
SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JUNE 21, 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, Cheryl Maness, Pete Paulsen, and Chuck Stowe. Alderpersons Terry Kessler, Barbara Leach, Janice Tripp and were absent.

INVOCATION

Pastor Jim Elliott of Harvest Time Fellowship gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

City Manager Nicklas added Resolution 451 to the agenda.

Motion

Alderperson Larson moved to approve the agenda with the addition of Resolution 451 and Alderperson Maness seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 5 -0.

AUDIENCE TO VISITORS

Barbara Hudson, 2319 Fairland Drive, expressed concern that she is being used for her signature because she is part of Hudson Development and related to the Caldwell's.

CONSENT AGENDA

- A. Approval of the Minutes for the City Council Meeting of June 7, 2004;
- B. Payment of the Bills for June 21, 2004 in the amount of \$704,428.04;
- C. Plan Commission Minutes for the Meeting of May 10, 2004.
- D. Closed Session City Council Minutes for the Meetings of September 2, 2003; September 8, 2003; September 15, 2003; October 6, 2003; October 20, 2003; November 3, 2003; December 15, 2003; January 5, 2004; January 19, 2004; February 16, 2004; March 1, 2004; March 15, 2004; April 5, 2004; April 19, 2004; May 3, 2004; and May 17, 2004.

Motion

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

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 5 -0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

A. Introduction of Scott Flatter, Sycamore's newest full-time paid firefighter.

City Clerk Candy Smith swore in Firefighter Flatter. Fire Chief Riddle said Firefighter Flatter was a Paid-On-Call for nine years for West Chicago and started on the job this week. Chief Riddle said Scott's wife Leslie, and children Cole and Eliska were in the audience.

B. Consideration of a Presentation from Sarah Tobias, Director of the Sycamore Public Library, who will highlight the Library's annual report for the fiscal year ending on April 30, 2004.

Director Tobias said the Library is open 3,200 hours each year and served 113,681 patrons in the building this past year. She said that use of all services have increased over year 2002-2003. Ms. Tobias said they are close to finishing their long-range plan and noted that Alderperson Bauer was on that committee. Next May the Library will celebrate the 100-year anniversary of the Carnegie Building. Director Tobias encouraged Community input for what they want out of the Library.

C. Consideration of a Presentation by the Sycamore Economic Development Commission.

Sycamore Economic Development Commission member and Mayor, John Swedberg, introduced Dennis Sands, DeKalb County Board chairman, to give a brief overview of the celebration of the Courthouse's centennial year on September 26, 2004.

Dennis Sands said it was an honor to appear before Council as the DeKalb County Board Chairman. He said the centennial celebration would begin about 1:30 p.m. and last until about 7:00. Sycamore or DeKalb's marching band would begin at 1:30 and from 2 to 2:45 there would be a 21-gun salute and some speeches. Chairman Sands said from 2:30 to 6:00 p.m. there will be kids rides, tours of the courthouse, horse and buggy rides, and food sold at 1994 prices. He said at 3:00 the County Bar Association will put on a skit replicating the location of the Courthouse Seat debate. Mr. Sands said the Foot Stompers will play and a beer tent will be available. He said there will be fireworks shot off the Courthouse at sundown. Mr. Sands said they were asking all DeKalb County Municipalities for something smaller than a breadbox to represent what each town stands for in 2004 to bury.

Alderperson Paulsen said his wife is a Girl Scout leader and would like to participate. Mr. Paulsen also said the neighbors are in favor of publicizing the Courthouse for movie sets and commercials.

Chairperson Sands said his goal is to improve relations between the neighbors and the County Government.

Mr. Nicklas said State Street will be closed from Main to Sacramento from noon until 7:00 p.m.

Chairperson Sands said the Centennial Committee is looking for photographs of the towns around 1904.

Alderperson Bauer said the Sycamore Historical Society is holding a fundraiser road rally, Sycamore History Mystery Tour July 17th.

Alderperson Paulsen said he wants to pursue becoming Tree City USA and suggested adding dollars to the tree program. He said they would have to adopt an ordinance to participate. Mr. Paulsen invited the public to take a look at the path and picnic area at Larson Park.

REPORT OF OFFICERS

Manager – Bill Nicklas said Water Superintendent Smith asked him to report that residents will be receiving the 2003 water report before the next meeting. Mr. Nicklas reported that all the mayoral photos have been rematted and reframed and are ready to hang in Council Chambers. He asked for the media's help to get out information about the downtown façade grant program application deadline of June 30th.

Engineer – John Brady reported he received 9 bids on June 11th on the Bethany Road project with Sjostrom providing the low bid. Mr. Brady said he is finishing the drawing on the downtown project and will have bids at the next meeting.

Building & Zoning –Lyle Doty reported a new surgical center just broke ground in the Midland's Court Subdivision and Dr. Blaha will break ground on Aberdeen Court for a dentist office.

Treasurer – Ken Mundy said the financial are tracking as usual, but the Police and Fire pensions are 20% ahead of last year. He said he would be attending a Public Emergency Communication seminar at NIU Wednesday and Thursday and Sunday and Monday he would be at a State Treasurer Conference in Quincy.

Fire Chief – Bill Riddle introduced 3 new college interns who will be sworn in as Paid-On-Call Firefighters. He said they will be full-time students for three years. Clerk Smith swore in Andy Powers, Dustin Ruby, and Josh Valdivieso. Chief Riddle said these students have been taking classes at the Fire Department through High School and have been selected from a pool of 25 as interns. Chief Riddle said the department will train them and keep them safe and they will be fantastic young men and firefighters.

Police Chief – Don Thomas reported they have completed a Click-it-or-Ticket-Campaign with the State of Illinois to make people aware of wearing seat belts and restraining children. He said they received a grant from the State and they had 7 police officers working 75 hours who wrote 136 tickets and 50 warnings for other infractions noticed while enforcing the seat belt law.

Public Works Supt. – Fred Busse reported that the new chipper has exceeded all expectations by eliminating multiple trips while picking up brush and trimming trees. He said the storm sewer project on California Street is completed. He said they replaced 255 feet of old clay storm sewer.

Water Supt. – Ebe Smith was not in attendance.

REPORT OF STANDING COMMITTEES

Finance – no report

Ordinance – Chairperson Maness said tonight's meeting was cancelled for lack of a quorum and is rescheduled for Tuesday July 16 at 6:30 p.m.

Police & Fire – no report

Sewer & Water – no report

Streets & Walks – Chairperson Paulsen asked Council to continue walking their wards and checking sidewalks. He said a meeting is schedule for July 6th and Manager Nicklas asked if the meeting could be rescheduled for July 19 and Mr. Paulsen agreed to the date.

PUBLIC HEARING

None

ORDINANCES

A. Ordinance No. 2004.14—An Ordinance Amending Title 3, “Business and License Regulations,” Chapter 2, “Liquor Control,” Section 32-1, “Definitions,” of the City Code of the City of Sycamore, Illinois. Second Reading.

Manager Nicklas said the text has been changed since the last reading due to the discussion with Park District President Larry Steczo. He said the change is the addition of the stipulation that the clubhouse facility is rented per written agreement for special occasions unrelated to golf. Mr. Nicklas said the Council wanted assurance that the clubhouse would not become a bar.

Aldersperson Maness said she thought it was okay as written, but Aldersperson Kessler had called to ask that the Park District close the west parking lot entrance so the people attending the special event could only use the east exit.

Mayor Swedberg said that would close off the swimming pool.

Mr. Nicklas said the Park District will need to evaluate the parking and traffic pattern.

Motion

Aldersperson Maness moved to approve Ordinance 2004.14 and Aldersperson Larson seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderspersons present voted aye. Motion carried 5 - 0.

Mr. Nicklas said because there is no exception to the Restaurant & Bar tax and its application to the Clubhouse, the Park District will need to pay the tax.

B. Ordinance No. 2004.17—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Dr. Dennis Collins for an Annexation Agreement, Annexation of the Property South of Bethany Road and East of IL Route 23 Known as the Prairie Professional Park with a Zoning Classification of “C-3” Highway Business, and a Special Use Permit for a Planned Unit Development in the City of Sycamore, Illinois. First and Second Reading.

Manager Nicklas said on June 14, the Plan Commission reviewed a development plan for a commercial subdivision on the south side of Bethany Road and east of the Monsanto Headquarters. The developer, Dr. Dennis Collins, is a local dentist and lifetime resident of DeKalb County. Dr. Collins has petitioned for the annexation of 12.4 acres to be known as the “Prairie Professional Park.” The principal features of this development are outlined below:

1. The Preliminary Plan
 - Conforms to the 2003 Comprehensive Plan which depicts the Bethany Road Corridor as a locus for commercial office, research and light industrial uses.
 - Depicts 10 lots.
 - Locates stormwater detention ponds at the north end of the project, along the Bethany Road Frontage, and an additional storage facility located on Lot 4, in the southwest corner of the development.

- Depicts a public street that extends Aberdeen Court south of Bethany Road and ends in a cul-de-sac. The street is in a 66-foot right-of-way and has a width of thirty-one feet, measured from the back to the back of the opposing curbs.
- Shows Portland cement sidewalks running along both sides of the public street.
- Shows an entry feature with a sign. The sign will be removed, but the boulevard-style median with landscaping will remain.
- The landscaped circle in the cul-de-sac would typically be prohibited, but the prohibition of parking on the circle, the limit of two curb cuts on the circle, and the ability to place plowed snow on broad parkways makes the circle median acceptable in terms of City plowing operations.

2. The Annexation Agreement

The annexation agreement has the following features:

- A twenty year term.
- The requirement of a concurrent Park District annexation.
- Calls for "C-3" Highway Business zoning.
- Requires the payment of a \$2,000 per acre annexation fee.
- Requires connection to the public water and sanitary sewer mains on Bethany Road.
- Acknowledges the City's plans for the widening and reconstruction of Bethany Road, and provides necessary right-of-way and easements to support that project.
- A property owner's association shall be created to maintain the common property.
- The developer will be permitted to install and maintain a private non-potable water supply for the sole purpose of providing make-up water to maintain a constant water level for two fountains in the ponds adjacent to the entrance. This private water supply shall not be used for any irrigation system or any other purpose and shall be clearly marked as a "non-potable water supply source."
- The length of the cul-de-sac street shall not exceed 900 feet.

3. Traffic Study. The attached FAX from Wendler Engineering as this report was going to press portrays the results of a traffic study with the following assumptions:

- Of the 10 lots, 4 lots will have multiple tenants and serve general office uses; 4 lots will be single tenant buildings with office uses; and 2 lots will be used for medical and dental services.
- Occupied building space will constitute about 20% of the gross land area of each lot;
- A total of 924 vehicle trips per day is expected;
- The assumptions lead to the classification of a minor commercial street.

4. Variations. Two variations are requested: (1) a variation from Section 7-2-4, Table 1 of the City Code that requires a street width of 35 feet, back to back of curb; and (2) a variation from Section 10-3-1, B of the City Code which limits the length of cul-de-sac streets to 500 feet. With regard to the proposed reduction in street width from 35 feet to 31 feet, the staff find that in this commercial subdivision, with required off-street parking on each lot sufficient to serve its employees and guests, the reduction in street width is acceptable so long as on-street parking is restricted to one side on Aberdeen Court, with the exception of the cul-de-sac. With respect to the cul-de-sac length, the potential emergency access through Lot 2 from the Monsanto Headquarters roughly half-way down the street appears to afford the margin of safety in terms of alternate emergency vehicle access to all lots. To secure this access, the agreement requires a cross-easement involving the owner of Lot 2 and the owner of the Monsanto parcel, or their successors and assigns.

Mr. Nicklas said Plan Commission recommended approval with an 11 – 0 vote with the two variations and staff concurs.

Steve Milner of Milner & Associates Commercial Real Estate said he was representing Dr. Collins. Mr. Milner said Dr. Collins asked for special features because he wants a first class medical professional development.

Aldersperson Bauer asked Mr. Milner if the existing buildings have been razed and Mr. Milner said the two have and the one in the middle will remain.

Aldersperson Bauer asked if the access to the rear of the lot is through the existing driveway and Mr. Milner said all the lots on the west side will have access. Mr. Bauer said that according to lot 2 the building will encroach on the setback line and Mr. Nicklas said an adjustment will be made to remedy that on the final plat.

Motion

Aldersperson Stowe moved to hear Ordinances 2004.17 and 2004.18 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 5 - 0.

Motion

Aldersperson Bauer moved to approve Ordinance 2004.17 and Aldersperson Stowe seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Bauer, Larson, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 6 - 0.

C. Ordinance No. 2004.18—An Ordinance of the Annexation of the Property South of Bethany Road Known as the Prairie Professional Park in the City of Sycamore, Illinois. First and Second Reading.

Motion

Aldersperson Bauer moved to approve Ordinance 2004.18 and Aldersperson Paulsen seconded the motion.

Roll Call Vote

Mayor Swedberg called for a roll call vote to approve the motion. Alderspersons Bauer, Larson, Maness, Paulsen, Stowe, and Mayor Swedberg voted aye. Motion carried 6 - 0.

D. Ordinance No. 2004.19—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Youssi Real Estate Developers for a Final Plat of River Edge Condominiums, Phase Three. First and Second Reading.

Manager Nicklas said the plat depicts the third and final phase of the River Edge condominiums. He said a unique aspect of this plat is that the developer added ½ acre of green space not in the preliminary plan.

Motion

Alderson Larson moved to hear Ordinance 2004.19 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 5 - 0.

Motion

Alderson Larson moved to approve Ordinance 2004.19 and Alderson Stowe seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 5 - 0.

E. Ordinance No. 2004.20—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of R.A. Faganel Builders for a Final Plat for Phase One of the North Grove Crossing Planned Development. First and Second Reading.

Manager Nicklas explained the Mr. Faganel is requesting a revision of the final plat approved on March 15, 2004. He said this request depicts all of the R-1 zoning in order to provide more flexibility in marketing the project. Mr. Nicklas said the advantage for the prospective buyers and for the City is the incorporation of all of the open space features in the initial phase of the development.

Motion

Alderson Larson moved to hear Ordinance 2004.20 on first and second reading and Alderson Stowe seconded the motion.

Alderson Paulsen said Pioneer Way runs north and south and east and west Engineer Brady said he would change that before recording. Mr. Paulsen said he was concerned about the fence issue with 2 front yards on North Grove Road.

Alderson Bauer asked if sidewalks would be required on North Grove Road and was it a collector street and Engineer Brady responded yes to both questions.

Alderson Maness asked if there would be a bike path along North Grove Road with no houses and Engineer Brady said there would be sidewalk.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Aldersons present voted aye. Motion carried 5 - 0.

Motion

Alderson Stowe moved to approve Ordinance 2004.20 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 5 - 0.

F. Ordinance No. 2004.21—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Norman Adshade for a Preliminary Plat for the Brickville Estates Subdivision in the City of Sycamore, Illinois. First and Second Reading.

Manager Nicklas explained that in January 2004 the City Council approved a storm sewer easement that would serve Mr. Adshade's need to release stormwater from his 6.17-acre infill site at the corner of Brickville and Freed Roads, while addressing the concerns of Ms. Shirley Overton and other downstream property owners concerned about potential disruption to their property. Mr. Nicklas said the plan depicts 11 single-family detached homes, a gross density of 1.63 units per acre, a cul-de-sac interior public roadway with one access to Free Road, and house lots varying from 10,767 sq. ft. to 19,681 sq. ft.

Aldersperson Maness asked who would maintain the green space along Brickville Road and Mr. Nicklas said a homeowner's association.

Aldersperson Paulsen said he would like to hear this on first reading because the petitioner is not in the audience to answer questions.

Aldersperson Larson agreed with Aldersperson Paulsen.

G. Ordinance No. 2004.22—An Ordinance Requesting Permission of the Illinois Department of Transportation to Close Illinois Route 64 from Main Street to Sacramento Street from 7:00 A.M. Until 5:00 P.M. on July 25, 2004 to Allow for the "Turning Back Time" Car Show in Sycamore, Illinois. First and Second Reading.

Manager Nicklas said Ordinances 2004.22 and 2004.23 satisfy part of IDOT's requirements for temporary closings of state highways.

H. Ordinance No. 2004.23--An Ordinance Requesting Permission of the Illinois Department of Transportation to Close Illinois Route 64 from Main Street to Sacramento Street from 12:00 P.M. Until 9:00 P.M. on September 26, 2004 to Allow for the DeKalb County Courthouse Centennial Celebration in Sycamore, Illinois. First and Second Reading.

Motion

Aldersperson Stowe moved to hear Ordinances 2004.22 and 2004.23 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 5 - 0.

Motion

Aldersperson Paulsen moved to approve Ordinances 2004.22 and 2004.23 and Aldersperson Maness seconded the motion.

Mr. Nicklas noted that Public Works, Police, and Fire Departments perform a lot of behind the scenes work for these events. He said although these events don't directly receive tax dollars there is tax money behind the festivals.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 5 - 0.

RESOLUTIONS

- A. RESOLUTION NO. 451 - RESOLUTION AUTHORIZING THE ISSUANCE AND SALE BY THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS OF NOT TO EXCEED \$4,000,000 SECOND MORTGAGE RETIREMENT CENTER REVENUE BONDS, DEKALB AREA RETIREMENT CENTER, SERIES 2004 FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COSTS OF THE ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A RENOVATION TO AND AN EXPANSION OF THE RETIREMENT CENTER FOR THE ELDERLY OWNED AND OPERATED BY THE DEKALB AREA RETIREMENT CENTER LOCATED IN DEKALB, ILLINOIS; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE TO SECURE THE BONDS, A MORTGAGE UNDER WHICH THE PROCEEDS OF THE BONDS WILL BE LOANED TO THE BORROWER, A TAX EXEMPTION AGREEMENT AND CERTIFICATE PERTAINING TO THE TAX EXEMPTION OF THE BONDS, AND A BOND PURCHASE AGREEMENT UNDER WHICH THE BONDS WILL BE SOLD TO THE PURCHASER THEREOF; APPROVING CERTAIN OTHER AGREEMENTS, AND RELATED MATTERS (THE "RESOLUTION").**

Manager Nicklas explained this resolution authorized the Mayor, Treasurer, and City Clerk to sign documents approved by a previous ordinance and to proceed with the loan.

Motion

Alderperson Maness moved to approve Resolution 451 and Alderperson Paulsen seconded the motion.

Voice Vote

Mayor Swedberg called for a voice vote to approve the motion. All Alderpersons present voted aye. Motion carried 5 - 0.

CONSIDERATIONS

- A. Consideration of a Public Works Department Recommendation to Award the Contract for a Skid Loader to CSR Bobcat in the Amount of \$25,900.**

Motion

Alderperson Maness moved to accept the CSR Bobcat bid of \$25,900 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 5 - 0.

- B. Consideration of a Public Works Department Recommendation to Award the Contract for a Compact Excavator to CSR Bobcat in the Amount of \$35,113.**

Manager Nicklas said the compact excavator would allow access to "tight" yard areas where the City's backhoe cannot maneuver. He said the skid loader and the Excavator came in under budget.

Motion

Aldersperson Larson moved to accept the CSR Bobcat bid of \$35,113 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 5 - 0.

C. Consideration of the Status of the Proposed Maplewood Traffic Signals.

Manager Nicklas said this is associated with the ongoing Landahl and Townsend Woods developments. He said developer Keven Dahl and his attorney and engineer are in the audience who will bring the Council up to date on the project.

Brett Brown, Attorney for Keven Dahl, said he has been working with Mr. Dahl for several months to move things forward with the intersection situation. He said as of this afternoon Mr. Dahl's engineer, Mike Weide of CES, Inc., said IDOT has confirmed their approval pending approval of a commercial subdivision plat south and east of the intersection. Mr. Brown said IDOT has changed the requirements since this application process began.

Mayor Swedberg asked for a specific time line and Mr. Brown said that IDOT has verbally committed to a commitment upon receipt of approved commercial subdivision plat. Mr. Brown said they also need to secure right-of-ways from the School District and the Owen's family.

Mr. Nicklas said the fastest track would be presentation of the final plat at the July 12 Plan Commission meeting for recommendation to Council and action by the City Council at the July 19 meeting.

Mr. Brown explained that Virgil Cook has had the equipment, paid for by Mr. Dahl, since last June. They were given the verbal go ahead in June of 2003 and in August, as they were beginning the work, IDOT stopped the project for a change in the approval process.

Mayor Swedberg asked if Mr. Brown could get written approval and Mr. Brown said he has made many attempts to get a written approval.

Aldersperson Larson asked once construction begins, how long until the project is completed.

Mike Weide, CES, Inc., said the traffic signals would be up in 5 to 6 weeks once work begins, but not operational until all the intersection improvements are complete.

Aldersperson Stowe said he is confused and asked when the sidewalk along Maplewood would be put in. He said it was supposed to have been in by July 2003 and asked that Mr. Dahl put one in even if he has to tear it out later.

Mr. Dahl agreed to get a sidewalk in by the start of school.

Aldersperson Paulsen asked when the whole intersection improvement project would be complete because the neighbors are tired of waiting.

Mr. Brown said Mr. Dahl is also tired of waiting and is doing everything he can. He said they will get started as soon as IDOT gets the approved plat. He said they will be completed as fast as the contractors can work and when the right-of-way from the school district and Owen's are secured.

Mayor Swedberg asked for specific time and Mr. Weide said they should be up and running in about 4 months assuming no more stumbling blocks from IDOT.

Aldersperson Paulsen said he wanted to see this project done and suggested a special meeting for Council and Plan Commission to move this along before next month.

Aldersperson Larson asked if they would need to rely on the Police Department for the first 3 months next school year. Chief Thomas said that most places that have signals do not have crossing guards, but he will recommend a crossing guard because of the difficulty of that intersection.

Alderspersons Stowe and Bauer agreed they should have a special meeting.

Engineer Brady said the right-of-way plats need to go the Plan Commission, too.

Aldersperson Maness asked if they could waive the Plan Commission review and Mayor Swedberg suggested both boards meet on the same night.

Mr. Nicklas said when everything is in order he would contact both boards.

Aldersperson Maness asked if they could move the proposed joint meeting of July 12th and consider both topics. Mr. Nicklas said the 12th was the first the Plan Commission could meet and Mayor Swedberg suggested adding this item to the meeting on July 12. Mr. Nicklas said, in view of the new item, he would poll the Commissioners to see if they could meet earlier and would let Council know the outcome.

D. Consideration of a Joint Meeting of the City Council and Plan Commission on July 12, 2004.

Manager Nicklas said this was prompted by conversation at the Plan Commission meeting with the immediate focus on a proposal from builders wanting to do a residential subdivision on the Whitwell farm. He said the conversation covered the familiar ground of what the Comp Plan called for in that area, the pacing ordinance, and the spreadsheet of current permit inventory. Mr. Nicklas said the quandary is whether there is a more precise threshold over and above what is on the books that the Plan Commission should use as guidelines. He said they might be looking for policy.

Aldersperson Stowe said the Plan Commission is trying to follow the Comp Plan and current ordinances and he thought the frustration was whether the council is expecting more. Mr. Stowe said how much time and effort should be spent reviewing proposals if the Council is not open to growth. He said they need a feel about what the Council feels.

Aldersperson Larson asked if there would be benefit to asking the Park District and School District to the meeting and Mayor Swedberg said this meeting would focus on our Comp Plan. Mr. Nicklas said both taxing bodies have seats on the Plan Commission.

APPOINTMENTS

None

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 9:02 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 5 - 0.

Approve:

Mayor – John L. Swedberg

Attest:

City Clerk – Candy Smith