
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JULY 20, 2009**

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, Steven Braser, Terry Kessler, Rich Neubauer, Pete Paulsen, Chuck Stowe, Gregory Taylor, and Janice Tripp.

INVOCATION

Mayor Mundy asked for a moment of silent reflection.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Braser 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 8 - 0.

AUDIENCE TO VISITORS

Thomas Scott, said he lives in the community and is a retired Sycamore Police Officer now working as an abuse and neglect investigator with Elder Care Services through DeKalb County. He said July is Elder Abuse Awareness month and this is a good time to remind all citizens to be mindful of seniors who may be at risk for elder abuse or neglect. He said the most frequent abuse is financial exploitation and second to that is emotional abuse.

Mike Fogelsanger, 845 Sunset Ln., read a report regarding state revenues declining and said that in these serious economic times an item on the agenda will add \$3.5 million and wondered with revenues dropping off dramatically where the City would find the resources to pay this bill. He asked Council to think about this seriously.

Jeff Lewis, attorney with Klein, Stoddard, Buck, Waller, & Lewis, said he was here to answer question about the Pappas-Cassett re-subdivision ordinance on the agenda.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of July 6, 2009.
- B. Payment of the Bills for July 20, 2009 in the amount of \$1,633,912.18.
- C. Plan Commission Minutes for the Meeting of June 8, 2009.
- D. Proclamation Declaring the Month of July, 2009 as Elder Abuse Awareness Month in the City of Sycamore, Illinois.

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.

Aldersperson Tripp said she had a call about a vacant house at 418 Stark Avenue that has critters going in and out.

City Manager Nicklas said that building related issues should go to Building Commissioner/Zoning Officer Lyle Doty. He said that Mr. Doty would look into this and report back at the next meeting.

Mayor Mundy listed future family events in Sycamore: the Car Show Sunday, Movie on State Friday, two museums, and multiple parks.

REPORT OF OFFICERS

Manager – Bill Nicklas said a replica of an old windmill was anonymously donated to the Sycamore History Museum on the Engh Farm.

Engineer – John Brady, Sycamore Municipal Engineering, reported that last week the City received IEPA approval for the WWTP facility plan and the next step will be financial approval.

Building & Zoning – Lyle Doty said he has received final permit plans for Smart Motion Robotics facility.

Fire Chief – Bill Riddle thanked Tom Scott for making us aware of elder abuse. Chief Riddle reported that Lt. Todd Turner found a way around a bureaucratic problem getting the third ambulance certified, so the department now has three paramedic certified ambulances.

Treasurer/Asst. City Manager – Brian Gregory reported that the Treasurer's report through June accounts for 50% of property taxes and the recent surge in the market has helped with the pension funds. He noted that according to the State of Illinois Department of Revenue website sales tax for the first quarter of 2009 is down 15% from 2008. Mr. Gregory said the U.S. Census will start canvassing door-to-door April 2010 and he encouraged everyone to participate.

Police Chief – Don Thomas said that Tom Scott has revitalized elder abuse investigation. He noted that there are a lot of events over the weekend and the Police Department is prepared.

Public Works Director – Fred Busse said the temporary construction and silt fencing are up at the water tower site ready for excavators. He said the Street Division is working on Fair and Crosby on the storm structures. He said they will use the Sycamore Township excavator to core out the alleys they will be working on this year. He thanked Sycamore Township for their cooperation.

REPORT OF STANDING COMMITTEES

Finance – no report

Public Safety – no report

Public Works – no report

PUBLIC HEARING - None

ORDINANCES

A. Ordinance No. 2009.25—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to The Final Plat of Subdivision for the Pappas-Cassett Re-subdivision in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas said the plat is a cooperative effort of the current and future owners of the former K-Mart site. He said the larger of the two pieces will be sold and the smaller portion will be retained by the current owner. He said the plat has access easements to allow egress and ingress across the two lots.

Motion

Aldersperson Paulsen moved to hear Ordinance 2009.25 on first and second reading and Aldersperson Stowe seconded the motion.

Aldersperson Braser asked the timing of all this and wanted to know if they were going to do something with the property because he did not want it sitting idle for three years.

Mr. Nicklas said Mr. Pappas is moving at a quick pace and that was all he was at liberty to say. He said that Mr. Pappas felt in view of tenant interest it was important to move this along.

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 2009.25 and Aldersperson Kessler seconded the motion.

Roll call vote

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

B. Ordinance No. 2009.26—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Dale Hoffman for a Rezoning of the Property at 324 N. Sacramento Street from “C-2” Central Business District to “R-2” Two-Family Residence District in the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas explained that Mr. Hoffman went to the Building Department and said he wanted to build a garage on an existing slab and found that he could not have a residential use in a commercial district. He originally requested R-3 zoning and the Plan Commission recommend rezoning to R-2 and Mr. Nicklas said that staff approved their recommendation.

Motion

Aldersperson Paulsen moved to hear Ordinance 2009.26 on first and second reading and Aldersperson Stowe 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 Stowe moved to approve Ordinance 2009.26 and Aldersperson Paulsen seconded the motion.

Roll call vote

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

C. Ordinance No. 2009.27—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 6-4-1, “Stop Intersections,” of the City Code of the City of Sycamore, Illinois. First and Second Reading.

City Manager Nicklas explained that with recent development in Thanks America subdivision there is more traffic and a need for traffic control. He said the ordinance reflects the traffic controls intended in the original plan.

Motion

Alderperson Bauer moved to hear Ordinance 2009.27 on first and second reading 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 Bauer moved to approve Ordinance 2009.27 and Alderperson Taylor seconded the motion.

Roll call vote

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

RESOLUTIONS - None

CONSIDERATIONS

A. Consideration of the Sycamore Library’s Annual Report.

Sarah Tobias, Executive Director, said she shuffled the budget in order to hire the first Young Adult Librarian, Evelyn Wingate who graduated from Sycamore High School and has nearly doubled the teen reading program. She said that library usage is up and she thanked Council for supporting them. She said there are libraries closing all over the country because their cities will not support them. She said they are busier than ever and have an increase of 151% in use of Wi-Fi because many people are eliminating their home service and using the library’s.

Mayor Mundy asked about the new entrance.

Ms. Tobias said the new entrance took about 4 months, has an area of about 300 square feet, and cost about \$145,000.

B. Consideration of an Administration Report on Funding Options for an Addition to the Public Safety Building.

City Manager Nicklas pointed out that the present department is housed in a space that is scarcely the size of the average size new single-family built in 2003-2008. He said there are now 39.5 full-time equivalent employees in the Police Department with a 7-person shift. He said that during the spring capital plan discussion the conventional thought of funding or borrowing did not seem feasible. He explained there is a

new program of interest-subsidized taxable bonds known as “Building America Bonds” that offer a discounted rate lower than Municipal Bonds. He said he has used cautious and conservative estimates of what he thinks the funding and borrowing costs will be. He said that he has offered three options and said he recommended Option Three: \$3.5 million borrowing structured to produce a flat principal and interest tax rate over 15 years at 4.5%. He explained that right now there is a lightening of the existing debt load. He said construction costs are low partly because there is not a lot of commercial work and because material prices are right now more affordable than they have been for years. He said this would be the time to go to bid. He said that debt is coming off and we are proposing to add some new debt, but overall the annual debt load would be about the same. He said even if his very conservative projection of 3% EAV growth per year for fifteen years is too high, he did not think it would be change the debt service rate that taxpayers were currently paying. He said he felt that this was a good time to do this and noted that the federal program expires next year.

Aldersperson Kessler asked what criterion was required to qualify.

Mr. Nicklas said that the people we would hire to do the bond issuance would be in contact with the Department of the Treasury. He said the money is very accessible and is aimed at small town USA, but will not be there forever.

Aldersperson Neubauer asked if we knew who would develop this.

Mr. Nicklas said we would have to go to bid and we have detailed biddable plans, if we want to proceed with the funding.

Aldersperson Neubauer stated that this would also provide a lot of jobs.

Aldersperson Bauer said he was pretty conservative with money, but felt like this is a good time. He said the estimated 3% EAV growth was very conservative, not in the near term, but in the long term he felt we would greatly exceed that. He said this is probably doable.

Aldersperson Paulsen said the thought this was the time to proceed to go to bid and see what we get.

Aldersperson Stowe said it looks like a perfect storm and they should take advantage of it.

Aldersperson Braser said they should proceed.

Aldersperson Taylor said to proceed because this is desperately needed and he is all for long-term investments in the community.

Aldersperson Kessler said that safety is an issue in the Police Department if something is not done. She said they should proceed cautiously.

Aldersperson Tripp said the expansion is needed.

Mayor Mundy said the cost of money, labor, and material is key and as soon as a hint of uptake of the economy plus inflationary pressure would make this project pricier. He said this makes sense and said bond it, bid it, and build it.

Mr. Nicklas said they thought about taking money of out reserves in order to bond less, but Eric Anderson of BMO Capital Markets who has handled our last two bond issuances, suggested that might risk our bond rating.

Aldersperson Neubauer asked if we could pre-pay if we get a windfall.

Mr. Nicklas said there are some restrictions, but we could pre-pay.

Motion

Aldersperson Bauer moved to pursue the funding and Aldersperson Kessler seconded the motion.

Roll call vote

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

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 8:06 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 8 - 0.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith