
SYCAMORE CITY COUNCIL –MEETING 6:00 PM
MINUTES OF MARCH 6, 2023 – 308 WEST STATE ST. SYCAMORE, IL 60178

ROLL CALL

Mayor Braser called the meeting to order at 6:00 p.m. and City Clerk Mary Kalk called the roll. Those Alderpersons present were Josh Huseman, Virginia Sherrod, David Stouffer, Chuck Stowe, Alan Bauer, Nancy Copple, and Jeff Fischer. Aldermen Pete Paulsen was absent. Attorney Keith Foster was also present.

INVOCATION led by Alderperson Nancy Copple

PLEDGE OF ALLEGIANCE led by Alderperson Nancy Copple

APPROVAL OF AGENDA
MOTION

Alderperson Stouffer motioned to approve the agenda and Alderperson Fischer seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Alderpersons voted aye. Motion carried 7-0.

AUDIENCE TO VISITORS

Terry Borg, 1109 Foxpointe Drive, spoke on the water fee structure and rate increase based on his goals of conservation of water, enterprise account sustainability, rate transparency, and rate equity among customers. He urges the council to think about this when deciding.

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of February 20, 2023.
- B. Payment of the Bills for March 6, 2023, in the amount of \$549,539.60.

MOTION

Alderperson Bauer motioned to approve the Consent Agenda with a correction on the minutes in 11B's vote and Alderperson Stowe seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Alderpersons Huseman, Sherrod, Stouffer, Stowe, Bauer, Copple, and Fischer voted aye. Motion carried 7-0.

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS

REPORT OF OFFICERS

REPORTS OF STANDING COMMITTEES

Finance – Alan Bauer – no report
Public Safety – Pete Paulsen – absent
Public Works – Chuck Stowe – no report

PUBLIC HEARINGS

ORDINANCES

RESOLUTIONS

CONSIDERATIONS

- A. Consideration of an Administrative Recommendation to Award a Contract in the Amount of \$199,180.00 to N-Trak Construction of Loves Park, IL for the Wastewater Demolition Project.

City Manager Michael Hall said that this is the decommissioning part of the buildings and equipment. Four bids were received, and the lowest bid was N-Trak Construction.

Alderman Stouffer asked about the pricing discrepancy in the bids for site restoration and clean -up.

City Engineer Mark Bushnell said that it is basically the same across the board as it is just how the contractors varied their costs.

MOTION

Alderman Stowe made a motion to approve the Consideration for \$199,180 to N-Trak and Alderman Stouffer seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Huseman, Sherrod, Stouffer, Stowe, Bauer, Copple, and Fischer voted aye. Motion carried 7-0.

B. Consideration of an Administrative Request for Direction Regarding the 2023 Street Program and Review of Pavement Condition Index Rating.

City Manager Michael Hall said there are two parts to this consideration. First is talking about the Pavement Condition Index or PCI. He said that DSATS (DeKalb Sycamore Area Transportation Study) did a PCI rating for DeKalb, Sycamore, and Cortland as shown in the agenda. It identifies each segment and what those ratings are with the colors, red, yellow, etc. The second part is the list of streets for the FY2023b budget. For the FY2024 budget, he is asking for a five-year range for the street program.

Alderman Stouffer asked for the city engineer to remind everyone how the rejuvenator and microsurfacing extend the life of the roads.

City Engineer Mark Bushnell said that the life of asphalt is 20-25 years, and off the top of his head, cracksealing is 5-7 years, and microsurfacing is about 10 years. They focus a lot on preventative maintenance because the annual cost is so much cheaper.

Alderman Bauer asked for clarification on Carlson, Townsend, and Perry Court.

City Engineer Mark Bushnell made the clarification in the chart in that they are doing Carlson Street in its entirety, Townsend Street in its entirety except for the southern two blocks, and Perry Court in its entirety. He explained that this is the best-case scenario. He is looking for a consensus but will bring any changes to the council as soon as possible.

Alderman Stowe said he is glad to see that Sycamore Creek is getting the final lift of asphalt.

C. Consideration of an Administrative Request to Adjust Radium Treatment Fee.

City Manager Michael Hall said, in addressing the next three considerations, he will refer to the handout (here within). He reminded that this is only for consideration tonight and that this will come for final approval at the next meeting. He explained, per the handout, that the problem is the cost of commodities going up and the need to budget for maintenance and replacement of infrastructure. (Wells, Pumps, SCADA system, water towers, etc.). He emphasized that this is unrelated to the water lawsuit.

Regarding Availability /Service Fees, Alderman Stouffer asked if changing the meters are a rolling need.

City Manager Michael Hall confirmed that with the 6,000-7,000 meters, it is ongoing to replace them every so often.

Public Works Director Matt Anderson said they are simply trying to take the meter maintenance and radium removal fees and match revenues with expenditures.

City Manager Michael Hall reviewed the options from the handout.

Alderman Bauer confirmed that the actual cost per unit of water is \$3.23.

Alderman Stowe said it wouldn't be a bad idea to write the price structure as per 100 cubic feet since that is a "unit". It would be more transparent and said he likes option #3 as they shouldn't send it out for more than it costs.

Public Works Director Matt Anderson said that \$3.23 is the revenue needed, but any one of these options will generate the equivalent revenue. He wanted to clarify that it takes about \$2.70-\$2.80 cents to produce but have to factor in equipment so overall, they need that overall, \$3.23.

City Manager Michael Hall added that they reverse engineered these costs so each one of these options generate what is needed.

Alderman Huseman confirmed that in none of the options are they sending the water out for less than what is needed. He said that this is the first time they have had the full understanding of the cost accounting for the water.

After discussion, Alderpersons, Stouffer, Sherrod, and Stow like option #3. Alderpersons Bauer and Huseman like option #1 and Alderperson Cople and Fisher need more time to review further and decide.

D. Consideration of an Administrative Request to Adjust Meter Maintenance Fee.

E. Consideration of an Administrative Request to Adjust Water Rates (User Fees).

APPOINTMENTS

OTHER NEW BUSINESS

ADJOURNMENT

MOTION

Alderson Stowe motioned to adjourn the meeting at 6:45 p.m. and Alderson Huseman seconded the motion.

VOICE VOTE

Mayor Braser called for a voice vote to approve the motion. All Aldersons voted aye. Motion carried 7-0.

Mayor - Steve Braser

Attest:

City Clerk – Mary Kalk

WATER RATE DISCUSSION – March 6th, 2023

Problem: - Cost of commodities going up, need to budget for maintenance and replacement of infrastructure. (Wells, Pumps, SCADA system, water towers, etc.) *This is unrelated to the water lawsuit.*

Funding / Revenue is through Water Rates. Rates are divided into 2 categories:

1. Availability Charges / Service Fees
 - a. Meter Maintenance – replacement and maintenance of meters
 - b. Radium Removal – radium removal
 - c. Infrastructure Fee – funding for infrastructure improvements (pipes, mains, hydrants)
2. Usage Rate
 - a. Salaries of employees, Electricity, chemicals, equipment, SCADA, well maintenance, debt services, etc.

Proposed Increases for Availability Fees / Service Fees:

1. Meter Maintenance – City budgets \$160,000 for meter purchases each year (Cost of meters is going up 12% to 15%) *New budgeted amount \$190,000.*
2. Radium Removal – City budgets \$710,000 – variable based on usage (Cost going up 5.8% from WRT pass through) *New budgeted amount \$770,000.*
3. Infrastructure Fee – To fund infrastructure improvements – collecting \$715,000 (no change)

Proposed Increases to User Rates:

Example of increases:

- Planning for well inspections and well replacement.
- Planning for SCADA upgrades
- Planning for Tower maintenance
- Operational expenditures
- Chemicals (Chlorine for example – 140% increase)
- Emergency funds low – best practices (minimum of 3% over budget / 15% to 30% fund balance)

Current user rates will not cover expenditures. Need to adjust the rate. Three options:

1. Modify the rate structure to have 2 tiers.
2. Keep current 7 tier rate structure and adjust for increases.
3. Create one rate structure or one flat rate.

		Bi-Monthly Water Utility Bill				
				Option #1	Option #2	Option #3
			NO CHANGE	2 Tiers >1,000 Units	Current Structure	Flat Rate
Meter Size	Usage		Existing Rate Structure	\$3.37/ \$2.10	Increase to all tiers	\$3.23
5/8	8	Small Residential	\$54.60	\$58.69	\$60.80	\$57.57
3/4	22	Large Residential	\$93.40	\$106.18	\$106.88	\$103.10
1	110	Commercial	\$336.74	\$421.68	\$393.31	\$406.28
2	400	Car Wash	\$1,016.76	\$1,511.00	\$1,187.08	\$1,455.00
4	4600	Industrial	\$9,147.62	\$11,413.88	\$10,806.64	\$15,313.94