

**SYCAMORE CITY COUNCIL
AGENDA
March 6, 2006**

City Council Committee Meetings

No Meetings Are Scheduled.

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**Regular City Council Meeting
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 Regular City Council Meeting of February 20, 2006.
 - B.** Payment of the Bills for March 6, 2006.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A.** The Sycamore Economic Development Commission will spotlight Rich's Tire Service on North Maple Street. Mayor Mundy will introduce the owner, Richard Perales, who will describe the services his company provides.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**
- 11. ORDINANCES**

A. Ordinance No. 2005.87—An Ordinance Approving a Lease Agreement Between the City of Sycamore and the Sycamore Historical Society and Museum. First and Second Reading.

The Sycamore Historical Society and Museum has relocated from 215 West Elm Street to the lower level of the Sycamore Center, where the census office was recently housed. This is a temporary home for the museum, which is searching for a permanent home for its growing collection. The museum will not occupy the community room and adjacent serving kitchen, which will remain open to community groups.

To establish mutual responsibilities regarding this tenancy, the City Manager has proposed a lease agreement. The essential terms of the lease are as follows:

- Term: The base lease expires on December 31, 2006, with an option to renew for two additional six-month terms upon the mutual consent of the parties;
- Rent: A token rent of \$10.00 per month will be charged.
- Taxes, Insurance and Utilities: The tenant will also pay a pro-rata share of the taxes, and a pro rata share of the electric costs associated with the private spaces within the building (estimated to be about \$50.00 per month). The tenant will also carry property, casualty and liability insurance for the leased space.

Obviously, the base rent does not reflect market rates in Sycamore. Because of the temporary nature of this tenancy and the public purpose served, the proposed rent is nominal for the relatively short duration of the lease.

City Council approval is recommended.

B. Ordinance No. 2005.88—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 2, “Water Use and Service,” Section 2, “Connections” of the City Code of the City of Sycamore to Revise the Water Impact Fees. First Reading.

At the last regular Council meeting of February 20, the Council reviewed an administration proposal to increase the water impact fee in light of more current unit cost estimates for the capital features for which the fees were intended—namely, wells and storage tanks. The attached ordinance would increase the fee from \$299 per unit to \$352 per unit.

If the Council does not extend the corporate boundaries beyond the planning limits in the 2003 Land Use Map, the City will need one well on the north side and another, larger elevated storage tank on the north side to serve the City’s ultimate corporate boundaries. The construction of another elevated storage tank is needed in the short run to maintain optimal water pressure in the north half of the system. The attached ordinance assesses the valuation of the new well and water tower on a cost basis as illustrated below:

Cost of a well:	\$1,750,000 (including new mains, etc.)
Capacity of a well:	864,000 gallons per day (based on 12 hours of run time per day @1,200 gpm)
Cost per gallon:	\$2.02 (vs. \$1.04 in present fee calculation)

Cost per 350 gallons:	\$707 per house (assumes each person uses 100 gallons a day and the IEPA standard of 3.5 persons per household)
Cost of an Elevated Tank:	\$3,000,000 (including connecting mains)
Capacity of Elevated Tank:	\$2,000,000 gallons
Cost per gallon:	\$1.50 (vs. \$1.60 at in present fee calculation)
Cost per 350 gallons	\$525 per house (again, assumes each person generates 100 gallons of treatable water per day and the IEPA standard of 3.5 persons per house)
Total Water Impact:	\$1,232

To implement a fee level that will underwrite these capital improvements, the cost per unit needs to be changed from \$299 to \$352 (+17.7%).

This ordinance is presented on first reading only to invite comment from all interested parties.

C. Ordinance No. 2005.89—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 4, “Sewer Use and Service,” Section 2, “Sewer Connection Charges,” Subsection C, “Connection Fees and Unit Charges for Sewage Treatment Plant,” of the City Code of the City of Sycamore to Revise the Sewer Impact Fee. First Reading.

At the last regular meeting of February 20 the Council also considered an administration recommendation for an increase in the sewer connection fee based on more current unit cost estimates for any treatment plant expansion. Based on industry estimates and the IEPA standard of 3.5 persons per household, it was assumed in 2002 that new treatment capacity could be built at about \$5.00 per gallon. Assuming a consumption rate of 350 gallons per day, the resulting fee was \$1,750.00. In 2002 the capacity in use was about 55%, based on IEPA guidelines, which was an increase of about 21% over the 45.5 percent in use in 1994.

Today, about 67% of the treatment plant capacity is in use, on average, over the calendar year. The key capital facility remains the treatment plant. The impact of new development is still gauged by the need for additional treatment capacity. The IEPA still employs the standard of 3.5 persons per household for the purpose of calculating water and sewer use. Whatever household standard we may believe is justified based on local demographic studies, the IEPA will use the standard of 3.5 persons when we present the agency with any expansion plans.

Based on the preliminary findings of the City’s consultant, McMahon Associates, and the report presented to the City Council by Tim Bronn of McMahon Associates on December 19, 2005, the cost of treatment in today’s dollars has increased to \$6.30 per gallon. If the connection charge was adjusted to this cost, the charge per unit would increase from \$500 per person to \$630. The resulting sewer impact fee would be \$2,205, an increase of \$455 or 26% over the current fee of \$1,750 per new housing unit.

As with Ordinance 2005.88, the proposed Ordinance 2005.89 is presented on first reading only to invite comment from all interested parties.

D. Ordinance No. 2005.90—An Ordinance Amending Title 3, “Business and License Regulation,” Chapter 2, “Liquor Control,” of the City Code of the City of Sycamore Update and Modernize the Liquor Code in the City of Sycamore, Illinois. First and Second Reading.

Mayor Mundy has proposed a number of changes to the City’s liquor code to update its language and application. The attached ordinance would revise the code as follows:

- The archaic prohibition of dancing in a licensed establishment will be removed.
- The liquor district will be eliminated. Presently, each time a new license is issued the liquor district’s boundaries must be changed. Since licenses can only be issued for locations that conform with the City’s zoning regulations for such business, and since the proposed revision retains the prohibition of licenses within 100 feet of any church, school, hospital, etc., the purpose of a liquor “district” appears to be no longer relevant.
- Licensees or their managers would no longer be required to be residents. Although a convenience, this restriction has never been a determining factor in defining the integrity of the business operation. Moreover, it could discourage new business from relocating to Sycamore from another community.

City Council approval is recommended.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of an Administration Recommendation Regarding Bids for the Demolition of Additional Structures at the Former Harvester Square Facility on South Avenue.

On Thursday, March 2, at 11:00 a.m. bids will be opened for another demolition project at the former Harvester Square complex on South Avenue. A mandatory walk-through with interested contractors was held on Tuesday, February 21. A reference map is attached with the bid specifications. Essentially, all of the remaining portions of the above-ground structures on the City-owned portion of the site will be removed as a part of this contract, except the former boiler room.

The City Manager will present the Council with a bid tabulation and a recommendation at the Council meeting on March 6.

B. Consideration of an Administration Recommendation to Schedule Committee Meetings to Review the Proposed FY2006-2007 City Budget.

Each March, during the days following the second regular Council meeting, the Council has traditionally met as a committee of the whole, with the Finance Committee chair presiding, to review the City Manager’s proposed budget for the coming fiscal year. On occasion, this process has taken more than one evening, so the Council typically sets aside two nights for the process to unfold. The City Manager proposes that the Council set aside

the evenings of Wednesday, March 22 and Thursday, March 23 for the consideration of the proposed FY2007 City budget.

City Council direction is requested.

C. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters and Collective Bargaining.

14. APPOINTMENTS

15. ADJOURNMENT