
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF FEBRUARY 16, 2004**

ROLL CALL

Mayor John Swedberg called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Alan Bauer, Andrew Larson, Barbara Leach, Cheryl Maness, Pete Paulsen, Chuck Stowe and Janice Tripp. Alderperson Terry Kessler was absent.

INVOCATION

Pastor Bill Mills of Bethel Assembly of God 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

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

AUDIENCE TO VISITORS

Peter Barick, 433 W. High Street, asked if there is a basis in fact that growth pays its way. He asked what impact the growth will have on residential taxes over the next 5 years. He referred to the book Better Not Bigger authored by Eban Fouldorr and the chapter titled 12 big myths of growth.

Ken Andersen, 680 Hopkins Lane, said he was here representing the DeKalb County Building and Development Association and wanted to reserve time to address Ordinance 2003.87.

Pastor Don Phelps, 1104 Yorkshire Drive, on behalf of the St. John's Church congregation, thanked the Community and the City for helping in their time of need.

CONSENT AGENDA

- A. Approval of the Minutes for the City Council Meeting of February 2, 2004;
- B. Payment of the Bills for February 16, 2004 in the amount of \$524,386.28;
- C. Plan Commission Minutes for the Meeting of January 12, 2004;
- D. Monthly Budget Report, 5/1/2003 through 1/31/2004;
- E. Building and Zoning Department Annual Report for 2003 (Lyle Doty will review the report under "Reports of Officers");
- F. Police Department Annual Report for 2003 (Don Thomas will review the report under "Reports of Officers").

Motion

Alderperson Stowe moved to approve the Consent Agenda and Alderperson Larson seconded the motion.

Voice Vote

Mayor Swedberg 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. Recognition of the Water Department by the Illinois Department of Public Health for compliance with the Illinois Fluoridation Law.

Manager Nicklas recognized Water Superintendent Ebe Smith and his staff for this achievement represented by this recognition. Superintendent Ebe Smith said this is an award for maintaining proper levels of fluoride and they have received this award for 8 of the past 9 years. He said they take fluoride samples every day and this award says they are doing the job they should be doing.

- B. Consideration of a Presentation by the Sycamore Economic Development Commission.

Mayor Swedberg said because of scheduling difficulties there would be no presentation.

Andrew Larson said he is a firefighter in Arlington Heights and he is an instructor in their academy. He said he wanted to report that P.O.C. firefighter Adam Honiotes received the top score of 40 interns taking a test. He acknowledged Chief Riddle and Sycamore Firefighters who train the recruits as well.

REPORT OF OFFICERS

Manager – Bill Nicklas thanked Pastor Phelps' for his contribution to the Fire Department and to his congregation. Mr. Nicklas thanked the first responders, Police Officers and Firefighters, and said this bodes well for their ability and training. He thanked the Water Department for keeping the water flowing (600,000 plus gallons) and Public Works for clearing the icy streets. Mr. Nicklas said the City will do our best to continue to do what we are hired to do. Mr. Nicklas also reported there would be a public hearing for next year's budget in another month.

Engineer – John Brady – no report

Building & Zoning –Lyle Doty distributed his 2003 Building Report with total dwelling units of 258 up 31% over 2002 and 2002 showed an increase of 37% over 2001. He said that commercial and industrial permitting was not keeping pace. Mr. Doty said they issued a total of 467 permits in 2003 at a total value of \$43,849,082. He said the report contained the amount of fees collected and said he is proud of this kind of production out of a 2-man department.

Manager Nicklas congratulated Building Commissioner/Zoning Officer Doty and his associate Dennis Winclawski for their work and said he thought they would see a significant increase in commercial and industrial activity this next year.

Treasurer – Ken Mundy reported the January data on track with revenue and he said it looks like expenditures are behind, but the large capital project bills have not all been received. He said the Police and Fire Pension Funds grew at 13 to 15% this year. Treasurer Mundy said, as a 15-year member of St. John's Church, help is coming from every direction, not the least of which is the City.

Fire Chief – Bill Riddle thanked everyone for their support regarding the St. John’s Church fire. He said that Firefighter Belanger would be back to work the first week of March and Firefighter Reynolds is on a walker with one foot and is encouraging visits. He said the cause of the fire is yet to be determined. He said there are 18 investigators on site and the Bureau of Alcohol, Tobacco and Firearms is charged with the investigation of church fires. He said the Department is getting back to normal and they are reviewing what went right and what went wrong. He said thanks to a company officer whose experience saw the type of smoke and kept his crew outside and in the end perhaps saved lives. He said a press conference would be held when more information is received.

Aldersperson Larson said he had the opportunity to sit with Chief Riddle and said he did an outstanding job.

Police Chief – Don Thomas publicly acknowledged Sgt. Michael Anderson for traffic control, Superintendent Ebe Smith for keeping water flowing, and Chief Riddle for keeping 11 Fire Departments organized and coordinated. Chief Thomas distributed the Police Department 2003 Annual Report and said that Sgt. Cook published and put together the report. He said that moving Dispatch to the County resulted in the biggest change in the budget because it increased contractual services and decreased personnel amounts. He said in 2003 they received 19,000 calls for service, 17,000 were response to somebody asking for help and 2,000 self-initiated where the officers observed something and handled it. Chief Thomas said there were 353 reported crimes, most of which were thefts under \$300; 3,300 traffic stops resulting in half as many citations; and 406 accidents with 21 personal injuries. Chief Thomas said Sycamore is a safe place to live and they will work to keep it that way. Chief Thomas said the report contains a 5-year strategic plan and he will return in 6 months to address the Department’s progress. Mayor Swedberg asked Chief Thomas to go over some of the awards given to officers. Chief Thomas explained that they have quarterly meetings and give out certificates of appreciation, departmental awards, and citizen awards. He said most of them are given to officers for self-initiated activity. Michael Anderson, Steve Watry, Steve Elbrecht, Jeff Wig, Lisa Walsh who has resigned all received awards. Citizen awards were given to Herm Hanson and Dwayne Rubendahl. Also, volunteer Sue Limpan retired from the auxiliary.

Public Works Supt. – Fred Busse said later in the week the Street Division would be taking down lights to prune the downtown trees.

Water Supt. – Ebe Smith updated Well #9 progress by saying that the bottom has just been reach just shy of 1300 feet and everything was going well so far.

REPORT OF STANDING COMMITTEES

Finance – no report

Ordinance – Chairperson Cheryl Maness said they had met earlier in the evening and voted to bring an ordinance to Council in two weeks changing hours of outdoor food establishments.

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

PUBLIC HEARING

A. Public Hearing on the Proposed Hickory Terrace Planned Unit Development.

Mayor Swedberg reviewed the rules and opened the hearing.

John Larson, 1347 Windfield Drive, asked Council to hold off voting until after the people of Sycamore get to vote on what they want to see. Mr. Larson expressed concern about funding more fire and police personnel and schools.

Stephanie and Greg Born, Freed Road, said they were supporting the local developer. They said the developer had resolved a problem of access across their property. He said he is a lifelong Sycamore resident and they are for growth in Sycamore. Mr. Born said people who move here are many times the people opposing growth. Stephanie Born said their daughter is a 7th generation Sycamore resident and they support the local developer who uses local subs.

John Larson, 1347 Windfield Drive, said they had been against the subdivision earlier and asked what had changed. Greg Born said they had no problem with the neighborhood moving in, but their concern was with access through their front yard and safety.

Peter Barick, 433 W. High Street, asked if they were aware the School Board thinks developments are under funded and Mayor Swedberg asked him to stick to the issue at hand.

Dan Stump, 1121 Swanberg Court, asked if there is a plan for a traffic light at Peace and Freed. He said there is a wait at 7:30 or 8:00 a.m. and is concerned about safety.

Manager Nicklas said that was discussed at staff level and deferred to Engineer Brady. Engineer Brady said this subdivision would generate about 600 vehicles per day and Freed Road generates around 2500 vehicles per day and there is less than one hour per day of much traffic at that intersection. He said he spent time out there and saw very little waiting. Mr. Stump asked how many vehicles travel Peace and Engineer Brady said about 10,000 vehicles and traffic signals are not warranted until there is a certain amount of delay on the minor street for 8 hours of each day. Mr. Stump asked where he could get more statistics and Engineer Brady said he would get him a copy of the warrants.

Julie Evans, 1427 Windfield Drive, asked if there would be an additional study because her understanding is there is a relationship of 30% between the main road and the minor and that seems to follow what the numbers suggest. Ms. Evans gave some insurance cost statistics about repairs. She said her concern is not for the neighborhood itself, but the safety conditions at Peace and Freed.

Dan Stump, 1121 Swanberg Court, asked if Ms. Evans had those statistics and Ms. Evans started to answer and Mayor Swedberg said that they needed to get back on track. He suggested they get that information from the City and County Engineers. Mayor Swedberg said that intersection is in the County's jurisdiction. Ms. Evans asked what portion would belong to the City and Engineer Brady said the east leg of the intersection, about 25%, would belong to the City.

Brad Sanderson, 1518 Christine Drive, said he and his brother purchased the property 5 years earlier because it was zoned residential in the County. When they realized they had to deal with the City, they were told they needed to be contiguous so they waited to acquire another leg of property to become contiguous. He said they have addressed the issues the Plan Commission had about the Born's property, turn lane, bike pat, t-turn-around at the end, they eliminated the pool and club house and agreed to pay their fair share of the traffic signals when warranted. He said they live locally, build locally, and use local subcontractors.

Aldersperson Larson asked how many homes they plan to build in one year and Mr. Sanderson said per ordinance they could build 35 per year. Mr. Larson said he meant them personally and Mr. Sanderson said about 12 per year.

Brad Sanderson said the development has very low density.

Dave Sanderson, 1686 Sunflower Drive, said when he built Plaza Drive he worked hard to get businesses to town. He said he still has commercial lots available there, but the City does not have the traffic numbers to attract businesses.

Jim Stoddard, 122 S. Locust Street, said he represents the petitioners and reiterated that the property was zoned residential in the County when they purchased it. He said it makes sense this development should be attached to the City and he said the development falls within the plan for the City.

Peter Barick, 433 W. High Street, asked if they had done an economic impact study and Manager Nicklas said there was an economic impact study in the background.

Dave Water, 307 N. Main, said he thought impact fees would not sustain the schools and needed to be increased substantially to generate rooftops to generate retail to guard the current property owners from carrying new development.

Aldersperson Stowe asked if Mr. Water realized those impact fee figures came from the School Board and Mr. Water said they are off the mark.

Scott Short, 1742 Briggs Street, inquired if impact fees could only be used for schools.

Mr. Water said they couldn't be implemented to slow growth.

Mayor Swedberg said impact fees must be used for each particular new development

Darren Knuth, 1844 Perry Court, said he is opposed to growth for now. He said he teaches at Huntley and they are going to referendum each year. He said that impact fees cover only brick and mortar and that is not the answer. He felt discouraged by the vote for B & B and felt they were selling out education and the future of his children. He asked if the City is in a rush to get as many developments through as possible before March 16.

With no further public comment, Mayor Swedberg closed the hearing at 8:25 p.m.

ORDINANCES

A. Ordinance No. 2003.87--An Ordinance Amending Title 10, "Subdivision Regulations," Chapter 3, "Design Standards," Section 4, "Criteria for Cash Contribution in Lieu of School Site Dedication," of the City Code of the City of Sycamore, Illinois. Second Reading.

Manager Nicklas explained Jim Dombeck, President of the School Board, forwarded the proposed fees. He clarified that the fees can be used for purchase of property and buildings and property taxes and state shared revenues are used to fund operation of education. Mr. Nicklas said there were 3 variables behind the calculations:

- Cost of developed acre of land
- Chart indicating state formula for number of children per type of school
- Local required number of acres for elementary, middle, and high schools

Mr. Nicklas recommended considering fees and approving them.

Motion

Aldersperson Stowe moved to approve Ordinance 2003.87 and Aldersperson Paulsen seconded the motion.

Ken Andersen, 680 Hopkins Lane, asked why there was such a huge increase of 90%. He wanted to know how the School could justify that increase and asked if the City demanded accountability for such an increase. He said he thought that 80 acres for a high school was an inflated number. He asked if Council would consider a 6-month notice for start date of increased fees and said that Wiseman Hughes now receives that notice. He said many homes are purchased from people already living in Sycamore and suggested Council use their Home Rule powers to institute a real estate transfer tax to share with the School District.

Aldersperson Larson asked if the fees came from the School Board and could they raise them as needed and Mayor Swedberg said they came from the School Board and can be adjusted in the future with justification.

Aldersperson Paulsen said the School Board has said that they are given parameters and this is the most they can ask for within the parameters. He said they have voiced that they need more, but cannot get what they need and still run short of capital costs and that deficit will be picked up through property taxes.

Aldersperson Stowe said he was on Council to vote for the first impact fee and has voted for every one since. He said each time he has asked if it is enough money and the School Board responds it is enough. He said he asked the School Board to ask for more and justify it and the City will find a way. He said he is tired of the School Board saying the fees are not enough after each increase.

Aldersperson Bauer asked if anyone on Council was interested in increasing the amount and Aldersperson Larson asked if they could legally do that. Manager Nicklas said we don't have the demographics of Batavia or Geneva and until we can justify another approach, we are left with these parameters. He said they could hold this over until another approach is found. Aldersperson Bauer asked if anyone had another approach to notify the City.

Mayor Swedberg called the question.

Voice Vote

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

B. Ordinance No. 2003.89—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition From Youssi Real Estate Developers for a Final Plat of River Edge Condominiums, Phase Two. First and Second Reading.

Manager Nicklas said this is a housekeeping item in order to avoid a succession of a half dozen petitions to identify and divide houses sold in fee simple throughout the rest of the subdivision.

Motion

Aldersperson Tripp moved to hear Ordinance 2003.89 on first and second reading and Aldersperson Maness seconded the motion.

Aldersperson Paulsen said he assumes this continues off to the east with more condos and Manager Nicklas said it keeps going toward Maplewood. Aldersperson Paulsen said there is no streetlight at Mt. Hunger and Route 23 and he wanted a developer to take responsibility. Manager Nicklas said the City would make something happen.

Voice Vote

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

Motion

Aldersperson Tripp moved to approve Ordinance 2003.89 and Aldersperson Paulsen seconded the motion.

Voice Vote

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

C. Ordinance No. 2003.90—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Roncon Development, LLC for an Amendment to the Annexation Agreement Between the City of Sycamore and John Ward for the Property at the Northwest Corner of Illinois Route 23, Peace Road, and Plank Road. First and Second Reading.

Manager Nicklas said this came before the Plan Commission September 2003 and Mr. Stonebreaker returned in February 2004 having addressed the earlier concerns. Mr. Nicklas said the preliminary plat features are as follows:

- The development has a name: Camden Crossing.
- A reduced total of 183 housing units of all types, including 43 single-family detached units, 48 duplex units, and 92 townhomes.
- A density of 4.45 dwelling units per gross acre (6 units per acre is permitted).
- A total of 74 guest parking spaces in the townhouse area, or .8 guest spaces per townhouse.
- A larger public park dedication toward the north end of the plan, comprising 2.56 acres.
- A 10-foot wide pedestrian and bike path linking residents to the commercial frontage and future growth to the west.
- Privately-owned and maintained roadways and parking areas within the townhouse area.

Mr. Nicklas said the Plan Commission recommended this with the condition that the developer installs landscaping and other buffering to the south and east border with breaks at the location of the extra parking spaces.

Motion

Aldersperson Larson moved to hear Ordinance 2003.90 on first and second reading and Aldersperson Tripp seconded the motion.

Aldersperson Paulsen asked if Mr. Stonebreaker discussed with the School District where the students will go to school. Mr. Stonebreaker said he had not.

Voice Vote

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

Motion

Aldersperson Larson moved to approve Ordinance 2003.90 and Aldersperson Stowe seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderpersons Larson, Leach, Maness, Paulsen, Stowe, Tripp, Bauer, and Mayor Swedberg voted aye. Motion carried 8 - 0.

D. Ordinance No. 2003.91—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition from John L. Castle Builders, LLC for a Final Plat of Heron Creek Townhomes P.U.D., Unit Two. First and Second Reading.

Manager Nicklas said this area has been annexed and zoned and this is a final plat that builds from a preliminary plat. He said this is a 4.45-acre area that backs up to a 7.5-acre townhome development also owned by the petitioner. He said the Plan Commission recommended installing screening to keep headlights of motorists within the townhouse area from confusing motorists on the future Airport Road extension.

Motion

Alderson Stowe moved to hear Ordinance 2003.91 on first and second reading and Alderson Maness seconded the motion.

Voice Vote

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

Motion

Alderson Stowe moved to approve Ordinance 2003.91 and Alderson Leach seconded the motion.

Voice Vote

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

E. Ordinance No. 2003.93—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Hickory Terrace, LLC, Bruce Leonard, Timothy Clark and Laura Clark for an Annexation Agreement, the Annexation of the Property at the Southeast Corner of Peace Road and Freed Road with a Zoning Classification of "R-1" One Family Residence District and "R-3" Multiple Family Residence District, and a Special Use Permit for a Planned Unit Development. First and Second Reading.

Manager Nicklas said they had a Public Hearing earlier to address concerns surrounding this subdivision. He said the plan went through several sessions at the Plan Commission level beginning last October. He said the petitioner's interest in this property began 5 years ago when they found out the County prefers to have development adjacent to City in order to use City services. Mr. Nicklas walked Council through his background of the plan.

A. The Preliminary Plan and Plat.

- ◆ A gross density of 2.42 units per gross acre (73 units; 30.22 gross acres).
- ◆ A widened sidewalk/bikepath leading from the southeast corner of the property to the south boundary of the Windfield Meadows subdivision.
- ◆ Interior bikepaths to connect the townhouse area with the public sidewalk on both sides of the public street that serves the detached single family lots.
- ◆ Detention facilities at the southwest corner of the site that are near the floodplain boundaries.
- ◆ A 50-foot wide landscaped entry feature on the east side of the main entrance.
- ◆ A future road connection to Susan Street, as it may be extended from the Winfield Meadows development to the northeast.

- ◆ 47 detached single-family homes on lots averaging 14,366 square feet in area. The starting price of the detached units will be around \$250,000. A fiscal impact study portraying the possible financial impact of the development of these homes on the School District and City is attached.
- ◆ 26 attached townhouses with 2 bedrooms and a price range of \$190,000 to \$230,000 per unit. The wide range is due to “extras” from which individual buyers will be able to choose.

Along with the plan, the petitioners have submitted a traffic impact study. The study concludes that there would be an average total of 600 daily trips (a trip may be into or out of the subdivision). This creates a “minor” impact in engineering terms, which is defined as less than 1,000 trips per day.

B. The Annexation Agreement.

The annexation agreement has the following features:

- a twenty year term.
- the requirement of a concurrent Park District annexation.
- the looping of water mains including the extension of a 10” water main along the north side of Freed Road to Peace Road and then southward along the east side of Peace Road to the south line of the property. Recapture of a pro-rated portion of the construction cost of this water main extension is possible if the main extension is used by other developers.
- The reconstruction of Freed Road to a width of 35 feet measured from the back to the back of the curbing, with a turn lane for eastbound traffic on Freed Road at the entrance to the property.
- The requirement that model homes must be served by city utilities and paved temporary parking.
- School and Park District donations according to ordinances then in effect.
- The developers would be limited to a maximum of 35 permits of any type per year, and could not receive their first building permit until one year after the recording of the annexation documents, as per the regulations passed on November 17, 2003 (Ordinance 2003.65).
- A homeowners association is required to maintain common areas and the pool area.
- No voluntary contribution above the required impact fees has been negotiated with the School District.

During the Plan Commission review of February 9, the following recommendations were made:

- a) that the agreement and plat should not be recorded until the closing has occurred between the Born family and the developer;
- b) that a 10-foot easement should be established along the rear lot lines of Lots 21 through 28 to afford a bikeway link to the connecting path at the southeast corner of the development. A similar 10-foot easement will be required of any development that may occur south of, and adjacent to, the development to afford a total of 20 feet for bikepath construction and maintenance;
- c) that the trees on the development property adjacent to the rear lot lines of Lots 11 and 12 of the adjoining Windfield Meadows subdivision will be protected during construction; and
- d) that Section 15 of the annexation agreement should be revised to delete specific impact fees numbers so as to avoid any confusion about the fact that purchasers of lots in the subdivision will be obliged to pay whatever impact fees are current at the time of permitting.

Mayor Swedberg asked if the well and septic would be abandoned on lot 31, the existing home. Petitioner Dave Sanderson said they have an agreement with the County that they will have City services for lot 31.

Motion

Aldersperson Larson moved to hear Ordinance 2003.93 on first and second reading and Aldersperson Maness seconded the motion.

Aldersperson Paulsen asked why the watermain is located on the north side of Freed Road and Engineer Brady said it is probably a clearer path. Mr. Paulsen asked if that would make land north of Freed more attractive to

additional residential developments and Mr. Brady said it would not make a difference. Alderperson Paulsen said he could see another 40 to 45 homes coming in, but not at Marhoff Drive because a 3-car garage sits on that property. He asked what the time line for the next section and getting sidewalks in to connect. Dave Sanderson said the person who owns the property is not willing to sell for another 5 years. Mr. Sanderson said they would tie in the water whether she sells or not. He said the City suggested they abandon one of their outlets and suggested connecting to Susan Street. Alderperson Paulsen asked Mr. Sanderson if he knew what school the children would go to and Mr. Sanderson said that would be up to the School Board. Mr. Paulsen said there is no way to walk or ride a bike to North School and he would like to see a connection to Windfield Meadows without going on Freed Road. Mr. Sanderson said he did not know if he had the jurisdiction to put that in. Mr. Paulsen suggested he obtain easements through the back of several lots along the south properties of Windfield Meadows. Mr. Sanderson said he thought the Park District was applying for a grant for bikepaths and Mr. Nicklas said it is a competitive process and we would prefer to nail down what we know.

Alderperson Maness said they originally placed their bikepath on Peace Road and the Park District did not want that. She just attended a Greenway and Pathway Coalition for the County meeting for Federal Grant money and she said she suggested that the bikepath on the south side of Bethany continue on Peace to Route 23. She said she would like to see the path on Peace Road between Freed and Route 64 reconsidered so that someday they will connect.

Alderperson Stowe said he thought there was not enough right-of-way on Peace Road and Mr. Nicklas said there is enough right-of-way.

Attorney Jim Stoddard said the streets within the subdivision would not be heavily traveled and would be a way for people to get around. Alderperson Maness said that she would like to see the paths placed without coming back to the City for funding later.

Alderperson Paulsen asked if they held this over would the petitioners consider extending the bike path and work with Windfield Meadows' property owners. Mr. Sanderson said it was out of his hands to negotiate with other properties, but he would be willing to grant easements on his properties. He said they do not want to build a path that does not connect to anything.

Alderperson Bauer said he thinks bike paths or pedestrian ways need to be along Peace Road and Freed Road and every road built. He said not connecting is the price of being the first developer in an area and he does not want the City to have to fund it. He said they recently have had a push for bikepaths and sidewalks and he disagrees with the Plan Commission in removing it. He said the developers should be required to put in sidewalks.

Alderperson Maness said she understands he's giving the right-of-way, but would like to see the bikepath section at lots 20 and 21 be built. The petitioners said they agreed to that.

Manager Nicklas said the right-of-way along Peace Road is a logical place for a bikepath, but there is no sense in having it torn out when widening Peace Road. He said he does not know the pace of widening and reconstruction of Peace and didn't feel it fair to have a developer put in a path only to have it removed.

Alderperson Bauer said he does not see the county putting in a pedestrian way and fears the City will have to fund it.

Manager Nicklas said he is seeing the County engineers warming to bike paths because they are tied to road improvement money at the federal level.

Aldersperson Maness said there is another Greenway and Pathway Coalition meeting at Kishwaukee College, February 26th.

Aldersperson Paulsen said the Sycamore Park District is hosting a focus group tomorrow night at the Clubhouse and the focus is Larson Park.

Voice Vote

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

Motion

Aldersperson Stowe moved to approve Ordinance 2003.93 with the recommendations of the Plan Commission and Aldersperson Maness seconded the motion.

Aldersperson Bauer asked if the developers would sell lots or build homes themselves and Mr. Sanderson said they would build most of the homes, but sell a few lots.

Aldersperson Paulsen asked if they would be annexing the Born property and Mr. Sanderson said they would plan on annexing after getting the turn lane in.

Amended Motion

Aldersperson Bauer moved to require the annexation of the Born property within two years of the Hickory Terrace annexation agreement and Aldersperson Maness seconded the motion.

Aldersperson Leach explained that this is a subdivision she would like to approve, but she made a commitment at the last meeting to wait until the referendum is voted on. She said she is voting no for a principled matter.

Aldersperson Paulsen said he agreed that this is the type of development he would like to see in the City. He said that he also, wants to wait until after the referendum to annex property.

Aldersperson Stowe said the amendment applies only if the Sanderson's own the property.

Voice Vote (Amended Motion)

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

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Larson, Maness, Stowe, Tripp, Bauer, and Mayor Swedberg voted aye. Alderspersons Leach and Paulsen voted nay. Motion carried 6 - 2.

F. Ordinance No. 2003.94—An Ordinance Annexing the Property Known as Hickory Terrace in the City of Sycamore, Illinois. First and Second Reading.

Manager Nicklas said this ordinance is a companion to the previous ordinance and recommended approval, since this is the vehicle which annexes the property for recording purposes.

Motion

Aldersperson Larson moved to hear Ordinance 2003.94 on first and second reading and Aldersperson Bauer seconded the motion.

Voice Vote

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

Motion

Aldersperson Paulsen moved to approve Ordinance 2003.94 and Aldersperson Larson seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Larson, Leach, Maness, Paulsen, Stowe, Tripp, Bauer, and Mayor Swedberg voted aye. Motion carried 8 - 0.

RESOLUTIONS

None

Mayor Swedberg called a 10-minute break.

CONSIDERATIONS**A. Consideration of a Preliminary Report on the Administration's Capital Spending Priorities for FY05.**

Mayor Swedberg said it's a shame people don't stick around for this portion of the meeting to see where their tax dollars are going to be spent.

Manager Nicklas talked about his at-a-glance 3-year Capital Spending Plan. He passed out a revised list because he had overlooked considering an engineering study for a treatment plant study. He said in FY06 there would be an in depth treatment plant study and planning for a low-interest EPA loan. In FY07 they would consider a new water tank and the engineering process needed to get that started.

Mr. Nicklas explained that capital projects have a life of more than a year or two. He said that over the last five years \$20 million has been spent for capital projects in existing parts of town. He proposed continuing that pace and said \$4.5 million is in the FY05 budget. He said that the debt comes from 70% from borrowed monies and only \$155,000 per year total debt service that falls to property tax.

Mr. Nicklas said annexation fees this year look like a windfall because of allowing developers to pay in advance because of an increase. He said he proposes using that money as catch up of older gear and vehicles. He said we will be looking to tackle a north Fire Station in the next couple years, but won't build until we have bodies to man it.

Mayor Swedberg said he had a call from Aldersperson Kessler asking where the completion of the communication system would fall and Mr. Nicklas said the essential system is done, but they are looking to make improvements that will come from operations and fund 6 reserves.

Mayor Swedberg said they should tour the Street Garage to see the rebuilding of truck bodies and plows to show the public some remedies that are saving money.

Aldersperson Maness encouraged starting the Somonauk and Maple Street construction project early to assure its completion before Pumpkin Fest. Manager Nicklas said they will push to get an early start and have made that an engineering priority. He said there is an incredible amount of engineering required and they will get contractual help.

Aldersperson Larson said in light of the St. John's Church fire they know there is not enough manpower in the Fire Station. He said they need a ladder truck, 3 additional firefighters, and an assistant chief. Manager Nicklas said he proposed 2 hires in the Fire Department and is considering the possibility of a 3rd firefighter and promote from within an assistant chief.

Aldersperson Bauer said he was pleased to see the tree chipper, but it was included in FY05 and FY07 and Mr. Nicklas said he would eliminate it in the FY07 budget.

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

Motion

Aldersperson Leach moved to go into Closed Session at 10:25 p.m. 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 7 -0.

Motion

Aldersperson Larson moved to return to Open Session at 10:35 p.m. and Aldersperson Maness seconded the motion.

Voice Vote

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

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 10:35 p.m. and Aldersperson Bauer seconded the motion.

Voice Vote

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

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith