

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
**March 15, 2004**

**City Council Committee Meetings**

**6:30 P.M. Meeting of the Sewer and Water Committee Concerning Secondary Water Meters.**

The City Council's Sewer and Water Committee will meet to assess the possible impact of permitting "secondary" water meters for residents who wish to irrigate their lawns. A handful of residents every year inquire if they can install a second water meter to account for their water use, and to achieve a savings in sewer fees that would otherwise be assessed on the basis of the flow through their primary meter. Many of these residents have relocated to Sycamore from communities that allow such metering. In 2003, the Water Department conducted a pilot study to assess the potential gain in water fees from increased usage, and the potential loss in sewer fees. This study, performed by Water Superintendent Ebe Smith, allows the Water Department to present some examples of the possible impact of secondary meters for the Council's review.

Four single-family residential examples were chosen for the Council's review (see below). Three of the four homes already have irrigation systems and have been paying higher water and sewer fees as a result of their expanded water use. One residence was a "control" unit: a second meter was added to track the irrigation use from May to December of 2003 but no additional charges were assessed.

House #1. Normal Usage: 900 cubic feet per billing period (with irrigation system)

Yearly Billing 2003	Estimated Household Use Only--2004	Estimated Irrigation Use Only--2004
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Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars @ 3.19*	Sewer Dollars
<b>8</b>	16.67	22.96	<b>8</b>	24.32	22.96	<b>0</b>	3.69	0
<b>10</b>	19.87	28.70	<b>10</b>	29.44	28.70	<b>0</b>	3.69	0
<b>9</b>	16.81	25.83	<b>9</b>	26.88	25.83	<b>0</b>	3.69	0
<b>51</b>	63.70	146.37	<b>9</b>	26.88	25.83	<b>42</b>	133.98	0
<b>93</b>	131.95	266.91	<b>10</b>	29.44	28.70	<b>83</b>	264.77	0
<b>41</b>	71.11	117.69	<b>8</b>	24.32	22.96	<b>33</b>	105.27	0
<b>Total</b>	320.11	608.46		161.28	154.98		515.09	0

- The estimated water irrigation fee is from the current fee schedule, but is the highest assessment in the schedule.

Sewer dollar loss=\$453.48

Water dollar gain=\$356.26

House #2. Normal Usage: 2000 cubic feet per billing period (with irrigation system)

Yearly Billing 2003			Estimated Household Use Only--2004			Estimated Irrigation Use Only--2004		
Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars @ 3.19*	Sewer Dollars
<b>19</b>	32.64	54.53	<b>19</b>	50.33	54.33	<b>0</b>	3.69	0
<b>22</b>	36.63	63.14	<b>22</b>	56.72	63.14	<b>0</b>	3.69	0
<b>46</b>	59.20	132.02	<b>20</b>	52.46	57.40	<b>26</b>	82.94	0
<b>109</b>	113.69	312.83	<b>22</b>	56.72	63.14	<b>87</b>	277.53	0
<b>62</b>	95.68	177.94	<b>19</b>	50.33	54.33	<b>43</b>	137.17	0
<b>56</b>	88.66	160.18	<b>20</b>	52.46	57.40	<b>36</b>	114.84	0
Total	426.50	900.64		319.02	349.74		619.86	0

- The estimated water irrigation fee is from the current fee schedule, but is the highest assessment in the schedule.

Sewer dollar loss=\$550.90

Water dollar gain=\$512.38

House #3. Normal Usage: 1000 cubic feet per billing period (no irrigation system)

Yearly Billing 2003			Estimated Household Use Only--2004			Estimated Irrigation use Only--2004		
Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars @ 3.19*	Sewer Dollars
<b>10</b>	19.59	28.70	<b>10</b>	29.44	28.70	<b>0</b>	3.69	0
<b>9</b>	18.24	25.83	<b>9</b>	26.88	25.83	<b>0</b>	3.69	0
<b>11</b>	21.44	31.57	<b>11</b>	32.00	31.57	<b>0</b>	3.69	0
<b>67</b>	79.53	192.29	<b>10</b>	29.44	28.70	<b>57</b>	181.83	0
<b>78</b>	114.40	223.86	<b>11</b>	32.00	31.57	<b>67</b>	213.73	0
<b>9</b>	21.84	25.83	<b>9</b>	26.88	25.83	<b>0</b>	3.69	0
Total	275.04	528.08		176.64	172.20		410.32	0

- The estimated water irrigation fee is from the current fee schedule, but is the highest assessment in the schedule.

Sewer dollar loss=\$355.88

Water dollar gain=\$311.92

House #4. Normal Usage: 1200 cubic feet per billing period  
(control study using second meter May–Dec. 2003)

Yearly billing 2003			Estimated Household Use Only--2004			Estimated Irrigation use Only--2004		
Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars	Sewer Dollars	Usage 100 Cu Ft	Water Dollars @ 3.19*	Sewer Dollars
<b>18</b>	30.13	51.66	<b>13</b>	37.12	37.31	<b>5</b>	15.95	0
<b>43</b>	56.50	123.41	<b>12</b>	34.56	34.44	<b>31</b>	98.89	0
<b>32</b>	60.58	91.84	<b>12</b>	34.56	34.44	<b>20</b>	63.80	0
<b>10</b>	23.92	28.70	<b>10</b>	29.44	28.70	<b>0</b>	3.69	0
Total	171.13	295.61		135.68	134.89		182.33	0

- The estimated water irrigation fee is from the current fee schedule, but is the highest assessment in the schedule.

Sewer dollar loss=\$160.72

Water dollar gain=\$146.88

These examples indicate that an increase in water fees derived from a yard sprinkler system will not likely offset the loss in sewer fees if yard irrigation is metered.

**Recommendation**

There is one principal reason for permitting the installation of secondary meters to monitor yard irrigation: there is a slight benefit to the resident in terms of sewer dollars saved, despite the higher water user fees. However, the property owner would incur a variety of “upfront” costs including the meter cost (\$255), the City plumbing inspection (\$30), and the plumber’s fee for installation. Over time, the owner would also have to pay for an annual cross-connection inspection by a licensed private firm (about \$100).

However, from a public policy perspective, there are reasons for not permitting this service. First, fiscally speaking, the Sewer Fund will see a fall in revenue. Even if the Council was to authorize a fund transfer from the Water to the Sewer Fund to offset this loss, the overall result for City revenues is a slight loss, as indicated in the examples above. Second, the present system actually acts as a water conservation tool. Yard sprinkling occurs every year, but the volume of water pumped for this purpose is limited by the cost.

Committee direction is requested.

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**Regular City Council Meeting**  
**At the Sycamore Center**  
**7:00 P.M.**

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **AUDIENCE TO VISITORS**
6. **CONSENT AGENDA**
  - A. Approval of the Minutes for the City Council Meeting of March 1, 2004;
  - B. Payment of the Bills for March 15, 2004;
  - C. Plan Commission Minutes for the Meeting of February 9, 2004.
7. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
  - A. Consideration of a Presentation by the Sycamore Economic Development Commission.

Sycamore Economic Development Commission chairman Bill Nicklas will introduce John Biesiadecki, Sr. and John Biesiadecki, Jr., owners of Thermal Shell Technologies, located in the Sycamore Industrial Park at 421 N. California Avenue, who will give a brief overview of their firm's industrial products and services. Display samples of the insulated wall panels that the firm produces will be on hand.
8. **REPORTS OF OFFICERS**
9. **REPORTS OF STANDING COMMITTEES**
10. **PUBLIC HEARINGS--None**
11. **ORDINANCES**
  - A. **Ordinance No. 2003.96--An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of R.A. Faganal Builders for a Final Plat of the North grove Crossing Planned Development. First and Second Reading.**

The North Grove Crossing preliminary plat was approved on June 16, 2003. The preliminary plat was revised on January 19, 2004. The revisions included a reconfiguration of the relationship between the house lots on Samuel Alden Drive and the Kocher farmstead, which the Comp Plan depicts as a commercial-zoned area when

and if it is annexed at a future date. In addition, a separate preliminary plan for the townhouse development abutting Luther Lowell Drive was approved in January 2004.

The final plat before the Council concerns slightly less than one-half of the single-family detached portion of the North Grove Crossing development. A total of 164 detached single family homes were shown on the preliminary plat. The attached final plat depicts 75 single family lots as well as one common area reserved for storm water detention (Lot 201) and one common area reserved for detention and a 6.35-acre park space (Lot 202).

In terms of permit timing, the development was approved under the provisions of Ordinance 2003.04, which limits the permitting of dwelling units to a percentage of the total units on the preliminary plan. A later growth management tool, Ordinance 2003.65, approved on November 17, 2003, adds another layer of regulation that defers permitting until a prescribed time period has elapsed, but does not apply retroactively. According to the provisions of Ordinance 2003.04, the planned development of 274 units may annually receive permits for 50 homes, or 20%, whichever is greater. The City staff's residential "timeline" (attached) anticipates some construction later in 2005 after the substantial rough grading, utility installation, storm water detention, and road construction is completed on site.

The plat conforms to the City's codes and ordinances. On March 8, the Plan Commission reviewed the final plat and recommended its approval by a vote of 8-0. City Council approval of the Plan Commission recommendation is requested.

**B. Ordinance No. 2003.97—An Ordinance Approving an Agreement Between the City of Sycamore and the Sycamore Community Fire District for Fire Protection Service. First and Second Reading.**

The present three-year agreement with the Sycamore Fire Protection District for fire protection services expires on April 30. The attached ordinance would extend that agreement for another three years on the same basic terms. Those terms include an automatic annual increase in the District's payment by the CPI increase, or 5 per cent, whichever is less. The beginning contractual fee in FY05 would be \$115,101.

City Council approval is recommended.

**C. Ordinance No. 2003.98--Ordinance Approving an Agreement Between the City of Sycamore and the Sycamore Community Fire District for Ambulance and Emergency Medical Service. First and Second Reading.**

The present three-year agreement with the Fire Protection District for ambulance and EMS services also expires on April 30. The attached ordinance would likewise extend that agreement for another three years on the same basic terms. Those terms include an automatic annual escalation in the District's payment by the CPI increase, or 5 per cent, whichever is less. The beginning contractual fee in FY05 would be \$135,620.

City Council approval is recommended.

12. **RESOLUTIONS--None**

13. **CONSIDERATIONS**

**A. Consideration of the Preliminary FY2004-2005 City Budget.**

The City Manager has distributed copies of the proposed FY2004-2005 City Budget to the City Council. Copies will also be distributed to the media and a copy will be placed in the reference section of the Sycamore Library where it will be on record for interested citizens to review.

The proposed FY2004-2005 City Budget will be received and filed on March 15. Special Finance Committee workshops will be convened at 7:00 p.m. in the Council Chambers on Wednesday, March 17 and Thursday, March 18 to review all of the budget funds. All Council members are welcome to attend and participate as in previous years. On March 17 the General Fund departments will be reviewed as well as the Water Department and Treatment Plant budgets. The City's department heads will be on hand to assist the City Manager in this review. If these operational departments are covered to the Council's satisfaction on March 17, the Committee may wish to review the special and capital funds, and possibly the bond funds. If time does not permit the full review of the special, capital and bond funds on March 17, the Committee will have an opportunity to conclude its work on March 18. A public hearing on the proposed budget, which may be revised following the Finance Committee workshops, will be held on Monday, April 5 and action on the budget will be recommended on Monday, April 19.

**B. Consideration of the First Draft of a Unified Development Ordinance for the City of Sycamore.**

On Monday, April 8 the attached incomplete draft of a Unified Development Ordinance was presented to the Sycamore Plan Commission. The Plan Commission will begin its review of Chapters 1, 2 and 3 on April 12. Copies have been made available to the Council in order to provide an early look at a document that will ultimately contain all of the City's zoning and development codes in one text. As the Commission considers the text and makes recommendations on a chapter by chapter basis, the Council will be asked to take up the Commission's recommendations in the same methodical way, until all chapters have been reviewed, revised, and approved.

The final sections of the last chapter (Chapter 6) concerning signage, off-street parking, and engineering standards for development will be completed in draft form by the City Manager in the weeks ahead. A hiatus from the staff review was necessary over the past several months as the fiscal year budget was in preparation.

The adoption of the DeKalb County Unified Comprehensive Plan in January was the prelude to further initiatives by the County's individual municipalities in merging their planning, zoning, and development regulations into a uniform text. Land Vision, Inc., the planning firm that assisted County municipalities in their preparation of new or revised comprehensive plans in 2003, prepared a model format for such development

texts. This format is not binding, but represents a synthesis of many different approaches taken by cities across the country, and reported in planning journals over the past few years. The City of Sycamore has reviewed this model and is creatively adapting it to the unique documentary record that has long been the corpus of our community's development guidelines. These documents include the Zoning Code and a variety of specific development regulations in the City Code that affect the installation of public infrastructure.

As the Council is aware, the recently revised Sycamore Comprehensive Plan (June 2003) has a number of goals that are not presently codified. The effectiveness of a Comp Plan is, in part, dependent upon the community's interest in formalizing its objectives in local law. The Plan's effectiveness is also dependent on the discipline in enforcing its intent. The review and ultimate approval of the Unified Development Ordinance will hopefully advance the Council's goals for local development, as prescribed in the Comp Plan.

**C. Consideration of a Closed Session to Discuss Collective Bargaining, Personnel Matters, and Land Acquisition.**

**14. APPOINTMENTS**

**15. ADJOURNMENT**