
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JULY 21, 2003

ROLL CALL

In the absence of Mayor Swedberg, Alderperson Chuck Stowe brought the meeting to order at 7:00 p.m. Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Terry Kessler, Andrew Larson, Barbara Leach, Cheryl Maness, Chuck Stowe, and Janice Tripp. Alderpersons Pete Paulsen and Mayor John Swedberg were absent.

INVOCATION

Treasurer Ken Mundy gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Larson moved to approve the agenda and Alderperson Leach seconded the motion.

Voice Vote

Acting Mayor Stowe called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7 - 0.

AUDIENCE TO VISITORS

CONSENT AGENDA

- A. Approval of the Minutes of the Regular City Council Meeting of July 7, 2003;
- B. Payment of the Bills for July 21, 2003 in the amount of \$621,169.22;
- C. Plan Commission Minutes for the Meeting of June 9, 2003.

Motion

Alderperson Bauer moved to approve the Consent Agenda and Alderperson Kessler seconded the motion.

Voice Vote

Acting Mayor Stowe called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 7-0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

- A. Presentation Honoring Peter Smith, Alex Smith, and Elaine Snyder for their dedicated service in behalf of the City's legal needs.

Manager Nicklas presented Elaine Snyder, Alex Smith, and Peter Smith of Smith Tucker Brown with plaques in gratitude for their service to the City of Sycamore.

- B. Proclamation Noting the 50th Anniversary of the Armistice Ending the Korean War. Jane Craddock, treasurer of the Sycamore Veteran's Memorial Home Board, has requested the proclamation.

REPORT OF OFFICERS

Manager – Bill Nicklas asked Attorney Keith Foster to take his seat as City Attorney and Peter Smith wished the Council his best and vacated his seat. Mr. Nicklas presented the marketing flyer advertising the retail space in the building and said the 3rd-floor tenants would be moving in the first week of August.

Engineer – John Brady reported there would be bid openings for Well #9 July 29, Sewer & Water extensions to Well #9 on August 4, and Street Reconstruction of Home and Walnut on August 1, 2003. Mr. Brady said he would have those bid results at the August 4 meeting.

Building & Zoning –Lyle Doty reported he had distributed half-year reports on the progress of building in 2003. Mr. Doty said there was a 1% increase.

Treasurer – Ken Mundy attended a State Treasurer's conference. He distributed the June financials.

Fire Chief – Bill Riddle – no report

Police Chief – Don Thomas reminded Council the City auction would be July 26 at 10:00 a.m.

Public Works Supt. – Fred Busse

Water Supt. – Ebe Smith

REPORT OF STANDING COMMITTEES

Finance – no report

Ordinance – no report

Police & Fire - no report

Sewer & Water – no report

Streets & Walks –no report

PUBLIC HEARING

None

ORDINANCES

A. Ordinance No. 2003.35—An Ordinance Approving an Agreement Between the City of Sycamore and Cliffe, Foster, Corneille & Buick for Legal Services. First and Second Reading.

Manager Nicklas explained the 1-year contract retainer fee would be \$4,500 per month and \$125 per hour for other legal services.

Motion

Aldersperson Larson moved to hear Ordinance 2003.35 on first and second reading and Aldersperson Maness seconded the motion.

Voice Vote

Acting Mayor Stowe called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 7 - 0.

Motion

Alderpersion Larson moved to approve Ordinances 2003.35 and Alderpersion Maness seconded the motion.

Voice Vote

Acting Mayor Stowe called for a voice vote to approve the motion. All Alderpersion present voted aye. Motion carried 7 - 0.

RESOLUTIONS

None

CONSIDERATIONS**A. Consideration of a Report on Various Safety Concerns Along the Foxpointe Drive Corridor.**

Manager Nicklas explained a neighborhood meeting was held and recommendations had been made at the staff level.

Police Chief Thomas said after the meeting preliminary action had been taken. He said extra signs had been installed, parkway trees had been trimmed, and a statistical car analysis was completed. Chief Thomas had unmarked cars armed with radar parked for thirteen hours of observation. They recorded 85% of 676 cars observed traveled at 29 mph or less. He explained that the 85 percentile was the point at which speed limits were set. Chief Thomas said that most of the cars rolled through the stop sign at Borden and Foxpointe. Chief Thomas, Engineer Brady, and Superintendent Busse compiled the following 12 recommendations:

- Maintain current statutory speed limit of 30 mph
- Continue to keep the speed limit un-posted
- Continue to allow parking on both sides
- Install additional SLOW, Children Playing signs on Foxpointe south of Borden
- Repaint all stop bars and crosswalks
- Paint centerlines for 50 feet from Borden/Foxpointe intersection
- Keep parkway trees trimmed at heights as of July 21, 2003
- Paint yellow curb at tire hydrants
- Attach cross traffic does not stop notation on stop sign at Yorkshire Dr. South
- Enforce stop sign violations at Foxpointe and Borden
- Conduct Neighborhood meetings on pedestrian safety
- Hold bike rodeos for children to encourage bicycle safety

Acting Mayor Stowe asked for audience comment.

Lisa Payne, 1317 Foxpointe Drive, said they had a petition with 75 signatures to lower the speed limit. Ms. Payne said this was the first time hearing the recommendations and they would like to meet as a group to discuss them before returning to Council.

Manager Nicklas said he had received complaints from other Foxpointe Subdivision residents that they were not included in the meeting.

Engineer Brady explained that a 30 mph speed limit would require a 250 to 300 radius and all were flatter than that. He said they could eliminate parking along the street to increase visibility of children playing. Ms. Payne

asked if his statistics were for residential areas or urban areas. Mr. Brady said the urban and rural were very similar. Ms. Payne said the curve created a blind spot and the speed limit needed to be reduced to 25 mph.

Jeanne Flaherty, 1003 Foxpointe Drive, said the study did not address her section of Foxpointe near Hathaway. Chief Thomas said the study stretched from Hathaway to Yorkshire Drive.

Ellen Brown, 1318 Foxpointe, said she did not feel they were getting what they asked for. She suggested giving speeding tickets or warnings to speeders. Chief Thomas said a judge would not convict for less than 8 or 9 mph over the limit. Ms. Brown said if the speed limit were lowered, the driver could be convicted at 33 mph. She said a car had hit a child on a bicycle the previous week and she said that stopping distance would be shorter for vehicle traveling 25 mph.

Manager Nicklas said there was no documentation regarding the child hit on a bicycle. Ms. Brown said it was not reported. Mr. Nicklas said he thought that the organization and meetings of the neighborhood had been useful in raising awareness of parents.

Ms. Payne said the speed limit was 25 mph in front of the school on Borden and Engineer Brady said a speed study was done at the time which was about the time the unwarranted stop sign was placed at Borden and Foxpointe.

Aldersperson Larson thanked the neighborhood for their effort in recognizing a problem and trying to resolve it.

Steve Payne, 1317 Foxpointe Drive, said they needed to lower the speed limit to protect the driver who is not familiar with the street.

B. Consideration of a Proposal To Provide Notice to Prospective Purchasers of New Development Lots Concerning Nearby Farming Operations.

Manager Nicklas said this addressed the farm families' concern that the routine operations of their farms might appear as nuisances to their new neighbors. Mr. Nicklas recommended future annexation agreements would need to refer to the act of notification and the Council agreed.

C. Consideration of an Administration Report on Various Options for Funding Certain FY04 Capital Projects.

Manager Nicklas said that it looked like the City would be eligible for IEPA loan assistance to fund Well #9 and radium treatment facilities at Wells 6, 8, and 9. Mr. Nicklas explained that a new fund was created to receive \$500,000 in bond proceeds to finance a \$250,000 sidewalk improvement project and a new \$250,000 fire engine. He said renewed interest in the K-Mart site had prompted questions regarding the completion of Oakland Drive from east of K-Mart to about 800 feet west of Peace Road. The cost of the road extension including curb and gutter, storm sewer, water and sanitary sewer main extensions, sidewalks, street lighting and seeding would be about \$775,000 assuming the City would not have to buy the right-of-way. Mr. Nicklas said the road extension would benefit the K-Mart site as well as Krpan's Thanks American industrial-zoned subdivision. He said he did not have a source of revenue of \$71,000 for 15 years and asked Council for suggestions for that revenue. He said the audit numbers would be in within 30 days and he would be back with a proposition. He said perhaps they could use some of the anticipated surplus.

Aldersperson Kessler said they could look at the fire truck as a need and the sidewalk project as a want.

Aldersperson Tripp said she would have to argue for the sidewalk project to be funded. She said there were many streets with sidewalks in disrepair and also many neighborhoods with no sidewalks.

Aldersperson Maness said she agreed that the sidewalk project needed to be done.

Aldersperson Kessler said she was not saying sidewalks were not important. She said they were looking at needs and a long-term road was a priority. She said that citizens were not aware of the sidewalk program and some marketing should be done to promote the 50/50 yearly program.

Aldersperson Maness said the Alderspersons should send letters to their constituents and make a list of sidewalk needs in their wards.

Aldersperson Larson asked if there was any enforcement for sidewalk repair and Mr. Nicklas said there was not. Mr. Nicklas said the City could prioritize sidewalk needs to limit the city's out-of-pocket expense. He was proposing an engineered program for areas without sidewalks and in the older neighborhoods with deteriorating sidewalks. Mr. Nicklas said regarding the liability issue, historically injured citizens have only asked for medical expenses.

Mr. Nicklas said he would return with options.

D. Consideration of a Presentation by Ken Blood and Jerry Boose of B&B Development, Inc. Concerning the Status of Their Development Work in the Community and Their Interest in Further Development.

Manager Nicklas said Ken Blood of B & B Development was appropriately appearing before Council to address the proposal at the policy level before going before the Plan Commission. Mr. Nicklas said Mr. Blood proposed contributions not addressed in any of the City's ordinances.

Ken Blood, 610699 Dinker Road, St. Charles, IL, said he was accompanied by his attorney, Pat Griffin, and wanted to discuss an overview of what they were proposing and get some direction from the Council. He said they were proposing a large project and had options on 650 acres and they wanted the Council to preview the concept. Mr. Blood said they were developing Heron Creek and had received approval on the Sycamore Creek subdivision with 352 lots. He reminded Council that they had agreed to build out Heron Creek before starting Sycamore Creek. Mr. Blood said they had another two years before Heron Creek was built out. He said they were pursuing this third development because the land was available. They felt the large size would benefit the City's planning for infrastructure and amenities. Also, Mr. Blood, said it would be less complicated to deal with one developer rather than with several developers. Mr. Blood said the development would not be able to build out faster than the City's limitations. He said the Sycamore Creek subdivision self-imposed an impact fee to the school of \$1,500 per lot with credit for the school site. Mr. Blood said that with this new development, tentatively named Harvest Ridge, they would impose impacts of \$750 to the schools (without credit taken for school site) and \$750 to the City. He said that would total about \$1.5 million. Mr. Blood said there was 32 acres of woods and a pond on the north end of the property that they would donate as a public park and help to maintain it. He said they would also landscape the north entrance to the City. Mr. Blood said Sycamore Creek was not subject to the building permit limitations, but they would be willing to submit that development to those limitations if it would help the whole process.

Acting Mayor Stowe asked for audience comment.

Patrick Kevin, 1309 Larson Street, a 10-year resident, said he thought the pace of development had accelerated over the past five years. He said the taxpayer was absorbing the cost for the new developments and he felt the developments should pay for themselves. Mr. Kevin said the governing body needed to protect the community services. He thought the problem was the developers were not from the community and would leave the citizens to deal with the "mess." He did not want to look like St. Charles and asked Council to be careful about subsidizing national chain stores.

Aldersperson Nicklas asked the questions what Sycamore wanted to be and how fast to get there. He said that was what was discussed during the Comprehensive Plan revision process. He said growth anxieties were addressed with the pace of growth and the green belt that defines the City's boundaries. Mr. Nicklas referred to a fiscal analysis he had passed out earlier regarding the revenues and costs of this development. He said he thought that developments should pay for themselves, too. He said he had Water Superintendent Ebe Smith compile a water analysis and Public Works Superintendent Fred Busse do a sewer capacity analysis. He said that Engineer Brady said the northeast area could be served by the sewer, but there would be need for a water tower and a well. Mr. Nicklas said the Comprehensive Plan had drawn a line around the community with a greenbelt to demonstrate boundaries for the growth of Sycamore. Mr. Nicklas said they could be in for three to five years of aggressive battling with developers because he could reference at least eight developers with options on land. He said the issue was would they prefer to work with one developer or many.

Aldersperson Larson said the proposal was intriguing and was curious how many landowners B & B would be working with and they said it was all part of one family. Mr. Larson said he would be concerned that the land could be developed faster if divided among several developers.

Mr. Blood commented on the St. Charles comment and said that he agreed they had made mistakes on Randall Road. He said he had been developing in St. Charles for 25 years and wanted to make the distinction that he had had no part in the Randall Road development.

Aldersperson Leach inquired if B & B was looking for direction and Mr. Nicklas said they wanted only reaction. He said he wanted Council to focus on whether they thought the development would pay for itself. Mr. Nicklas wanted Council to consider what impact the development would have on staffing. He said if Council approved this they would have to turn away others. He said this developer was offering above and beyond the City's requirements and Mr. Nicklas said he wanted Council to make their decision based on facts.

Aldersperson Maness said that developers did not need to present to Council before the Plan Commission because the Comprehensive Plan gave the direction needed. Ms. Maness said that with the restrictions the large proposal would benefit the City more than several small developers.

Aldersperson Bauer said the impact analysis showed positive numbers for the schools and he challenged anybody to pick apart the City's numbers. He said if the City did not plan that area, somebody else would. Mr. Bauer said he would rather see this developed as one large operation, but he thought it should be a 25 to 30-year plan. Mr. Nicklas said he had not charted past all the building revenues and Mr. Bauer said he would like to see a 20-year extension of the impact table. Mr. Nicklas said that EAV growth was what carried growth.

Acting Mayor Stowe said he thought it was a good idea for Council to see this proposal first and said he liked the projections. Mr. Stowe expressed concern about how much growth was desired.

Ann Thompson, 15350 Whipple Road, said she appreciated the City's deliberation, but asked Council to watch the density. Ms. Thompson also expressed water tower and well concerns.

Aldersperson Maness said she had a communication regarding the Pumpkin Festival Committee's request of use of the new city parking lot to host a fun fair on Saturday and Sunday. Mr. Nicklas said he could deal with that issue administratively.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Larson moved to adjourn the meeting at 9:15 p.m. and Aldersperson Leach seconded the motion.

Voice Vote

Acting Mayor Stowe called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 7 - 0.

Approve:

Acting Mayor Chuck Stowe

Attest:

City Clerk – Candy Smith