



**TOWN OF CICERO
TOWN COUNCIL MEETING MINUTES
WEDNESDAY, MAY 7, 2025 at 7:00 PM**

Call to Order: Vice President (VP) Johnson called the meeting to order and led the Pledge of Allegiance. Ms. Gary gave the prayer. Vice President Johnson called for roll call. Members of the Cicero Town Council were present or absent as follows:

Present:	Eric Hayden	Absent:	Joseph Cox
	Dennis Johnson		
	Christopher Lutz		
	Emily Pearson		

Declare a Quorum Present: VP Johnson declared a quorum with four members present.

Others Present:

- Rhonda Gary, Clerk Treasurer
- Jeff Rednour, Police Chief
- Frank Zawadzki, Cicero/Jackson Township Plan Commission Director
- Terry Cooper, Street & Utilities Director
- Jim Hunter, Parks Superintendent
- Aaron Culp, Town Attorney
- Keith Bryant, Town Engineer
- Bruce Freeman, Storm Water Management Board President
- Dan Strong, Project Coordinator

Approval of Agenda: Ms. Pearson made a motion to approve the agenda as amended, Mr. Lutz seconded, motion carried 4-0.

Approval of Prior Minutes:

Town Council Staff Meeting Minutes, April 10, 2025, 7:00 PM

Town Council Meeting Minutes, April 15, 2025, 7:00 PM

Mr. Lutz made a motion to approve the minutes listed above. Ms. Pearson seconded, motion carried 4-0.

Approval of 5/7/25 Claims: Mr. Hayden made a motion to approve claims dated 5/7/25 as presented. Ms. Pearson seconded, motion carried 4-0.

Council Committee Reports:

1. OTC Report – Ms. Pearson reported that the Burbon and Bites Fundraiser was a huge success with 114 in attendance. Additionally, they raised \$6,500.00 for the Parks Department.
2. EDC Report – President Cox was not present.
3. SWU Management Board Report – SWU President Freeman reported that they are gathering information for the Morse Landing Drive Project. He also reported that they will address a stormwater issue on the West Jackson Street Project later.

Legal Counsel Report – Mr. Culp had nothing to report at this time.

Cicero/Jackson Township Plan Commission Report - April 2025

Permit Revenue: April 2025 = \$5,214 YTD: \$13,277

April 2024 = \$3,624 YTD: \$14,652

Difference: Month = \$1,590 YTD: -\$1,375

*A total of 21 building permits for April 2025. Twelve were inside the corporate limits (of which 0 have been new homes). A total of nine permits were issued in Jackson Township (of which, 0 was for a new home). Estimated Cost of projects permitted \$773,855. The Planning Commission's next scheduled meeting is May 14th at Red Bridge Community Building.

*The BZA meeting scheduled for May 22nd has been cancelled due to lack of business.

*Mr. Zawadzki completed a Stormwater permitting workshop through the Department of Natural Resources.

Town Engineer Report – Keith Bryant

1. Water – Mr. Bryant had nothing new to report.
2. Wastewater – Mr. Bryant reported that they had a meeting today onsite with Reynolds and Cicero wastewater staff. Mr. Bryant had emailed the April report and Pay Application #10 from Reynolds to everyone earlier. Mr. Hayden inquired about the overtime billed on pay application #10. Mr. Bryant touched on some reasons why i.e. weather, equipment delay, and need to complete started work, etc. Afterwards, Mr. Lutz made a motion to approve pay application #10. There was no second, motion died. Mr. Hayden made a motion to table discussion. Mr. Lutz seconded, motion carried 4-0. Mr. Bryant said that he would request specific information for the overtime hours from Reynolds and provide to the council. The pending use of contingency funds by Reynolds was discussed. Mr. Bryant agreed to attend the 5/15 Cicero Staff Meeting virtually to discuss the Build Operate Transfer (BOT) agreement and project status. Council asked Ms. Gary to email the council and Mr. Culp a signed copy of the BOT agreement before the meeting.
3. West Jackson Street – Mr. Bryant stated that there have been issues with the contractor, not communicating or answering questions, but he believes those issues have been resolved as there is a new contractor. Midwest Paving has recommitted to providing weekly schedules to better coordinate with local businesses. There was a conversation concerning the stormwater drain in front of Sullivan Hardware which needs to be repaired. It was found with excavation that the existing inlets on the west side of the RR did not drain anywhere as the outlet pipe was disconnected and plugged to the west. Following much discussion, Mr. Bryant presented three possible options with associated costs. There was a verbal agreement from SWU President Freeman and SWU member Mr. Mehlan to pay for the storm pipe installation from stormwater budget. Mr. Hayden made a motion to approve the Change Order in the amount of \$78,750.00 to correct the problem. Mr. Lutz seconded, motion carried 4-0. Mr. Bryant then relayed that the contractor asked if they could demo and pour concrete on Saturdays. Mr. Bryant noted that this could create issues with the public and if utility or other damage was done could present issues for Town personnel and private utilities. Mr. Cooper said he would want someone with the Town to check some of the construction items if they worked on Saturdays, resulting in overtime pay, etc. Mr. Hayden indicated that in order to expedite the project he was agreeable to this. The other council members agreed. It would be

related to Midwest Paving that it would be allowed if coordinated with Mr. Cooper and issues did not result.

4. 2025 Community Crossings Matching Grant – Mr. Bryant stated that the project has been advertised for bids, and we have received seven bids. The bids will be opened at the next council meeting on May 20th. Mr. Bryant indicated that he would be on vacation and asked that due to the CCMG schedule the Council open and read the bid results and make a motion to award the lowest, most responsive and responsible bidder subject to review and compliance with statute and the bid documents. This had been done for past CCMG projects and was agreeable.

Old Business: There was nothing.

New Business:

- a. Resolution No. 05-07-2025-01 Comprehensive (Comp) Plan – Ms. Cardis with American Structurepoint was in attendance and gave a brief presentation concerning the Comp Plan. It was noted that Mr. Everett would like to remove page 78 from the Comp Plan; however, council was not in favor of that. Afterwards, Mr. Lutz made a motion to approve Resolution No. 05-07-2025-01. Ms. Pearson seconded, motion carried 4-0. Mr. Strong then thanked the council and those involved during the 12-14 long month process.
- b. Ordinance No. 05-07-2025-02 Usage of Courtesy Docks – Mr. Culp gave a brief explanation of the ordinance and its purpose. Afterwards, Mr. Lutz made a motion to approve Ordinance No. 05-07-2025-02. Mr. Hayden seconded, motion carried 4-0.
- c. Planning System Contract – Mr. Zawadzki gave a brief overview of the new planning system as it was previously discussed at the last staff meeting. He informed the council that there is a commitment from the fire department (\$4,000.00) and Jackston Township (\$2,500.00) to assist in paying for the software this year. The remaining \$3,500.00 will come from Mr. Zawadzki's budget. Council inquired about next year's funding. Mr. Zawadzki does not have a commitment from Jackson Township after this year. Afterwards, Ms. Pearson made a motion to approve and allow VP Johnson to (virtually) sign the contract. Mr. Lutz seconded, motion carried 4-0.
- d. Park Path Paving Quotes – Superintendent Hunter stated that he has secured bids for paving the path from his office to the shelter at the parks department. He also stated that Friends of the Park are donating \$5,000.00 to the project. In addition, Lights Over Morse Lake (LOML) is donating \$2,000.00. Afterwards, the bids were as follows: 1 – Ms. Pearson opened a bid from Pharis Paving in the amount of \$13,825.00. 2 – Mr. Lutz opened a bid from Clove Asphalt in the amount of \$15,260.00. 3 – Mr. Hayden opened a bid from Asphalt Paving in the amount of \$18,267.18. Mr. Hayden then made a motion to approve the lowest bid subject to Mr. Culp's approval. Ms. Pearson seconded, motion carried 4-0.
- e. GO Bond Discussion – Mr. Lutz gave a presentation not for or against securing a general obligation bond. He explained how bonding affects residential tax rates and followed up with some examples. Mr. Hayden inquired from the public their thoughts on securing a bond. Mr. and Mrs. Hahn and Ms. Chance shared their thoughts. Afterwards, Mr. Lutz asked council to consider the information and decide if they think Cicero could benefit from a bond. He also asked them to determine an amount at which they are comfortable with discussing at the next meeting.

- f. Water & Sewer Rate Update – Mr. Lutz gave an overview where we are with water and sewer rates previously and today. Mr. Lutz asked Ms. Gary to follow up with Baker Tilly concerning the financials.
- g. Master Plan for Red Bridge Park – Superintendent Hunter would like to move forward with J2 Design Studio to do the Park Master Plan for Red Bridge Park and can pay for the plan from Park Impact Fees. Mr. Hunter noted that Parks Board gave a favorable recommendation to use J2 Design Studio. Mr. Hayden made a motion to approve moving forward and not to exceed \$22,500.00. Ms. Pearson seconded, motion carried 4-0.
- h. Jackson Street Change Order – Addressed under Mr. Bryant’s Engineer Report.
- i. Barnes and Thornburg Engagement Letter – Mr. Hayden made a motion to approve and allow VP Johnson to sign. Ms. Pearson seconded, motion carried 4-0.

Miscellaneous:

- a. Mr. Lutz stated that he had spoken with Ms. Cook at Jackson Township concerning annexation and reorganization. Mr. Lutz suggested that Ms. Cook bring that to a future council meeting.
- b. Executive Session – Mr. Hayden stated that he would like to have an executive session at 6:15pm prior to the next council meeting. Ms. Gary will advertise.

Comments by Citizens: There were none.

Motion to Adjourn: Mr. Hayden made the motion. Ms. Pearson seconded, motion carried 4-0.

Signatures on Official Documents!

Signatures of Cicero Town Council

AYE		NAY
_____	Joseph R Cox	_____
_____	Dennis D Johnson	_____
_____	Eric C Hayden	_____
_____	Christopher J Lutz	_____
_____	Emily K Pearson	_____

Attested: _____
Rhonda Gary, Clerk Treasurer

The Next Cicero Town Council Meeting will be on May 20, 2025 at 7:00 PM at Cicero Town Hall.