
SYCAMORE CITY COUNCIL - REGULAR MEETING
MINUTES OF JANUARY 17, 2000

CALL TO ORDER

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

INVOCATION

The invocation was given by William Mills of the Bethal Assembly of God.

APPROVAL OF AGENDA

Mayor Edwards announced that Item 12A would be moved to follow Item 10A.

Motion

Alderperson Blickem moved to approve the agenda as distributed and amended 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.

AUDIENCE TO VISITORS

Attorney Smith swore-in individuals wishing to address items on the agenda at the appropriate time.

CONSENT AGENDA

1. Approval of the minutes of the regular City Council meeting of January 3, 2000.

Motion

Alderperson Maness moved to approve the minutes of January 3, 2000 and Alderperson Balentyne seconded the motion.

Voice Vote

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

2. Payment of the bills for January 17, 2000.

Motion

Alderperson Alan Bauer moved to pay the bills of January 17, 2000 in the amount of #110,138.39 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.

PRESENTATIONS OF PETITIONS , COMMUNICATIONS AND BILLS

1. New Business

An announcement was made regarding the retirement of Police Chief Don Burke of the City of DeKalb and it was suggested that a letter or card be sent to Chief Burke from the City near his retirement in July, 2000.

Mayor Edwards stated that he hoped everyone had a chance to look the photographs from the 1999 City Holiday Party that were on display in the hallway. He felt that the party allowed staff members an opportunity to get to know each other and create friendships. He said a couple of employees had enjoyed the party and the camaraderie. He then displayed an enlarged photograph of Fred Busse and Ebe Smith at the party - enjoying the camaraderie.

2. Old Business None.

REPORT OF OFFICERS

Administrator - Bill Nicklas - reminded the Council of that their RSVP's were due for the State of the County Dinner on January 27, 2000 and to let him know if they were planning to attend.

Building & Zoning - Lyle Doty - reported that five permits had been issued since his last report, which included 2SF, 2 misc. residential and 1 misc commercial.

Treasurer - Ken Mundy - reported on the financial reports through December, 1999, which included a report of the Fire and Police Pension funds for the same period.

Fire Chief - Gene Ege - commended Treasurer Mundy for the excellent work he does with the pension funds and said that the Fire Pension Board appreciates his efforts. He reported that the Fire Department had responded to 36 calls since the last Council meeting. There were 28 EMS calls, 8 Fire, 29 ambulance patients of which 21 were transported.

Police Chief - Roy Garcia - reported that the Police Department had received 1411 calls for service since the last Council meeting and echoed the sentiments of Chief Ege in regards to the excellent work done by Treasurer Mundy with the pension funds. He suggested that a plaque be sent to Chief Don Burke from the City of Sycamore for his retirement. He stated Chief Burke had aided the Sycamore

Police Department on many projects.

Water Supt. - Ebe Smith - reported that the water usage was up 2% over last year and is due to the growth in town.

REPORT OF STANDING COMMITTEES

Finance - Alan Bauer - no report.

Ordinance - James Huntley - reported Ordinance 99.56 was on the agenda.

Streets & Walks - Cheryl Maness - no report.

Sewer & Water - Patrick Balentyne - reported on the committee meeting held prior to the Council meeting. He explained the three items considered by the committee:

1) discussed an option for sludge dewatering - stating that Supt. Fred Busse had presented a very good idea.

2) discussed TV inspection equipment and the committee recommended that Mr. Busse seek bids.

3) discussed the one bid received for the variable drive motor for the Water Department (3 were mailed). The amount of the bid was \$33,900.00. Chairman Balentyne stated that this was one instance when the bidding process should have been waived as the delay has now cost the City a great deal of money.

Fire & Police - Keven Dahl - no report.

PUBLIC HEARINGS - None.

ORDINANCES AND AGREEMENTS

1. Ordinance No. 99.56 - An Ordinance concerning the recommendation of the Plan Commission with regard to the request of Rodney and Martha Oehlert to amend the annexation agreement for property at 18\770 & 1778 West State Street and 105-180 Liberty Lane, Sycamore, Illinois by removing all restrictions associated with age for occupancy of dwelling units. First and second reading.

Administrator Nicklas reviewed the background material indicating the concerns of the Plan Commission and City Council. He presented a list of recommendations that would be requirements made by the staff for the Oehlerts.

Gary Cordes, Attorney for the Oehlerts, 1331 North First Street, DeKalb, IL stated he had no

disagreement with the recommendations made by the administration and staff.

Aldersperson Blickem stated she felt the recommendations were a good compromise and asked when the open space would be developed - now or later?

Rod Oehlert, developer, stated there was already garden space for the tenants and that buildings 6 & 14 would be eliminated to add more green space.

Mr. Oehlert was asked how many calls were received from people under the age of 55 inquiring about apartments to rent. Marty Oehlert stated that 15-20 calls were received weekly.

Aldersperson Huntley commended the Oehlerts for taking out Building 14 and he liked the idea that carports would be added at no additional costs.

Aldersperson Maness was concerned about the issue of children under the age of 6. Rod Oehlert and Gary Cordes stated there were no children at all now under the age of 6 and if that should occur the family could move to the front apartments.

Pam Blickem voiced concerns about a time line for buffers and plantings and felt this issue and the correct amount of bedrooms and green space listed in the agreement should not be open ended but more defined.

Keven Dahl asked if the retention was in place and the Oehlerts answered yes.

Aldersperson Huntley stated he did not feel that it was the City's responsibilities to police the age of the children in the project.

It was proposed that the buffer on the east side be done immediately and others could be in place prior to occupancy.

Aldersperson Bauer stated he felt that the trees for the buffers were only planted when the Oehlerts knew the Plan Commission would be looking at the property and planted the trees. He felt the intent to comply may not be there and he felt no spirit of compliance and he could not support the request.

Attorney Peter Smith informed the Council of options available to them. First the item could be tabled again, a vote could be taken on the motion to deny or a straw vote could be taken of the Council.

Aldersperson Bauer asked if the item was a needed to be brought back to the Plan Commission and Attorney Smith stated no.

The results of the straw vote were as follows: Bauer - no, Maness - yes, with recommendations on page

3 & 4 of the agenda background, Balentyne - yes, Blickem - yes, Dahl - yes, Smith - yes, Huntley - yes.

Motion

Aldersperson Balentyne moved to table the item to the February 7th, 2000 meeting 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.

CONSIDERATIONS

1. Consideration of the Tax Increment Financing Feasibility Study prepared by Peckham Guyton Albers & Viets.

Mike Weber of PGAV stated the TIF district would be used as a tool to redevelop of couple of blocks downtown and addressed the next steps by the Council in the redevelopment plan. He stated the area being considered does qualify and felt that the City was at a milestone to make a decision to proceed.

Administrator Nicklas stated that not too much time should elapse before a decision is made as the data is now fresh and if it sets on shelf long the process will need to be repeated at an additional cost.

Mayor Edwards asked if a TIF district could still receive state grants. Mr. Weber stated the TIF district did not inhibit getting grants.

Aldersperson Smith asked if the other taxing bodies involved had been contacted. Administrator Nicklas stated he had contact with them and the districts were taking a position of wait and see.

Aldersperson Huntley asked if the redevelopment plan could be done a little at a time. Administrator Nicklas replied yes. Aldersperson Dahl asked if the district could be extended down to the retail area and Administrator Nicklas responded yes but there would be additional expense for another study.

Aldersperson Dahl asked regarding an estimated price of a redevelopment plan and Administrator Nicklas stated approximately \$18-20,000.

Aldersperson Blickem stated she felt the TIF district was good for the community and a tool to use to help solve problems in the area. She felt the City should proceed with both the A & B suggestions.

Motion

Aldersperson Blickem moved to proceed with the TIF district with both A & B steps. Aldersperson Huntley seconded the motion.

Administrator Nicklas asked for a clarification on the motion. He asked if the motion included to proceed with PGAV to submit a contract and to work with in that document. Both Alderspersons stated yes.

Voice Vote

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

RESOLUTIONS

1. Approving the execution of an agreement between the city and the Illinois Department of Commerce and Community Affairs providing \$500,000 in grant monies for certain downtown improvements in the City of Sycamore, Illinois.

Motion

Aldersperson Bauer moved to approve the resolution 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.

- B Approving the execution of an agreement between the City and the Illinois Department of Community Affairs providing \$850,000 in grant monies for construction of a Street Department building in the City of Sycamore, Illinois.

Motion

Aldersperson Huntley moved to approve the resolution 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.

- C Approving the execution of an agreement between the City and Soft Water City, Inc. for use of a portion of the unused right of way of 440 DeKalb Avenue to erect and maintain a 6 foot x four foot sign for advertising in the City of Sycamore, Illinois.

Administrator Nicklas explained the construction of the sign and he and the staff recommended approval with a “hold harmless” agreement.

Motion

Aldersperson Blickem moved to approve the resolution with a “hold harmless” agreement and Aldersperson Bauer seconded the motion.

Voice Vote

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

CONSIDERATIONS

2. Consideration of a NICOR proposal regarding the City’s franchise gas agreement.

Administrator Nicklas and staff recommended the free franchise gas for the City.

Motion

Aldersperson Dahl moved to approve the consideration to accept the free franchise gas for the City and Aldersperson Bauer seconded the motion.

Voice Vote

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

3. Consideration of an administration report on sludge dewatering options.

Sewer and Water Chairman Balentyne stated that the monies for the sludge dewatering would try to be fit into next years budget. Administrator Nicklas expressed appreciation to Supt. Fred Busse and staff for suggesting ways for the City to save money by looking at other options.

Motion

Aldersperson Balentyne moved to approve the consideration and Aldersperson Smith seconded the motion.

Voice Vote

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

4. Consideration of an administrative recommendation to purchase TV inspection equipment.

Sewer and Water Chairman Balentyne stated the WWTP were looking for steps to alleviate problems of infiltration and the use of a TV camera would help greatly.

Motion

Aldersperson Balentyne moved to approve the consideration and allow the WWTP to seek bids for the

equipment 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.

5. Consideration of an administrative recommendation to award a contract for the purchase of a variable drive motor for Well #7.

Sewer and Water Chairman Balentyne stated that one bid had been received in the amount of \$33,900.00 was received for the variable drive motor and will be installed by G & G Electric.

Motion

Alderperson Balentyne moved to accept the bid from G& G Electric 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.

6. Consideration of the proposed Comprehensive Plan and Land Use Map.

Administrator Nicklas indicated the recent changes to the land use map and compared those to the old map and the Council discussed the changes and other concerns.

APPOINTMENTS

Mayor Edwards appointed Gary Christopherson to serve on the Sycamore Library Board to fill the vacancy of Brenda Knighton.

Motion

Alderperson Huntley moved to approve the appointment and Alderperson 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.

ADJOURNMENT

Motion

Alderperson Balentyne moved to adjourn the meeting 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.

Approve:

Mayor - James S. Edwards

Attest:

City Clerk - Nancy S. Marchiando