
**SYCAMORE CITY COUNCIL – REGULAR MEETING
MINUTES OF JUNE 18, 2007**

ROLL CALL

Mayor Ken Mundy called the meeting to order at 7:00 p.m. and Clerk Candy Smith called the roll. Those Alderpersons present were: Grace Adee, Alan Bauer, Terry Kessler, Darren Knuth, Rich Neubauer, Pete Paulsen, Chuck Stowe, and Gregory Taylor.

INVOCATION

Pastor Jim Elliott of Harvest Time Fellowship Church gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion

Alderperson Adee moved to approve the agenda and Alderperson Neubauer 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

Elmer Anderson, 143 Wendy, asked Council to consider a different pilot program for watering lawns and gardens. He suggested taking the average of the November/December and January/February bills for the sewer charge and that is what you pay for the rest of the year. He said there is a possibility the Water Department could make more money because people may be more likely to water their lawns. He said the water bill is the worst bill that goes to his house because of the sewage and garbage rates.

Dee Rinehart, 40W770 Creekwood Drive, Elgin, Creekwood Homes, distributed handouts showing programs for summer watering in surrounding communities. She said the whole issue is they are building an upscale house and people in that neighborhood are trying to make beautiful yards and gardens. She submitted a petition listing people interested in pursuing the secondary water meter or cost averaging.

Peter Barick, 433 W. High Street, expressed concern about traffic and pedestrian safety at the intersection of Sacramento and State for the coffee kiosk proposal on the agenda.

Martha Wetzel, 839 Vaughn Court, asked Council to listen to the people and vote against the new housing development.

Charity Bruner, 364 Chauncey, said she is working hard to get a coffee kiosk business going. She said she is from the northwest part of the country and there are over 700 coffee kiosks in Seattle alone. She has chosen Plan B for her kiosk at the parking lot at 107 S. Sacramento Street. She said she did not think that traffic would be an issue because she has gone to Starbuck's at all time during the day and there are never more than 5 cars stacked at their window and she is offering 2 windows. She reiterated what Engineer John Brady pointed out at the Plan Commission meeting and that is that this is a repeat customer business and they will find their best route.

Alderperson Adee asked the size of the building.

Ms. Bruner said it is 9' x 14'.

Mike Liszka, 470 Lincolnshire, said regarding the parks in the proposed annexation agreement and based on the Park District's own master study that they don't do a good job of building and maintaining neighborhood parks, the parks should be built by the developers before anything else is done. He said he could not get a copy of the residential impact study and suggested if there is going to be a public hearing, then the public should be able to get the material. Finally, Mr. Liszka said it seems like since Jewel decided to come then the City has decided to change the rule for liquor licenses. He said it is way down in fine print at the end of the agenda and said there should be a full discussion regarding whether another exemption is granted.

Dean Goodenough, 5N299 County Line Road, Maple Park, said he has been in the irrigation business for 20 years and he said that \$800 would be better spent on a weather controller for the irrigation system. He said that zip codes, soil type, slope, sun, shade, grass, and plants can be programmed into the system which will then automatically calculate when and how much to water.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of June 4, 2007.
- B. Payment of the Bills for June 18, 2007 in the amount of \$2,590,316.57.
- C. Plan Commission Minutes for the Meeting of May 14, 2007.

Motion

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

Voice vote

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

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.

Alderspersion Bauer asked about the sidewalk repair program.

City Manager Nicklas said the Engineering Department is working on the plans and specs for the placement of sidewalk on S. Main Street and there are one or two other projects that can be done during this summer season.

Alderspersion Bauer asked about the permanent funding source for street repair.

Mr. Nicklas said he will propose a couple of options this summer for a continuing capital funding source.

Alderspersion Bauer said he had asked some time ago about the possibility of establishing a weight limit on Somonauk Street and wondered how that was progressing.

City Engineer Brady said he needed to get something formal in writing.

Alderspersion Bauer said the gravel trucks that move from Larson's to the north for putting in streets, driveways, and foundations tear up the streets which the City has to repair. He said those trucks should travel around to Peace Road. He also noted that the State Legislature has modified the Open Meetings Act to allow two individuals of a committee of five to meet without violating the Open Meetings Act. He proposed considering changing our committees to five members.

Mayor Mundy put that proposal into the Ordinance Committee.

Mayor Mundy said that ComEd Representative Paul Calligan told him the City would receive over \$33,000 of voluntary relief from rate increases primarily focused on seniors and low-income residents. Mayor Mundy also reported that DeKalb County has reached the 100,000 in population which puts us out there on economic development lists we have not been on before. He said that property taxes have been reduced on the residential side in favor of commercial and industrial taxes. He also noted that 3 alderpersons would be absent at the July 2, 2007 meeting.

Aldersperson Paulsen thanked City Engineer Brady, Police Chief Thomas, and City Manager Nicklas for their response to his concern regarding an intersection. He also reported that Saturday many volunteers worked at Larson Park.

A. Presentation of a Report from Sarah Tobias, executive director of the Sycamore Public Library, concerning plans for the present fiscal year and accomplishments in the past fiscal year.

Sarah Tobias said this year the Library has a Coffee Café run by Opportunity House clients that is open 24 hours each week. She said over 119,000 people visited the library this year and 187,437 items were checked out. She said there are 10 computers with internet access available to the public that were used 22,516 times this year. She said the One Community Reads book this summer is Marley & Me and the Youth Summer Program is all about outer space.

REPORT OF OFFICERS

Manager – Bill Nicklas said earlier Mr. Liszka accused the City of hiding away the fiscal impact study and the fact is that Dr. Emanuelson was under contract to present to the Council and that would be the beginning, not the end of discussion. He said copies will be available at the City Clerk's office for a \$5 charge and a copy is at the Library.

Engineer – John Brady said last Thursday the footings for the exterior walls on the Fire Department were poured and there should be some foundational walls later in the week.

Building & Zoning – Lyle Doty reported that last Thursday he received plans for the Jewel store and he has begun his review and will get back to the architects soon.

Fire Chief – Bill Riddle said this week is Stand Out for Safety Week for the prevention of line of duty deaths and injuries. He also reported that Thursday KEC brought 27 visitors in the Linking Leaders Program to see a program put on by the firefighters emphasizing the skills needed by students in the area of education to become firefighters.

Treasurer/Asst. City Manager – Brian Gregory said the first Treasurer's Report of the fiscal year shows revenues at 7.39% and expenses at 3.21%. He said this week the independent auditors are here and will present the financial statements in August or September.

Public Works Director – Fred Busse said the Wastewater Facility Plan has been opened in the IEPA office and he is hoping to have approval at the next meeting. He said sometime in July he would invite Council to the demo of sludge dewatering device.

Asst. P.W. Director – Ebe Smith – no report

Police Chief – Don Thomas reported that earlier in the day Joe Meeks was sworn in as a new police officer.

REPORT OF STANDING COMMITTEES

Finance – Chairperson Bauer reported the Committee met earlier to consider the Community Development Grants and voted to recommend Option B to Council.

Ordinance –no report

Police & Fire – no report

Sewer & Water –no report

Streets & Walks – no report

PUBLIC HEARING

A. Public Hearing on the Annexation of the Inland Property at Plank and Moose Range Roads.

Denise Keiner, 27365 Hunters Lane, said she had traffic concerns and the DCEDC website has traffic counts listed of 5800 cars per day on Plank Road and 10,800 cars per day through downtown Sycamore. She said besides the curve, there are other significant traffic problems on Plank Road that need to be addressed before increasing the traffic.

Peter Barick, 433 W. High Street, said he is a long-time proponent of slow growth and with thousands of unbuilt houses on the books he encouraged a no-vote for the annexation.

Larry Steczo, 125 Vista Terrace, spoke as Park District Representative and said there has been no dialog between the Park District and the developer. He asked Council to table the item until the developer has met with the other taxing bodies.

Duke Rath, 15354 Plank Road, asked if the existing houses on Plank Road between Lindgren and Moose Range would be annexed with this development.

City Manager Nicklas said those houses would have to petition to be annexed and mentioned to the audience that preliminary plats of the proposal were in the back of the room.

Hearing no further comment, Mayor Mundy closed the public hearing.

ORDINANCES

A. Ordinance No. 2007.09—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Charity Bruner, Scott Morrow and Tom Anderson for a Special Use Permit to Install and Operate a Coffee Kiosk within the Parking Lot Area at 107 S. Sacramento Street in Sycamore, DeKalb County, Illinois. First and Second Reading.

City Manager Nicklas said the Plan Commission recommended Plan B which is the version with the kiosk on the east side of the parking lot.

Aldersperson Adee expressed concern about traffic safety.

City Engineer Brady said that most customers would find their best route. He said there is room for 6 cars to stack to the south and 4 cars to the north. He said he did not think there would be that much of a traffic issue and felt this layout would work fine.

Aldersperson Taylor asked if the stacking requirement were different for different businesses.

City Engineer Brady said the UDO states 6 cars for the 1st window and 2 for the next window.

Aldersperson Taylor said he would like to see something at that corner to clean it up. He asked if 1 window would be better because the stacking does not allow for deliveries to Tommy O's.

City Engineer Brady said he thought most of the traffic would be going east on State Street and would go back out onto Sacramento. He said he would be surprised if there would be more than 2 vehicles on each side at any time during the day. Mr. Brady said he is calling for raised pavement flexible delineators to direct traffic through the lines.

Aldersperson Knuth said he would like to see the island removed and asked if the north exit off State Street would be a right turn only.

City Engineer Brady said it clears out and left turns will be allowed to continue.

Mr. Nicklas asked the Police Chief to comment on the traffic.

Police Chief Thomas said all traffic studies for streets and parking lots advise the use of calming devices. He said there is not direction now and ironically this kiosk might provide direction. He said because of the traffic signal, people will be able to make right and left turns safely. He said there have been no accidents for cars going northbound and turning westbound at that site.

Aldersperson Paulsen said he considered the ATM across the street as the same situation.

Motion

Aldersperson Paulsen moved to hear ordinance 2007.09 on first and second reading and Aldersperson Neubauer 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 2007.09 and Aldersperson Kessler seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Kessler, Knuth, Neubauer, Paulsen, and Stowe voted aye with Alderspersons Adey, Bauer, and Taylor voting nay. Motion carried 5 - 3.

- B. Ordinance No. 2007.10—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of IRED Sycamore, LLC., Inland Real Estate Investment Corporation, and Yvonne Wolfenberger for the Approval of an Annexation Agreement with the City of Sycamore, Illinois for Property Located on the North Side of Plank Road and East of Moose Range Road, and also South of Plank Road Both East and West of**

Moose Range Road, and the Subsequent Annexation and Rezoning to “R-1,” One Family Residence District, Planned Unit Development and to “C-1,” Neighborhood Business District, Planned Unit Development. First Reading.

City Manager Nicklas said this item comes to Council with a recommendation to approve and it has become City practice to take no action on first readings for developments of this size. He said because it looks like we'll have just a quorum at the July 2nd meeting, this will probably come back for the second consideration at the July 16 meeting at the earliest. Mr. Nicklas referred to the copies of both the 2003 and estimated 2007 future land use maps to show how this project fits into the City's master plan and to show the sewer line capacity, not treatment capacity, will play a major role in defining the City's boundaries. He said in the community debate and in the advisory referendum we have not heard a proposal for a moratorium on growth. He said that everybody wants managed growth, but the question is how fast and how far. He stated that the ordinance identifies 2010 as the year for the first permit, but staff has recommended extending that to 2012.

Alan Brower, Land Vision, said the site is about 200 acres and is located north of the Sycamore Creek subdivisions.

John Wills, Christopher Burke Engineering West, explained that they start a plan by defining the infrastructure that supports the plan. He said they start with how they manage storm water by the changes in land use proposed and this project proposed 6 ponds that will store 16.9 million gallons of water. He said they take a detailed look at drainage and the City ordinance dictates that they put in an extensive storm water system and do no harm to surrounding areas with water runoff. Mr. Wills said a major issue is how the cars get around and they have given choices for car routes. He said in traffic engineering they talk about the maximum number of cars on a two-way road is 36,000 per day. He said they are approaching about 20% on Plank Road. He said they are providing the types of improvements to limit the cars to have to slow down by putting in turn lanes. He said they will perform a more detailed traffic study at the time of building. He said the key to the improvement on Plank Road with the realignment is the flattening of the curve allowing for more visibility and constant speed.

Mr. Brower described the lot sizes, park space, retention, and bike trail connections. He said he contacted Sycamore Park District Director Dave Peek earlier in the day and will be submitting park plans for the Park Board to review.

Aldersperson Taylor asked if the 50-foot landscape easement at the larger lots is part of the lot.

Mr. Bower said it is.

Aldersperson Taylor said that Devine Oaks is a higher area and did not feel that drainage would be a problem, but was concerned that the new development might raise the elevation.

John Wills said the City ordinances address that quite well. He said a string of houses in a row will follow the street grade and between each house drainage is accounted for. Larger areas wider easements or dedicated outlots are put in so nothing impinges on those places. He said a safe route must be placed for flood flows for a 100-year flood. He said it is forbidden for their development to impact surroundings areas either upstream or down stream. He said they are aware of the problems and are willing to work to make it all happen.

Aldersperson Taylor said if this subdivision is not approved, does that mean that Plank Road stays in its same configuration.

Mr. Nicklas said the County Board has made it clear that this is a development-driven realignment. He said that this developer has proposed dedicating the land and \$250,000 which is half of the assumed cost.

Aldersperson Kessler asked if that figure would increase if the cost of the improvement increases.

Mr. Nicklas said the County would receive that money upfront and bank it to collect interest and the County is willing to pay half.

Aldersperson Neubauer said the houses will also create an impact and can the City legally collect what that impact would be.

Mr. Nicklas said an important part of the annexation agreement is that whatever fee is in affect at the time of building will apply.

Aldersperson Adee said she objects to all of this because this is going on and on and on and there are 71% of the people that want this to stop. She said there are so many houses sitting out there waiting to be finished on the good soil and this is more than she could understand.

Aldersperson Neubauer said looking at the buildout spreadsheet, the target of 250 housing permits per year is not reached until year 2017.

Mr. Nicklas explained that the 250 per year target number came out of the research for the 2004 fiscal impact study when Mr. Dahlstrom asked the City staff the maximum number of building permits the City could absorb. He said at that time they did not anticipate the slowdown and 100's of permits have been moved forward. He said that number will be discussed with the discussion of Dr. Emanuelson's study.

Aldersperson Neubauer pointed out that the 2004 referendum where 71% of our constituents voted that they did not want any new development until 2011 and we are already over that.

Mayor Mundy clarified that the 71% is of the people voting of the 23% of people voting in that election. He said we represent all of the residents of Sycamore. He said it is not that the City is not listening to or reacting to that referendum, because the pacing permit is a direct result of that referendum. He said we are going to hear a new study to try to determine how residential growth impacts all the taxing bodies. He asked that we keep in mind that it was a slow-growth referendum not a no-growth referendum.

Aldersperson Adee said that 71% is still hanging out there and of the people she has talked to she has yet found two people that are not waiting for this to happen.

Aldersperson Neubauer said that basically 71% of the people that voted for that referendum and Mayor Mundy is suggesting that that is a small minority of people that voted so therefore somehow it is less legitimate because of the small number of people that voted. He said more people voted in favor of that resolution than voted in the mayoral election and he did not think the Mayor would suggest that he did not represent the need of the people based on the small number that voted.

Mayor Mundy said when somebody says that 71% of the people in Sycamore voted for this is not true; we need to use facts. He said the City is trying to work together with the School District, Park District, and Library to sustain economic vitality and mutually beneficial growth. He said he was not lobbying for this particular project; he would like to use facts.

Alderson Adee said in the meantime the schools are filled and they are talking about \$30 million on schools and we need more of everything and police and everybody when this kind of thing goes on. She said if they City had moved at a slower pace, the schools would not be overflowing with kids.

Mayor Mundy said approximately 40% of the \$30 million for the schools is to improve security at the schools and for playground enhancement.

Alderson Adee said we have to ask why we are doing these things and then we won't have to worry about how much money we will have and how much we should be doing and we should think about the land and the water.

Alderson Kessler said Sycamore is healthy and strong and services are not suffering. She said our finances are sound and wondered what Alderson Adee meant and where she got her data about the strain on City services. She that Council is working on the old infrastructure, neglected by Councils way before her time, by repairing streets and adding sidewalks. She said there is concern and the City is working with the other taxing bodies regarding growth. She said our Plan Commission has representatives from the School, Park, and Library to discuss proposed developments.

Alderson Adee said she thought they should think about things other than money. She said we have wonderful Police and Fire Departments and we are a great little City, but we don't want to be a big city.

Alderson Taylor said he thought the open space in the proposed development looked like basically retention and wanted to know if they would be wet or dry. He also said this is the eastern gateway and wondered if there would be a buffer to make it more attractive than simply house after house.

Alan Brower said there is a 100-foot buffer north of Plank Road and there could be landscaping in that buffer. He said they have discussed with B & B to align the roads of the two subdivisions.

John Wills said City ordinance requires wet detention basin and as far as managing storm water it does not make much difference. He said the aesthetics of the gateway will be discussed by Inland, B & B, and the City and this developer has used buffering to eliminate the house to house to house appearance.

Alderson Stowe said he was concerned that the realignment of Plank and Moose Range still creates a corner.

Mr. Wills said from an engineering standpoint, the curve will be flat enough with excellent sight distances, well beyond what is required. He said that is why they are realigning the entrances on the east end, so that curve will be at the optimum location.

Alderson Neubauer voiced concern about the bike path that crosses Plank Road. He asked if the developer would consider putting that bike crossing under the road.

Mr. Wills said the intersections are generally controlled first by stop signs and then when warranted by traffic signals. He said the peak hour is an important issue and it is not likely that the highest bicycle traffic would happen at the highest peak hour of traffic. He said detailed design of the intersections looks at vehicle and pedestrian traffic.

Alderson Kessler pointed out that this is a preliminary plat and final plats with more detail will have to go before Plan Commission.

Aldersperson Neubauer asked if Section 6.2 of the annexation agreement which states "Similarly, in the event City enters into an annexation agreement with another owner or owners of land and the terms of such annexation agreement allow a pace of development which is less restrictive than the ordinance in effect at the time of this annexation, Owners shall be entitled to the benefit of such less restrictive terms regarding pace of development" would be excised. He said he would like to see it taken out.

Dan Bauer, legal counsel for Inland, said they would like to see this concept remain in order to stay competitive with future developments.

Aldersperson Neubauer said he thought the City should have the flexibility to enter into annexation agreements uniquely with each developer. He said if Ordinance 2005.60 is modified, this developer should reap the benefit, but he does not think if they give a future developer less restrictive pacing then therefore they have to give every developer that less restrictive pacing.

Mr. Bauer said he respectfully disagreed.

C. Ordinance No. 2007.11—An Ordinance Annexing the 201.64-Acre Property Located on the North Side of Plank Road and East of Moose Range Road, and also South of Plank Road and Both East and West of Moose Range Road in the City of Sycamore, Illinois. First Reading.

City Manager Nicklas said he recommended this also should remain on first reading as the previous ordinance. He said this automatically comes back on the next agenda, July 2, 2007, and he presumes the Council will table it along with the previous ordinance.

D. Ordinance No. 2007.12—An Ordinance Amending the Fiscal Year 2007-2008 Budget. First and Second Reading.

City Manager Nicklas said this is a clean-up matter to adjust the Water Fund to set aside funds for the decommissioning of the City's radium treatment facilities per IEMA requirements and to pay for the recent malfunction of the pump and shaft at Well #6.

Motion

Aldersperson Stowe moved to hear ordinance 2007.12 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 Stowe moved to approve Ordinance 2007.12 and Aldersperson Paulsen seconded the motion.

Roll call vote

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

E. Ordinance No. 2007.13—An Ordinance Amending Title 6, "Motor Vehicles and Traffic," Chapter 4, "Traffic Schedules," Section 6.4.1, "Stop Intersections" and Section 6-4-4, "Yield Streets" of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Motion

Aldersperson Kessler moved to hear ordinance 2007.13 on first and second reading and Aldersperson Taylor 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 2007.13 and Aldersperson Paulsen seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

RESOLUTIONS - None

Mayor Mundy called a 10-minute recess.

CONSIDERATIONS

A. Consideration of a Community Fiscal Impact Study Performed by Strategic Management Alliance (SGM).

Dr. Davis Emanuelson said he reviewed the earlier fiscal impact study by Roger Dahlstrom which focused on recommended impact fees on a home by home basis. He said he took the view of the impact of housing already constructed and approved for construction. He said the main intent is to see whether the ordinances are providing for all of the impacts to local governments or are falling short. He said another aspect was whether individual governmental units are covering their operating costs. He said most of the governmental units are in the black with the exception of the School District having two of its funds in the red. He said the City is in sound financial shape with a number of sources of revenue. He said the Park District shows all programs in the black except for the swimming pool fund and they are, in fact, under-utilizing some of their facilities. He went through many of the 71 tables of gathered data. He concluded that the data showed a 45% reduction in school enrollment from previous forecast models. He said the data has led him to believe that the schools and parks are under collecting impact fees.

Aldersperson Kessler asked Dr. Emanuelson what his confidence level was in the numbers he collected.

He said he was 95% confident the numbers were good.

Aldersperson Neubauer said it looked like a great study, but he said he needed clarification in the reduced school enrollment percentage. He said Dr. Emanuelson's study shows 45% reduced and he said he calculated it at 22.5% and suggested that the City should multiply all of the impacts by 1.41%.

Aldersperson Kessler asked about water and sewer impact.

Dr. Emanuelson said he did not address that because according to City staff it seems to be adequate. City Manager Nicklas said if we agree with the Baxter & Woodman report, then we will recalculate water impact fees. He said we are waiting to hear from state regulatory agencies to see if our plan for the treatment plan is a viable plan and once we hear we will be able to recalculate the sewer impact fee. He said the point of the study

was to develop methodology that is useful to use to discuss school and park impact fees. He said he would like to have the Ad Hoc Committee on Growth Management to hear this presentation and then discuss impact fees.

Aldersperson Neubauer said he assumed the 45% reduction was factored into parks, too.

Dr. Emanuelson said it was only factored into the schools and he would review the numbers and supply revised pages.

Mr. Nicklas said that does not change the study's conclusions on the demographic side. He said the reduction does not imply that the capital impact should be offset by a new City fee to that amount because there are other ways the taxing bodies offset other than residential growth.

Aldersperson Neubauer said he thought Dr. Emanuelson was saying this is legally defensible by saying if less is charged than the recommended school impacts it would be cheating existing taxpayers and if more is charged then the developers get cheated.

Mr. Nicklas said Dr. Emanuelson says there is an impact, but it should not be the basis for impact fees. Mr. Nicklas said debt service should be reviewed as a component of the fee when looking at the capital requirements needed to meet the demographics.

Dr. Emanuelson said when the impact fee strictly falls on the new home, then the new homeowners are paying 100% of the school impact. He said part of the intention of building the business and industrial base is to try to get some of the debt burden shifted onto that.

Aldersperson Neubauer said he does not think we should ask the school how much they need, but we should get our data from the report. He said this data suggests that a 4-bedroom home should be \$15,000 and can be justified from this real Sycamore data.

Mr. Nicklas said basing the fee on data is one thing, but he does not think the number is spelled out in this report.

Asst. City Manager/Treasurer Brian Gregory pointed out that the study puts the burden of the school on new homes, but he felt that potential property taxes should be credited against the actual impact fee. He said this study gives us the fiscal impact.

Aldersperson Neubauer said he agrees with Dr. Emanuelson's study which gives the actual cost of building a new school. He said he thinks we need to follow where this data leads.

Dr. Emanuelson said he did not recommend having newcomers pay 100% of the fee. He said there is a link to residential development attracting commercial development and that should offset some of the cost for new schools.

Aldersperson Neubauer said if that is the impact, then that is what we should charge.

Mayor Mundy said this is not the end all and these impacts will be reviewed annually or every two years. Dr. Emanuelson said he has provided a transparent methodology of where the City stands.

Mayor Mundy said the respective boards should have input because they know what they want to do.

Dr. Emanuelson said that another policy implication is there are few multi-family units left.

Aldersperson Neubauer said this is good data and now we are charging \$5,000 for a 4-bedroom single-family and the actual impact is \$15,000. He said we are cheating taxpayers out of \$10,000 per home and he thought that should be changed.

Mr. Nicklas said Mayor Mundy called an Ad Hoc Growth Management meeting for July 5 at 4:00 p.m.

Aldersperson Neubauer said he would like to join the Ad Hoc Growth Management Committee.

Mayor Mundy said they would talk.

Aldersperson Bauer asked the reason for the 4:00 meeting.

Mayor Mundy said they have been well attended at that time of day and the point of this meeting is to get the information to the other taxing bodies to take to their respective boards.

B. Consideration of a Pilot Program to Permit the Installation of Secondary Water Meters in Detached Single Family Houses.

City Manager Nicklas said he has provided some Water Division options as follows:

1. As described at the June 4 committee meeting, one approach would involve the installation of the secondary meter, backflow device, etc. according to city and state regulations at the owner's sole expense. The City would read the secondary meter on its regular meter reading round, billing the owner after making the appropriate calculation as to the deduction for sewerage charges. If the owner decides not to pursue this approach after the pilot study this summer, the owner can turn in the secondary meter to the City for a credit or a refund of its cost.
2. The City could adopt the approach used in the City of DeKalb. In DeKalb, sewage treatment falls under the purview of the DeKalb Sanitary District. For secondary meters on single family residential properties, the installation would be the same as in (1), above. The owner pays both water and sewer charges for both meters during the regular reading cycle until the late fall, when the District refunds an amount equal to the sewerage charges. According to Mike Zima, the District manager, about 40 homeowners participate in the program on an average year.

He said that staff has recommended Option #1.

Aldersperson Taylor asked if it would be feasible to calculate two periods of water usage to figure out what sewage use is.

Mr. Nicklas explained that for the last pilot they had 1 control household with a second meter and 3 households using averaged use. He said they would like to get the true numbers.

Aldersperson Knuth said he was concerned that the pilot program is geared for people with irrigation systems and he thought it would be better to use averages for those people without irrigation systems.

Mr. Nicklas said they cannot offer this pilot to anybody without irrigation systems. He said they are going for truer numbers.

Alderson Neubauer said he agrees that water bills are high, but he thought there would be a barrier to the program by the \$750 installation fee. He said in the end the wealthy people would have an advantage.

Mr. Nicklas said it is a state imposed requirement to have an RPZ, which is where the startup cost is encountered.

Alderson Stowe said it depends on what pocket people want to take the money out of because the sewer fees are based on water and in the end those fees may need to increase. He said if there is a pilot program, he would go with Option #1.

Mayor Mundy said the Water and Sewer Funds are enterprise funds and are not tied to property taxes. He said it is a consumer business and if a lot of savings is created for one sector of the community, the cost of doing business is still there.

Alderson Paulsen said that watering a lawn or flowers is a choice.

Alderson Bauer said to support a secondary water meter encourages excess use of water. He said he does not feel a threat of lack of water, but he did not want to be careless with it. He said there are flaws in averaging water and felt there should be secondary meters used in the pilot program.

Alderson Neubauer said that part of the payment for the new water tower will come from water bills so the existing residents are subsidizing new subdivisions. He suggested raising the water impact fee and slashing everyone's water bill by 10%.

Mayor Mundy said there would be other community benefits by increasing water pressure in existing areas and will support the whole water systems.

Alderson Bauer said Well #9 was partially funded by impact fees and it helped the east part of town.

Motion

Alderson Kessler moved to approve Option #1 for the pilot program and Alderson Taylor seconded the motion.

Alderson Paulsen asked a resident in the audience, Mike Stack, if he did not have an irrigation system already, would he go to the expense of installing an RPZ valve to be in a pilot program at this late date.

Mike Stack said he could not legally have an irrigation system without an RPZ valve and it costs him \$500 per year to turn the thing on and off. He said the meter would not cost much and he would not turn in the meter if the program fails, because he would not want to pay a plumber to remove it.

Amendment to the Motion

Alderson Paulsen moved to close the program the end of October 2008 and Alderson Bauer seconded the motion.

Voice vote to Amend the Motion

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

Voice vote on Amended Motion

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

C. Consideration of a Report from Baxter & Woodman Regarding the City's Water Storage Requirements.

City Manager Nicklas said he is looking for direction to proceed with a 1 million gallon water storage tower.

Aldersperson Adee asked if they could table this.

Mr. Nicklas said the study concludes that this is what is needed.

Aldersperson Bauer asked if the best place for a well is under a water tower.

Mr. Nicklas said the well would help fill that tank and help flush back.

Motion

Aldersperson Bauer moved to proceed with a 1-million-gallon water storage tank on the Engh Farm and Aldersperson Kessler seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

D. Consideration of a Request by Jewel-Osco for a Package Liquor License.

Mayor Mundy explained that there is a population trigger connected to package liquor sales and in order to grant another package license Council would need to waive the population trigger by a $\frac{3}{4}$ vote.

Aldersperson Neubauer said they were also considering changing the code to remove the population limitation and asked if they should vote on that.

City Manager Nicklas said because they have returned to this three times, he said it appears that consumers do not have concerns about the number of package liquor stores. He said if they vote for this, and they are recommending they do, they might want to consider changing the code.

Mayor Mundy said there are no other businesses that are regulated like this.

Motion

Aldersperson Stowe moved to create a new package liquor license and Aldersperson Paulsen seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Kessler, Knuth, Neubauer, Paulsen, Stowe, Taylor, and Mayor Mundy voted aye with Aldersperson Bauer voting nay. Motion carried 8 - 1.

E. Consideration of a Public Works Department Recommendation to Award a Contract for a $\frac{3}{4}$ Ton Two-Wheel Drive Pickup to Brad Manning Ford in the Amount of \$16,681.00.

City Manager Nicklas said all of the purchases in Considerations E, F, G, H, and I are in the budget.

Motion to hear Considerations E, F, G, H, and I in Omnibus Fashion

Aldersperson Stowe moved to hear Considerations E, F, G, H, and I in Omnibus Fashion and Aldersperson Taylor seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

- F. Consideration of a Public Works Department Recommendation to Award a Contract for a ¾ Ton Four-Wheel Drive Pickup to Brad Manning Ford in the Amount of \$23,545.00.**
- G. Consideration of a Public Works Department Recommendation to Award a Contract for a Bobcat 5600 “Utility Work Machine” to CSR Bobcat in the amount of \$34,465.00.**
- H. Consideration of a Public Works Department Recommendation to Award a Contract for a Mid-Sized SUV to Landmark Ford in the Amount of \$19,838.00.**
- I. Consideration of a Public Works Department Recommendation to Award a Contract for a Dump Body and Related Equipment.**

Motion

Aldersperson Stowe moved to award the contracts for a ¾ ton two-wheel drive pickup to Brad Manning Ford in the amount of \$16,681, a ¾ ton four-wheel drive pickup to Brad Manning Ford in the amount of \$23,545, a Bobcat 5600 Utility Work Machine to CSR Bobcat in the amount of \$34,465, a mid-sized SUV to Landmark Ford in the amount of \$19,838, and a dump body and related equipment to Monroe Truck Equipment in the amount of \$60,948 and Aldersperson Kessler seconded the motion.

Roll call vote

Mayor Mundy called for a roll call vote to approve the motion. Alderspersons Adee, Bauer, Kessler, Knuth, Neubauer, Paulsen, Stowe, and Taylor voted aye. Motion carried 8 - 0.

OTHER NEW BUSINESS

APPOINTMENTS

ADJOURNMENT

Motion

Aldersperson Stowe moved to adjourn the meeting at 11:46 p.m. 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.

Approve:

Mayor - Ken Mundy

Attest:

City Clerk – Candy Smith