
SYCAMORE CITY COUNCIL –MEETING 6:00 PM
MINUTES OF JUNE 5, 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 Ben Bumpus, Nancy Copple, Alicia Cosky, Jeff Fischer, Pete Paulsen, Chuck Stowe, and Alan Bauer. Alderperson Virginia Sherrod arrived at 6:04 pm after rollcall. Attorney Keith Foster was also present.

INVOCATION led by Alderperson Nancy Copple

PLEDGE OF ALLEGIANCE led by Alderperson Nancy Copple

APPROVAL OF AGENDA

Mayor Braser amended the agenda by changing only the number on Resolution 946 to 947.

MOTION

Alderperson Cosky motioned to approve the agenda as amended 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

CONSENT AGENDA

- A. Approval of the Minutes for the Regular City Council Meeting of May 15, 2023.
- B. Payment of the Bills for June 5, 2023, in the amount of \$513,299.04.

MOTION

Alderperson Bauer motioned to approve the Consent Agenda and Alderperson Stowe seconded the motion.

ROLL CALL VOTE

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

PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS

- A. Swearing-in and Pinning of Bart Gilmore, Fire Chief.

City Clerk Mary Kalk swore in Fire Chief Bart Gilmore and his wife, Bridgett, pinned on his badge.

REPORT OF OFFICERS

REPORTS OF STANDING COMMITTEES

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

PUBLIC HEARINGS

ORDINANCES

- A. Ordinance 2022.08 – An Ordinance Designating the DeKalb County History Center, Located at 1730 N. Main Street, Sycamore, Illinois, as a Historic Landmark, in the City of Sycamore, Illinois (PIN 06-21-300-056). First and Second Reading.

City Manager Michael Hall explained that this is a two-step process in order to have the DeKalb County History Center (DCHC) take over as the property was gifted to the city a long time ago. First the property needs to be declared a Historical Landmark and the second part will be the agreement which will be brought back to council. They will take over lawn maintenance and utilities except for the Community Gardens.

MOTION

Alderson Bauer motioned to waive the First Reading for Ordinance 2023.08 and Alderson Paulsen seconded the motion.

VOICE VOTE

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

MOTION

Alderson Bauer motioned to approve Ordinance 2023.08 and Alderson Paulsen seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldersons Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

RESOLUTIONS

- A. Resolution No. 947 – A Resolution Authorizing an Intergovernmental Agreement for Participation in the Mutual Aid Box Alarm System (MABAS Master Agreement 2022).

City Manager Michael Hall said that this is a multi-jurisdictional agreement for mutual aid that is up for renewal. There are 22 agencies in Illinois that have been part of this since 1968 to help each other out.

MOTION

Alderson Stowe made a motion to approve Resolution 947 and Alderson Fischer seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldersons Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

CONSIDERATIONS

- A. Consideration of an Administrative Recommendation to Award a Contract to the Lowest Responsible Bidder for the 2023 Motor Fuel Tax Project.

City Manager Michael Hall said that there is an update for the information on the lowest bidder from when the packet was sent. They are looking at Sunset Lane, Carlson Street, Townsend Street and spot replacement of curb, gutters, and sidewalks in multiple areas. It was originally budgeted at \$1.2 million but bids came in higher than that. In order to bridge that gap, funding will be used from the contingency budget with reduction of other areas to get back down to the \$1.2 million. The lowest and only bidder was Elliott & Wood.

City Engineer Mark Bushnell added that they followed up with the usual bidders who said they couldn't get the subcontractors and others said it was the scope of the work.

MOTION

Alderson Fischer made a motion to approve the consideration and Alderson Stowe seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldersons Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

- B. Consideration of an Administrative Recommendation to Award a Contract in the Amount of \$246,928.80 to Copenhagen Construction Inc. of Gilberts, IL for the 2023 Concrete Project.

City Manager Michael Hall said that these bids were opened May 30th and the projects include Meadow Creek Drive, Windfield Meadows, and Hill Street.

Alderman Bumpus questioned reputation and referral and asked what goes into choosing the vendors. He said there was such a price discrepancy.

City Engineer Mark Bushnell said that they have to be the lowest responsible bidder. If anyone was not in good standing, they would know but said they don't have any contractors that are not in good standing. The city normally gets the same 5 or 6 vendors. It's a bidding process as the standards and specifications of the bid packet are the same and vendors are required to meet minimum standards. He said that he is happy with the range of bids and shows that they were competitive.

MOTION

Alderman Bauer made a motion to approve \$246,928.80 to Copenhagen Construction and Alderman Bumpus seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

- C. Consideration of an Administrative Recommendation to Authorize an Increase to the Approved Funding for Maintenance Inspection and Repair of Well #8.

City Manager Michael Hall said that this was brought to the City Council on April 3rd for emergency repairs not to exceed \$201,683, however, items were identified once the well was brought up. There will be additional costs of \$50,000 so this Consideration is asking to increase that amount to \$251,683.

Public Works Director Matt Anderson said the goal is to get it back into service by July which is contingent on receiving some of the materials. He clarified that the cost to pull and reinstall the well was estimated at \$100,000 but came in at \$141,899 so the additional \$50,000 with the previously approved amount should get the repairs made and the well reinstalled.

MOTION

Alderman Fischer made a motion to approve the Consideration and Alderman Copple seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

- D. Consideration of an Administrative Recommendation to Authorize a Memorandum of Understanding with Xylem Vue Inc. ("Xylem") and the City of Sycamore Regarding Participation in the ICEAS 2.0 Pilot Program.

City Manager Michael Hall said that this is a two-step process. First is this MOU (Memorandum of Understanding) and then the contract will be brought back. He explained that this is a pilot program for which Xylem chose two municipalities in the United States for testing and monitoring equipment for the Wastewater Treatment Plant. It's about \$35,000 per year but does a lot of things to help us become more efficient.

Alderman Cosky asked if this approval means only that Sycamore will be considered.

Public Works Director Matt Anderson said that there are only two plants being discussed with Sycamore being one of them. First the MOU is agreed upon and then Xylem staff will come out to visit the site. Based on that, they will work up a contract which will be brought back to the council.

MOTION

Alderman Stowe made a motion to approve the Consideration and Alderman Cosky seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Bumpus, Copple, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

- E. Consideration of New Positions within the City of Sycamore.

City Manager Michael Hall said that with the new Fire Battalion positions one of the deputy chief positions can be eliminated, allowing the creation of two new positions earlier than anticipated. They would like to add an HR Coordinator and an Economic Development Coordinator for which job descriptions were handed out. The Economic Development Coordinator would report to Community Director John Sauter as this is not a director's position.

Mayor Braser said that this is something that has been needed for quite a while. He is also for checks and balances as HR Coordinator Valerie St. James is currently a "one-man show" with [no back up].

Alderman Fischer confirmed that this would be net zero from a cost perspective.

MOTION

Alderman Fischer made a motion to approve the Consideration and Alderman Cople seconded the motion.

ROLL CALL VOTE

Mayor Braser called for a roll call vote to approve the motion. Aldermen Bumpus, Cople, Cosky Fischer, Paulsen, Sherrod, Stowe, and Bauer, voted aye. Motion carried 8-0.

F. Consideration of Options for Sycamore Fire Station #1.

City Manager Michael Hall said that this Consideration covers the options from the handout (here within) from the Kluber study of Station #1.

OPTIONS:

1. Do nothing.
2. Address Deferred Maintenance from 2017.
3. Rebuild Station #1 at Current Site.
4. Build a new station in a new location.

City Treasurer Brien Martin presented and reviewed options from the handout (here within) regarding Baird and Associates and Speer Financial Incorporated who are companies that will help financing bonds and putting out the schedule as a free service to municipalities.

Alderman Stowe asked about bonds that are expiring.

City Treasurer Brien Martin said that the 2012 Refunding Bonds is off the books as the last payment was made in January and the 2017 Refunding Bond has seven payments left.

Alderman Bauer worries, if doing a rebuild, about displacing the department as he is concerned about health issues and response time. He said it's better to have a new place to work which could provide an attractive place to work.

Alderman Cople thinks the new station should be closer to the hospital for the response time.

Alderman Bumpus asked why asbestos abatement was not included in Option #2 and asked what the true cost is of something slightly less than Option #3.

City Manager Michael Hall said he is not sure why it wasn't included in the 2017 report but the \$3 million dollars in this report is just inflation from the 2017 report. He said that Option #2 doesn't even address the space needs so if they just abate the asbestos and take care of the boiler and windows, it doesn't address all the needs that are in the station. He asked if they wanted to put \$3-\$4 million dollars into a station that doesn't meet the needs. He doesn't really think there is an option between Option #2 and #3.

Alderman Cople said it's a no-brainer for Option #4.

Alderman Sherrod agreed and said that the other options would be a band-aid.

City Manager Michael Hall said that the engineering process will take up to 12-18 months for which the city won't have to borrow during that time. The earliest to put a shovel in the ground would be spring of 2025 so if everybody thinks Option #4 is the right thing to do, they will look for an engineer to start the process to bring forward. They will have a schedule put out and can be flexible with the borrowings to wait to get the lowest possible interest rates. He is looking for direction.

Alderman Stowe said that he doesn't see anything else that makes sense but Option #4. He can't see putting in \$4-\$5 million to fix a station when you can get a new one for \$12 million.

Alderman Bumpus said that he is less convinced but said that he agrees with Chuck Stowe. He said that he is torn because he took a tour and can't argue with what he saw. He is struggling with how they have two more years in this building and how they are going to survive in those two years.

City Manager Michael Hall said they will just have to fix the bare minimum and hold on for the next two years.

Alderson Cosky said she had also taken the tour and was thoroughly appalled. We are asking these individuals to put their lives on the line for us and those living and sleeping conditions are substandard. As soon as we can provide them with a place that is safe, heated, and cooled appropriately, let's do it. It was a real eye-opener.

APPOINTMENTS

OTHER NEW BUSINESS

ADJOURNMENT

MOTION

Alderson Stowe motioned to adjourn the meeting at 6:51 p.m. and Alderson Paulsen seconded the motion.

VOICE VOTE

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

Mayor - Steve Braser

Attest:

City Clerk – Mary Kalk



308 W State Street
Sycamore, Illinois 60178
Main Phone: 815-895-4515

To: City Council
From: Michael Hall, City Manager
Date: June 5, 2023
RE: Sycamore Fire Station #1 Options

On May 15th, Kluber Architects presented their findings from the Fire Station #1 Space Needs Assessment. In summary, here are the options available to the City Council:

Option 1: Do nothing – The station will continue to deteriorate. We will be forced to spend money eventually as equipment and building materials fail.

Option 2: Address Deferred Maintenance from 2017 – Costs were \$1.5 million in 2017 and are now estimated at \$3 million. This does not include the asbestos abatement and relocation of the fire department during renovations. The current station does not meet space needs, nor is it the proper size to accommodate the fire vehicles. We will be forced to spend more money eventually to upgrade the station. The cost may be even higher come time to rebuild the station to address the space needs.

Option 3: Rebuild Station #1 at Current Site – This will cost approximately \$13 to \$15 million, which is approximately \$3 to \$4 million more than building a new station in a new location. It will take approximately 1 year longer to rebuild than to build a new station in a new location. It will cost approximately \$1.5 to \$2 million to relocate the fire department during reconstruction alone. The issue of finding a location to relocate the fire station during renovation is unknown. It will cause the Community Development Department to be relocated. Costs associated with temporary and/or permanent relocation of the Community Development Department is unknown. The site would not be efficient for the fire department vehicles after the rebuild, nor would it have future expansion capabilities.

Option 4: Build a new station in a new location – This cost will be approximately \$10 to \$12 million and allow for future expansion and the building of training site. The training site is currently being held in other locations outside the county. Relocating the station will diversify the response by both stations. The cost to demo the current station #1 is unknown.

Finance has done an analysis on the financial implications of borrowing the money for a new Fire Station. This will be presented by the Finance Director.

Staff is looking for direction from the City Council on which option the City Council would like to proceed with.

**CITY OF SYCAMORE
BASIC FINANCING SCENARIOS
NEW FIRE STATION #1**

	BAIRD	SPEED
Amount borrowed	10,000,000.00	10,000,000.00
Interest rate, annual	3.84%	3.81%
Loan term, in years	19	20

Average annual payment	\$ 771,602.00	\$ 736,182.50
2022 EAV	555,247,964	555,247,964
Taxable units (EAV/100)	5,552,479.64	5,552,479.64
Average effect on tax rate	0.13897	0.13259
Annual increase on \$220,000 home	\$ 101.91	\$ 97.23
Monthly increase on \$220,000 home	\$ 8.49	\$ 8.10
Highest annual payment	\$ 774,250 (2036)	\$ 738,200 (2037)
Lowest annual payment	\$ 769,250 (2037)	\$ 733,200 (2044)

CONSIDERATIONS:

- Interest rate fluctuations
- EAV fluctuations
- "Worst-case" presented; City may be able to fund a portion of the debt through budget
- Timing is everything