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**SYCAMORE CITY COUNCIL – REGULAR MEETING  
MINUTES OF DECEMBER 19, 2005**

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**ROLL CALL**

Mayor Ken Mundy called the meeting to order and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen and Chuck Stowe

**INVOCATION**

Pastor Steve Best of Well Spring Chapel gave the invocation.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

Mayor Mundy moved Resolution 465 and Ordinance 2005.68 to after the Public Hearings.

**Motion**

Alderperson Maness moved to approve the agenda with the changes and Alderperson Leach seconded the motion.

**Voice Vote**

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

**AUDIENCE TO VISITORS**

Library Director Sarah Tobias, dressed as Ms. Claus, thanked Council for their work and presented them with candy-filled Christmas stockings.

Aspen Paulsen, 1020 Michael St., thanked Manager Nicklas for speaking to her class at North School.

**CONSENT AGENDA**

- A. Approval of the Minutes for the Regular City Council Meeting of December 5, 2005.
- B. Payment of the Bills for December 19, 2005 in the amount of \$286,759.96.
- C. Plan Commission Minutes for the Meeting of November 14, 2005.
- D. FY06 Budget Update.

**Motion**

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

**Voice Vote**

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

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

- A. Presentation by the Sycamore Economic Development Commission. Commissioner Rose Treml will introduce Vanessa and Aaron Leuer, franchise owners of Jimmy Johns in the Pappas commercial center across from Culver's, who will briefly introduce their restaurant and its cuisine.

Rose Treml explained that the Leuer's were not in attendance and she would schedule them for a future meeting.

- B. Proclamation Declaring December as Drunk and Drugged Driving Prevention Month in Sycamore, Illinois.

Mayor Mundy read the proclamation.

Aldersperson Bauer said the City's Downtown Grant program has paid off and the most recent lighting at Stratford Inn is very attractive.

Aldersperson Paulsen thanked Mr. Nicklas for speaking to his daughter's class and said that Larson Park has 26 acres with trails ideal for walking or cross country skiing.

Mayor Mundy said the free carriage rides downtown add to a great Christmas venture. He wished all the best Christmas and New Year from him and his wife Juanita.

## **REPORT OF OFFICERS**

Manager – Bill Nicklas thanked Aspen and Aldersperson Paulsen for their kind words and said he has the opportunity to go into the schools a few times each year. Mr. Nicklas asked Council to consider a Sewer and Water Committee meeting to visit the new Well site before the meeting January 3, 2006 at 6:15. He said at the next meeting they would discuss residential mailbox replacement due to snow plowing.

Engineer – John Brady said the contracts are signed for abandonment of Well #1 and that will get started soon.

Building & Zoning – Lyle Doty said the Cardinal Fitness Center is opening this week.

Fire Chief – Bill Riddle suggested giving carbon monoxide indicators as gifts.

Aldersperson Leach asked the shelf life of the indicators and Chief Riddle said about five years.

Treasurer/Asst. City Manager – Brian Gregory reported that the special census is moving along and is expected to continue into the New Year. He asked residents for their cooperation.

Aldersperson Bauer stressed the importance of each resident to be counted because the City gets money back from the state for every person.

Public Works Supt. – Fred Busse stated that the snow is keeping his department busy. He warned that it is unlawful to pile snow in the streets and that there is no parking in the street after 8 hours after a 2" snow. He said that cul de sacs are difficult to plow and take more time and asked for patience from those residents.

Water Supt. – Ebe Smith reported that Well #5 is pumping water into the system sand free. He said Well #9 is running and pumped for 3 hours to waste. He said they need two consecutive-day clean samples in order to pump into the system. He warned that the east side of town could have a lot of iron and experience watermain breaks. He said Well #9 will be the biggest producer. Superintendent Smith said Saturday there was a watermain break on Sunset Lane.

Police Chief – Don Thomas thanked Mayor Mundy for the Proclamation referencing impaired driving. He said last year recorded the least number of traffic deaths since WWII. He said they credit that to increased engineering of left and right turn lanes, seat belts, and vigorous DUI enforcement. He suggested calling J&J Taxi or STS Taxi services and in case of emergency the Police Department for those who feel they have been over served during the holidays.

## **REPORT OF STANDING COMMITTEES**

Finance – no report

Ordinance –no report

Police & Fire – no report

Sewer & Water – Chairperson Maness announced that the whole Council is invited to view Well #9 at 6:15  
January 3, 2006.

Streets & Walks – no report

## **PUBLIC HEARING**

### **A. Public Hearing on the Council's Intention to Submit to Referendum the Question of a Real Estate Transfer Tax for the City of Sycamore.**

Steve Nelson, 27560 Jerry Lane, said he was in support of the Real Estate Transfer Tax and is co-chair of the Citizen's For Education Committee, which was formed to support this tax in early September. He applauded the City Administration, the Mayor and his Ad Hoc Committee, and the Council for considering such an innovative way to support education.

Hearing no more comment, Mayor Mundy closed the Public Hearing.

### **B. Public Hearing on the Annexation of the Whitwell Farm.**

Jack Whitwell, 16037 Lindgren Rd, said he, his wife, and 2 adult children own the farm and have owned it since 1962 and he said he recently retired after farming for 37 years. Mr. Whitwell said 3 years ago his farm was included in the Comp Plan and soon after he was approached by 3 or 4 developers. He said he was impressed by Greg Derrico and John Cebzynski's plan. They brought that plan to the City about 18 months ago around the time the City was considering doing a fiscal impact study. They waited for the results of the study and Derrico and Cebzynski brought the plan back in July 2005 in conformance with the City's new growth guidelines with the first permit not to be issued before 2010 and the buildout completed in 2018. Mr. Whitwell said he hoped Council would vote for this plan.

Peter Barick, 433 W. High St., said he was speaking to the Primm and Whitwell developments. He said the new residential developments have not paid for themselves. He said the City already has 3700 homes awaiting development and we do not need more housing at this time. He said more people and more houses

lead to crowding, heavier traffic, and an overcrowded school system. He said too much town resources are being devoted to new development and fewer to the established community. Mr. Barick said this is not the time for more development and Council should vote no for these 500-plus-home developments.

Carolyn Watson, 1863 Kerrybrook Ct., said Council has disrespected the wishes of their constituents. She said the proponents of slow growth have spoken clearly and have been inaccurately characterized as no growth people. She said many people are afraid to speak out for fear of recriminations such as loss of jobs. She said that farmland is being sacrificed, water is going, forests are going, species are becoming extinct, and the polar ice cap is going all because of greed. She said Council should take the high ground and think of the great good.

Joyce Smith, 1514 Kennicot Ct., asked Council to deny the Whitwell and Primm annexations. She did not understand what the hurry is to annex more. She suggested using up the existing annexations and permits before annexing more. She said the City needs a new fire station, more police officers, and more schools. She said the NIU survey stated the City does not need to concentrate on more homes, but on commercial. She asked Council to get some commercial interests in to help with taxes. She said give the City a chance to breath. She said it is Council's job to consider what the citizens want, not what outside developers want.

Earl Gable, 327 Somonauk St., explained that his concern was over the long haul. He wondered what kind of debt the City is incurring and where the funding will come from. He suggested offering tax abatements 10 years after a business came to the community. He asked Council to wait a year before annexing any more land.

Steve Kuhn, 430 S. Main St., expressed water concerns and asked about the City's water status in 20 years.

Water Superintendent Ebe Smith said our water supply is underground open aquifer. He said we are actually getting our water from Lake Superior. He said the water levels decreased minimally over the past few years that have been so dry.

Hearing no further comment, Mayor Mundy closed the Public Hearing.

### **C. Public Hearing on the Annexation of the Primm Farm.**

John Pappas, 3 Fairway Circle, DeKalb, said this development is unique because it offers 25 acres of commercial zoning in addition to 48 acres of ½-acre lot residential housing. He said the commercial will generate tax revenues and the residential housing will not begin until 2010.

Cathy Lampkins, 13985 North Grove Road, said it meant a lot to her that the Mayor and Council took time to speak with her. Besides her family, she said she was talking on behalf of Ed & Rita Miller and Pete and Crystal Springmire all long time residents on North Grove Road. She said they are not opposed to development, but have concerns with this plan. She listed her concerns as:

- Water - and their recourse if the problem worsened (pictures were distributed)
- Headlights coming off Primm Drive – she would like Mr. Pappas to plant a row of evergreens on the west side of the creek in the spring of 2006 and to address the headlight problem in front of Miller's and Springmire's.
- Widening of North Grove Road – asked the required width of North Grove Road and where the extra feet might be taken from (she said that Miller's well cap sits

37 feet north – only 4' north of the edge of the road according to the map provided by Wendler engineering)

Ms. Lampkins asked Council not to waive 1<sup>st</sup> reading so they have time to consult with an attorney regarding recourse for the water issue, work with Mr. Pappas for screening, and find out IDOT's width requirements.

Mary Swarts, 13803 North Grove Road, expressed concern that the water problem would worsen. She said Council needs to consider the property and rights of the existing homeowners. She asked why 2 exits onto North Grove Road were necessary. She suggested in the widening of North Grove to leave existing ditches on the north side of North Grove and take the land from the south side. She asked Council to delay their decision.

Mark Gephart, Wendler Engineering, 1770 W. State St., said the width of the road is 24 feet with a 3-foot gravel shoulders. He said the existing houses to the north have already dedicated 33 feet of right-of-way and the other half will come from the Primm farm. He said they have moved Settler Way Street west and they have no problem moving it next to the detention. He said the water problem is a concern to the developers, too. They will replace the culvert under the road to carry a 100-year storm event. He said this property is downstream of the adjacent landowners and can only increase the culvert size so the water can pass through.

Robert Krupp, Krupp & Krupp, 3281 Commerce Dr., DeKalb, attorney for the developer, said the land use plan presented conforms to the City's Comprehensive Plan for the use of the property. He said the water and drainage issues are being addressed and will improve the problem and not worsen it. He said the headlight issue is also being addressed. Mr. Krupp said this proposal complies with the new pacing ordinance, goes beyond the requirements of lot size, and will offer the \$3,000/residential lot voluntary school contribution irrespective of the outcome of the Real Estate Transfer Tax referendum outcome. He said that Mr. Pappas has offered the City space on a commercial lot to place an entry sign. He said the commercial zoning will generate revenue for the City and it is necessary to have the residential to support the commercial. He asked for Council's support.

Alderson Leach asked for clarification regarding the road width.

Mr. Gebhart explained the line in question was the right-of-way.

Cathy Lampkins said there were two headlight issues needing to be addressed.

Engineer John Brady explained how the water issue would be addressed with a larger box culvert designed to accommodate a 100-year storm event. He said that is in the agreement and he would watch the process closely.

Mr. Pappas said he would plant trees or do whatever it takes to eliminate the headlight problem on Primm Drive.

Steve Glasgow, Midwest Orthopaedic, 2111 Midlands Ct., said he did not think this project should be lumped with other residential projects because it offers 25 acres of commercial development. He said his interest is in the commercial portion. He said the commercial component will go forward immediately and the residential will comply with the pacing ordinance.

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

## RESOLUTIONS

### **A. Resolution No. 465—A Resolution Regarding the Submission to the Voters of the Question of Whether the City of Sycamore, Illinois Shall Impose a Real Estate Transfer Tax in Accordance with its Home Rule Powers for the Supplementary Financial Support of the Sycamore School District.**

Manager Nicklas said June 2005 City Council approved a resolution which support the recommendations of Mayor Mundy's Ad Hoc Committee on Growth Management. He said one of the recommendations was support for a real estate transfer tax at a rate of one-half of one percent. He explained that since June Council has increased School and Park District impact fees and revised the pacing ordinance. He said the Citizen's for Education Committee has formed to promote the transfer tax. He said passage of this resolution is required in order to get the tax referendum on the ballot. He listed features of the proposed transfer tax as:

- The tax would be paid by the buyer of the real estate transferred.
- Sycamore homeowners would be exempt from the tax. This means that a current Sycamore homeowner wishing to purchase another lot or house in the City of Sycamore would not have to pay the tax. Further, there is no limit to the exemption in terms of the number of lots or houses bought by Sycamore homeowners over time, provided the property becomes their domicile and are located within the Sycamore corporate limits.
- The tax would be used solely for the purpose of providing supplementary financial support for the Sycamore School District.

### **Motion**

Alderson Maness moved to approve Resolution 465 and Alderson Bauer seconded the motion.

Alderson Kessler said she knew of no other instance where one taxing body creates dollars for another taxing body. She said that elected officials cannot campaign for this, but can voice what they consider to be a move in the right direction. She said she fully supports this resolution.

Alderson Stowe asked about an exemption regarding death and dividing the property.

Mr. Nicklas said a grouping in state law of "deeds without consideration" would exempt that example.

Alderson Kessler said there is also exemption for refinancing.

### **Voice Vote**

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

## ORDINANCES

### **E. Ordinance No. 2005.68—An Ordinance Authorizing the Mayor to Sign an Economic Incentive Agreement with Driv-Lok, Inc. of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said this ordinance addresses the concern of retaining industrial businesses. He said Driv-Lok has proven itself an important company to Sycamore as an employer of many residents and as a community participant. He said Drive-Lok owner's Karen and Bud Duffey have retired to Florida and are interested in realizing the investment they have sustained in the company over the years. He explained that rather than invite other firms to purchase the company assets and possibly risk the loss of Sycamore jobs, the Duffeys have invited the present executive management to purchase the company's business and assets. Mr. Nicklas said the ordinance proposes to provide "gap financing." He said the executive management have been to banks and come up with a package and there remains a gap of \$350,000 which represents less than 10% of the financing needs. He said the City is financially in the position to consider the proposed grant/loan offer because of the sales tax revenue it annually receives from American Aviation Supply and United Aviation Fuels. He listed the terms of the agreement as follow:

The City agrees:

- a) To provide a grant of \$200,000 at the closing which accomplishes the transfer of the property from the Duffeys to the Driv-Lok management;
- b) To provide a loan of \$150,000 at no interest for a period of five years to be executed upon the closing of the property transfer noted in (a), above.

The Company agrees:

- a) To provide collateral for the City loan in the form of a first position on the property at 1221 Somonauk Street, and to keep the property in good repair at all times during the term of this agreement;
- b) To indemnify the City for the full amount of all grant and loan monies, for a period of ten years, in the event Driv-Lok moves their plant out of Sycamore or sells their plant to another entity, which results in the loss of jobs;
- c) It will not contest the equalized assessed valuation of the properties at 1140 Park Avenue or 1221 Somonauk Street as entered on the County's Assessor's rolls for a period of five years after the execution of this agreement.
- d) It will continue to achieve certification from National Quality Assurance, U.S.A. against the environmental management system standard ISO 14001:1996, or equivalent, as applicable to the press fit fastening and joining products they produce, for the term of this agreement.
- e) To maintain a local workforce comparable to the level of employment at the date of this agreement.
- f) During the five years of this agreement, and no later than July 1 of each year, the Company shall provide the City with audited financial statements for the previous year ending December 31.

Gary Seegers, President of Driv-Lok, said this is important to the 116 employees and families to keep this company in the community. He said the concern is if the company is sold on the open market, it might not remain in Sycamore. He said they provide \$7,000,000 per year in bates and benefits to families.

Mayor Mundy said this is an example of what retention is about in Sycamore. He said that living and working in the area is important to our community.

### **Motion**

Aldersperson Kessler moved to hear Ordinance 2005.68 on first and second reading and Aldersperson Maness seconded the motion.

### **Voice Vote**

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

**Motion**

Aldersperson Kessler moved to approve Ordinance 2005.68 and Aldersperson Stowe seconded the motion.

**Voice Vote**

Mayor Mundy called for a voice vote to approve the motion. All Alderspersons and Mayor Mundy voted aye. Motion carried 9 - 0.

- A. Ordinance No. 2005.63--An Ordinance Levying Taxes for the Corporate Purposes of the City of Sycamore for the Fiscal Year Commencing May 1, 2006 and Ending April 30, 2007. Second Reading.**

**Motion**

Aldersperson Bauer moved to approve Ordinance 2005.63 and Aldersperson Maness seconded the motion.

**Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen, Chuck Stowe, and Mayor Mundy voted aye. Motion carried 9 - 0.

- B. Ordinance No. 2005.64—An Ordinance Abating the Debt Service Levy for the 2002 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2006-2007. Second Reading.**

Taken in omnibus fashion with 2005.65 & 2005.66.

- C. Ordinance No. 2005.65—An Ordinance Abating the Debt Service Levy for the 2003 General Obligation Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2006-2007. Second Reading.**

Taken in omnibus fashion with 2005.64 & 2005.66

- D. Ordinance No. 2005.66—An Ordinance Abating the Debt Service Levy for the 2005 Refunding Bond Issue for the City of Sycamore, DeKalb County, Illinois for Fiscal Year 2006-2007. Second Reading.**

**Motion**

Aldersperson Kessler moved to approve Ordinances 2005.64, 2005.65, and 2005.66 in omnibus fashion and Aldersperson Leach seconded the motion.

**Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Barbara Leach, Cheryl Maness, Pete Paulsen, Chuck Stowe, and Mayor Mundy voted aye. Motion carried 9 - 0.

- F. Ordinance No. 2005.69—An Ordinance Concerning the Recommendation of the Plan Commission Regarding the Petition of Margaret and Jack Whitwell and Whitwell Farms, LLC for an Annexation Agreement, Annexation and Rezoning to “R-1” One Family**

**Residence District for a Planned Unit Development on a 261-Acre Property Located on Both Sides of Lindgren Road, Approximately One Mile East of Plank Road, in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas said the concept has been at the Plan Commission level for about a year and a half. He said the petitioners' pause has been in respect for Council's intense review of ordinances and codes for the development process. He said Plan Commission received this plan at the December 12, 2005 meeting and forwarded with a favorable recommendation. Mr. Nicklas said this plan meets all the requirements and is being presented to Council with staff support.

Aldersperson Leach said she would like to hear this on first reading and Council consented.

**G. Ordinance No. 2005-70—An Ordinance Annexing the 261-Acre Property Located on Both Sides of Lindgren Road, Approximately One Mile East of Plank Road, in the City of Sycamore, Illinois. First and Second Reading.**

Mayor Mundy said this ordinance would go along with the previous ordinance and would be heard on first reading as well.

**H. Ordinance No. 2005.71--An Ordinance Concerning the Recommendation of the Plan Commission Regarding the Petition of Charles and Betty Primm and John Pappas for an Annexation Agreement, Annexation and Rezoning to "R-1" One Family Residence District and "C-3" Highway Business District for a Planned Unit Development on a 99-Acre Property Located West of Illinois Route 23 and South of North Grove Road in the City of Sycamore, Illinois. First and Second Reading.**

Aldersperson Stowe said he would like to hear this on first reading and hoped the neighbors and the petitioner work out their differences. He explained that the residents of North Avenue experienced flooding and were concerned when Parker Avenue was being proposed. He said the new Parker Avenue eliminated their water problem which is proof of Engineer Brady's success when working with water problems.

**I. Ordinance No. 2005.72—An Ordinance Annexing the 99-Acre Property Located West of Illinois Route 23 and South of North Grove Road in the City of Sycamore, Illinois. First and Second Reading.**

Heard on first reading.

**J. Ordinance No. 2005.73—An Ordinance Concerning the Recommendation of the Plan Commission Regarding the Petition of Brooks and Rebecca Hepker for a Zoning Change from "C-2" Central Business District to "R-3" Multiple Family Residence District for the Property at 336 N. Sacramento Street in the City of Sycamore. First and Second Reading.**

Manager Nicklas said the Hepkers would like to rezone a property they are purchasing in order to assure their lender that if the property was severely damaged they would be able to rebuild as a residential use. He said they would also like to add a third rental unit. He said off-street parking must be provided for the renters and their guests. Mr. Nicklas explained that the Plan Commission suggested buffering the off-street parking from the property owner to the north.

**Motion**

Aldersperson Maness moved to hear Ordinance 2005.73 on first and second reading and Aldersperson Paulsen seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2005.73 and Aldersperson Kessler seconded the motion.

**Voice Vote**

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

**K. Ordinance No. 2005.74—An Ordinance Concerning the Recommendation of the Plan Commission Regarding Certain Amendments to Section 4.4.2F of the 2005 Unified Development Ordinance to Revise the Allowable Pace of Permits for Residential Dwelling Units in New Subdivisions in the City of Sycamore. First and Second Reading.**

Manager Nicklas said at the November 21, 2005 meeting, Council approved Ordinance 2005.60 to replace building permit pacing Ordinance 2003.65. He said this ordinance is required to revise the building permitting in the UDO.

**Motion**

Aldersperson Stowe moved to hear Ordinance 2005.74 on first and second reading and Aldersperson Paulsen seconded the motion.

**Voice Vote**

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

**Motion**

Aldersperson Paulsen moved to approve Ordinance 2005.74 and Aldersperson Leach seconded the motion.

**Roll Call Vote**

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

**L. Ordinance No. 2005.75—An Ordinance Amending the Combined Annual Budget and Appropriation Ordinance for Fiscal Year 2005 to 2006 in the City of Sycamore, Illinois. First and Second Reading.**

Manager Nicklas explained that this revised budget reflects the audited numbers for FY2004 to 2005.

**Motion**

Aldersperson Bauer moved to hear Ordinance 2005.75 on first and second reading and Aldersperson Leach seconded the motion.

Mr. Nicklas said he will come back with another revision appropriating the money to Driv-Lok.

### **Voice Vote**

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

### **Motion**

Alderperson Bauer moved to approve Ordinance 2005.75 and Alderperson Maness seconded the motion.

### **Roll Call Vote**

Mayor Mundy called for a roll call vote to approve the motion. Alderpersons Adee, Bauer, Kessler, Knuth, Leach, Maness, Paulsen, Stowe, and Mayor Mundy voted aye. Motion carried 9 - 0.

## **CONSIDERATIONS**

### **A. Consideration of a Presentation by Tim Bronn of McMahon Associates, Inc. Who Will Provide a Progress Report on His Firm's Assessment of the City's Treatment Plant Capacity and Future Community Wastewater Treatment Needs.**

Tim Bronn, McMahon Associates, Inc., said his firm was hired to assess the capacities of the trunk line sewers in the collection systems, perform a biological study of the Kishwaukee River which is the receiving stream, and assess the condition of the existing treatment plant and its ability to accommodate growth. He said the biological study of the Kishwaukee River is not completed and the state will not reveal the permit limits until they know what lives in the creek. He said, with regard to the projected flows and loadings, they believe it is prudent to plan to accommodate the projected 28,785 population. He said the main pumping station is in good condition and suggested upgrading electronics and controls throughout the plant. He said the main screen at the plant has wide spacing and said that modern screens are more efficient. He said the existing pumping station has sufficient capacity, but need an improved control system. He said when the upgrade is complete the plant will pass 11.2 million gallons through. He said the grit removal system is undersized and must be replaced to remain effective. Mr. Bronn said the aeration tanks are sufficient, the final clarifiers need new mechanisms, and the disinfection tank is fine. He said the use of drying beds for the biosolids is labor intensive and suggested going to a Class A biosolids product that can be used in parklands and golf courses. He said he thought they could retrofit the existing digester tanks to a digester process without having to pour more concrete for tanks.

Mr. Nicklas said he appreciated the intensity with which Mr. Bronn has looked at the existing plant to avoid a whole new plant. Mr. Nicklas said Mr. Bronn had cut off the 1.5 radius planning area, and at the final analysis said he may want to look out no further than North Grove Road. He said the City may consider revising the Comp Plan to reflect North Grove Road as the northern boundary.

### **B. Consideration of an Administration Recommendation to Apply for U.S. EPA Grant Assistance to Continue Cleanup Activities at the Harvester Square Site on South Avenue.**

Manager Nicklas said for a number of years the City has been working with Marlin Environmental, Inc. in this cleanup process and Tom Mangan of Marlin Environmental, Inc. was in the audience. He said that he has become aware of a possible source of additional federal assistance up to \$200,000 offered to participants in a Brownfield program and the process is very competitive in view of the limited monies allocated for this purpose nationwide.

**Motion**

Aldersperson Maness moved to accept the consideration of a grant and Aldersperson Adee seconded the motion.

**Voice Vote**

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

**C. Consideration of a Police Department Request for Council Authorization to Replace a Patrol Officer.**

Manager Nicklas explained that Officer Patrick Lozeau has resigned his position with the Police Department effective December 31, 2005. He said that Chief Thomas and he discussed this and he is requesting permission to send a letter to the Fire & Police Commission requesting them to hire a replacement police officer.

**Motion**

Aldersperson Stowe moved to authorize hiring of a replacement police officer and Aldersperson Leach seconded the motion.

**Voice Vote**

Mayor Mundy 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 9:20 p.m. and Aldersperson Leach seconded the motion.

**Voice Vote**

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

Approve:

\_\_\_\_\_  
Mayor - Ken Mundy

Attest:

\_\_\_\_\_  
City Clerk – Candy Smith