
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF DECEMBER 15, 2008**

ROLL CALL

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

INVOCATION

Pastor Steve Best of Harvest Time Chapel gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Neubauer moved to approve the agenda 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 5 - 0.

AUDIENCE TO VISITORS

Mike Fogelsanger, 845 Sunset Ln., thanked Council and staff for their service.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of December 1, 2008.
- B. Payment of the Bills for December 15, 2008 in the amount of \$781,276.94.
- C. Plan Commission Minutes for the Meeting of October 13, 2008.

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 5 - 0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Mayor Mundy noted that winter safety was a concern and listed sidewalks, streets and seniors and shut-ins. He encouraged residents to clear ice and snow from their properties. He said that Santa arrived in town the previous Friday and reminded everyone there is a lot of need out there this year.

- A. Introduction of the Kishwaukee College Women's Volleyball Team, winners of the NJCAA National Championship for the third consecutive year.
- 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.

5 YEAR CERTIFICATE

Patrick Dulzo, Firefighter (1/13/03)
Doris Green, Crossing Guard (12/18/03)
Ryan Gustafson, Firefighter (10/13/03)
Adam Honiotes, Firefighter (5/1/03)
Justin Kness, Police Officer (9/29/03)
John Pink, Firefighter (5/1/03)
Dan Wojcik, Police Officer (7/7/03)

10 YEAR CERTIFICATE

Robert Maciejewski, Firefighter (2/16/98)
Bill Nicklas, City Manager (10/12/98)

15 YEAR CERTIFICATE

Sharon Anderson, Police Sergeant (8/26/93)
Marc Doty, Fire Lieutenant (5/1/93)
Mark Lovell, POC Firefighter (1/15/93)
Craig Michaelis, Treatment Plant (2/15/93)
Rod Swartzendruber, Police Sergeant (11/30/93)
Steve Watry, Police Officer (4/23/93 PT; 12/13/93 FT)

20 YEAR PLAQUES

Steve Carlson, POC Firefighter (10/1/88)
Tal Hickey, Fire Lieutenant (3/25/88 PT; 8/14/89 FT)
Kurt Mathey, Fire Lieutenant (3/25/88 PT; 6/29/92 FT)
John Swedberg, POC Firefighter (10/1/88)

25 YEAR AWARDS

Roger Haeffner, Public Works, Street Division (3/7/83)
Cary Singer, Police Lieutenant (2/16/83)

REPORT OF OFFICERS

Manager – Bill Nicklas said that this year it is difficult to read what the next several months will bring financially let alone the next fiscal year. He said that to buy a little time he would like to defer the annual discussion of target numbers for general fund spending to the second meeting in January.

Engineer – John Brady, Sycamore Municipal Engineering, said there is still one crew working at Stonegate Phase 3 installing sanitary sewer and watermain.

Building & Zoning – Lyle Doty said Heartland Dental Center opened at 1840 DeKalb Ave. and that completely fills that strip center and Subway opened on Baron Drive so now 5 of those 11 units are filled in that strip center.

Fire Chief – Bill Riddle reported there were 240 years of service recognized tonight.

Treasurer/Asst. City Manager – Brian Gregory reported the benchmark through November is 58.33% with revenues at 60.18% and expenditures at 50.16%. He said the City portion of sales tax is 4% behind our projection, State Income Tax is running on pace, and Restaurant & Bar Tax remains up. He said the MFT

Fund Audit is completed for 2007 and is a pass-fail audit verifying those dollars are spent under certain guidelines and the City passed.

Police Chief – Don Thomas reported that two new officer were sworn in earlier in the day. He said that Bradley Caldwell is an experienced officer from Belvidere and Christie Haas will go to Police Academy January 4. Chief Thomas said if anybody knew someone in trouble because of an electrical outage to notify the Police Department.

Public Works Director – Fred Busse reported the some of the equipment for the head works improvements at the Wastewater Treatment Plant have been put into place and are waiting to be hooked up. He said the leaky fire hydrants at Ottawa & Somonauk took 2.5 days to repair because of the piping and old storm sewer structure.

REPORT OF STANDING COMMITTEES

Finance – no report
Public Safety – no report
Public Works – no report

PUBLIC HEARING

- A. Public Hearing on a Petition to Annex Property Adjoining 421 N. California Street and Owned by Sycamore Industrial Park, LLC/Sycamore Industrial Park and to Rezone the Property to “M-2,” Heavy Manufacturing District.**

Mayor Mundy opened the hearing and with no public comment closed the hearing.

- B. Public Hearing on a Petition to Annex Property Adjoining 275 N. Cross Street and Owned by DeKalb County Residential Development and to Rezone the Property to “R-3,” Multiple Family Residence District, Planned Unit Development.**

Mayor Mundy opened the hearing and with no public comment closed the hearing.

- C. Public Hearing on a Petition to Annex Property Adjoining 355 N. Cross Street and Owned by Cornerstone Christian Academy and to Rezone the Property to “R-3,” Multiple Family Residence District with a Special Use Permit for a School Use.**

Mayor Mundy opened the hearing and with no public comment closed the hearing.

ORDINANCES

- A. Ordinance No. 2008.52—An Ordinance Levying Taxes for the Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2009 and Ending April 30, 2010. Second Reading.**

City Manager Nicklas explained that on November 17 Council discussed a variety of levy options and as a result of that discussion Council recommended to come back with an ordinance that would be sufficient for

review at the public hearing December 1 and this ordinance was heard on first hearing. He said levy should result in a tax rate decrease of 2.2% from the 2007 corporate tax rate.

Motion

Alderson Bauer moved to approve Ordinance 2008.52 and Alderson Kessler seconded the motion.

Alderson Kessler said they have had the opportunity to hear from their constituents and when hearing the City Treasurer's report the City is sitting well because we plan well. She said this is a very responsible levy because it helps our homeowners because the increase is so minimal and next year's revenues are uncertain.

Alderson Bauer said the levy has increased a steady 3% over time and noted that other taxing bodies have not managed financed as well. He said he felt this was an appropriate levy for the times.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

B. Ordinance No. 2008.53—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2002 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager Nicklas explained that rather than adding the debt service to the levy for the taxpayers to pay, the City has found other ways to pay the debt service.

Motion

Alderson Bauer moved to approve Ordinance 2008.53 and Alderson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

C. Ordinance No. 2008.54—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2003 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager Nicklas explained that this was a more modest borrowing in 2003 for public improvements and once again the City is abating the property tax for the debt service.

Motion

Alderson Paulsen moved to approve Ordinance 2008.54 and Alderson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

D. Ordinance No. 2008.55—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2005 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager explained that the 2005 Bond refunded the 1999 Bond Series at a lower interest rate which refunded the 1996 Bond Series which had a property tax obligation of \$155,000. He said that obligation has been carried over so this is a partial abatement of the 2005 Bond Series.

Motion

Alderson Bauer moved to approve Ordinance 2008.55 and Alderson Kessler seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

E. Ordinance No. 2008.56—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Series 2007 for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager Nicklas explained that this was our latest borrowing for public improvements which included work on S. Main Street.

Motion

Alderson Kessler moved to approve Ordinance 2008.56 and Alderson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

F. Ordinance No. 2008.57—An Ordinance Abating Certain Real Estate Revenue Due for Property Owned by Tate & Lyle in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager Nicklas explained that the two businesses with property tax abatements had to show that they would make significant investments in property value and bring in quality jobs for their industrial classifications. He said this was the third and last year of the property tax abatement for Tate & Lyle.

Motion

Alderson Neubauer moved to approve Ordinance 2008.57 and Alderson Kessler seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

G. Ordinance No. 2008.58—An Ordinance Abating Certain real Estate Revenue Due for Property Owned by Fullco Industries in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2009-2010. Second Reading.

City Manager Nicklas said this is also the third and final year of the property tax abatement for Fullco Industries.

Motion

Alderson Kessler moved to approve Ordinance 2008.58 and Alderson Neubauer seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Aldersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted. Motion carried 5 – 0.

Mayor Mundy said these were excellent examples of how industrial incentives can work to increase jobs, taxes, revenue, vitality, and sustainability.

H. Ordinance No. 2008.60--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Milan Krpan for a Final Plat and Rezoning of Krpan's Peace/Bethany Road Division, Unit One, to "C-3," Highway Business District in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said that quietly and successfully Milan Krpan has been developing a commercial and industrial area south of Bethany Road and west of Peace Road for a number of years. He said the northern reach of the property was annexed in 2007 and zoned ORI to be consistent with what Council felt should develop along the Bethany Road corridor. He said the middle area of the park has been developing with C-3 use and to the south will develop with light industrial. He said the area of 2 lots is at the sphere end of Gateway Drive that has had some interest of commercial development. He said the commercial would go no further northward and staff and Plan Commission recommend rezoning two areas to C-3.

Aldersperson Neubauer asked where the front of the businesses would face.

Mr. Nicklas said they would face west.

Motion

Aldersperson Paulsen moved to hear Ordinance 2008.60 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 5 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2008.60 and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 - 0.

I. Ordinance No. 2008.61—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 421 N. California Street and to Rezone the Property to "M-2," Heavy Manufacturing District, in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said the point of this ordinance and the next two, is to recognize that there are some old strips of former railroad right-of-way that have been purchased by private owners and never annexed. He said the City approached the owners who agreed to annex the strips voluntarily.

Motion

Aldersperson Paulsen moved to hear Ordinance 2008.61 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 5 - 0.

Aldersperson Paulsen suggested that this would be a great place for a public street to connect California and N. Cross. He said that possibly in the future the City could use this as a bike path.

Mr. Nicklas said the City would have to make an offer at fair market value.

Aldersperson Neubauer said he was thinking the same thing and wondered if they wanted to hear this on first reading to see if the owners would be willing to consider it.

Mr. Nicklas said the City does not have the resources right now. Mr. Nicklas said this was also relevant to an ordinance that is not on the agenda because of an error in the legal at 401 N. Main Street. He said that property which is at the intersection of Page and Main is actually what sparked this when it was identified as a possible site for an antenna. He said during that discussion this strip was noticed by a County planner who suggested the City get this property annexed. He said that annexing these properties does not preclude the City from doing anything at a later point.

Aldersperson Neubauer asked if annexing this would make it more likely to see development go there that would make it more expensive for the City to purchase.

Mr. Nicklas said there was no reason to think that because the owners could have raised and leveled the properties earlier and he does not think they are entertaining that at this time.

Motion

Aldersperson Paulsen moved to approve Ordinance 2008.61 and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

J. Ordinance No. 2008.62—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 275 N. Cross Street and to Rezone the Property to “R-3,” Multiple Family Residence District in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said this was a small strip with the approach from North Cross and the land to the west is owned by DeKalb County Housing Authority.

Motion

Aldersperson Paulsen moved to hear Ordinance 2008.62 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 5 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2008.62 and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

K. Ordinance No. 2008.63--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition to Annex Property Adjoining 355 N. Cross Street

and to Rezone the Property to “R-3,” Multiple Family Residence District with a Special Use Permit for School Use in the City of Sycamore, Illinois. First and Second Reading.

Motion

Aldersperson Paulsen moved to hear Ordinance 2008.63 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 5 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinance 2008.63 and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

L. Ordinance No. 2008.64—An Ordinance Amending the City Code of the City of Sycamore, Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 6-4-14, “All Night Parking,” to Prohibit Parking in the 100 Block of S. Main Street from 2:00 A.M. Until 5:00 A.M. First and Second Reading.

City Manager Nicklas said this block was reconstructed and beautified and over-night parking needed to be prohibited for snow removal and sweeping.

Motion

Aldersperson Kessler moved to hear Ordinance 2008.64 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 5 - 0.

Motion

Aldersperson Kessler moved to approve Ordinance 2008.64 and Aldersperson Bauer seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

RESOLUTIONS

A. Resolution No. 512—Approving the Subordination of Surface Rights for Public Road Purposes at the Intersection of IL Rt. 23 and Northgate Drive.

City Manager explained that the City needs to relinquish the air and surface rights to IDOT for the land on which future traffic signals will be installed at the northeast and southeast corners of IL Rt. 23 and Northgate Drive.

Motion

Aldersperson Paulsen moved to adopt Resolution 512 and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Bauer, Kessler, Neubauer, Paulsen, and Taylor voted aye. Motion carried 5 – 0.

CONSIDERATIONS - None

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Alderson Paulsen moved to adjourn the meeting at 8:05 p.m. 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 5 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith