

SYCAMORE CITY COUNCIL
AGENDA
May 5, 2003

City Council Workshop Meeting

6:45 P.M. The City Manager will lead a brief walk-through of the new Sycamore Center. All members of the Council, staff, media, and interested residents are invited to attend.

Regular City Council Meeting
7:30 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 of the Regular City Council Meeting of April 21, 2003;
 - B. Payment of the Bills for May 5, 2003;
 - C. Plan Commission minutes for the meeting of April 14, 2003.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Proclamation Declaring the Week of May 5-9, 2003 as Public Service Recognition Week in Sycamore, Illinois.
 - B. Recognizing Brian Gregory, Deputy Finance Director, for his achievement as "Intern of the Year" in NIU's Public Administration Program, and his induction into the Pi Alpha Alpha Honorary Society.
 - C. Introduction of the Fire Department's new paid-on-call firefighters Adam Honiotes and John Pink.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS**

A. Public Hearing on the City's Plan to Construct Radium Treatment Facilities at Well #6 (Maertz Drive) and Well #8 (Bethany Road), and the City's Plan to Construct a New Well #9 With Radium Treatment Equipment on Airport Road.

In order to qualify for the Illinois EPA's low interest loan program for water system improvements, the City has to follow certain steps including feasibility studies, environmental assessments, investigations of residential user costs, and public opportunities to comment on City plans. The purpose of this public hearing is to offer the public the opportunity to comment on whether the environmental impacts of the projects have been accurately assessed, and to comply with the IEPA's requirements for public participation regarding system improvements that will involve higher user fees.

Environmental Impacts.

The environmental impact of the construction of Well #9 and the installation of radium treatment facilities at Wells 6&8 is discussed at length in the City's project reports, which have been available for viewing in the City Clerk's Office. No adverse impact is expected on rare or endangered species, historical or cultural resources, prime agricultural land, stream crossings, wetlands, floodplains or other sensitive areas. During the period of construction, only minor impacts in the form of engine noises, blowing dust, soil disruptions, and traffic pauses on Airport Road will occur.

Financial Impacts.

A. Mitigating Radium Levels at Well 6 and Well 8.

At previous City Council meetings, the staff have updated the Council and general public about the City's plans to mitigate higher-than-acceptable levels of radium at various City wellheads, including Wells 6 and 8. The City has submitted detailed plans to the IEPA describing our proposed remedy, which is focused on a zeolite (Z-88) absorption or filtering system. Last winter, a pilot study using this technology was conducted at Well #6 to confirm its effectiveness. The City may conduct an additional pilot study at Well #8, for the purpose of comparing another contractor's methodology and pricing rather than to prove the worth of a particular technology for the IEPA's purposes.

The zeolite process would require an addition of approximately 600 square feet at both Wells 6 and 8, along with piping alterations, for an estimated cost of \$275,000 per well site or \$550,000 overall. The radium treatment equipment would be furnished by an equipment vendor and operated and maintained under a long-term contract of at least 20 years with the equipment vendor. The estimated cost to provide the necessary radium treatment is \$0.40 per 1,000 gallons of treated water (this includes the cost of the capital equipment). To cover the cost of the initial building improvements, the City is seeking a low-interest IEPA loan at 2.57% with a maximum term of 20 years. This would increase the Water Fund's debt service and this increase would be financed through higher water user fees. Additional fee income will be necessary to cover the annual zeolite treatment costs as well as the maintenance and replacement of equipment.

B. Well #9.

The purpose of the new well, to be located in the vicinity of the old sledding hill on the west side of Airport Road, is to address poor water quality in the southeast area of Sycamore, principally owing to the numerous dead-end water mains in the area. The proposed Well #9 would correct this situation by looping water lines to provide full circulation. Such looping provides a better distribution of chlorine (diminishing bacterial growth) and phosphate (improving the sequestration of iron).

In the past 18 months, progress toward a well plan acceptable to the IEPA has been complicated by the higher-than-acceptable levels of radium at several City wells. This issue naturally prompted a consideration of whether the City should anticipate higher readings at the new well. When preliminary testing could not promise acceptable readings at the new well site, the City staff was faced with the very expensive proposition of treatment facilities at three City wells. Although the ion exchange method of removing radium was known to be acceptable to the IEPA, it had several serious drawbacks: (1) it would cost an estimated \$1 million or more per well to install with additional annual maintenance and replacement costs; and (2) it involved softening the City's water supply. The City's search for alternative and more affordable methods has been limited by the few options acceptable to the IEPA. The ion exchange method discussed above with regard to Wells 6 and 8 has been chosen for Well #9.

The current cost estimate for the well installation and the installation of the zeolite equipment is \$2,100,000.

C. The combined cost of treatment facilities at Wells 6, 8 and 9, and the Installation of Well #9.

The average residential customer using 1,700 cubic feet of water for each two-month billing period currently pays \$29.98, which translates to an annual payment of about \$180 per year. To fund the debt (\$2,650,000) associated with the installation of treatment facilities at Wells 6 & 8, the installation of the new Well #9 with a similar radium treatment process, and annual maintenance and replacement costs for all three wells, the present user fees would have to be increased \$18 per billing period, or an additional \$108.00 per year. This would represent a 60% increase.

After this public hearing the IEPA requires a 15-day period for public comment and then can arrive at a decision on our project reports. We have reason to believe they will be quickly approved thereafter.

Upon the IEPA's approval of the City's project plans and loan applications, the City Council will be obliged to approve the necessary fee increase. City Engineer John Brady has been working with the IEPA to gain their acceptance of an increase spread over two years. Should the IEPA agree to a staged increase in water user fees, an ordinance will be brought to the Council with the appropriate fee levels.

11. ORDINANCES

A. Ordinance No. 2003.01—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 1, “General Traffic Provisions,” Section 5, “Vehicles on Sidewalks and Safety Zones,” of the City Code of the City of Sycamore, Illinois. First and Second Reading.

Lt. Cary Singer has recommended some minor changes to the City Code to make it clear that persons are not permitted to ride bicycles in the downtown business district. The present code language refers to “motorized vehicles” as being prohibited, and may suggest that bicycles might fall under that category, but other statutory references do not count bicycles as “motorized vehicles.”

City Council approval is recommended.

B. Ordinance No. 2003.02—An Ordinance Amending Title 6, “Motor Vehicles and Traffic,” Chapter 4, “Traffic Schedules,” Section 9, “School Speed Zones,” of the City Code of the City of Sycamore, Illinois To Add Locations to the School Speed Zones.

At the request of the Police department, City Attorney Peter Smith has drafted the attached ordinance to update the City Code to more accurately identify the current locations of school speed zones, to help with their proper enforcement.

City Council approval is recommended.

12. RESOLUTIONS

A. Resolution No. 437—Consenting to Participate in the State of Illinois Federal Surplus Property Program.

The City of Sycamore is eligible to purchase surplus federal property through the Illinois Department of Central Management Services (also known as “state purchasing”). Periodically, the City must provide new documentation of its interest in participating in this program. The attached resolution verifies the Council’s authorization to participate and, when it may be financially advantageous, receive federal surplus property.

City Council approval is recommended.

13. CONSIDERATIONS

A. Consideration of a Request From the City Engineer to Waive the Bidding for an Extension of Water Main Along Bethany Road, East of Somonauk Street.

As we discussed during the budget hearing in March, the City is planning to extend some water main along the north side of Bethany Road to provide access to the City’s system in the developing southeast quadrant of the City. Such a project can be funded by water impact fee revenues, which have accumulated to over \$1 million in the past eight years. Other future uses may be further main extensions in the northeast quadrant and a portion of the funding for a new water tower.

In anticipation of this extension, the City also concurred with a provision in the Parkside Estates annexation agreement that specified the extent of our obligation. The

language of the agreement calls for the City to extend a 10" main from Perry Court east to the west line of the Parkside Estates entrance on Bethany Road. Last fall, the main was extended from Perry Court to just east of the intersection of Somonauk Street and Bethany Road as part of the City's contract with Rockford Blacktop for the regional detention pond and spillway.

Two excavation companies are presently working on private developments in the immediate vicinity of where the main extension will run. Dempsey Ing, Inc. of Elburn is working on the underground piping for the Reston ponds project, and Bish Excavating of Hinckley is working on the underground for Mr. Krpan's Parkside Estates. Both private contractors are union employers that pay prevailing wages. Approximately 1,260 feet of water main adjoins the Reston Ponds project, and another 1,320 feet of water main needs to be installed between the Reston Ponds project and the Parkside Estates project. Because the introduction of a third excavating company in the relatively small land area between Reston Ponds and Parkside Estates would create some confusion and inefficiencies, and because it can be assumed that the two private developers (Wiseman-Hughes and Krpan) went through a very competitive bid process to arrive at their contracts, City Engineer John Brady has suggested that we might contract with either Bish or Dempsey to install the remaining water main. The City Manager encouraged John Brady to ask for unit prices from both contractors.

Recommendation

The City Manager asks the City Council to waive the public bidding requirements and proceed as follows:

- a) hire Dempsey Ing to install the 1,260 feet of water main that runs within the frontage area abutting the Reston Ponds project. The company is already working near the frontage area and involving another contractor in this area would be disruptive and lead to greater expense. The cost of this work would be \$41,002.
- b) hire Bish Excavating to do the remaining 1,320 running feet of water main. When asked for unit prices for this portion of the main work, Bish's numbers totaled \$38,195 and Dempsey's numbers totaled \$39,637.

If the Council concurs with these suggestions, the total City cost would be \$79,197. The FY04 Budget shows an allocation of up to \$100,000 for this purpose (Fund 3; Line Item #8630).

A two-thirds vote is necessary to waive the bidding requirements. City Council approval is requested.

14. APPOINTMENTS

15. ADJOURNMENT

