

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
**December 20, 2010**

**CITY COUNCIL COMMITTEE MEETINGS**  
**No Committee Meetings Are Scheduled**

**REGULAR CITY COUNCIL MEETING**  
**7:00 P.M.**

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. AUDIENCE TO VISITORS**
- 6. CONSENT AGENDA**
  - A. Approval of the Minutes for the Regular City Council Meeting of December 6, 2010.
  - B. Payment of the Bills for December 20, 2010.
  - C. Plan Commission Minutes for the meeting of November 8, 2010.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
  - A. Annual presentation of service awards to City of Sycamore employees. Human Resource Director Jean Tritle will assist the City Manager in presenting awards to employees with 5, 10, 15, 20, 25 and over 30 years of service to the citizens of Sycamore.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**
- 11. ORDINANCES**

**A. Ordinance No. 2010.23—An Ordinance Levying Taxes for the Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2011 and Ending April 30, 2012. Second Reading.**

At the top of this agenda a public hearing will be held on the proposed 2010 corporate property tax levy for the City of Sycamore. As noted above, the proposed corporate levy of \$3,497,185 includes a City levy of \$2,624,621 (zero change) and a Sycamore Public Library levy of \$872,564 (+\$33,043 or 3.9%). Assuming a city-wide EAV of \$438,400,000 in 2010—a decrease of over \$20 million in the City’s collective real estate wealth from 2009--the proposed corporate tax rate should be \$0.79772 per \$100 EAV.

City Council approval is recommended.

**B. Ordinance No. 2010.24—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 2011-2012. Second Reading.**

All of the debt service (\$300,102.50) on the 2002 Bond series will be abated. This approach is consistent with the City policy of paying the greatest share of its annual general obligation bond debt service from general revenues other than property taxes.

The attached ordinance will levy \$300,102.50 and abate \$300,102.50, so the extension will be \$0.00. The debt service will be paid by the 2002 Bond Proceeds Fund (Fund 24) which gets its primary revenue from General Fund and Capital Fund (Fund 6) transfers.

City Council approval is recommended.

**C. Ordinance No. 2010.25—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2003 for the City of Sycamore, DeKalb County, Illinois for the Fiscal Year 2011-2012. Second Reading.**

This ordinance concerns the debt service on the General Obligation Bond Series 2003, issued in September 2003. The levy of \$150,305 will be abated in its entirety. The debt service will be paid from the 2003 Bond Fund (Fund 26) which receives its primary revenue from Capital Fund, MFT Fund, and 1999 Bond Fund transfers.

City Council approval is recommended.

**D. Ordinance No. 2010.26—An Ordinance Partially Abating the Debt Service Levy for the General Obligation Bond Issue Series 2005 for the City of Sycamore, DeKalb County, Illinois for the Fiscal Year 2011-2012. Second Reading.**

This ordinance would abate the debt service on the 2005 refunding bond that refinanced the outstanding 1999 bond series at a lower interest rate. All of the 1999 bond series that remained outstanding at the time of the issuance of the \$2,965,000 2005 G.O. Bond were redeemed in June 2005. The debt service obligation for FY2011-2012 is \$323,030.00. The levy is \$155,000 and the abatement is \$168,030. The debt service will be paid from the 2005 Bond Fund (Fund 27) which gets its revenue from transfers from the General Fund, the Water Fund, the Sewer Fund, the Motor Fuel Tax Fund, and the Road & Bridge Fund.

City Council approval is recommended.

**E. Ordinance No. 2010.27—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2007 for the City of Sycamore, DeKalb County, Illinois for the Fiscal Year 2011-2012. Second Reading.**

This ordinance concerns the FY2011-2012 debt service on the General Obligation Bond Series 2007. The levy of \$199,727.50 will be abated in its entirety. The debt service will be paid from the 2007 Bond Fund (Fund 29) which receives its principal revenue (excluding interest) from a General Fund transfer.

City Council approval is recommended.

**F. Ordinance No. 2010.28—An Ordinance Abating the Debt Service Levy for the General Obligation Bond Issue Series 2009 for the City of Sycamore, DeKalb County, Illinois for the Fiscal Year 2011-2012. Second Reading.**

This ordinance concerns the FY2011-2012 debt service on the General Obligation Bond Series 2009, which was issued in September 2009 to finance the Police addition which is presently under construction. The levy of \$216,025.00 will be abated in its entirety. The debt service will be paid from the 2009 Bond Fund (Fund 34) which will receive its principal revenue in FY12 through a transfer from the Sales Tax Distributive Fund (Fund 22).

City Council approval is recommended.

**G. Ordinance No. 2010.29—An Ordinance Abating Certain Real Estate Revenue Due for Property Owned by Emmaus Holdings/d.b.a Superior Industrial Equipment at 1609 Afton Road in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2011-2012. Second Reading.**

In October 2007 the owners of Superior Industrial Equipment applied for a property tax abatement to relocate their firm from the Cortland Industrial Park to the Sycamore Prairie Business Park. The City Council and the boards of all the Sycamore-area taxing bodies agreed to participate in a multiple-year abatement schedule as shown in the table below:

<b>Taxing Body</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
City of Sycamore	90%	75%	50%	0%
County of DeKalb	80%	70%	50%	0%
Sycamore Library	90%	75%	50%	0%
Cortland Township	90%	75%	50%	0%
Sycamore Schools	0%	75%	50%	0%
Sycamore Park District	90%	75%	50%	0%
Kishwaukee College	0%	90%	75%	0%

On the strength of this commitment, the owners of the firm broke ground in the Sycamore Prairie Business Park in mid-November 2007 and opened their new facility in December 2008. The company sells new and refurbished industrial pumps and performs just-in-time repairs in its shop. Since opening in Sycamore, the company has increased its workforce by five persons (to 21) on top of its \$1.2 million investment.

The 2010 levy year is the second year of full assessment for the firm. The assessment values for Superior Industrial Equipment are shown in the table below:

Year	Land	Building	EAV Total
2010	\$41,783	\$340,547	\$382,330

Based on the total EAV for the Superior Industrial Equipment parcel (#09-06-426-011) in 2010, the City’s 2010 abatement is estimated to be \$1,716.70 ( $.0059868 \times \$382,330 \times .75 = \$1,716.70$ ).

City Council approval is recommended.

**H. Ordinance No. 2010.30—An Ordinance Abating Certain Real Estate Revenue Due for Property Owned by Larocco Family LLC/d.b.a. Ample Supply at 1401 S. Prairie Drive in the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2011-2012. Second Reading.**

In the spring of 2008, the City Council supported Ample Supply’s request for a partial abatement of their property tax obligation for the first three years following their opening in the Sycamore Prairie Business Park, as was the case of Superior Industrial Equipment. The company stocks packaging tools, power nail guns, and staplers made by over 55 major tool companies with familiar names such as Stanley, Bostitch, Arrow, Duofast, Fasco, and others. Interestingly, one of their largest categories of customers is banking institutions that have electronic staplers for attaching slips to checks. The diversity of their customers has shielded them from the regional economic slowdown, particularly in the construction trades. Repair and replacement is also a line of service that the company provides. Some additional information is available on the company’s web site: *amplesupply.com*.

Mike LaRocco and his wife, Mary, purchased Ample Supply in 1984 when it was located in Chicago. At the time of their purchase, the company had two employees. The family moved the business to East Dundee in 1992 and then moved to a larger facility in Huntley in 1998. Mr. LaRocco moved his business from Huntley, IL to the Sycamore Prairie Business Park in 2009. The firm is now housed in a new 30,000 square foot office and warehouse facility at the Ideal park. The building is on a 2.4-acre site and is directly north of the Fullco building. The firm employs more than 40 full-time employees and the overall investment in Sycamore totaled nearly \$2 million, including new equipment and racking.

The 2010 levy year is the first year of full assessment for the firm. The assessment values for Ample Supply are shown in the table below:

Year	Land	Building	EAV Total
2010	\$61,582	\$563,261	\$624,843

Based on the total EAV for the Ample Supply parcel (#09-05-151-014) in 2010, the City’s 2010 abatement is estimated to be \$3,366.73 ( $.0059868 \times \$624,843 \times .90 = \$3,366.73$ ).

City Council approval is recommended.

**I. Ordinance No. 2010.31—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Jonathan Miller for the Partial Vacation of a Utility easement Located Along the North Side of the Property at 1167 Penny Lane in the City of Sycamore, Illinois. First and Second Reading.**

Jonathan Miller, owner of the property at 1167 Penny Lane, has requested the vacation of the utility easement located along the north side of his property in the Townsend Woods subdivision. Mr. Miller purchased a duplex recently and, upon receipt of the plat of survey, discovered that the north side of the duplex encroaches upon a 7.50 foot utility easement by approximately 1 foot (see plat of survey, attached). It is clear that the encroachment was a result of either staff error at the time the building was originally staked out on the lot or contractor error at the time the site was excavated.

In order to ensure legal ownership of the duplex by Mr. Miller, a five-foot portion of the utility easement will need to be vacated. All affected utility providers have been contacted and have supported the proposed vacation (see attached letters). A similar 7.5-foot utility easement exists to the north of the property line, thus yielding a utility easement that is 10 feet in total width rather than 15 feet as originally platted (see revised plat of survey, attached). This width is agreeable to all parties involved.

Building & Engineering Director John Sauter has reviewed this petition and has recommended its approval. The Plan Commission reviewed this petition at its last regular meeting of December 13 and recommended its approval by a vote of 9-0. City Council approval of the Plan Commission recommendation is requested.

**12. RESOLUTIONS--None**

**13. CONSIDERATIONS--None**

**14. OTHER NEW BUSINESS**

**15. APPOINTMENTS**

**16. ADJOURNMENT**