party.

Engineer – John Brady reported that the sidewalk contractor would get started later this week on S. Main Street.

Building & Zoning – Lyle Doty said he has received drawings for Gloria Jean's Coffee that will open in front of Value Inn and he is also reviewing a building addition for Energym.

Fire Chief – Bill Riddle said the Fire Department held a 9/11 Ceremony last Tuesday. He reported that Bep Van der Heyden died Saturday and noted that after 9/11 she sewed American Flag patches onto all 150 firefighter uniforms for a minimal charge.

Treasurer/Asst. City Manager – Brian Gregory said the Treasurer's Report through August was at the 33% benchmark with revenues running at 32.5% and expenditures at 20%. He also acknowledged Intern Adam Orton for his work on the newsletter.

Public Works Director – Fred Busse said the four new vehicles that were in this year's budget have been received. He said by Council allowing them to order the tandem axle truck before the beginning of the fiscal year, it will be available for use earlier. He said this truck warrants showcasing so when it is ready they will bring it for Council to view.

Asst. Director of Public Works – Ebe Smith announced that fire hydrant flushing will begin Monday September 24 and continue through October 3.

Police Chief – Don Thomas pointed out that there are a lot of part-time crossing guards and auxiliary police that help out in many ways.

## **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 “Sycamore” Bus Route.**

Tom Zucker, VAC, said they hoped to have the bus route on line by the end of October and they were looking to get input on the route design. He said the hours will be Monday through Friday 7:00 a.m. to 9:00 p.m. He said they were planning to identify critical stops and then be flexible enough to make stops between those identified stops.

City Manager Nicklas said once they get a more provisional map the City would post it on our website for public input.

Ellen Rogers, VAC, said they were anticipating some stops along the fast food corridor of DeKalb Avenue.

Hearing no further public comment, Mayor Mundy closed the public hearing.

### **B. Public Hearing on the Annexation of Property at the Southwest Corner of Peace Road and Bethany Road.**

Jim Stoddard, 2045 Aberdeen Court, said he represented the petitioner and was here to address any questions and concerns.

Aldersperson Taylor asked if the NE corner of the plat, not the area being annexed, was originally some financial sharing with DeKalb.

Mr. Stoddard said the dividing line was at the utility easement and anything southeasterly of that would be in DeKalb.

Mr. Nicklas said that is a revenue-sharing parcel.

Milan Krpan, petitioner, said he would prefer to be in Sycamore.

Mr. Nicklas said the southern half would be annexed to DeKalb.

## **ORDINANCES**

**A. Ordinance No. 2007.23—An Ordinance Concerning the Recommendation of the Sycamore Zoning Board of Appeals With Regard to the Petition of Art Bingham for a Variance of Article 6.5.2.E.1.d of the Unified Development Ordinance of the City of Sycamore, Illinois. First and Second Reading.**

City Manager Nicklas explained the issue is that the alley and the land slope into a five-yard area and by building a wall and perhaps a structure on top of it to recourse the water. He said the Zoning Board recommended approval 6 – 0.

**Motion**

Aldersperson Knuth moved to hear Ordinance 2007.23 on first and second reading 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.

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2007.23 and Aldersperson Taylor seconded the motion.

**Roll call vote**

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

**B. Ordinance No. 2007.24—An Ordinance Concerning the Recommendation of the Sycamore Plan Commission With Regard to the Petition of Milan Krpan for Approval of an Annexation Agreement with the City of Sycamore, Illinois for Property Located on the Southwest Corner of Peace Road and Bethany Road, and the Subsequent Annexation and Rezoning to “ORI” Office, Research, and Light Industrial District. First and Second Reading.**

City Manager Nicklas said the Comp Plan projects the Office Research zoning and this has been recommended unanimously by the Plan Commission.

**Motion**

Aldersperson Paulsen moved to hear Ordinance 2007.24 on first and second reading and Aldersperson Taylor 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 2007.24 and Aldersperson Kessler seconded the motion.

Aldersperson Bauer asked if residential was allow in ORI zoning.

Mr. Nicklas said it was not.

**Roll call vote**

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

Mr. Nicklas expressed his gratitude to Mr. Krpan for opting for the ORI zoning that will complement the surrounding area.

**C. Ordinance No. 2007.25—An Ordinance Annexing the 34.76-Acre Property Located at the Southwest Corner of Peace Road and Bethany Road in the City of Sycamore, Illinois. First and Second Reading.**

City Manager Nicklas explained that this ordinance is for recording purposes.

**Motion**

Aldersperson Kessler moved to hear Ordinance 2007.25 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 2007.25 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, Taylor, and Mayor Mundy voted aye. Motion carried 9 – 0.

**D. Ordinance No. 2007.26—An Ordinance Amending Title 4, “Public Health and Safety,” Chapter 2, Garbage and Refuse,” Section 4-2-1, “Definitions,” Section 4-2-3, “Storage Regulations,” and Section 4-2-4, “Collection of Garbage and Refuse,” to Bring the City Code in Conformance with the City’s Contract with Waste Management West, Inc. First and Second Reading.**

City Manager Nicklas explained that this ordinance will bring the City Code in line with the City’s contract with Waste Management West.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2007.26 on first and second reading 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.

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2007.26 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, and Taylor voted aye. Motion carried 8 – 0.

**RESOLUTIONS**

**A. Resolution No. 498—Requesting the Approval of the Illinois Department of Transportation for an Illinois Route 23 Water Main Crossing.**

City Manager Nicklas explained that IDOT now requires a formal City Council resolution to apply for permits to work in the state right-of-way and this will satisfy that requirement for the Jewel site water main extension beneath IL Route 23.

**Motion**

Aldersperson Stowe moved to approve Resolution 498 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, and Taylor voted aye. Motion carried 8 - 0.

**CONSIDERATIONS**

**A. Consideration of the City of Sycamore's Financial Statements for Fiscal Year 2006-2007, Including the Independent Auditor's Report.**

Dennis Hildebrandt, Siepert & Co., LLP, said the City is now under the single-audit guidelines that are a set of rules for independent auditors to do the audit that can be used by the federal and state government grantors. He said the only internal control comment is the lack of segregation of duties and the City's position is that it would not be cost effective to add employees to separate duties, but have added additional controls to offset the lack of segregation of duties. He commended City Manager Nicklas and Assistant City Manager Gregory for looking for ways to eliminate the comments. Mr. Hildebrandt said the City has an excess of just under \$1.4 million in the General Fund budget surplus and the General Fund reserves are almost \$7.9 million. He said the City's legal debt margin for 2007 is \$23,717,000 compared to \$18,000,900. He explained that the legal debt margin is what the City can legally go out and borrow and said the City has done a good job keeping their debt margin down below the legal limit.

City Manager Nicklas said in the old days everything went through the Clerk's office and in the past six years the City has developed a Finance Department and an HR position to help segregate the duties.

**B. Consideration of a Recommendation from the Architectural Review Committee With Regard to a Grant Request from Elleson's Bakery.**

City Manager Nicklas said the Architectural Review Committee recommended the maximum \$5,000 grant to offset a portion of the costs associated with a new awning and some exterior lighting for Elleson's Bakery at 344 W. State Street.

**Motion**

Aldersperson Paulsen moved to approve a grant of \$5,000 for Elleson's Bakery 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.

Ken Elleson said the alley is closed and their garbage is full and the truck cannot get through.

City Engineer Brady said the alley would be open to the west after 7:00 a.m. and they can get through California Street.

Mr. Elleson also said that two semis would be delivering at 8:00 a.m. and they would need to use the front door.

Police Chief Thomas said he would send somebody to help.

**C. Consideration of Mayor Mundy's Recommendations Regarding the Reorganization of City Council Committees from Four-Person to Five-Person Committees.**

Mayor Mundy explained that Alderperson Bauer brought this to Council's attention a few meetings ago and subsequently the legislation did pass. He appointed Terry Kessler to the Finance Committee, Alan Bauer to the Ordinance Committee, Grace Adee to the Fire and Police Committee, Darren Knuth to the Sewer and Water Committee, and Chuck Stowe to the Streets and Walks Committee.

**Motion**

Alderperson Bauer moved to approve the appointments and Alderperson Paulsen seconded the motion.

**Voice vote**

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

**D. Consideration of a Recommendation from the City Engineer Regarding the Annual Contract for the Tree Replacement Program.**

City Manager Nicklas said one bid came in from Strans Garden Center & Landscaping for \$12,895.

**Motion**

Alderperson Paulsen moved to approve the appointments and Alderperson Stowe seconded the motion.

**Roll call vote**

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

**E. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters**

**Motion**

Alderperson Knuth moved to go into Closed Session at 8:55 p.m. 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.

**Motion**

Alderperson Taylor moved to return to Open Session at 10:10 p.m. and Alderperson Paulsen seconded the motion.

**Voice vote**

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

**OTHER NEW BUSINESS**

**APPOINTMENTS**

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 10:10 p.m. and Aldersperson Taylor 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