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**SYCAMORE CITY COUNCIL – REGULAR MEETING  
MINUTES OF FEBRUARY 15, 2010**

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**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**

Pastor William Mills of Bethel Assembly of God gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion**

Alderperson Neubauer 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**

Brian Adams, 962 Constance Ln., Rotary Club President, thanked Council and Mayor for the Rotary Proclamation and listed some of the local projects for the past year as follows: raised food and funds for Sycamore Food Pantry, High School Scholarship, provided International Exchange opportunities for students, and assisted organizations such as RAMP, United Way, and Salvation Army. He noted International projects in Africa, Haiti, and the End Polio Now project.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of February 1, 2010.
- B. Payment of the Bills for February 15, 2010 in the amount of \$223,926.65.
- C. Plan Commission Minutes for the Meeting of October 12, 2009.
- D. 2009 Sycamore Police Department Annual Report (by separate cover).
- E. 2009 Building & Zoning Department Annual Report (by separate cover).

**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 8 - 0.

**PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**

Mayor Mundy noted a service was held at NIU for the victims of the shooting February 14, 2008.

A. Proclamation Declaring Tuesday, February 23, 2010 as Rotary Day in the City of Sycamore, Illinois.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas said the Budget for FY11 will be presented March 15 and suggested meeting March 17 for the workshop session to review the budget. Mr. Nicklas said that he, the two chiefs, and the gentleman that raised concerns at the last meeting about the City's purchasing policy met and there was a misimpression on the part of the local vendor regarding the City's local preference policy which underlay most of his concern. He said the local vendor thought that if the local vendor bid was within 5% of the lowest bid, they would get the bid and the policy is that the bidder has an opportunity to reduce their bid to match the lowest bid.

Engineer – John Brady, Sycamore Municipal Engineering, said the plans for the water tower site work should be out and ready for Council approval at the March 15 meeting.

Building & Zoning Commissioner – Lyle Doty said his building report for 2009 was pretty suppressed from previous years and noted that both dwelling units and commercial were down.

Fire Chief – Bill Riddle reported that IAFF Local 3046 agreed to extend the trial period for the platoon callback system. He said there was a savings of \$22,700 over the past three months.

Treasurer/Asst. City Manager – Brian Gregory said the Treasurer's report was at the 75% benchmark and noted it reflected quarterly operational and reserve transfers. He said that sales tax and state shared revenues were both lagging. He said the census would begin and it was important for all persons to be counted because the state shared revenue is based on per capita numbers.

Police Chief – Don Thomas reviewed the 2009 Police Department annual report and noted that there was a 10% drop in traffic crashes mainly because of their assertive traffic enforcement program. He said there was a 14% drop in criminal activity and an 8% increase in arrests. He said that training had been cut by 37%, although they did keep up weapons training and critical certifications. He said the challenge for the next year would be maintaining police services during the construction.

Public Works Director – Fred Busse reported that the Derek at the water tower project was down and the wastewater treatment plan solids handling project is moving right along.

## **REPORT OF STANDING COMMITTEES**

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

## **PUBLIC HEARING**

## **ORDINANCES**

**A. Ordinance No. 2009.53—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition to Establish a Drainage Easement Between Lots 107 and 19 of the Sycamore Prairie Business Park in the City of Sycamore, Illinois. First and Second Reading.**

City Manager Nicklas said the ordinance establishes the existence of a new 20-foot side-yard drainage easement.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2009.53 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 Stowe moved to approve Ordinance 2009.53 and Aldersperson Paulsen 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.

**RESOLUTIONS** - None

**CONSIDERATIONS**

**A. Consideration of a Development Grant to Promote the Redevelopment of the Former Kmart Site.**

City Manager Nicklas said with the prospect of redevelopment of this site comes the likelihood of demolition and costs to bring this property up to the new development standards in the City's Unified Development Ordinance. He said he is proposing a one-time grant to the developer to help him do a more efficient and expeditious job of razing the structures and redeveloping the parking areas. He noted that similar grants have been awarded to Driv-Lok and AutoMeter and recommended a grant of \$150,000.

Mayor Mundy congratulated Mr. Pappas on his acquisition and recent improvements to the site. He compared this to the investment the City made to Sycamore Prairie Business Park that has paid off and said this was an opportunity to help make something happen at the former K-Mart site.

Aldersperson Taylor asked if the estimates projected were the best case scenarios.

Mr. Nicklas said they were conservative numbers that were comprised of several possibilities of general merchandise retailers.

Aldersperson Braser said he was pleased that a local developer was working on this, but he was concerned there were no said tenants.

Mr. Nicklas said the City has granted sales tax rebate agreements with owners who are developers and in this case, the City will only be dealing with the developer.

Aldersperson Braser asked if ultimately we would hear from future tenants.

Mr. Nicklas said he has anticipated that and suggested this grant would be awarded and that would be it.

Aldersperson Neubauer said he has confidence in Mr. Pappas with his long and successful track record as a commercial developer. He said he would be agreeable to discussing additional incentives to prospective tenants in the future because of the potential revenue.

Aldersperson Kessler and Aldersperson Paulsen said they would support this.

Aldersperson Taylor said some of his constituents were not in support of this, but he said he was elected to make decisions and he felt this would help move Sycamore in the direction he would like to see it go so he was going to support this.

John Pappas, 3 Fairway Cir., DeKalb, IL, said this property has been sitting empty for a number of years. He said he has already made the \$5 million investment in the property and he will do whatever it takes to do it right and get it done. He said it is listed with the biggest real estate company in the country and there are 2 or 3 national tenants showing interest. He said in order to attract tenants, he needs to clean-up the site and present it at its best.

Council consensus was to award the grant of \$150,000.

Mr. Nicklas said he would bring back an ordinance at the March 1 meeting.

## **OTHER NEW BUSINESS**

### **APPOINTMENTS**

### **ADJOURNMENT**

#### **Motion**

Aldersperson Stowe moved to adjourn the meeting at 7:47 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:

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Mayor – Ken Mundy

Attest:

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City Clerk – Candy Smith