
SYCAMORE CITY COUNCIL - REGULAR MEETING
MINUTES OF AUGUST 21, 2000

ROLL CALL

Mayor James Edwards called the meeting to order and Clerk Nancy Marchiando called the roll. Those Alderpersons present were: Keven Dahl, Cheryl Maness, Patrick Balentyne, Alan Bauer, Pam Blickem, James Huntley, Candy Smith. Alderperson Michael Chambon was absent.

INVOCATION

Treasurer Ken Mundy gave the invocation.

APPROVAL OF AGENDA

Mayor Edwards reminded the Council that a closed session was scheduled at the end of the meeting.

Motion

Alderperson Blickem moved to approve the agenda as distributed and Alderperson Balentyne seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

AUDIENCE TO VISITORS

Martha Wetzel - 839 Vaughan Court, spoke to the Council regarding the TIF District and voiced her opposition to the plan. She expressed her concerns for the property tax amounts received by the school district and the growth she expects will come sooner than forecast by Supt. Robert Hammon. She stated she had spoken to many people who are opposed to the TIF District and feel that taxpayer monies should not go to improve private property.

Michael McVey - spoke to the Council concerning the recent sting operation that occurred in June, 2000 at local businesses which hold a liquor license. He then shared his thoughts on a letter his employer had received from Liquor Commissioner Mayor James Edwards. He stated he did not like the tone of the letter and he felt the local sting operation was a plan for Mayor Edwards and the City to redeem their reputation.

John Swedberg, 118 Center Cross Street, representing the CHIPS organization, informed the Council that during the reconstruction of Route 64 the old Sycamore railway was uncovered. He said there are many railroad ties and spikes that have been presented to the Historical

Society. He then presented each Alderperson, Mayor, Clerk, and Treasurer with a railroad spike.

He also stated that during the reconstruction the neighborhood has been patient with the many inconveniences. He suggested that prior to the reconstruction of Route 23 and the downtown project that a meeting be held to discuss with the neighbors placement of signs, barricades, easements and violations. It is felt that the construction workers are getting lax with the project and are not caring for the area in the manner that was agreed.

Alderperson Blickem, in response to Ms. Wetzel's comments, stated that she is continually talking with citizens regarding all issues. She said she feels the TIF District is in the best interest of the Ward that she and Alderperson Huntley represent. Alderperson Huntley stated he has discussed in detail the facts regarding the TIF District and once the issues have been explained to the people they are in agreement.

CONSENT AGENDA

- A. Approval of the minutes of the regular City Council meeting of August 7, 2000.

Motion

Alderperson Maness moved to approve the minutes of August 7, 2000, and Alderperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

- B. Payment of bills for August 21, 2000.

Motion

Alderperson Bauer moved to approve the bills in the amount of \$503,974.59 and Alderperson Blickem seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderperson present voted aye. Motion carried unanimously.

- C. Plan Commission Minutes of July 10, 2000.

The Plan Commission minutes of July 10, 2000 were accepted by the Council.

PRESENTATION OF PETITIONS, COMMUNICATIONS AND BILLS

- A. Proclamation declaring the week of September 17-23 as "Constitution Week" in the City of Sycamore.

Mayor Edwards read the proclamation and declared "Constitution Week" for September 17-23, 2000.

NEW BUSINESS

Aldersperson Maness requested that the Ordinance Committee review the issue of operating and working on racecars on City streets. Aldersperson Bauer brought up the same issue and Police Chief Garcia stated many calls are received regarding the problem. Mayor Edwards placed the item in the Ordinance Committee and asked Chief Garcia to provide statistics on the calls received.

REPORT OF OFFICERS

Administrator - Bill Nicklas - stated he appreciated the concerns of Mr. Swedberg and said he would like to set up a meeting at the end of October 2000, to address issues of the road reconstruction.

Engineer - John Brady - he requested that plans for the Bethany Road retention pond be sent to bid which will be due on September 18, 2000.

Motion

Aldersperson Balentyne moved to send to bid the Bethany Road retention pond project and Aldersperson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Engineer Brady stated that bids for the 1988 Blazer were received and opened at 5:00 p.m. on Friday, August 18, 2000. There were four bids received in the following amounts: Jim Marchiando - \$202.00, Jack Spartz - \$601.00, Tom Peterson - \$250.00 and Roger Haeffner - \$208.75.

Motion

Aldersperson Balentyne moved to accept the high bid of \$601.00 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Building & Zoning - Lyle Doty - stated he had issued a temporary occupancy permit for the Country Inn & Suites that morning. He reported

that during the past two weeks he had issued 16 permits - 4 single family, 2 multi-townhouse (7 total units), and 8 miscellaneous residential and 2 miscellaneous commercial.

Treasurer - Ken Mundy - stated that the July financials had been distributed to the Council and that revenues were at 29% and expenditures at 21%.

Fire Chief - Bill Riddle - stated that 65 calls for service were received, 40 were EMS related and 25 Fire related with a dollar loss of \$4100.00. He said they saw 46 patients and transported 25.

Police Chief - Roy Garcia - reported that the Child Safety program has received a positive response and he complimented Mike Larmon and all who have worked on the program. He said school would be starting the week of August 28, 2000, and asked everyone to slow down and watch out for the school kids. In response to the comments by Michael McVey he stated that enforcement of liquor laws would continue to make certain that businesses are in compliance.

REPORT OF STANDING COMMITTEES

Finance - Alan Bauer - no report.

Ordinance - Jim Huntley - all items on the agenda.

Streets & Walks - Cheryl Maness - reported that the committee had met to discuss the parking issues on Albert Street and that it was decided that the Police Department would monitor the parking for one month and the neighborhood group would meet again on September 26, 2000 to review the progress.

Sewer & Water - Patrick Balentyne - commented that the Ideal retention ponds worked well during the recent 5" rain and that Martin's ditch near his home did not fill with water and that was good to see.

Police & Fire - Keven Dahl - no report.

PUBLIC HEARINGS

None.

ORDINANCES AND AGREEMENTS

- A. Ordinances No. 2000.22 - An Ordinance approving the Tax Increment Redevelopment Plan and project for Redevelopment Project Area No. 1. First and second reading.

Administrator Nicklas reviewed the facts of the Tax Increment Financing and presented growth comparison figures.

Aldersperson Dahl asked if the Joint Board of Review would handle the projects and Administrator Nicklas answered that the City Council has the authority to decide the projects, but that the JRB would act in an advisory role. The JRB will meet in February, 2001, just before the capital expenditures are set.

Aldersperson Blickem stated that additional funding is available because of having a TIF District and added that any property within the TIF District will come out of the Tax Cap. Aldersperson Bauer asked if there was a recapture agreement with the other taxing bodies and Administrator Nicklas answered that the monetary impact was not that great, but if there should extra money it would be given back to the other taxing bodies.

Motion

Aldersperson Blickem moved to have a first and second reading for Ordinance No. 2000.22 and Aldersperson Huntley moved to second the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Motion

Aldersperson Blickem moved to approve Ordinance No. 2000.22 and Aldersperson Huntley seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

- B. Ordinance No. 2000.23 - An Ordinance designating Redevelopment Project Area No. 1. First and second reading.

Motion

Aldersperson Blickem moved to have a first and second reading for Ordinance No. 2000.23 and Aldersperson Dahl seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

Motion

Alderperson Smith moved to approve Ordinance No. 2000.23 and Alderperson Blickem seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

- C. Ordinance No. 2000.24 - An Ordinance adopting Tax Increment Financing. First and second reading.

Motion

Alderperson Huntley moved to have a first and second reading for Ordinance No. 2000.24 and Alderperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

Motion

Alderperson Huntley moved to approve Ordinance No. 2000.24 and Alderperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

- D. Ordinance No. 2000.26 - An Ordinance approving an amendment to the Tax Increment Financing Redevelopment Plan and Project for Redevelopment Project Area No. 1. First and second reading.

Administrator Nicklas stated that now that we have a TIF District a final step will be to file the Ordinances with the County Clerk in addition to a letter explaining what the City has approved. The TIF District parcels will be identified for next year's taxes. He then explained the reason for the amendment stating that the amendment will allow the City to receive the tax increment for all 23 years.

Motion

Alderperson Balentyne moved to have a first and second reading for Ordinance No. 2000.26 and Alderperson Blickem seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

Motion

Aldersperson Balentyne moved to approve Ordinance No. 2000.26 and Aldersperson Blickem seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

- E. Ordinance No. 2000.27 - An Ordinance approving the recommendation of the Plan Commission with regard to the Staff proposal to require language on Final Plats that may show common land or structures requiring maintenance in the City of Sycamore, Illinois. First and second reading.

Aldersperson Huntley reported that Ordinance No. 2000.27 had been discussed during the Ordinance Committee meeting at 7:15 p.m. prior to the Council meeting and had been approved with a 4-0 vote.

Motion

Aldersperson Huntley moved to have a first and second reading for Ordinance No. 2000.27 and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye, except Aldersperson Dahl who abstained from voting. Motion carried.

Motion

Aldersperson Huntley moved to approve Ordinance No. 2000.27 and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye, except Aldersperson Dahl who abstained from voting. Motion carried.

- F. Ordinance No. 2000.28 - An Ordinance approving the recommendation of the Plan Commission with regard to the request of Townsend Woods L.L.C. to amend the Townsend Woods Annexation Agreement to re-zone a portion of the property from "R-3" Multiple Family to "R-3" Multiple Family Residence District with a Special Use Permit for a Planned Unit Development in the City of Sycamore, IL. First and second reading.

Administrator Nicklas reviewed the Plan Commission consideration and stated that prior to approval of the amendment to the annexation agreement that the conditions listed on page 8 of the background information (Agenda) should be included.

Motion

Aldersperson Balentyne moved to have a first and second reading for Ordinance No. 2000.38 and Aldersperson Smith seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye, except Aldersperson Dahl who abstained from voting. Motion carried.

Motion

Aldersperson Blickem moved to approve Ordinance No. 2000.28 and Aldersperson Huntley seconded the motion.

Roll Call Vote

Mayor Edwards called for a voice vote to approve the motion. Those Alderspersons voting aye were: Maness, Balentyne, Blickem, Huntley and Smith. Aldersperson Bauer voted nay and Aldersperson Dahl abstained from voting. Mayor Edwards voted aye. (a 2/3 vote required by the Corporate Authority.) There were six aye votes, one nay vote and one vote of abstention. Motion carried.

- G. Ordinance No. 2000.29 - An Ordinance approving the execution of a Boundary Line Agreement between the Town of Cortland and the City of Sycamore, Illinois. First and second reading.

Motion

Aldersperson Bauer moved to have a first and second reading for Ordinance No. 2000.29 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Aldersperson Dahl asked why the boundary was not extended to the Barber Greene Road. Administrator Nicklas replied that Cortland already extends to Barber Greene Road so there would be no advantage to them. Aldersperson Smith asked what would happen to the school boundaries and Administrator Nicklas replied those would not change.

Motion

Aldersperson Bauer moved to have a first and second reading for Ordinance No. 2000.29 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Motion

Aldersperson Bauer moved to approve Ordinance No. 2000.29 and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

- H. Ordinance No. 2000.30 - An Ordinance amending Chapter 11 of the City Code, "development in Special Flood Areas" to regulate development in floodplain areas.

First reading required no action.

Administrator Nicklas stated that the maps have not been received yet.

RESOLUTION

- A. Resolution No. 364 - Approving the execution of an Employee Benefits Consulting Agreement between the Crum-Halsted Agency and the City of Sycamore, Illinois for the Employee Health Care Benefits program in the City of Sycamore, IL.

Administrator Nicklas explained that the present health insurance coverage with Blue Cross/Blue Shield ends September 1, 2000. He stated the Health Benefits Committee reviewed reviewed quotes from Blue Cross/Blue Shield and Humana and recommended the City renew the contract with Crum-Halsted Agency and continue health insurance coverage with Blue Cross/Blue Shield.

Administrator Nicklas thanked the committee for their input and cooperation in attending meetings. Alderperson Dahl thanked Clerk Marchiando for her efforts in bringing in a quote from Humana as it gave incentive to Blue Cross to reduce the amount of increase in the premium.

Motion

Alderperson Smith moved to approve Resolution No.364 and Alderperson Bauer seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried unanimously.

CONSIDERATIONS

- A. Consideration of a proposal from Waste Management West to implement a pilot program within the City of Sycamore.

Ron Mannis and Michael Brink of Waste Management brought in garbage carts and explained the pilot program to the Council. They stated the program would run 120 days and involve approximately 250 homes.

Administrator Nicklas requested that he be allowed to negotiate an agreement with Waste Management and bring it back before the Council for their approval.

- B. Consideration of an administration report on a development proposal submitted by Felts/Maire Automotive Inc. for the former Sycamore Ford site.

Administrator Nicklas announced the newly formed partnership of Felts/Maire who hope to revive the former Sycamore Ford Mazda site on Coltonville Road and DeKalb Avenue intersection.

James Felts and David Maire presented to the Council their plan for renovating the site. They stated that Mitsubishi is experiencing a 40% growth rate.

Aldersperson Blickem asked if upon receiving assistance if the improvements would be completed up front. Mr. Maire stated yes and that at the present time the landlord is putting on a new roof and making other improvements. He said they would be leasing the property and that 58-62% of the cars would be used Mitsubishi automobiles.

Aldersperson Huntley asked if there was a possibility of other dealerships within the business. And they stated yes.

Administrator Nicklas stated that as part of the agreement all three parcels must be annexed to the City to maximize revenues and stated that all parties were aware of that fact.

Mr. Maire explained upgrades on the property and Mr. Felts added that much of the improvement money would go to the outside of the building.

Mayor Edwards stated that this is a sales tax rebate and has no risk to the City. Aldersperson Maness asked how soon the annexation would occur and Administrator Nicklas responded that it should be ready within the next couple of weeks. Attorney Peter Smith stated that the tax rebate agreement would be contingent upon the annexation agreement.

Aldersperson Blickem asked about an agreement to a time limit for improvements to be completed. Mr. Maire responded he would agree, but that the time frame could change depending upon the contractor and other conditions.

Aldersperson Dahl stated he felt such an agreement would open encourage others to request the same deal and was not in favor of the plan.

APPOINTMENTS

None.

CLOSED SESSION

Motion

Aldersperson Balentyne moved to go into closed session at 9:20 p.m. for the discussion of personnel and collective bargaining. Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

RETURN TO OPEN SESSION

Motion

Aldersperson Dahl moved to return to open session at 9:38 p.m. and Aldersperson Balentyne seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

ADJOURNMENT

Motion

Aldersperson Balentyne moved to adjourn the meeting at 9:38 p.m. and Aldersperson Maness seconded the motion.

Voice Vote

Mayor Edwards called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried unanimously.

Approve:

Mayor - James S. Edwards

Attest:

City Clerk - Nancy Marchiando