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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF FEBRUARY 6, 2006**

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**ROLL CALL**

Mayor Ken Mundy called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen, and Chuck Stowe.

**INVOCATION**

Pastor Steve Perrson of the First Baptist Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**Motion**

Alderperson Leach moved to approve the agenda and Alderperson Adee 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**

Rose Trembl, Sycamore Chamber of Commerce Executive Director, and Larry Forsberg, Sycamore Chamber of Commerce President, read a Chamber Resolution supporting the Real Estate Transfer Tax. Ms. Trembl invited Council to contact her if they have any issues they would like the Chamber to address.

Scott Short, 1742 Briggs Street, asked for clarification about a statement regarding the Real Estate Transfer Tax in the September 19, 2005 agenda.

City Manager Bill Nicklas said the intent of the Transfer Tax is to get all buyers involved in the expected shortfall for schools. He said that new development would pay the difference in any Transfer Tax up to \$3,000.

Mike Liszka, 470 Lincolnshire Dr., said that First Rockford Group is being allowed to build 94 housing units before 2010 which the City had promised would not happen. He asked if First Rockford Group would pay voluntary contributions to the School District.

Mr. Nicklas said that because of the value of the property tax, sales tax and infrastructure improvements Council has been asked to consider allowing the residential portion to be permitted in order to pay some of those upfront costs. He said the units are limited to two bedrooms and the School District is content that that works.

Steve Capitan, 1228 Sycamore Road, DeKalb, said he is 3<sup>rd</sup> Ward Alderman in DeKalb and Monday night the City of DeKalb will have an ordinance banning smoking in restaurants and bars on the agenda. He said he is concerned about the "island" affect. He said he thought this would occur statewide at some time in the future and asked Council to consider this issue.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of January 16, 2006.
- B. Payment of the Bills for February 6, 2006 in the amount of \$2,177,363.69.

**Motion**

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Maness 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.**

Alderperson Kessler said February is African American History Month and said as a community we need to celebrate that we are all one and are all fair and that we have rights and liberties to protect and share.

- A. The Sycamore Economic Development Commission renews its "spotlight" on local businesses with a presentation by Rich Perales of Rich's Tire Service at 121 North Maple Street (formerly Punk's Firestone).

Mayor Mundy said that Mr. Perales was sick and would be rescheduled at a later date.

Mayor Mundy noted that at the DeKalb County Economic Development Corporation annual meeting DeKalb and Sycamore total 69% of the new industrial projects. He said together Sycamore and DeKalb total 72% of commercial projects. He said there are 307 jobs and millions of dollars of new commercial tax base.

- B. Introduction of new police officers Tiffany O'Neil and Ann Carlson.

Police Chief Don Thomas said Officer Tiffany O'Neil was hired August 2005. She was born in Galena, IL and graduated from Galena High School and then from NIU with a bachelor in Sociology and Criminology. She graduated from the Police Training Institute December 2005.

Chief Thomas said Officer Ann Carlson was born in Rockford and graduated high school in Perling, TX. She joined the Marines and was honorable discharged in 1988 and then join the Naval Reserves. Officer Carlson has an Associate Degree in Computer Science and is a Certified Paramedic. He said she was a Sycamore POC Firefighter for 3 years. She is currently attending school at NIU.

**REPORT OF OFFICERS**

Manager – Bill Nicklas thanked the Chamber officials for support of the Real Estate Transfer Fee.

Engineer – John Brady said he is reviewing drawings from the Camden Crossings project and said grading would begin in the spring.

Building & Zoning – Lyle Doty distributed his annual building report.

Fire Chief – Bill Riddle said following 9-11 when Sycamore Firefighters traveled to New York City to attend firefighter funerals they befriended the family of fallen Firefighter Robert Foti. He said the Robert's Mother, Rose, was in town visiting.

Treasurer/Asst. City Manager – Brian Gregory said the Census fieldwork was completed and the City would get a preliminary number in 7 to 10 days. He said it would take 30 to 90 days to get that number federally certified and then to the state before we get our share of dollars per capita.

Public Works Supt. – Fred Busse reported that he spoke with Tim Bronn of McMahan & Assoc. and they have received information back from the state regarding discharge to the river. He said the City should soon learn the results of Mr. Bronn’s study regarding the treatment plant extension.

Water Supt. – Ebe Smith said with the help of Baxter Woodman they have just completed a flow model of the water system. He said this will allow them to see what wells are running when and will be a valuable tool for determining installation of the water tower north of town. Superintendent Smith thanked Superintendent Busse for the help of Public Works with a watermain break on N. Main Street.

Police Chief – Don Thomas said the two new police officers bring the total number to 24.

## **REPORT OF STANDING COMMITTEES**

Finance – Chairperson Bauer said capital expenditure plans will be on the next meeting agenda for review by the Council as a whole.

Ordinance –no report

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

**PUBLIC HEARING** - None

## **ORDINANCES**

- A. Ordinance No. 2005.79—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition from First Rockford Group and the National Bank & Trust Company, Trust No. 40-465200 for an Annexation Agreement, Annexation and Rezoning to “C-3” Highway Business District Planned Unit Development and “R-2” Two Family Residence District Planned Unit Development for a 82.148-Acre Property Located at the Northwest Corner of Peace Road and Illinois Route 23. Second Reading.**

Manager Nicklas said a public hearing was held at the last meeting and encouraged the public to attend those so their comments are not limited to 3 minutes and their comments can be addressed. He said this matter was held over for a second reading and he had nothing more to add.

Aldersperson Knuth asked what population it would take to sustain this development so they do not end up with a lot of empty storefronts.

Jeff Marsh, First Rockford Group, said there is no specific number because it is basically market driven. He said retailers come to areas for various reasons like average household income and demographics.

### **Motion**

Aldersperson Kessler moved to approve Ordinance 2005.79 and Aldersperson Maness seconded the motion.

Aldersperson Kessler asked about the height of the buildings.

Mr. Marsh said the ordinance limits to 35 feet and he does not think any buildings would exceed that.

Aldersperson Adee said some of her constituents are concerned about the height of the berm.

Mr. Marsh said the height of the berm will be 4 feet with an 8-foot fence totally 12 feet.

**Roll Voice Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Kessler, Knuth, Leach, Maness, Paulsen, Stowe, Bauer, Adee, and Mayor Mundy voted aye. Motion carried 9 - 0.

**B. Ordinance No. 2005.80—An Ordinance Approving an Economic Incentive Agreement Between the City of Sycamore, Illinois and First Rockford Group. Second Reading.**

**Motion**

Aldersperson Stowe moved to approve Ordinance 2005.80 and Aldersperson Kessler seconded the motion.

**Roll Voice Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Kessler, Knuth, Leach, Maness, Paulsen, Stowe, Bauer, and Adee voted aye. (Mayor Mundy voiced his approval.) Motion carried 8 - 0.

**C. Ordinance No. 2005.81—An Ordinance Annexing the 82.148-Acre Property Located at the Northwest Corner of Peace Road and Illinois Route 23 in the City of Sycamore, Illinois. Second Reading.**

Manager Nicklas said this ordinance is required for recording purposes.

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2005.81 and Aldersperson Leach seconded the motion.

Aldersperson Stowe said they have been asked why the City does not pursue retail more often and this is proof that it does come about.

**Roll Voice Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Kessler, Knuth, Leach, Maness, Paulsen, Stowe, Bauer, Adee, and Mayor Mundy voted aye. Motion carried 9 - 0.

**RESOLUTIONS**

**A. Resolution No. 467—Authorizing the Mayor to Sign an Intergovernmental Signal Agreement with the City of DeKalb for a Share of the Maintenance for a New Traffic Signal at Gateway Drive and Illinois Route 23.**

Manager Nicklas said this signal will assist movements into and out of the new Kishwaukee Hospital facility to the west and a growing number of commercial businesses to the east. He said this establishes Sycamore's 25% portion of the annual maintenance fee including the preemption feature and coordination with other signals along the corridor.

**Motion**

Alderson Maness moved to approve Resolution 467 and Alderson Bauer seconded the motion.

**Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 8 - 0.

**B. Resolution No. 468—Approving an Agreement Between the City of Sycamore and Castle & Castle Development, LLC for the Completion, Operation and Maintenance of Street Lighting Improvements in the Hickory Terrace Subdivision.**

Manager Nicklas said this resolution clarifies what the City expects of the developer with respect to the installation of period style or historic street lighting poles and lamps in residential subdivisions. He said that this resolution establishes the practice of requiring homeowner associations in new annexations to pay for all of the ongoing maintenance costs.

Alderson Knuth said it is good the cost will be picked up by the homeowner associations and asked if they would be held to a standard for maintenance.

Mr. Nicklas said the City would make sure they were maintained.

**Motion**

Alderson Paulsen moved to approve Resolution 468 and Alderson Leach seconded the motion.

**Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 8 - 0.

**C. Resolution No. 469—Supporting HB4468 Which Amends the State of Illinois Annexation Statute.**

Manager Nicklas said after the agenda was written he learned the Committee working on this is not as certain, but he recommended Council take a position on this issue. He said there now exists a loophole in State Statute that would allow a noncontiguous parcel to be annexed to a municipality. He said the danger is that a distant property owner might exchange money for an undesirable zoning use.

Steve Slack, DeKalb County Board Member, said he represents Sycamore and Cortland and Cortland is opposed to this bill so he is remaining neutral. He said since the bill is tabled they may not have to deal with it this year.

Eileen Dubin, DeKalb County Board Member, said she is not taking a position on this, but she thought the County Planning Commission should take this under consideration.

Mr. Nicklas said he needed Council direction to take back to the County Planning Commission.

**Motion**

Alderson Stowe moved to approve Resolution 469 and Alderson Paulsen seconded the motion.

**Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 8 - 0.

## CONSIDERATIONS

### **A. Consideration of a Request from Cornerstone Christian Academy for a Remote Informational Sign on City Property Near the Intersection of West State Street and North Cross Street.**

Manager Nicklas said the UDO does not allow remote signs, but Council has the authority to make exceptions. He said staff suggested a small directional sign below the street name on the North Cross street sign with Cornerstone Academy responsible for the cost of the sign and its maintenance.

#### **Motion**

Aldersperson Bauer moved to authorize the installation of the sign on the street name sign pole and Aldersperson Maness seconded the motion.

#### **Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. Seven Alderspersons voted aye with Aldersperson Leach abstaining. Motion carried 7 – 0 - 1.

## APPOINTMENTS

None

## ADJOURNMENT

#### **Motion**

Aldersperson Stowe moved to adjourn the meeting at 8:06 p.m. and Aldersperson Leach 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