

---

**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF MAY 17, 2004**

---

**ROLL CALL**

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

**INVOCATION**

Elder William Bridgewater of the Israel of God Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mayor Swedberg added a proclamation declaring May 16 – 22, 2004 as EMS Week.

**Motion**

Alderperson Maness moved to approve the agenda with addition of the EMS Week Proclamation and Alderperson Kessler seconded the motion.

**Voice Vote**

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

**AUDIENCE TO VISITORS**

Carolyn Watson, 1863 Kerrybrook Court, asked why Council was trying to rush the annexation of The Settlement. She said the Council talks about controlling the pace of growth, but their actions contradict their words. Ms. Watson said there is not enough room in classrooms for more students and not enough police force to take care of all the services the current population needs.

Darren Knuth, 1844 Perry Court, said he is pleased that the City Council has an opportunity to represent the people. He said that in the past the Council has said they did not know how the people felt, but after the growth issue referendum was passed with 70% of the votes, he felt the Council would fulfill their obligation and duty to vote no on the annexation.

Barbara Andree, 220 W. Kerr Street, said she is opposed to The Settlement annexation. She said she wondered why the City does not bring in industrial development with as much vigor as residential. Ms. Andree said we are taxing our police and fire protection and the schools and asked the Council to take time to develop industry.

**CONSENT AGENDA**

- A. Approval of the Minutes for the City Council Meeting of May 3, 2004;
- B. Payment of the Bills for May 17, 2004 in the amount of \$418,971.89;
- C. Plan Commission Minutes for the Meeting of April 12, 2004.
- D. Annual Report of the Sycamore Fire and Police Commission.

**Motion**

Aldersperson Stowe moved to approve the Consent Agenda 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.

**PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**

- A. Proclamation declaring May 29, 2004 as World War II Veterans Recognition Day.

Mayor Swedberg read the proclamation and recognized members of VFW Posts 99 and 5768 in the audience and thanked them for attending the meeting.

- B. Presentation of a Plaque to Lester Johnson who is retiring after 41 years of service to the City of Sycamore as a paid-on-call firefighter.

Chief Riddle thanked Les Johnson for his service and presented him with a plaque of recognition.

Mayor Swedberg asked Fire and Police Commissioner George Beasley to comment on the Fire and Police Commissioner Annual Report. Mr. Beasley said everybody had received a copy of the report that identified what they accomplished last year and said he would be happy to answer questions.

- C. Consideration of a presentation by the Sycamore Economic Development Commission. Sycamore Economic Development Commission member Bill Nicklas will introduce Larry Christensen, store manager of the Door & Window Store at 1733 DeKalb Avenue, who will give a brief overview of his firm's range of products and services.

Manager Nicklas said Mr. Christensen called late in the afternoon with an unavoidable conflict and said he would like to return at a later date.

- D. Proclamation Declaring May 16-24, 2004 as EMS Week

Mayor Swedberg read the proclamation.

Mayor Swedberg reminded the community of the Memorial Day Mayor's Breakfast, May 31, 2004 at 7:00 a.m. at Carls Fargo.

Aldersperson Leach reported that the Pumpkin Fest Committee will be announcing this year's theme at 6:00 p.m. on the Courthouse steps.

Aldersperson Paulsen said since the current Treasurer has announced that he will not run for treasurer again, he asked if Ordinance Committee could discuss whether to keep the Treasurer position or roll the duties into the Finance Department. Mr. Paulsen also thanked local businesses, Askelson's Tree Service and Bowman Tree Service for donating wood chips for a path and Rusty Yunker for the use of his Bobcat as well as the local residents who have helped with the Stanley Larson Project in Maple Terrace.

Aldersperson Kessler said she went to a flag dedication ceremony at Grandview II and congratulated that neighborhood for their work and financial backing. Ms. Kessler said she walked her ward to review and rate sidewalks and encouraged residents to contact her regarding the upcoming sidewalk program.

Mayor Swedberg reported that last Wednesday he and Manager Nicklas went to Springfield to receive a Brownfields Grant in the amount of \$199,479.00 to go toward Harvestore Square cleanup. Mr. Nicklas said the money would go toward the 1<sup>st</sup> of 3 phases of cleanup and the City's share will be about \$45,000 along with some work by the Public Works Department.

Aldersperson Tripp said a Park Avenue resident asked if there is any place in Sycamore to dump yard waste other than on garbage day and Mr. Nicklas said there is not.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas echoed the Mayor's gratitude for the Brownfield Grant. He said the new furniture in the Council chambers would not only accommodate staff, but would be used when other committees or taxing bodies join the Council for meetings. Mr. Nicklas said he was pleased with the work and initiative of Aldersperson Kessler regarding the sidewalks and suggested there might be a "Kessler challenge." He said there will be a Memorial Program at 10:00 at the VFW following the Mayor's Breakfast. Mr. Nicklas related that Aldersperson Larson had called and asked him to thank the Police Department for the Bike Rodeo and George Beasley for his input. Mr. Nicklas also said he had updated the City's marketing brochure.

Engineer – John Brady said he would be receiving bids on the Bethany Road Project June 11, 2004.

Building & Zoning –Lyle Doty said an outfit called Upstaging has bought the Turner-Cooper buildings and would be demolishing all but the 2 main buildings. He said he has received plans for the Midland's surgical center for Dr. Glasgow's operation and CCI has footing foundation-site development permits.

Treasurer – Ken Mundy said they are getting ready for the City audit. He also said he will have a 3<sup>rd</sup> grandchild soon.

Fire Chief – Bill Riddle said there will be more recognition for Les Johnson May 27<sup>th</sup> when the County Fireman's Association will hold a dinner for him at the Sycamore Fire House. Chief Riddle reported that following 9-11 federal dollars have finally reached Illinois for hazardous material response and technical rescue schooling. He said the federal money will pay for the tuition and the overtime that schooling creates. Chief Riddle said he spoke at the McLean County Fireman's Association and the Tazewell County Fireman's Association about the St. John's Church fire. He said Firefighter Reynolds spoke in his place at the Kane County Fire Chief's Association. Chief Riddle said he would be leaving immediately after his report because his daughter is in labor in Kankakee Hospital.

Police Chief – Don Thomas acknowledged Fire and Police Commissioner Chairperson George Beasley and the Commission for replacing 4 officers this past year. Chief Thomas said the bike rodeo Saturday lasted 2 hours and was a success. He complimented Sergeant Scott Mayeda for a good job organizing the event and thanked sponsors George Beasley, Blue Moon Bicycles, Soft Water City, Coffee Gourmet, The Confectionary, Subway, Elleson's Bakery, Sycamore Theater, and Tommy-O's.

Public Works Supt. – Fred Busse reported that, weather permitting, the storm water replacement project of Elm Street between Main and Locust should be completed by Wednesday. He said about a year ago they noticed water coming up through the cracks between the curb and the roadway when it rained. They found that 80% of the line was broken and now have replaced over 360 feet of pipe 2 catch basins, and 1 manhole. He said at the next meeting he would report the cost of the project compared to the cost of contracting it out.

Water Supt. – Ebe Smith reported IEPA inspected wells and water May 6<sup>th</sup>, and they were happy with the water improvement on the east side of town. He said they will receive a written report in the next couple of weeks.

## **REPORT OF STANDING COMMITTEES**

Finance – no report

Ordinance – Chairperson Maness said she would discuss times and content of a meeting regarding the Treasurer position with Mr. Nicklas and get the information to the committee.

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – no report

## **PUBLIC HEARING**

### **A. Public Hearing Regarding the Issuance of Health Center Revenue Bonds in a Principal Amount Not To Exceed \$4,000,000, To Finance All or a Portion of the Cost of the Expansion and Remodeling of the DeKalb Area Retirement Center.**

Mayor Swedberg opened the public hearing.

Manager Nicklas explained that on April 7, 2003, the City Council approved Ordinance 2002.91 expressing its intention to approve an industrial revenue bond not to exceed \$4 million to help the DeKalb Area Retirement Center (Oak Crest) complete an expansion project, pursuant to the Illinois Local Government Act. Under the provisions of this Act, the bonds issued by the City would not represent a debt of the City or a pledge of the faith and credit of the City. In addition, issuance of the bonds would not grant to the bond owners any right to have the City levy any taxes or appropriate any funds for the payment of the principal and interest of the debt. Further, the City would have no obligation to pay any expenses associated with the issuance of the bonds.

Mr. Nicklas said because the projects funded from the proceeds of the bond sale would underwrite an investment that has a public benefit in terms of increased employment and better facilities for seniors, the bonds can carry a tax-exempt status and, thereby, a lower interest rate. Practically speaking, the City loans the proceeds of the bond sale to Oak Crest, which in turn issues to the City a promissory note in the same amount. The City completes the process by assigning the note to a local bank or banks without recourse. This last step removes the City from any financial or legal obligation. The tax-exempt status of the bonds allows the bank(s) to loan the proceeds to Oak Crest at a lower-than-market rate of interest.

Steve Ciche, Executive Director of DeKalb Retirement Center, said they would be using the money to expand the nursing home portion by adding 20 beds.

Hearing no public comment, Mayor Swedberg closed the hearing.

### **B. Public Hearing Regarding the Proposed Residential Development Known as “The Settlement” That is Located North of Bethany Road and East of Parkside Drive.**

Mayor Swedberg opened the public meeting and reminded the audience they could be cross-examined throughout this process.

**Barbara Andree**, 220 W. Kerr Street, said that once a house is built on farmland you can't get the farmland back. She asked Council to take a global view and consider not annexing this land that is currently being farmed and is some of the richest land in the world.

**Michael Mondus**, Senior Project Manager for Spaceco Inc., 9575 W. Higgins Road, Rosemont, IL, said he is here representing the civil engineering firm for The Settlement proposal and would answer questions.

Barbara Andree asked Mr. Mondus how much land would be donated to the school and he said 18 acres would be donated. Ms. Andree asked if that land is buildable because she thought it was in the flood plain and Mr. Mondus said a portion is in the flood plain, but he did not have the exact acreage.

**Dave Waters**, 307 N. Main Street, said 73% of the people voted to advise the City to hold off on growth. He said it would look pretty bad for the Council to turn around and vote to annex 100 acres.

Hearing no further comments, Mayor Swedberg closed the Public Hearing.

### **C. Public Hearing Regarding the Proposed Mixed-Use Development Located South of Bethany Road and West of the Bethany Road Detention Pond.**

Manager Nicklas explained the developer requested more time to consider revisions to the annexation agreement that were suggested by the Plan Commission on May 10.

Mayor Swedberg opened the Public Hearing and postponed it until a later date to be announced.

## **ORDINANCES**

### **A. Ordinance No. 2004.05—An Ordinance Amending Title 3, "Business and License Regulations," Chapter 2, "Liquor Control," Section 3-2-1, "Definitions, and Section 3-2-7, "Number of Licenses," of the City Code of the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said Section F of the ordinance reads how the Ordinance Committee directed, but the Park District would appreciate Council's consideration of an extension of hours on Sunday through Thursday until 10:00 p.m. in order to accommodate events.

Aldersperson Kessler asked what defines an event and Mayor Swedberg said a special event usually consists of an outdoor band and they are allowed 3 per year. Mayor Swedberg said it would be appropriate for a Park District representative to address Council to clarify this definition.

Aldersperson Maness said the Ordinance Committee discussed that they did not want the Park District to operate as a bar and she would prefer to leave the closing hour at dusk.

Aldersperson Tripp agreed with Ms. Maness and said she would like clarification that the extended hours for Friday and Saturday would be for receptions and special events.

Aldersperson Kessler said they are having trouble defining events vs. receptions.

Aldersperson Maness suggested removing the word "events" and replacing it with "receptions."

Aldersperson Kessler asked if they could act only on the package liquor portion of the ordinance and Attorney Foster said they could delete the section on golf courses. Aldersperson Maness said she would like to do that since there was nobody here from the Park District to clarify their request.

**Motion**

Aldersperson Maness moved to delete language of Section 3-2-1 from the draft of Ordinance 2004.05 and Aldersperson Kessler seconded the motion.

**Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. Six Alderspersons voted aye with Aldersperson Stowe voting nay. Motion carried 6 – 1.

**Motion**

Aldersperson Maness moved to hear Ordinance 2004.05 on first and second reading and Aldersperson Kessler 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.

Aldersperson Bauer said he thought he would be in favor of this ordinance, but he felt a population of 4,000 would be more appropriate.

**Motion**

Aldersperson Bauer moved to approve Ordinance 2004.05 with the population changed to 4,000 per license and Aldersperson Paulsen seconded the motion.

Aldersperson Stowe asked for a point-of-order because if a ¾ vote of corporate authorities is required to waive the proration of licenses of population according to the ordinance, would this ordinance need a ¾ vote or a simple majority. Attorney Foster said this vote would require a simple majority.

Aldersperson Kessler said she would like to hear from the rest of the Council regarding changing to 4,000.

Aldersperson Bauer said he thought this was one more proliferation of liquor and there doesn't seem to be any shortage of liquor in Sycamore.

Aldersperson Paulsen said he would vote for 4,000 because he felt they would change it again when the next person wants a license.

Aldersperson Kessler said she did not agree. She said they have not changed the population stipulation since 1960 and felt they could pull business from other communities.

Aldersperson Stowe said 5,000 has been in place since 1961 in order to control the liquor community and suggested that new owners purchase a license from an existing license holder. Aldersperson Maness said Ordinance does not allow the transfer of licenses. Mr. Stowe said businesses are bought and sold and the licenses usually go along with it.

Mayor Swedberg said anyone applying for a liquor license must pass a background check, live in DeKalb County, and meet other qualifications. He said there have been 4 liquor license changes since he has been

mayor and have had many requests turned down because of lack of licenses. Mayor Swedberg said he thought the current license holders ran good businesses.

Aldersperson Stowe said they have to limit the licenses in order to keep their value and he did not see any need to increase the number of licenses.

Aldersperson Kessler called the question.

Aldersperson Maness asked for clarification of the motion. Mayor Swedberg said the motion would change the population requirement to 4,000 per license.

### **Voice Vote**

Mayor Swedberg called for a voice vote to approve the motion. Alderspersons Bauer and Paulsen voted aye. Alderspersons Tripp, Kessler, Leach, Maness, and Stowe voted nay. Motion failed 2 - 5.

### **Motion**

Aldersperson Maness moved to approve Ordinance 2004.05 as presented with the 3,000-population figure and with Aldersperson Kessler seconded the motion.

Aldersperson Leach said she has been listening to people and support is strongly in favor to add the liquor license and said she thinks the City can support it and it will benefit Sycamore with revenue.

Aldersperson Bauer said he, too, had received many calls in favor of the additional license, but he felt it was an organized group because if he asked people on the street that had not been persuaded otherwise they would not be in favor of this.

Aldersperson Paulsen said he also received many calls in favor of the license. He said he asked where people shopped and many were loyal to Sycamore businesses and many said they shopped elsewhere for price and selection. Mr. Paulsen said he thought this would be good revenue for the City.

Aldersperson Bauer said in reality there would be 7 packaged liquor stores counting those grandfathered.

Aldersperson Kessler listed a lot of bars, liquor stores, and restaurants that have sold package liquor in the past.

### **Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Kessler, Leach, and Maness voted aye. Alderspersons Bauer, Paulsen, and Stowe voted nay. Motion carried 4 - 3.

## **B. Ordinance No. 2004.06—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Pacific Midwest Homes for an Annexation Agreement, the Annexation of the Property North of Bethany Road and East of Parkside Drive with a Zoning Classification of “R-1” One Family Residence District, and a Special Use Permit for a Planned Unit Development. First and Second Reading.**

Manager Nicklas listed the high points of the proposed development as follows:

- The plan depicts 79 detached single-family lots comprising 23.44 acres of the approximately 96 acres in the annexation parcel.

- The gross density is .82 units per acre, which is considerably less dense than the 2 units per acre average of the past few years.
- The proposed subdivision name is "The Settlement."
- The development features two "viewing corridors" looking east toward the Kishwaukee River greenway. One is at the end of Hanna Lane and the other is at the northeast corner of the parcel.
- The average lot size is about 12,895 square feet, which is comparable to the average lot size in the adjacent Parkside Estates development.
- The portion (Outlot A) to be donated to the Park District for nature trails constitutes 45.32 acres.
- The portion (Outlot B) to be donated to the School District for a possible school site comprises 18.20 acres. A privately-maintained lift station will be needed to serve this outlot.

Mr. Nicklas explained that both the School and Park Districts championed this development because of the desired location of the donations.

- Access to the subdivision from the south would enter Parkside Drive at Bethany Road and move into the development area on one of two public streets (Joan Place and Hanna Lane).
- Access to the subdivision from the north would likewise approach the development area from Parkside Drive.
- The stormwater detention pond wraps around the east boundary of the area to be developed for residential purposes.

Mr. Nicklas said the annexation agreement has the following features:

- A twenty year term.
- The requirement of a concurrent Park District annexation.
- All watermains shall be properly looped at the developer's expense.
- The portion of Bethany Road adjacent to the developable area (the westerly 450 feet) will be reconstructed by the developer during the first phase to a minimum width of 41 feet measured from back to back of the curbing. The School District will be responsible for the cost of the road improvements along the balance of the Bethany Road frontage.
- At the time that Outlot B is developed, either by the School District or its successor, any structures on this outlot will need to be served by a lift station. The agreement (Section 7.1) makes it clear that any such life station would be privately installed, owned, and maintained.
- Model homes must be served by city utilities and paved temporary parking before they are occupied.
- The developer will donate about 45 acres of land (Outlot A) to the Sycamore Park District, in exchange for which no impact fees will be assessed. Based on the current Park District impact fee ordinance, the developer's obligation for a land dedication for 79 homes with an average of 3.5 persons per home is 3.18 acres. At the Park District rate of \$75,000 per acre, such a dedication would be valued at \$238,500. The developer has instead agreed to donate the land with a statutory value of \$3,399,000 (\$75,000 x 45.32 acres). If impact fees were requested instead of the land donation, the Park would only receive \$62,252 (\$788 x 79).
- The developer will donate about 19 acres (Outlot B) to the Sycamore School District for a future school site. In addition, the developer will be responsible for all applicable impact fees as they may change from time to time. Based on a value of \$100,000 per acre in the School Fee Ordinance and an average of 4 bedrooms per home, the total developer exactions will be worth about \$2,296,027 (\$5,013 x 79 = \$396,027 plus \$100,000 x 19 = \$1,900,000). (Mr. Nicklas said language will be added to reflect that whomever owns and develops Outlot B will be responsible to install and maintain a lift station.)

- The developer shall install bike paths as shown on the preliminary plat to link the entrance to the conservation area at the northeast corner of the parcel. The paths shall be 10 feet wide and their maintenance shall be the responsibility of the homeowners association.
- The developer would be limited to a maximum of 35 permits in year one, and 22 permits per year in years two and three.
- A homeowners association is required to maintain the common areas.

Mr. Nicklas said the fiscal impact will generate a positive return to the School District and the City will see a modest positive impact in terms of general revenues even if the impact fees are not considered.

Aldersperson Leach respectfully questioned the School District and was surprised by their favorable response. She said their conclusions in their Development Notebook are that their plan for future growth goes out the window with new subdivision development is approved by the City and allowed to begin construction before 2008. She expressed frustration that they might acquire land and sell it. She did not think the School District should be in the land sales business and wondered why they would want to acquire more land when they do not have the money to build on the land they currently own.

Mayor Swedberg asked Aldersperson Leach what was undesirable about the School District acquiring land and selling it for a profit. Ms. Leach said she thought their major concern was that they could not absorb any new children before 2008 and now it looks like maybe they can for the right price. She said if they truly want the City to slow down the pace, then let us slow down the pace with no strings attached. Manager Nicklas said the Notebook does say they will take each development on a case-by-case basis.

Aldersperson Paulsen expressed concern that the School District has no intention of building a school on the property. He said they would have to build a bridge and put in a lift station. He said there would be a lot of road to improve. He did not think the School District would get \$100,000 for the land and the lift station would still be a public project. Mr. Paulsen said he did not think the Park District would make nature trails he thought they would use it as a golf course. He said he would prefer a dry retention for a potential school site. Mr. Paulsen asked where the bike trail would go to the north and wondered who would pay for the bridge to cross the ditch?

George Javier, Pacific Midwest, 1 West Illinois Street, St. Charles, said they did not intend any bridges. Mr. Javier said the bike trail will be placed on a berm.

Aldersperson Tripp asked if the sewer would be in the berm and would there be access for maintenance and Engineer Brady said there would be access.

Aldersperson Kessler said assuming 15 lots cost \$50,000 per lot, the School District could make money and she did not have a problem with that. She said she would take the School District's direction.

Aldersperson Paulsen said those lots would have to have a road at an estimated cost of about \$2,000,000 and a lift station for about \$1,000,000. Engineer Brady said the road would cost about \$325,000.

Aldersperson Kessler said she thought the sale of the property would be the School District's issue and not ours.

Aldersperson Stowe said he bristled several weeks ago when the School District told the City not to hire an additional inspector and he is certainly not going to tell the School how to run their business.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2004.06 on first and second reading and Aldersperson Maness 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 Kessler moved to approve Ordinance 2004.06 and Aldersperson Maness seconded the motion.

**Roll Call Vote**

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Tripp, Kessler, Maness, Stowe, and Mayor Swedberg voted aye. Alderspersons Bauer, Leach, and Paulsen voted nay. Motion failed 5 - 3.

**C. Ordinance No. 2004.07—An Ordinance Annexing the Property North of Bethany Road and East of Parkside Drive in the City of Sycamore, Illinois. First and Second Reading.**

Mayor Swedberg said they would not act on Ordinance 2004.07 since Ordinance 2004.06 failed.

**D. Ordinance No. 2004.08-An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Gracious Living Homes-Sycamore, LLC and the W.H.P. Trust #74 for an Annexation Agreement, the Annexation of the Property South of Bethany Road Approximately One-Quarter Mile West of Somonauk Street with a Zoning Classification of "C-4" Mixed Use, Commercial District, and a Special Use Permit for a Planned Unit Development.**

Manager Nicklas said it would not be appropriate to discuss this or even hear as a first reading because the Public Hearing was postpone

**E. Ordinance No. 2004.09—An Ordinance Annexing the Property South of Bethany Road and West of the Bethany Road Retention Pond in the City of Sycamore, Illinois.**

Mayor Swedberg postponed this Ordinance because of its connection to Ordinance 2004.08.

**F. Ordinance No. 2004.10—An Ordinance Transferring the Title for the Community Center to the Sycamore Park District in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas reminded Council that March 17, 2003 they voted unanimously to transfer the title of the Community Center to the Sycamore Park District upon satisfactory completion of the \$1.22 million remodeling project performed by TASC contracting, and the approval of a long-term lease between the Sycamore Park District and the Midwest Museum of Natural History. He said conditions have been met and the Park District is prepared to vote on May 18<sup>th</sup> to accept the title to the structure.

Mayor Swedberg said he thought it was a good thing the Museum Board and Park District came to terms on a 25-year lease in order for the Museum to be eligible for grants.

**Motion**

Aldersperson Kessler moved to hear Ordinance 2004.10 on first and second reading and Aldersperson Maness 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 Kessler moved to approve Ordinance 2004.10 and Aldersperson Tripp seconded the motion.

Aldersperson Paulsen expressed concern that there is no rent so the maintenance of the building will still be a burden to taxpayers.

Mr. Nicklas said the Museum Board will be responsible for all interior maintenance and the Park District will have the conventional responsibility for structural repair and the roof.

Aldersperson Maness said she was the Council Representative to the Recreation Board when the City turned the building over to the Park District. She said at that time the Park District said they were going to look for a site and funding to build a new community center for this community. Ms. Maness encouraged the Park District to continue their search for a new community center.

John Beck, 322 Somonauk Street, said the name "Midwest Museum of Natural History" is a misnomer. He said the Midwest runs from the Alleghenies to the Rockies from the Canadian border to the southern border of Kansas. He said that Natural History includes the plant kingdom, animal kingdom, rocks, minerals, and the cosmos. Mr. Beck suggested the Council wait until the Museum is self-supporting before turning it over to the Park District.

**Voice Vote**

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

**G. Ordinance No. 2004.11—An Ordinance Approving a Plat of Easement for Sanitary Sewer Purposes in the "Get-It" Subdivision. First and Second Reading.**

Manager Nicklas said Bob Clark, the owner and developer of this small subdivision, is making some sanitary improvements. He said Mr. Clark would like to add them to the sanitary sewer from his commercial frontage and along his rear lot line to serve these lots, if the City would extend the sewer from Lot 200 to Lot 104 on an adjacent subdivision. The City's portion of this project would be funded by the Sewer Impact Fee Fund (Fund 5).

Mayor Swedberg asked for an estimate of the City's cost and Engineer Brady said about \$1500 to \$2000.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2004.11 on first and second reading and Aldersperson Leach 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 2004.11 and Aldersperson Tripp 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.

**H. Ordinance No. 2004.12—An Ordinance Amending Title 7, “Public Ways and Property,” Chapter 2, “Street and Sidewalk Construction and Repair,” Section 7-2-10, “Replacement or Extension of Existing Sidewalks,” in the City Code of the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas explained the current City subsidy has offered \$2.25 per square foot; at today’s prices this is well under 50% of the actual cost. Mr. Nicklas said this ordinance would increase the City’s share to \$3.00 per square foot, which is about one-half the current cost of sidewalk repairs. Mr. Nicklas said this program has a modest budget of \$20,000 per year. He clarified that the publicly funded public improvement program is not related to this program.

Aldersperson Bauer asked how much of last year’s budget was spent and Mr. Nicklas said they would have spent it all, but he wanted a balanced budget and chose to curtail the program for the year before all the funds were used. Mr. Bauer said he did not necessarily agree with prioritizing placing sidewalks where they do not exist.

**Motion**

Aldersperson Maness moved to hear Ordinance 2004.12 on first and second reading and Aldersperson Kessler seconded the motion.

Aldersperson Paulsen said he would like to schedule a meeting for Streets and Walks Committee to decide where and when the public sidewalk program would be done. Mr. Nicklas said the Council could have the discussion at the June 7<sup>th</sup> meeting and the Committee could discuss at the June 21<sup>st</sup> meeting. Mr. Paulsen said the “Kessler Challenge” is on and they should have their lists prepared by the June 21<sup>st</sup> Streets and Walks Committee.

Mr. Nicklas reminded Council that it would be a fall program because there will be 3 major downtown streets projects ready to go to bid.

Aldersperson Kessler called the question.

Aldersperson Bauer asked if the City could afford more than \$3.00 and Mr. Nicklas said they aimed at 50%.

**Voice Vote**

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

**Motion**

Aldersperson Kessler moved to approve Ordinance 2004.12 and Aldersperson Paulsen 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.

**RESOLUTIONS**

None

**CONSIDERATIONS**

**A. Consideration of a Closed Session to Discuss Collective Bargaining.**

**Motion**

Aldersperson Kessler moved to go into Closed Session at 9:20 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 7 -0.

**Motion**

Aldersperson Maness moved to return to Open Session at 9:30 p.m. and Aldersperson Kessler 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**

Mayor Swedberg appointed Aldersperson Barbara Leach as City Council liaison to the Pumpkin Festival Committee.

**Motion**

Aldersperson Kessler moved to approve the appointment 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 7 -0.

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:30 p.m. and Aldersperson Leach 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