
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF AUGUST 4, 2008**

ROLL CALL

Because of tornado and storm warnings Mayor Ken Mundy called the meeting to order at 7:15 p.m. in the lower level of the Sycamore Center and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Rich Neubauer, Chuck Stowe and Gregory Taylor. Alderpersons Darren Knuth and Pete Paulsen were absent. (Alderperson Paulsen left before the meeting started to check on his family.)

INVOCATION

Pastor Bob Weinhold of St. John's Lutheran Church gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor Mundy added Discussion of Personnel to the Closed Session.

Motion

Alderperson Kessler moved to approve the agenda 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 6 - 0.

AUDIENCE TO VISITORS

Michael Fogelsanger, 845 Sunset Lane, expressed concern that the Sycamore Historical Society would become a line item in the City's budget. He said that granting them money was not an official function of city government.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of July 21, 2008.
- B. Payment of the Bills for August 4, 2008 in the amount of \$413,584.88.

Motion

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

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 6 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

(Chief Thomas made the introductions before the meeting officially started)

- A. Introduction of new Police Officers Andrew Neuman and Bridget VanderVinne.

Chief Thomas said that Officer Neuman graduated from Belvidere High School, received an Associate of Arts Degree from Rock Valley College and a BS in Law Enforcement from Western IL University.

Chief Thomas said that Officer VanderVinne graduated from Milledgeville High School, earned a Certificate in Marketing and Management from Whiteside Area Vocational Center and has been taking classes at NIU since 2006 toward her major in political science.

B. Recognition of Police Officer Dan Wojcik in his new capacity as School Resource Officer.

Chief Thomas said Officer Wojcik graduated from Sycamore High School and received a BA in Criminal Justice from St. Ambrose University, was hired by Sycamore July, 2003 and will become the School Resource Officer this fall.

Mayor Mundy said the car show was successful and thanked Public Safety and Public Works for doing a good job of keeping the event safe. He said that a Vet's and Senior Services Fair would be held at Kishwaukee College on August 9 from 9:00 a.m. to 1:00 p.m.

REPORT OF OFFICERS

Manager – Bill Nicklas said the final version of the 2008 Comprehensive Plan is available. He said he has started working with the County Clerk's office updating the Ward map and he will bring options to Council in another month or so.

Engineer – John Brady, Sycamore Municipal Engineering, said the Sidewalk Project and Resurfacing Project bids were received July 25. He said the Sidewalk Project bid is on the agenda for approval, but the street resurfacing bids were incomplete and that will have to be rebid.

Building & Zoning – Lyle Doty reported that Ample Supply has broken ground in Sycamore Prairie Business Park and Tate & Lyle are adding onto the south side of their building in Sycamore Prairie Business Park.

Assistant Fire Chief – Mark Kessler – no report. (left the meeting to monitor the weather)

Treasurer/Asst. City Manager – Brian Gregory said the first draft of the FY08 audited financials should be completed this week. He also reported that the newsletter is on schedule to be out in September.

Police Chief – Don Thomas – no report. (left the meeting to monitor the weather)

Public Works Director – Fred Busse said Public Works is applying larvicide in the manholes when needed. He said the rains have kept things flushed out on a regular basis this summer, but they are continuing to monitor for larvae.

Assistant Public Works Director – Ebe Smith reported that the Water Division dealt with a large watermain break on DeKalb Avenue Sunday. He said they are also busy painting over 800 fire hydrants in town.

REPORT OF STANDING COMMITTEES

Finance – no report

Public Safety – no report

Public Works – no report

PUBLIC HEARING - None

ORDINANCES

A. Ordinance No. 2008.24—An Ordinance Approving a Lease Agreement Between the City of Sycamore and the Sycamore Historical Society and Museum for the Use of the Engh Farm. First and Second Reading.

City Manager Nicklas said he brought this back per Council direction at the last meeting. He said this was a standard form agreement which holds the landlord responsible for the 4 walls, the roof, the physical plant, and exterior windows and doors. He said the tenant is responsible for keeping the place clean. He went through the key features listed in the background as follows:

- a) The term is two years (Section 2) and begins on September 1, 2008. Upon the mutual consent of the parties, the lease may be renewed for two additional terms of six months each. On or about September 1, 2010, the Council can determine whether it wishes to include the Sycamore Park District as a partner in stewardship of the farmstead.
- b) The base rent is \$10 a month (Section 3).
- c) The Sycamore Historical Society shall pay the entire cost of all utilities (e.g. natural gas, electric, phone, cable) and refuse removal (Section 5 and Section 25).
- d) The Sycamore Historical Society shall be responsible for maintaining an attractive appearance for the leased premises which will include the large and small houses and the residential garage (Section 7.5 and Section 13).
- e) The Society shall pay the cost of fire and casualty insurance for the leased area in the amounts required by the City (Section 20) and indemnify and hold the City harmless against any claims arising out of the Tenant's use of the leased premises (Section 12).
- f) The Landlord shall grant \$21,500 toward the alterations and remodeling necessary to obtain an occupancy certificate (Section 26.2).
- g) The Landlord shall be responsible for the ongoing lawn mowing and snowplowing of the driveway and parking areas (Section 13).
- h) The Landlord shall be responsible for the HVAC, structural, and exterior features of the occupied buildings (Section 7.6 and Section 13).

Aldersperson Neubauer asked if the section excluding of renting buildings to other not-for-profits would apply to the Park District and the YMCA.

Mr. Nicklas said it would apply to all for the two-year agreement.

Aldersperson Neubauer asked if by making the landlord responsible for paying the sewer and water the tenants might not be as conservative as they would be if they paid for sewer and water.

Mr. Nicklas said it was the same arrangement as in the leased areas of the Sycamore Center.

Aldersperson Taylor asked if in Section 13. Maintenance, the tenant would be responsible for repairs to meet ADA requirements.

Mr. Nicklas said the tenant would be responsible and said he could clarify that section.

Aldersperson Bauer recommended holding this on first reading.

Mr. Nicklas said they could, but if this is the only revision he thought the tenant was anxious to get moving.

Aldersperson Taylor said he would like to get this resolved and also felt the language should be clarified and suggested some wording.

Aldersperson Kessler asked if the insurance would be the tenant's responsibility.

Mr. Nicklas said the City would continue to insure the shell and the tenant would be responsible for the contents.

Aldersperson Neubauer suggested wording changes.

Mr. Nicklas said he appreciated Aldersperson Neubauer's suggestion and suggested "including the City's building code for remodeling."

Motion

Aldersperson Bauer moved to hear Ordinance 2008.24 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 6 - 0.

Motion

Aldersperson Kessler moved to approve Ordinance 2008.24 with addition of language to Section 13 to include any remodeling expenses to bring it up to code per Building Commissioner Doty 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, Neubauer, Stowe, and Taylor voted aye. Motion carried 6 - 0.

B. Ordinance No. 2008.25—An Ordinance Authorizing a One-Year Agreement with Blue Cross Blue Shield of Illinois to Provide Health Insurance for the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas thanked HR Director Jean Tritle for her negotiations with the broker, the riders, and the Health Insurance Committee. He said this is the annual authorization for a one-year agreement with Blue Cross Blue Shield that has grown in recent years to include dental insurance and vision insurance. He said initial renewal rate projected a 14% increase was reduced to a 4.75% increase because of the removal of the retirees from the base plan to a Medicare supplemental plan. Mr. Nicklas said this year he, Ms. Tritle, and the Health Insurance Committee are recommending the City increase the contribution to the HAS as an incentive for more employees to choose the plan because there is a net savings to the City.

HR Director Jean Tritle said there are currently 35 employees in the HSA and if they all chose to go back to the PPO plan our premium would increase by \$107,000. She said that is why it is important for Council to approve 100% funding of the HSA deductible.

Aldersperson Stowe asked if they could negotiate the next contract a year in advance.

Ms. Tritle said the company would not allow that.

Alderson Kessler said when vision and dental was added it was noted in the bargaining agreement that the City would continue paying the premiums while they could afford it.

Mr. Nicklas said they take it a year at a time.

Motion

Alderson Stowe moved to hear Ordinance 2008.25 on first and second reading and Alderson Bauer seconded the motion.

Voice vote

Mayor Mundy called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 6 - 0.

Motion

Alderson Kessler moved to approve Ordinance 2008.25 and Alderson Stowe seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Adey, Bauer, Kessler, Neubauer, Stowe, and Taylor voted aye. Motion carried 6 - 0.

RESOLUTIONS

A. Resolution No. 504—Approving the Appropriation of Motor Fuel Tax Funds in the Amount of \$139,959 for the Resurfacing of Roadways Designated as Section 08-00000-00-GM to be Performed Pursuant to Contract.

City Manager Nicklas noted that since he prepared the background, there has been conversation with IDOT where they recommended increasing the amount to \$160,000 because the estimate is uncertain and asphalt prices have increased.

Alderson Bauer asked if that increase would leave the MFT Fund in a good position.

Mr. Nicklas said it was an insignificant amount.

Motion

Alderson Bauer moved to approve Resolution 504 and Alderson Taylor seconded the motion.

Roll Call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Adey, Bauer, Kessler, Neubauer, Stowe, and Taylor voted aye. Motion carried 6 - 0.

B. Resolution No. 505—Authorizing the City of Sycamore to Proceed with the Replacement of Street Lights, Watermain Replacement, Curb and Sidewalk Replacement, and Bituminous Resurfacing at the Intersection of IL Rt. 64 and IL Rt. 23.

City Manager Nicklas said this resolution complies with IDOT's requirement when improvements in a state right-of-way are contemplated.

Motion

Alderson Stowe moved to approve Resolution 505 and Alderson Neubauer seconded the motion.

Roll Call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Adey, Bauer, Kessler, Neubauer, Stowe, and Taylor voted aye. Motion carried 6 - 0.

Police Chief Thomas noted that the tornado warning had cancelled, but there was still a little rain and power lines were down all over town.

C. Resolution No. 506—Authorizing the Mayor to Execute an Intergovernmental Agreement Between the City of Sycamore and the Sycamore Park District Regarding Indemnification in the Event a Lawsuit Is Filed Against the City or Park District with Regard to Land/Cash or Impact Fees.

City Manager Nicklas said that in February 2008 the Park District considered an increase in the Park's land/cash fee schedule. He said this agreement will provide a legal context for defining responsibility for any litigation expenses that may arise if such fees are contested.

Motion

Aldersperson Stowe moved to approve Resolution 506 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, Neubauer, Stowe, and Taylor voted aye. Motion carried 6 - 0.

CONSIDERATIONS

A. Consideration of a Recommendation Regarding the Award of a Contract for the Installation of Public Sidewalk on Commercial Street.

City Manager Nicklas said the bids were opened over a week ago and because of a calculation error the local bidder could not match the lowest bid. He recommended awarding the bid to Stenstrom of Rockford, IL for \$63,670.

Motion

Aldersperson Neubauer moved to award the bid to Stenstrom for \$63,670 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 6 - 0.

B. Consideration of an Administration Request for a Closed Session Collective Bargaining.

Motion

Aldersperson Stowe moved to go into Closed Session at 8:10 p.m. 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 6 - 0.

Aldersperson Paulsen returned for Closed Session.

Motion

Aldersperson Paulsen moved to return to Open Session at 8:30 p.m. 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 7 - 0.

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:30 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 7 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith