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**SYCAMORE CITY COUNCIL – REGULAR MEETING**  
**MINUTES OF APRIL 18, 2005**

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**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, Terry Kessler, Cheryl Maness, Pete Paulsen, Chuck Stowe and Janice Tripp.

**INVOCATION**

Pastor Dan Stovall of Sycamore Baptist Church gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mayor Swedberg removed the Consideration regarding DeKalb County Farm Bureau Paul Rasmussen's presentation concerning the impact of City planning on farm land values because Mr. Rasmussen was working out in the fields.

**Motion**

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

**Voice Vote**

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

**AUDIENCE TO VISITORS**

Michelle Schulz, KarFre Flowers, said she and her sister and niece were in the audience to remind Council and the public about the Kites Over Sycamore event that will take place Saturday, April 23 at KarFre Flowers and the Sycamore Park Annex.

Scott Short, 1742 Briggs Street expressed concern about the agreement with Pulte Building Products because he was worried they would encourage growth. He said they would not locate in a place if they did not expect to sell their products.

Mayor Swedberg explained Sycamore would act as an order entry center and there was no evidence the company would be doing anything other than what was in the agreement.

**CONSENT AGENDA**

- A. Approval of the Minutes for the City Council Meeting of April 4, 2005;
- B. Payment of the Bills for April 18, 2005 in the amount of \$1,101,031.93;
- C. Plan Commission Minutes for the Meeting of March 14, 2005.

**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 voted aye. Motion carried 8 - 0.

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

- A. Proclamation Observing Arbor Day in the City of Sycamore.

Mayor Swedberg read the proclamation.

- B. Presentation of Service Plaques to Mayor Swedberg, Treasurer Mundy, Alderman Larson and Alderman Tripp.

Manager Nicklas, with the help of Human Resources Director Jean Tritle, presented service plaques to Mayor John Swedberg, Alderperson Andrew Larson, Alderperson Janice Tripp, and Treasurer Ken Mundy for their dedicated service to the City.

Alderperson Kessler thanked Alderperson Larson for his service. She said as a team, she and Alderperson Tripp had done great things for the 4<sup>th</sup> Ward and the City. Ms. Kessler said that Mayor Swedberg had asked her to run for office and she thanked him for his time and effort to serve the people

- C. Presentation of Plaque to Dr. Edward Hirsch for his years of service as the City's physician.

Manager Nicklas thanked Dr. Hirsch for 12 years of service.

Alderperson Kessler said Dr. Hirsch was their family doctor and said he will be missed.

- D. Presentation by the Sycamore Economic Development Commission. Commissioner Bill Nicklas will introduce Todd Hendrey, owner of The Confectionary of Sycamore, who will give a brief overview of his firm's history and treats.

Todd Hendrey said the Sycamore store opened in 1994 and it is a pleasure to be in Sycamore. He said they make their own chocolates and signature butter creams. He said they now have four candy making machines. Mr. Hendrey said they have low employee turnover because they respect their employees as well as their customers.

Alderperson Paulsen said his wife's Girl Scout Troop will plant a tree in Johnson Junction on April 29<sup>th</sup> to celebrate Arbor Day. Mr. Paulsen thanked Engineer Brady for communicating about the project on Freed Road and thanked Superintendent Smith for notifying neighbors when the water would be shut down.

Alderperson Bauer thanked those that are leaving office for their commitment to the City.

Alderperson Stowe said a resident called concerned about parking a semi tractor overnight on the 200 block of E. Sycamore Street. Manager Nicklas asked Lieutenant Singer to follow up on that. Mr. Stowe thanked the officials leaving Council for their work.

Alderperson Maness thanked Mayor Swedberg, Alderpersons Larson and Tripp, and Treasurer Mundy for their years of service to the City. Ms. Maness said streetlights were needed at Parkside and Fairway and Cloverlane. She said they should take a look at those corners for traffic controls.

Aldersperson Kessler said she spoke with Mr. Nicklas about doing a newsletter for the 4<sup>th</sup> Ward and he suggested expanding it to cover the whole City.

Mr. Nicklas said the newsletter is a great idea and is in draft form covering finances, projects and he welcomed suggestions from Council to be distributed to all households in Sycamore. He said Intern Ryan Kelly and Assistant to the City Manager, Brian Gregory will be taking the lead on this.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas said in addition to thanking those elected officials going off the Council he wanted to welcome Darren Knuth and Grace Adey coming aboard as Alderspersons and Ken Mundy as Mayor.

Engineer – John Brady said there will be some daytime road closures on Bethany Road for storm sewer work and only westbound traffic on Bethany between Peace and Route 23 for the duration.

Building & Zoning –Lyle Doty report that BFS Bank wants to build on Peace Road west of Route 23 and will go before Plan Commission May 9<sup>th</sup> to consider a temporary facility. He said another commercial building started just west of that site.

Fire Chief – Bill Riddle said he hoped Mayor Swedberg would continue his POC work at the Firehouse. He thanked Alderspersons Tripp and Larson for their service and Dr. Hirsch for his service to the Fire Department.

Treasurer – Ken Mundy said it has been a pleasure to serve the City the past 24 years. He said financials were at the 92% benchmark and revenues reflect 91% and expenses reflect 76%. Treasurer Mundy acknowledged Brian Gregory whom he had been working with for the past year. He thanked Alderspersons Tripp and Larson and Mayor Swedberg for their service.

Public Works Supt. – Fred Busse – no report

Water Supt. – Ebe Smith reported hydrant flushing started today and Well #5 is pumping water to waste before pumping it into the system in order to get some true readings before it is hooked into the system.

Police Chief – Don Thomas – no report

## **REPORT OF STANDING COMMITTEES**

Finance – no report

Ordinance – no report

Police & Fire – no report

Sewer & Water – Chairperson Tripp said she has enjoyed being on the Sewer & Water Committee and because of her background she felt she has made some accomplishments.

Streets & Walks – Chairperson Paulsen said a consideration regarding sidewalks is on the agenda.

## **PUBLIC HEARING**

### **A. . Public Hearing on the Proposed Unified Development Ordinance.**

Mayor Swedberg opened the public hearing.

Joel Barczak, Blumen Gardens, said a lot of work has gone into this document and he appreciated the landscaping standards.

With no further public comment, Mayor Swedberg closed the hearing.

## **ORDINANCES**

### **A. Ordinance No. 2004.80—An Ordinance Revising Title 1, “Administration,” Chapter 8, “City Treasurer,” Section 1-8-1, “Election; Term” of the City Code of the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said this ordinance replaces the passage describing the election and term of the Treasurer with language referring to the appointive status of the treasurer, who shall have the rank of Assistant City Manager and shall report to the City Manager.

#### **Motion**

Aldersperson Larson moved to hear Ordinance 2004.80 on first and second reading and Aldersperson Tripp seconded the motion.

#### **Voice Vote**

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

#### **Motion**

Aldersperson Maness moved to approve Ordinance 2004.80 and Aldersperson Stowe seconded the motion.

#### **Voice Vote**

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

### **B. Ordinance No. 2004.81—An Ordinance Concerning the Adoption of the Combined Annual Budget and Appropriation Ordinance for the Fiscal Year 2005-2006 in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said a public hearing was held at the last meeting and there was no public comment regarding the budget. He said there are no new services, taxes or fees, but there are a few new hires. He said almost \$7 million for capital improvements is proposed.

#### **Motion**

Aldersperson Maness moved to hear Ordinance 2004.81 on first and second reading and Aldersperson Leach seconded the motion.

Aldersperson Tripp said she understood they would not be microsurfacing the streets and Engineer Brady said this year would be all resurfacing.

#### **Voice Vote**

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

**Motion**

Aldersperson Larson moved to approve Ordinance 2004.81 and Aldersperson Kessler seconded the motion.

Aldersperson Kessler complimented all the department heads that stayed under budget while working with unpredictable circumstances. She also complimented the City Manager, Council, and Mayor for their diligence in setting the City off on the right foot for the coming year.

**Voice Vote**

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

**C. Ordinance No. 2004.82—An Ordinance Amending Title 1, “Administration,” Chapter 10, “Personnel Rules,” of the City Code of the City of Sycamore, Illinois to Authorize Non-Elective Positions for the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas corrected the number of fire lieutenants from 3 to 4. He said this ordinance “counts” the employees by adopting this list of appointments.

**Motion**

Aldersperson Bauer moved to hear Ordinance 2004.82 on first and second reading and Aldersperson Leach seconded the motion.

Aldersperson Tripp added the new assistant engineer to the ordinance.

**Voice Vote**

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

**Motion**

Aldersperson Bauer moved to approve Ordinance 2004.82 including the increase fire lieutenants to 4, addition of a fulltime assistant engineer, and appointing Brian Gregory as Treasurer and Assistant City Manager 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 8 - 0.

**D. Ordinance No. 2004.83—An Ordinance Establishing Offices and Fixing Compensation of Certain Appointed Officers of the City of Sycamore, County of DeKalb, State of Illinois, for the Fiscal Year Commencing on the First Day of May, 2005 and Ending on the Thirtieth Day of April, 2006. First and Second Reading.**

Manager Nicklas said this ordinance displays the levels of compensation and related benefits.

**Motion**

Aldersperson Larson moved to hear Ordinance 2004.83 on first and second reading and Aldersperson Stowe seconded the motion.

### **Voice Vote**

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

### **Motion**

Alderperson Maness moved to approve Ordinance 2004.83 and Alderperson Leach seconded the motion.

### **Voice Vote**

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

## **E. Ordinance No. 2004.84—An Ordinance Amending the Fiscal Year 2004-2005 Budget. First and Second Reading.**

Manager Nicklas said this ordinance tidies up the current fiscal budget and listed the changes as follows:

- 1) General Fund (Fund 01).
  - a) General Fund Support
    - Line Item 513-8173 "IMRF" should be changed from \$0 to \$6,500. This would cover a SLEP (retirement) payment to a former employee.
    - Line Item 513-8497 "Contingencies" should be reduced from \$45,000 to \$38,500.
    - Line Item 513-9023 "Trsf to Employee Benefit Assistance Fund" should be changed from \$0 to \$52,000. This amount helps fund the payout of accrued leave to a senior employee. The City's accrued leave obligations are a part of the General Fund reserve.
- 2) Capital Assistance Fund (06)
  - Line Item 4514 "Trsf from 1996 Bond Fund" (\$54,410) should be added to close out the 1996 Bond Fund.
- 3) Motor Fuel Tax Fund (07)
  - Line Item 3412 "State Government Grants" should be changed from \$450,000 to \$0. We do not expect the anticipated grant from IDOT in support of the Bethany Road reconstruction project.
- 4) 1996 Bond Fund (14)

Instead of spending the remaining balance in the 1996 Bond Fund on undefined projects in FY05, the fund will be closed and the balance transferred to the unrestricted Capital Fund reserve. The necessary line item changes are as follows:

  - Line Item 8497 "Contingencies" should be changed from \$10,000 to \$0.
  - Line Item 8626 "New Const--Bldgs/Grounds" should be changed from \$5,000 to \$0.
  - Line Item 8632 "Water System Improv NEC" should be changed from \$25,000 to \$0.
  - Line Item 8634 "Street Const or Reconstruct" should be changed from \$14,410 to \$0.

- Line Item 9006 “Trsf to Capital Asst Fund” should be changed from \$0 to \$54,410.

5) Employee Benefit Assistance Fund (23)

- Line Item 3741 “Reserve Trsf--General Fund” should be changed from \$0 to \$52,000.
- Line Item 8185 “Accrued Compensation” should be changed from \$0 to \$52,000.

These changes are the flip side of the changes noted in #1, above. The \$52,000 is brought in from General Fund Support then disbursed.

6) 2002 Bond Fund (24)

- Line Item 4522 “Trsf from Sales Tax Distributive Fund” should be changed from \$0 to \$150,000. The fund transfer covers the final payout for the Home Street project which was not financially closed until after the beginning of the FY05 fiscal year.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2004.84 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 voted aye. Motion carried 8 - 0.

**Motion**

Aldersperson Maness moved to approve Ordinance 2004.84 and Aldersperson Larson seconded the motion.

**Voice Vote**

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

**F. Ordinance No. 2004.85—An Ordinance Approving the Execution of an Economic Incentive Agreement Between the City of Sycamore and Pulte Building Products, LLC for Economic Development in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas clarified this agreement by stating that this is a centralized office where sales are recorded similar to the United Aviation Fuel and the American Airlines agreements. He said the company is not interested in developing in Illinois; this is simply an order acceptance center. He said Sycamore has established a relationship with the Department of Revenue to allow this to happen. He said this will free up some money in the general fund for services residents have become familiar with. Council agreed to take this and the next ordinance in omnibus fashion.

**G. Ordinance No. 2004.86—An Ordinance Approving the Execution of an Economic Incentive Agreement Between the City of Sycamore and Del Webb Building Products, LLC for Economic Development in the City of Sycamore, Illinois. First and Second Reading.**

**Motion**

Aldersperson Maness moved to hear Ordinances 2004.85 and 2005.86 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 voted aye. Motion carried 8 - 0.

**Motion**

Aldersperson Maness moved to approve Ordinances 2004.85 and 2004.86 and Aldersperson Tripp seconded the motion.

Aldersperson Stowe reiterated that these companies were using Sycamore as a business address to record sales.

Aldersperson Bauer said these sales would happen whether they are here in Sycamore or someplace else.

Aldersperson Kessler thanked these companies for choosing Sycamore.

Mayor Swedberg thanked Tom Johnson for working with Sycamore.

**Voice Vote**

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

**H. Ordinance No. 2004.87—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of B&B Development for Approval of the Final Plat for Unit One of the Sycamore Creek Planned Unit Development. First and Second Reading.**

Manager Nicklas said this is the first final plat for the Sycamore Creek project. He said it comprises about one-third of the overall development site.

**Motion**

Aldersperson Larson moved to hear Ordinance 2004.87 on first and second reading and Aldersperson Tripp seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Tripp moved to approve Ordinance 2004.87 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 8 - 0.

**I. Ordinance No. 2004.88—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Adoption of the Unified Development Ordinance in the City of Sycamore. First and Second Reading.**

Manager Nicklas said the Plan Commission has considered this document over 8 separate sessions and recommended approval and also the Zoning Board of Appeals also reviewed and recommended approval. Mr. Nicklas said this is the first attempt to compile our zoning and development and subdivision regulations in one text. He said this document enforces the Comprehensive Plan. He said the principal innovations and revisions are as follows:

- The document compiles the City’s zoning, development, and subdivision regulations in one text;
- The document offers a new format for the identification of allowable uses in the various zoning districts (Chapter 5). Presently, the pyramiding of allowable uses from zoning district to zoning district requires the user to leaf through dozens of pages to find the first reference to a use, and whether or not it is a permitted or special use. In the UDO, all allowable uses are identified in Table 5.3.1 (pages 118-128).
- The UDO also offers a new format for the identification of required parking per use group. The UDO provides a table of parking requirements (pages 193-198).
- New formats for the identification of allowable signs have been introduced. New tables (pages 211 and 220) indicate more clearly where certain types of signs are legal, and the allowable sign areas in each zoning district.
- New landscaping regulations have been introduced. Presently, the Zoning Code’s landscape requirements (Article 12.07) primarily lay out screening requirements around commercial parking areas. The new landscape requirements (Article 6.6, pages 168-182) presume much more “green” in the interior of large parking lots, and more detail about buffer areas between dissimilar use groups. They also define higher expectations for visibility around plantings near intersections (see page 172).
- A concise statement of the School, Park District, and Library impact fees is presented in one place (Article 6.11; pages 244-252).
- The document provides a more concise presentation of the storm water (Section 6.12.1), sanitary sewer (Section 6.12.2), and water distribution system (Section 6.12.3) design and construction standards (see pages 253-262).
- The UDO provides a more economical presentation of the design and construction standards for streets and sidewalks than the multiple locations for such standards presently in the City Code (see Section 6.12.4; pages 262-269).

Mr. Nicklas said sometime in this calendar year a county-wide “Model Stormwater Management Ordinance” will be adopted by the City of Sycamore, the City of DeKalb, the County of DeKalb, and the Town of Cortland to meet the state’s NPDES Phase II requirements for detention, erosion control, floodway management and other considerations. NPDES is an acronym for “National Pollutant Discharge Elimination System.” Phase II is focused on runoff from city streets, parking lots and construction sites that can wash sediment, oil, grease, and other pollutants to nearby storm drains and, ultimately, regional waterways. When this model ordinance is adopted, it will become an addendum to Sycamore’s UDO. Where there is any conflict between the two sets of stormwater codes, the regulation with the more stringent impact will prevail.

Mr. Nicklas thanked Building Commissioner/Zoning Officer Lyle Doty and Engineer John Brady for their input to this document.

Mayor Swedberg said this document is important for development.

**Motion**

Alderson Larson moved to hear Ordinance 2004.88 on first and second reading and Alderson Tripp seconded the motion.

Alderson Tripp said this document was needed and will be very helpful to staff.

**Voice Vote**

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

**Motion**

Alderson Kessler moved to approve Ordinance 2004.88 and Alderson Maness seconded the motion.

Alderson Leach said she went to most of the Plan Commission meetings and appreciated their work and detail they put into the document review.

Alderson Paulsen asked if this could go on the internet and Mr. Nicklas said it would as soon as some formatting glitches were addressed.

Alderson Stowe said a lot of time was spent at Plan Commission, but not nearly the time Mr. Nicklas has put into it.

**Voice Vote**

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

**J. Ordinance No. 2004.89—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Milan Krpan for Approval of the Final Plat for Unit Three of the Grand View Townhouse Planned Development in the City of Sycamore. First and Second Reading.**

Manager Nicklas said this is the third and final plat for the Planned Unit Development. He said the plat shows two lots and the private streets serving the townhouses.

**Motion**

Alderson Tripp moved to hear Ordinance 2004.89 on first and second reading and Alderson Maness seconded the motion.

Alderson Paulsen said it is a very nice subdivision, but requested that Mr. Krpan mow or disc the berm and Mr. Krpan said he would.

**Voice Vote**

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

**Motion**

Alderson Maness moved to approve Ordinance 2004.89 and Alderson Tripp seconded the motion.

**Voice Vote**

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

**K. Ordinance No. 2004.90—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of AMP Builders for Approval of the Final Plat for Phase 3 of the Townhomes of Townsend Woods Planned Unit Development in the City of Sycamore. First and Second Reading.**

Manager Nicklas said this is the third and final phase of this townhome development and consists of about 39 units.

**Motion**

Alderperson Maness moved to hear Ordinance 2004.90 on first and second reading and Alderperson Paulsen seconded the motion.

Alderperson Paulsen asked Mr. Brady when the final lift of asphalt will be put on the streets in Townsend Woods.

Engineer Brady said most of the streets will be done this spring and summer.

**Voice Vote**

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

**Motion**

Alderperson Paulsen moved to approve Ordinance 2004.90 and Alderperson Stowe seconded the motion.

Alderperson Stowe asked if this triggered improvements at Mt. Hunger and Mr. Nicklas said it did not.

**Voice Vote**

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

**L. Ordinance No. 2004.91—An Ordinance Re-Allocating the City of Sycamore’s Private Activity Bond Volume Cap for the Year 2005 to the Illinois Housing Development Authority for the Purpose of Issuing Mortgage Credit Certificates in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said the mortgage credit certificate program allows qualified first-time homebuyers to take 25% of the annual interest paid on their new mortgage as a credit against their federal income tax liability. He said the qualifying income levels are set each year. He said this program brings no direct expense to local taxpayers and involves no staff work because IHDA and participating banks do all the paperwork.

**Motion**

Alderperson Kessler moved to hear Ordinance 2004.91 on first and second reading and Alderperson Larson seconded the motion.

**Voice Vote**

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

**Motion**

Alderperson Kessler moved to approve Ordinance 2004.91 and Alderperson Leach seconded the motion.

Alderperson Kessler asked if mortgage companies qualify and Mr. Nicklas said he has inquired but has not received a response.

**Voice Vote**

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

**M. Ordinance No. 2004.92—An Ordinance Approving the Execution of an Agreement Between the City of Sycamore, Illinois and Sycamore Family Farms, LLC for the Purchase of Certain Property Known as the Engh Farmstead in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said Harold V. Engh, principal of Sycamore Family Farms, has proposed to donate a 5.9-acre farmstead to the City for future public purposes. He said the only condition of the transfer is that the current farm tenants, Evelyn and Marvin Poliska, be allowed to reside on the property for a period up to ten years. Mr. Nicklas listed the terms of the agreement as follows:

- The City acknowledges that the current residents, Marvin and Evelyn Poliska, may continue to occupy the principal residence and detached garage on a rent-free basis for a period not to exceed ten years. The Poliska presently occupy the premises rent-free in exchange for all the farmstead maintenance. The agreement calls for this arrangement to continue.
- The Poliskas would be responsible for all routine maintenance and expenses up to \$2,000 for each major item or system.
- If the property's well or septic system should fail while the Poliskas reside on the property, they will be responsible at their sole expense to connect the principal residence to either public water or sewer or both, as the case may be.
- If the DeKalb County Board of Review determines that the property is not tax-exempt during the tenure of the Poliskas, then the Poliskas shall pay all applicable taxes (except the City tax).
- No later than two years after the conveyance of the property, the City shall be permitted to occupy all buildings except the principal residence and detached garage. The Poliskas plan for a farm sale in the interim.

**Motion**

Alderperson Larson moved to hear Ordinance 2004.92 on first and second reading and Alderperson Leach seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Leach moved to approve Ordinance 2004.92 and Aldersperson Larson seconded the motion.

**Roll Call Vote**

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

**O. Ordinance No. 2004.93—An Ordinance Approving the Execution of a Lease Between the City of Sycamore, Illinois and Marvin and Evelyn Poliska for Use of the Property Known as the Engh Farmstead in the City of Sycamore, Illinois. First and Second Reading.**

**Motion**

Aldersperson Larson moved to hear Ordinance 2004.93 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 voted aye. Motion carried 8 - 0.

**Motion**

Aldersperson Stowe moved to approve Ordinance 2004.93 and Aldersperson Paulsen seconded the motion.

Aldersperson Kessler expressed concern about insuring the property with tenants and Mr. Nicklas said it would be covered under liability and written into the basic package.

**Voice Vote**

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

**RESOLUTIONS**

None

**CONSIDERATIONS**

**A. Consideration of a Presentation by Paul Rasmussen, President of the DeKalb County Farm Bureau, Concerning the Impact of City Planning on Farm Land Values.**

(removed from agenda)

**B. Consideration of an Administration Proposal for Targeted Public Sidewalk Repairs in 2005.**

Manager Nicklas said the list identifies mostly areas lacking sidewalks especially on school routes or along pedestrian routes to commercial areas.

Aldersperson Tripp asked if the bids come in under \$250,000 could the remaining money be used next year.

Mr. Nicklas said perhaps they could come back and expand the list this year.

Aldersperson Bauer said this was not exactly what he had intended when he brought this up a few years ago. He said he thought it would be better to repair the existing, but he did not know whether it would be more liability with those that are heaved rather than those that don't exist.

Attorney Keith Foster said the liability is greater if in disrepair, but particularly is given notice and not repaired.

Aldersperson Bauer said they are aware of all the sidewalks.

Aldersperson Maness asked what percentage of total missing sidewalks is covered.

Mr. Nicklas said the contracted engineer, Mike Weide, could not make the meeting because of illness, so he does not have that figure.

Aldersperson Maness said they still have the 50-50 money for repairs.

Mr. Nicklas said the \$250,000 would not go very far for repairs and there is a fairness issue. He said they will have \$18,500 in the 50-50 program.

Aldersperson Kessler said the school routes need to have sidewalks placed because of the danger of walking in the street. She said she would like to see sidewalk extended to the bike path on Route 64.

Aldersperson Tripp agreed because she thought with all the apartments going up at the Willows there might be more foot traffic.

Aldersperson Paulsen asked if it would be less expensive to place black top and Engineer Brady said it would not in the long run.

Mr. Nicklas said he was looking for direction to get out to bid.

### **Motion**

Aldersperson Kessler moved to go out to bid for the sidewalk list as presented and Aldersperson Larson seconded the motion.

### **Voice Vote**

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

## **C. Consideration of a Report from Water Superintendent Ebe Smith Recommending a Contractual Back Flow Prevention Program.**

Manager Nicklas said the City is obliged under state statute to have a back flow prevention program. He said the City has solicited interest from private firms that could provide the professional assistance necessary to implement Sycamore's first back flow prevention program. He said the contract in the packets would establish a one-year contract with Backflow Compliance Company to set up the City's program for \$34,000.

Superintendent Smith said there has been an ordinance on the books since 1993 stating this has to be done. He said there are a lot of businesses and private companies that are in compliance and send him

the verification, but we don't have a program to monitor this. He said there has never been a back flow problem as long as he has worked for the Water Department.

Aldersperson Tripp said she has discussed this with Superintendent Smith over the past four years and is glad it is going to be put into place.

**Motion**

Aldersperson Tripp moved to approve a contract with Backflow Compliance Company for one year for \$34,000 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 8 - 0.

**D. Consideration of an Engineering Department Recommendation Concerning a Used SUV for the Assistant City Engineer.**

Manager Nicklas said Countryside Wheels' bid of \$16,900 was the only response and he recommended approval.

**Motion**

Aldersperson Maness moved to approve Countryside Wheels' bid of \$16,900 for a 2004 Chevrolet Blazer 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 8 - 0.

**E. Consideration of an Engineering Department Recommendation Concerning a New Digital Printer/Scanner.**

Engineer Brady recommended approving FDC Corporation's bid of \$22,661.

**Motion**

Aldersperson Maness moved to approve FDC Corporation's bid of \$22,661 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 8 - 0.

**F. Consideration of a Closed Session to Discuss Personnel Matters.**

**Motion**

Aldersperson Larson moved to go into Closed Session at 9:15 p.m. and Aldersperson Leach seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Larson moved to return to Open Session at 9:25 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 8 - 0.

**APPOINTMENTS**

None

**ADJOURNMENT**

**Motion**

Aldersperson Stowe moved to adjourn the meeting at 9:25 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 8 - 0.

Approve:

\_\_\_\_\_  
Mayor – John L. Swedberg

Attest:

\_\_\_\_\_  
City Clerk – Candy Smith