

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
August 19, 2019

**CITY COUNCIL BUSINESS SPOTLIGHT**  
**6:30 P.M.**

Immediately prior to the regular meeting, the City Council will visit Morningstar Media at 220 S. California Street. Ryan and Karen Weckerly, owners of Morningstar Media recently completed significant renovation to the interior and exterior of the building, which is the new home to the marketing company and Coroco coffee. In March, the Council approved a downtown façade grant to assist with eligible exterior improvements. The Council will have an opportunity to briefly tour the building and see the improvements.

**REGULAR CITY COUNCIL MEETING**  
**7:00 P.M.**

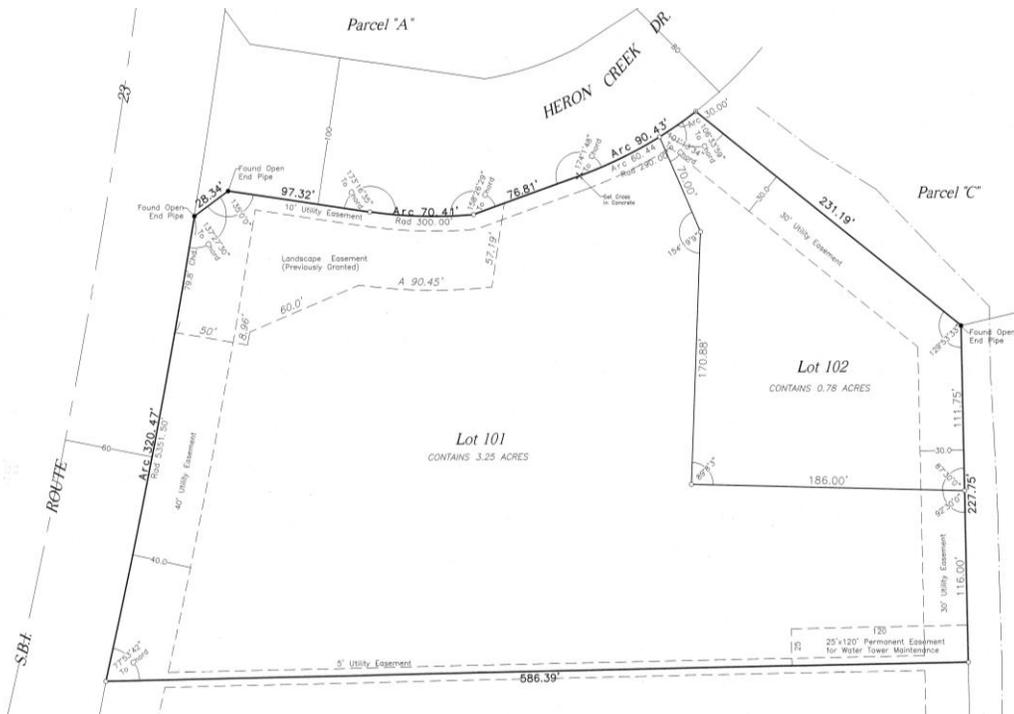
- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPOINTMENTS**
- 6. AUDIENCE TO VISITORS**
- 7. CONSENT AGENDA**
  - A. Approval of the Minutes for the Regular City Council Meeting of August 5, 2019.
  - B. Plan Commission Meeting Minutes from July 8, 2019.
  - C. Payment of the Bills for August 19, 2019.
  - D. Downtown Façade Improvement Grant Close-out for Morningstar Media at 220 S. California Street.
  - E. Downtown Façade Improvement Grant Close-out for Coroco Coffee at 224 S. California Street.
  - F. Gateway Improvement Grant Close-out for Chelsea McGhee Studios at 942 W. State Street.

- 8. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS
- 9. REPORTS OF OFFICERS
- 10. REPORTS OF STANDING COMMITTEES
- 11. PUBLIC HEARINGS—None
- 12. ORDINANCES

**A. Ordinance 2019.17—An Ordinance Approving a Resubdivision Plat for the Engh Farmstead Property on North Main Street (Parcel Identification Number 06-27-300-052) in the City of Sycamore, Illinois. First and Second Reading.**

Ordinance 2019.17 involves one of the properties that would be transferred to DeKalb County as part of the Intergovernmental Agreement (IGA) later in this agenda. The plat subdivides the former Lot 1 on Engh Farmstead into two lots; Lot 101 and Lot 102 (the property the County would acquire as part of the IGA). The plat will also need to be approved by the Illinois Department of Transportation as the property is along a State Route. A snapshot from the plat is shown below:

*ENGH FARMSTEAD PLAT RESUBDIVISION*



The City of Sycamore will retain Lot 101 which is leased to the DeKalb County History Center.

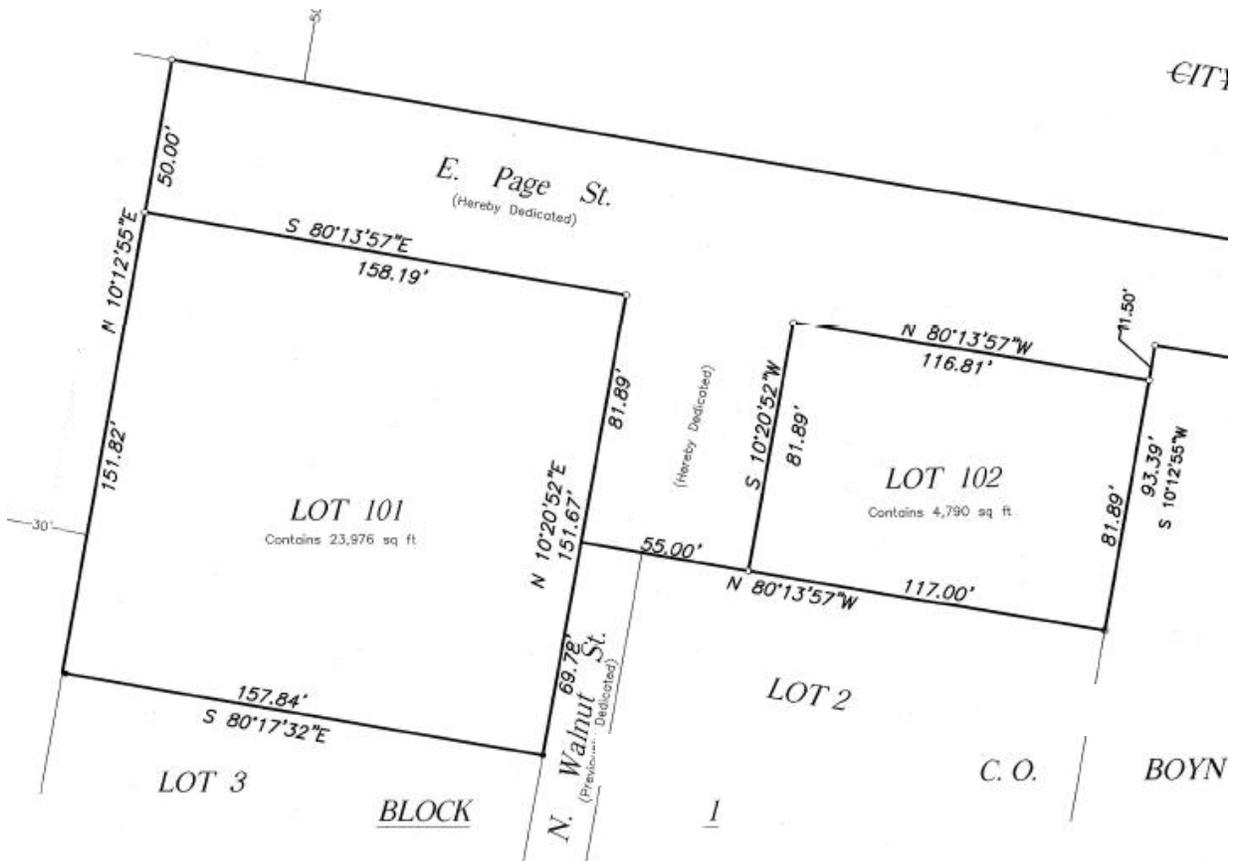
The Planning and Zoning Commission considered the resubdivision on August 12 and voted 10-0-1 to forward a favorable recommendation.

City Council approval is recommended.

**B. Ordinance 2019.18—An Ordinance Approving a Plat for the Water Department Subdivision at 220 E. Page Street (Parcel Identification Numbers 06-32-230-010 and 06-32-227-027) in the City of Sycamore, Illinois. First and Second Reading.**

As noted in the previous ordinance, the City and County are working on an Intergovernmental Agreement that would result in the County acquiring certain properties from the City. This subdivision plat breaks the property that housed the Water Department (formerly Lot 1) into two lots; Lot 101 and Lot 102 and formally dedicates right-of-way for the portion of N. Walnut Street and E. Page Street that currently runs through the property. A snapshot from the plat is shown below:

*SYCAMORE WATER DEPARTMENT SUBDIVISION*



The Planning and Zoning Commission considered the resubdivision on August 12 and voted 10-0-1 to forward a favorable recommendation.

City Council approval is recommended.

**C. Ordinance 2019.19—An Ordinance Authorizing the Mayor to Execute an Intergovernmental Agreement with the County of DeKalb Regarding the Sale of Certain Properties, Peace Road Improvements Compensatory Storage, and Relocation of Material at the Wastewater Treatment Plant in the City of Sycamore, Illinois. First and Second Reading.**

The City of Sycamore and DeKalb County enjoy a positive working relationship having cooperated on numerous projects that benefit both organizations and those they serve.

In the past few months, the City and County have discussed a number of topics that led to the framework of a mutually beneficial Intergovernmental Agreement involving:

**The Sale of Certain Properties from the City to the County**

In recent months, the City has made modifications to the Public Works reporting structure to better align with the Police and Fire Departments. With the change in structural alignment, Water Division operations were moved to the City’s Public Works campus on North Cross Street. As a result, the former home of the City’s Water Division at 202 E. Page Street becomes surplus property.

Given that all City Public Works personnel are now located at one location, it is operationally efficient to consolidate Public Works equipment and storage in one central location for easy access and to share between all three divisions; Water, Sewer and Streets.

The City began to explore options for consolidation of these remote locations into one campus at roughly the same time the County was out to bid to construct a building for its storage needs. Bids for the County building project came in well above budget and available resources. At that point, City and County staff started discussions regarding the surplus Water Division property and the storage building the City owns on the Engh Farm at 1730 N. Main Street.

Appraisals of the properties were performed by a MAI certified appraiser and came back with fair market values totaling \$475,000. The framework of the IGA between the City and County uses the fair market value as the sale price. The proceeds of the sale should give the City the ability to replicate the storage space (the building may be enlarged with additional capital funds) on the Public Works campus at 475 N. Cross Street. The County will acquire the space it needs near its main campus and within available resources.

The result is a “win-win” solution addressing space needs at locations that improve operational efficiencies for both organizations.

**Peace Road Project Compensatory Storage**

The County is making safety improvements to Peace Road north of the intersection at Illinois Route 64 and needs to provide 8,547 cubic yards of compensatory storage for the project. At the same time, the City is in the process of expanding its Wastewater Treatment Plant on nearby property and has agreed to provide compensatory storage to satisfy the needs of the County’s

Peace Road project while creating the required compensatory storage for the City’s Wastewater Treatment Plant project. In return, the County has agreed to truck the dirt from its current location on the Public Works Campus to an off-site location. A significant portion of this dirt is needed for grading along the Peace Road project.

The County Board will consider the IGA at the regular meeting of August 21st.

Pending approval, the City will start vertical construction of a new cold storage building later this fall or early next spring.

City Council approval is recommended.

**13. RESOLUTIONS—None**

**14. CONSIDERATIONS**

**A. Consideration of a Public Works Department Recommendation to Award the Bid for a Dump Truck Body and Equipment to Monroe Truck Equipment of Monroe, Wisconsin in the Amount of \$61,319.00.**

On July 1st, the Council approved the purchase of a new tandem axle chassis that will be added to the City’s fleet. The chassis needs to be outfitted with a dump body, dump body sub-frame hoist, lighting, central hydraulic system, snow plow hitch and frame, pre-wet brine system and salt spreader. The plow for the truck was purchased directly from Bonnell Industries to ensure multiple competitive bids. Bid specifications for this equipment were advertised and four bids were submitted as follows:

<b>Company Name</b>	<b>Amount</b>
Monroe Truck Equipment – Monroe, WI	\$61,319.00
Swenson Truck Equipment – Sugar Grove, IL	\$65,721.00
Bonnell Industries – Dixon, IL	\$72,873.00
Henderson Products – Manchester, IA	\$77,802.00

All bidders met the minimum bid specifications. After reviewing the bids, the Public Works Department recommends award of the equipment bid in the amount of \$61,319 to Monroe Truck Equipment of Monroe, Wisconsin.

The FY20 budget included an allocation of \$180,000 for the chassis, dump body and plow. With this bid (\$61,319), the total cost of the outfitted truck will be \$159,787.05.

City Council approval is recommended.

**B. Consideration of a Recommendation from the Liquor Commissioner to Refund a Portion of a Liquor License Application Fee to Lucy A. Akkathara.**

Earlier this year, Lucy A. Akkathara of Des Plaines, Illinois, applied for a liquor license. Ms. Akkathara planned to purchase a business in Sycamore, however the business venture did not materialize early in the liquor licensing process. Mayor Lang, who serves as Liquor Commissioner, is recommending that the fees paid for the application and license be refunded, less any costs incurred by the City. The total fees paid were \$2,500 with approximately \$200 in fees incurred making the suggested refund \$2,300. The City Code allows the Liquor Commissioner the latitude to make the refund provided it is done with concurrence of the City Council.

City Council approval is recommended.

**15. OTHER NEW BUSINESS**

**16. ADJOURNMENT**