
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JULY 2, 2001**

ROLL CALL

Mayor John Swedberg called the meeting to order and Clerk Candy Smith, called the roll. Those Alderpersons present were: Alan Bauer, Cheryl Maness, Pete Paulsen, Chuck Stowe, Michael Chambon, Andrew Larson, Pam Blickem and Janice Tripp.

INVOCATION

City Treasurer Ken Mundy gave the invocation.

APPROVAL OF AGENDA

Motion

Alderson Chambon moved to approve the agenda and Alderson Maness seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried unanimously.

AUDIENCE TO VISITORS

None

CONSENT AGENDA

Approval of the Minutes of the Regular City Council Meeting of June 18, 2001;
Payment of the Bills for July 2, 2001 in the amount of \$602,710.52.

Motion

Alderson Blickem moved to approve the Consent Agenda and Alderson Maness seconded the motion.

Alderson Larson noted that on page 4 of the minutes, Alderson Chambon made the motion and seconded the same motion. Clerk Smith stated she would make the correction.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried unanimously.

PRESENTATION

Mayor Swedberg presented a plaque to Michael Dorneden, who recently retired after 28 years of dedicated service to the City of Sycamore. Mr. Dorneden remarked that it was a pleasure to work for the City of Sycamore.

REPORT OF OFFICERS

Administrator - Bill Nicklas requested authorization to hire a replacement for Mr. Dorneden's vacancy in the Street Division.

Motion

Alderson Bauer moved to authorize the hiring of a laborer in the Street Division and Alderson Tripp seconded the motion.

Voice Vote

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

Engineer - John Brady reported that Route 23 Project's first concrete pour was completed on the northbound lane of Center Cross and the sanitary sewer should be complete in two weeks. He said that by the first of August all the underground work should be done. Mr. Brady stated that the Downtown Project was running on schedule. Mr. Brady also reported that the Bethany Road Pond Project has a long way to go. Mayor Swedberg asked when Somonauk and Bethany intersection would be closed. Mr. Brady responded that the intersection would be closed in about two weeks for a 2-4 week period.

Building & Zoning - Lyle Doty reported that since the last meeting he issued 18 permits - 4 single family residential, 14 miscellaneous residential and 1 miscellaneous commercial.

Treasurer - Ken Mundy - no report.

Fire Chief - Bill Riddle reminded the citizens that fireworks are illegal and urged the public to leave them to the professionals.

Police Chief – Cary Singer acting for Darrell Johnson –no report

Public Works Supt. --Fred Busse - no report

Water Supt. – Ebe Smith – reported that the consumer water reports had been mailed and questions should be directed to him.

REPORT OF STANDING COMMITTEES

Finance – no report

Ordinance – Chairperson Maness reported that all the ordinances were on the agenda.

Streets & Walks – no report

Sewer & Water – Chairperson Bauer scheduled a meeting before the next Council Meeting July 16.

Police & Fire - no report.

ORDINANCES

- A. Ordinance No. 2001.17—An Ordinance Approving Execution of an Agreement Between the City of Sycamore, Illinois and the Greater Sycamore Chamber of Commerce Awarding a Grant of \$60,000 for Tourism-Related Services to the City of Sycamore, Illinois. First and Second Reading.**

City Administrator Nicklas explained that in the FY2002 Budget under the hotel/motel tax fund description there is anticipation that the Sycamore Chamber of Commerce will come forward with a scope of work that will be coincident with the cost that is spelled out in the budget of \$60,000. He stated that the general categories in the agreement are in conformance with the general categories in the hotel/motel tax fund.

Motion

Aldersperson Chambon moved to have a first and second reading for Ordinance 2001.17 and Aldersperson Paulsen seconded the motion.

Voice Vote

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

Motion

Aldersperson Blickem moved to bring 2001.17 into Ordinance and Aldersperson Larson seconded.

Aldersperson Bauer asked for the summary of grants that were obtained last year.

Chamber Director Tami Armstrong related that they have obtained two grants this fiscal year. One grant for \$1300 from DCCA for an Experience Illinois Brochure and the other from the DeKalb County Community Foundation for \$4000 for a Kiosk structure that will house the restoration of the original historic map as well as an events and brochure rack. Ms. Armstrong explained that last year they did not apply to the state for any brochures, which is what the grants are geared toward. She said they did not have any projects to spend that money on.

Aldersperson Maness asked if the signage for the Sycamore Historic Museum would be on the Chamber building. Ms. Armstrong said they have not yet seen a detailed design and explained that the Historic Museum is a separate entity.

Aldersperson Maness also asked if the entrance signs came through tourism. Ms. Armstrong deferred the question to Administrator Nicklas. Mr. Nicklas interjected that a \$2700 tourism grant was received from DCCA last fiscal year. He also explained that the City is stymied for sites to place signs, as potential sites are under construction or yet to be annexed.

Aldersperson Blickem inquired about the other level of funding for the downtown coordinator position. Ms. Armstrong stated that \$15,000 is from fund raising, \$15,000 from the downtown merchants and friends of downtown, as well as the \$15,000 from the City. Ms. Armstrong noted that there is an increased level of downtown participation since the downtown construction project began.

Mayor Swedberg asked if this agreement between the City and the Chamber for the tourism dollars was the in its 2nd year and asked for further detail and deadlines for projects. Ms. Armstrong stated that this is the 2nd year for the agreement. She said local artist Andy Bach would build the Kiosk this fiscal year. Ms. Armstrong said the walking tour is a phase project. The first year they completed the plaques and pedestals. The next phase is more descriptive plaques on the pedestal and the walking tour tapes. The difficulty now is getting someone to write the scripts.

Mayor Swedberg expressed his discomfort with the separation of control of tourism dollars from the city government and asked for Council representation on the committee. He asked Ms. Armstrong if the meetings were open to the public and she explained they were not since the Chamber is a private, not-for-profit organization. She clarified that Tourism was placed under the wing of the Chamber because they are a 501C Organization that is capable of writing grants. Ms. Armstrong explained that Council must first

approve the tourism budget, and then the projects are completed and paid for before the City reimburses the Chamber of Commerce.

Voice Vote

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

B. Ordinance No. 2001.18—An Ordinance Approving the Execution of an Agreement Between the City of Sycamore, Illinois and the Sycamore Auto Center, Inc. and Midwest Real Estate Management, Ltd., for Tax Abatement in the City of Sycamore, Illinois. First and Second Reading

City Administrator explained that the aggregate sales tax rebates and property tax abatements would total up to \$300,000 over a 10-year period.

Motion

Alderperson Paulsen moved to have a first and second reading for Ordinance No. 2001.18 and Alderperson Maness seconded the motion.

Voice Vote

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

Motion

Alderperson Stowe moved to bring 2001.18 into Ordinance and Alderperson Paulsen seconded the motion.

Alderperson Blickem stated that she could not support this agreement, because she felt that Sycamore Auto Center had not lived up to what they had presented to Council 3 to 4 years prior. She also felt that their lack of attendance at Council meetings showed a lack of concern for resolving the agreement requesting taxpayers dollars.

Alderperson Paulsen inquired if Cal Cars was part of the dealership and felt if those low priced automobiles were used in the agreement, they would create minimal sales tax to reach the incentive number of cars sold. Mr. Nicklas said he felt they were part of the dealership.

Alderperson Bauer expressed concern regarding a minimum tax rebate figure.

Alderperson Chambon stated he felt we should have never reentered this negotiation and would be abstaining from the vote.

Alderperson Larson asked if this agreement would set a precedent for future car dealerships opening in Sycamore. Mr. Nicklas said he felt the model they were using was the agreement with the Mitsubishi Dealership last year. Mayor Swedberg stated that each case would be looked at individually.

Alderperson Bauer asked if Council had entered into a verbal contract. Mr. Nicklas stated that in the opinion of the City Attorney there written documents that had gone between the City and Sycamore Auto Center back in 1997 that bind the City to provide an incentive. Mr. Nicklas stated that it was the nature of that incentive that was in question. Mr. Nicklas suggested removing the minimum and the maximum thresholds.

Aldersperson Blickem said she felt that since Sycamore Auto Center's EAV fell short of the \$300 million, that the \$300,000 incentive should be lowered based upon the lower EAV.

Motion

Aldersperson Stowe moved to amend his motion to remove the minimum and maximum thresholds and Aldersperson Bauer seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the amendment to the motion. Six Alderspersons voted aye with Aldersperson Blickem voting nay and Aldersperson Chambon abstaining. Motion carried.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion to bring 2001.18 into Ordinance with the amendment. Six Alderspersons voted aye with Aldersperson Blickem voting nay and Aldersperson Chambon abstaining. Motion carried.

C. Ordinance No. 2001.19—An Ordinance Amending Title 8: Chapter 2: “Water Use and Service;” Section 8-2-2 “Connections;” to Prohibit the Installation or Use of Private Potable Water Supply Wells and To Prohibit Completely the Use of Groundwater as a Potable Water Supply by the Use of Potable Water Supply Wells or Any Other Method in a Specific Area of the City of Sycamore. First and Second Reading

City Administrator Nicklas explained that Ross Niebergall had asked Council to consider an ordinance that would assist in the transferring of his property by providing an added layer of local institutional control over the use of groundwater. There exists areas of impacted soil on Mr. Niebergall's property creating no imminent danger to the water supply, but there is some contamination. This level of assurance to protect the City's water supply is required by the EPA. Mr. Nicklas clarified that this ordinance is site specific and would not set a general standard for all City lots. Mr. Nicklas added that this would be a model ordinance for a Citywide ordinance of this type.

Mayor Swedberg asked if the City risked water contamination if a water main broke in that area and Water Superintendent Smith responded that they are under strict EPA guidelines to maintain 20 lbs. of pressure in the water main so the water moves out of the main and cannot reenter.

Motion

Aldersperson Chambon moved to have a first and second reading for Ordinance No. 2001.19 and Aldersperson Bauer seconded the motion.

Voice Vote

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

Motion

Aldersperson Chambon moved to bring 2001.19 into Ordinance and Aldersperson Bauer seconded the motion.

Voice Vote

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

RESOLUTIONS

A. Resolution No. 383—To Redevelop Brownfield Properties in Partnership with ComEd and Nicor Gas.

City Administrator Nicklas informed the Council that the two utilities have joined forces with the Illinois EPA to promote grant programs that can help clean up “brownfields.” He said that “brownfield” properties are abandoned or underused properties, partly because they have actual or perceived contamination. Mr. Nicklas said he thought that the TIF property on South Avenue might qualify for the grant monies. This resolution is the first step of the process to qualify for the grants.

Motion

Aldersperson Blickem moved to approve Resolution 383 and Aldersperson Paulsen seconded.

Voice Vote

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

A. Consideration of an Administration Request for a Closed Session to Discuss Land Acquisition, Personnel Matters and Collective Bargaining.

Motion

Aldersperson Larson moved to go into closed session at 8:55 p.m. and Aldersperson Paulsen seconded the motion.

Voice Vote

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

APPOINTMENTS

None

RETURN TO OPEN SESSION

Motion

Aldersperson Chambon moved to return to open session at 9:25 p.m. and Aldersperson Paulsen seconded the motion.

Voice Vote

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

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:30 p.m. and Aldersperson Larson seconded the motion.

Voice Vote

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

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith