

SYCAMORE CITY COUNCIL
AGENDA
September 3, 2019

CITY COUNCIL COMMITTEES

No Committee Meetings are Scheduled

REGULAR CITY COUNCIL MEETING

7:00 P.M.

1. **CALL TO ORDER AND ROLL CALL**
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 19, 2019.
 - B. Payment of the Bills for September 3, 2019.
8. **PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS**
 - A. A Proclamation Declaring September 2019 as National Suicide Prevention Awareness Month in the City of Sycamore, Illinois.
9. **REPORTS OF OFFICERS**
10. **REPORTS OF STANDING COMMITTEES**
11. **PUBLIC HEARINGS—None**

12. ORDINANCES

A. Ordinance No. 2019.20—An Ordinance Amending Title 9, “Building Regulations,” of the City Code of City of Sycamore to Adopt the 2015 International Building Code, the 2015 International Residential Code for One and Two-Family Dwellings, the 2015 International Fire Code, the 2015 International Plumbing Code, the 2015 International Mechanical Code, the 2015 International Fuel and Gas Code, the 2015 International Pool and Spa Code, the 2015 International Existing Building Code, the 2015 International Property Maintenance Code and the 2014 National Electrical Code and Modify the 2014 Illinois Plumbing Code in the City Code of the City of Sycamore, Illinois. First Reading.

Ordinance 2019.20 replaces Title 9, “Building Regulations,” of the City Code to adopt the 2015 International Code Series. These codes, which regulate building construction and fire prevention were last updated in 2008. In recent years, DeKalb County and the City of DeKalb adopted the 2015 International Codes, which when adopted, would make the process more consistent and user friendly for those doing construction in the Sycamore-DeKalb area.

The City’s Building and Engineering Department prepared a list of significant changes (attached) for each of the respective codes. These changes have been communicated to local contractors and builders, who through the DeKalb County Builders and Developers Association, have indicated support for the adoption of the 2015 code series.

Among the notable changes are:

9-1-2: Restroom Facility: Outlines the requirement for restroom facilities on construction sites in accordance with the Illinois Construction Site Temporary Restroom Facility Act (410 ILCS 37/1).

9-1-3: Construction Hours: Includes an excerpt from Chapter 5-4-15, Noise Regulations that outlines regulations for construction hours.

9-2-3: Re-inspection Fees: Increases the fee for re-inspections from \$50.00 to \$100.00.

9-2-4: Occupancy Inspection Fees: Clarifies that:

- A. Any temporary certificate of occupancy that is issued with an expiration date of one (1) month or more from the date of inspection shall be assessed a One Hundred Dollar (\$100.00) re-inspection fee in accordance with Chapter 9-2-3.
- B. Illegal Occupancy: In the event a structure is occupied before a Certificate of Occupancy has been issued, the permit applicant shall be fined not less than Two Hundred Fifty Dollars (\$250.00) per day for each day the structure is illegally occupied.

9-3: Contractor Requirements: Outlines registration and licensing requirements for Electrical Contractors, Plumbing Contractors, Roofing Contractors, Private Alarm Contractors, Fire Sprinkler Contractors and Irrigation Contractors performing work within the City.

9-4.A: Building Code Adopted and 9-4.B: Amendments: Outlines all adopted codes and local amendments to the following codes:

- 9-4-2: International Building Code
- 9-4-3: International Residential Code for One-and Two-Family Dwellings
- 9-4-4: International Fire Code
- 9-4-5: International Plumbing Code
- 9-4-6: International Mechanical Code
- 9-4-7: International Fuel Gas Code
- 9-4-8: International Swimming Pool and Spa Code
- 9-4-9: International Existing Building Code
- 9-4-10: International Property Maintenance Code
- 9-4-11: National Electrical Code
- 9-4-12: Illinois Plumbing Code

9-4.C: Enforcing Officers: Outlines who is responsible for enforcing the various adopted codes.

9-4-3: International Residential Code for One and Two-Family Dwellings: Section R313, Automatic Fire Sprinkler Systems: An automatic fire sprinkler system shall be installed in townhouses and in one and two-family dwellings.

Exception: Buildings which do not exceed two stories above grade with a maximum of six dwelling units per building.

9-5: Accessory Structures: Defines the term “accessory structure”, describes permit requirements and refers the reader to the Unified Development Ordinance, Article 6.2, for all information pertaining to accessory structures.

9-7-7: Inlet Protection: Inlet protection using geotextile fabric only (i.e. a piece of fabric cut and placed under the lid) is not permitted.

Several other sections of the City Code have been modified in conjunction with the adoption of 2016 International Code Series as outlined below in Ordinances 2019.21 through 2019.24.

This is presented on first reading only.

B. Ordinance No. 2019.21—An Ordinance Amending Title 3, “Business and License Regulations,” Chapter 7, “Electrical Contractors,” and Establishing Chapter 25, “Mobile Homes and Mobile Home Parks,” of the City Code of the City of Sycamore, Illinois. First Reading.

Section 3-7-1, Electrical Contractor Registration Requirement has been updated to outline the registration requirements for Electrical Contractors performing work within the City.

The City Code reference to mobile homes and mobile home parks has been deleted from Title 9, Building Regulations and moved to Title 3, Business and License Regulations with a newly created Chapter 3-25, Mobile Homes and Mobile Home Parks. The majority of the code language discusses licensing of mobile homes and mobile home parks, making this title the more logical fit.

This is presented on first reading only.

C. Ordinance No. 2019.22—An Ordinance Amending Title 4, “Public Health and Safety,” Chapter 3, “Nuisances,” Section 1, “Nuisances Declared,” of the City Code of the City of Sycamore, Illinois. First Reading.

The section of the City Code that outlines nuisances adds a new section 4-3-1.G.2, Storage of Junk and Building Materials. This includes new language stating that building materials may not be stored in a manner that is offensive to the public health, safety or aesthetics of the neighborhood.

This is presented on first reading only.

D. Ordinance No. 2019.23—An Ordinance Amending Title 5, “Police Regulations,” Chapter 4, “Miscellaneous,” Section 15, “Noise,” of the City Code of the City of Sycamore, Illinois. First Reading.

Section 5-4-15, “Noise Regulations,” currently outlines noise regulations for construction hours, noise amplification systems, emergency and maintenance operations, special events and community events. While noise is regulated by decibel level, the amended code incorporates hours of operation for construction activity, outdoor music, festivals, special events, etc.

This is presented on first reading only.

E. Ordinance No. 2019.24—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 2, “Water Use and Service,” Section 8, “Taps and Water Service Pipes,” of the City Code of the City of Sycamore, Illinois.

No significant changes were made other than to bring this section in line with the change to the 2015 International Code Series.

This is presented on first reading only.

13. RESOLUTIONS

A. Resolution No. 802—A Resolution Declaring Wednesday, October 23, 2019 through Sunday, October 27, 2019 as Pumpkin Festival in the City of Sycamore, Illinois.

Resolutions 802 through 804 can be taken in omnibus fashion. These resolutions all relate to the annual Pumpkin Festival and together establish the dates for the 58th annual festival (October 23, 2019 through October 27, 2019) and authorizes the use of two City parking lots during the festival week. Resolutions were approved previously to request the closure of Rt. 64 for the Pumpkin Festival Parade and the Pumpkin Run.

City Council approval is recommended.

B. Resolution No. 803—A Resolution Authorizing the Use of City Parking Lot #3 at the Corner of Sacramento Street and State Street for a Carnival to be Held from Wednesday, October 23, 2019 through Sunday, October 27, 2019 in the City of Sycamore, Illinois.

See Resolution 802.

C. Resolution No. 804—A Resolution Authorizing the Use of City Parking Lot #1 at the Corner of Somonauk Street and Elm Street for a “Kiddee Carnival” to be Held from Wednesday, October 23, 2019 through Sunday, October 27, 2019 in the City of Sycamore, Illinois.

See Resolution 802.

14. CONSIDERATIONS

A. Consideration of a Public Works Recommendation to Award a Contract to Municipal Well and Pump of Waupun, Wisconsin for Well Repairs at Well #6.

Staff is requesting Council approval to accept a quote from Municipal Well and Pump of an initial amount of \$91,049 for the purpose of performing a maintenance inspection to the City’s Well #6 with staff authority to approve any expenses for required repairs in an amount not to exceed \$170,000 in total project cost.

Well #6 is located at 238 Maertz Dr and is one of four wells the City owns and operates. The well has a designed pumping capacity of 900 gallons per minute and accounts for 23% of the annual water volume to the City. The well was last pulled for maintenance in 2007 during the construction of the WRT radium removal vessels.

Recently, staff detected evidence of wear from the pump and wear-rings. Staff observed bronze material in the raw water and a steady decline of pumping capacity resulting in a pumping capacity reduction of roughly 12-15%. This decrease in pumping capacity and the observations of the raw water indicate an issue with the bowl assembly or pump. Municipal Well and Pump was called out to investigate and made similar observations. The company noted that the impeller setting could be set too low causing the impellers to rub on the bottom. The lateral pump level was raised, and the bronze shavings were greatly reduced. However, a few weeks later the bronze shavings were observed again and were seen at the levels previously noted. In order to inspect, diagnose and repair the issue, the column pipe and pump must be removed.

While the well is currently functional, it should be taken out of service or used in emergency situations only to avoid further issues. Normal daily pumping demands can still be met without Well #6 in service. However, Well #9 and Well #10 will both need a WRT media exchange in the next few months and any unforeseen loss of another well would put the City in a difficult situation regarding available water pumping. Given the City’s water demand, staff recommends making the necessary repairs as soon as possible.

Due to the detailed nature of this work, staff obtained quotes from two companies; Municipal Well and Pump and Layne Company. Both companies can perform the work within the expedited time frame. Municipal Well and Pump submitted an estimate of \$91,049 for pulling of column pipe and pump and the reinstallation after necessary repairs have been made. Layne Company's estimate for pulling of the column pipe, pump and the reinstallation after necessary repairs was \$140,729. Without knowing the extent of the problem, it is difficult to gauge the overall cost of the repairs. Therefore, staff is recommending authority to authorize repairs after diagnosis up to a total of \$170,000. Should the needed repairs exceed this amount, Council approval would be required for any additional expenses.

The City has worked with Municipal Well and Pump in the past for maintenance and repair of the City's wells, pumps and motors. Municipal Well and Pump staff is familiar with Well #6, the treatment processes, had the lowest quote and are available to work within the needed time frame. For these reasons, staff is requesting that Municipal Well and Pump be contracted to perform the required work on Well #6. This will allow the repairs to be made in a timely manner so that the well can be returned to service as soon as possible.

As this was an unforeseen issue, the FY20 Water Division Budget does not include funds for this necessary repair. Staff is requesting to use funds from the Water Fund reserve which will be reflected as a budget amendment.

City Council approval is recommended.

B. Consideration of an Administration Request for Closed Session to Discuss the Setting of a Price for Sale or Lease of Property Owned by the Public Body.

15. OTHER NEW BUSINESS

16. ADJOURNMENT