

SYCAMORE CITY COUNCIL

AGENDA

October 20, 2003

**City Council Committee Meetings
No Meetings Are Scheduled**

**Regular City Council Meeting
At the Sycamore Center
7:00 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 for the Plan Commission Meeting of September 8, 2003;
 - B. Approval of the Minutes for the Regular City Council Meeting of October 6, 2003;
 - C. Payment of the Bills for October 20, 2003.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Recognition of IAFF Local 3046 for its creative efforts in behalf of a new three-shift system in the Sycamore Fire Department.
 - B. Introduction of Ryan Gustafson as the newest college intern with the Sycamore Fire Department.
 - C. Brief announcement by the DeKalb County League of Women Voters regarding a forum that the League is sponsoring on October 21, at 7:00 p.m. at the Hopkins Park Community Center to discuss alternate ways of funding schools.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**

11. **ORDINANCES**

A. Ordinance No. 2003.53—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to the Petition of Dr. Steven Glasgow for a Final Plat for the Bethany Business Campus in the City of Sycamore, Illinois. First and Second Reading.

The first two ordinances on the Council’s agenda are related. On February 17, 2003 the City Council approved the preliminary plat for the 16-acre Bethany Business Campus. The petitioner, Dr. Steven Glasgow, has returned with a final plat that delineates a slightly different configuration for the interior public street running north and south through the subdivision. The southern end of the interior roadway has been shifted somewhat to allow for three lots with frontage on Bethany Road. This will add market value to three of the sixteen lots available for commercial uses (Lot #1 has been dedicated for retention purposes). At the same time, the eastward shift of the roadway will require a shift in the road easement in the Menard subdivision that abuts the north boundary of the subject property (see the attached plat). Menard’s Inc. is supportive of this shift in their easement and has agreed to the plat vacation referenced in the next agenda item.

The City staff have reviewed the petitioner’s request and find it in conformance with locally-adopted codes and ordinances. The Plan Commission considered the petitioner’s request on October 13 and unanimously recommended its approval (11-0). City Council approval of the Plan Commission recommendation is requested.

B. Ordinance No. 2003.54—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Staff Request to Vacate a Street Easement in the Menard Subdivision and Dedicate a Street Easement at a New Location. First and Second Reading.

As noted above, Menard’s Inc. has petitioned the Council to vacate the present road easement that would connect with an interior roadway in the Bethany Business Campus, so that a new road easement can be legally established immediately to the east of the present location. The proposed easement would be 66 feet in width, as with the current easement. Proper public notice has been given, and the City Engineer is satisfied that the proposed plat of dedication has been properly drawn to accomplish the petitioner’s purpose.

The Plan Commission reviewed the Menard’s petition on October 13 and unanimously recommended its approval. City Council approval of the Plan Commission recommendation is requested.

C. Ordinance No. 2003.55—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from Joe Heyob for a Resubdivision of Lots 130 and 131 in Phase Four of the Heron Creek Planned Unit Development. First and Second Reading.

Mr. Heyob owns Lots 130 and 131 in Phase Four of the Heron Creek P.U.D. He proposes to reconfigure the common boundary between the two lots to accommodate a

unique architectural layout that would otherwise be in violation of the side yard setback requirement. The new subdivision would be known as the “J.C.H. Land Resubdivision.” The Plat Officer could not make this minor adjustment because side yard and rear yard utility easements are involved.

The Plan Commission reviewed the petitioner’s request on October 13 and recommended its approval by a vote of 11-0. City Council approval of the Plan Commission recommendation is requested.

D. Ordinance No. 2003.56—An Ordinance Concerning the Recommendation of the Plan Commission With Regard to a Petition from DeKalb Associates for a Final Plat for Unit One of the Peace Road Crossings Commercial Subdivision. First and Second Reading.

On December 18, 2000 the City Council approved a revised preliminary plat and final plat for the commercially-zoned frontage of the former Ward property, which is presently owned by DeKalb Associates. The purpose of the one-lot final plat (see attached copy) was to satisfy a contract purchaser who intended to construct a food and fuel outlet on the east side of the entrance from Peace Road. Subsequent to the Council’s action, the purchaser chose not to follow through with the intended use.

The attached final plat and written instrument describing the vacation of the plat of December 2000 would create a seven lot subdivision consisting of six buildable lots and one lot (Lot 101) dedicated for stormwater detention and drainage. The access point from Peace Road remains the same and is in conformance with the access agreement between the City of Sycamore and DeKalb County.

This petition was considered by the Plan Commission on October 13. The Commission unanimously recommended its approval. City Council approval of the Plan Commission recommendation is requested.

E. Ordinance No. 2003.57—An Ordinance Amending Title 6, “Traffic,” Chapter 1, “General Traffic Provisions,” Section 6-1-6, “General Speed Restrictions,” and Section 6-4-8, “Speed Limits,” of the City Code of the City of Sycamore, Illinois to Establish an Urban Speed Limit of 25 Miles Per Hour Unless Otherwise Posted. First and Second Reading.

At the regular City Council meeting of October 6, Police Chief Don Thomas proposed a new urban speed limit of 25 miles per hour, except where otherwise posted, in place of the current 30 miles per hour. In behalf of such an approach, Chief Thomas cited the experience of a growing number of communities in decreasing urban district speed limits, and the increasing attention among traffic experts regarding certain features such as frequent curb cuts and on-street parking on residential streets that weigh more heavily than they once did in the findings related to traffic. In the case of the recent study of traffic patterns in the Foxpointe subdivision, he reasoned that a greater attention to curb cut density and on-street parking would likely have led to a recommendation in favor of a 25 mph limit.

Chief Thomas has consulted with City Engineer John Brady and City Attorney Keith Foster in the preparation of the attached ordinance. City Council approval is recommended.

F. Ordinance No. 2003.58—An Ordinance Amending Title 1, “Administration,” Chapter 10, “Personnel Rules,” Section 1-10-1, “Appointments,” of the City Code of the City of Sycamore, Illinois to Add a Sergeant and Reduce the Number of Patrolmen to 12. First and Second Reading.

At the Council meeting of October 6 Chief Thomas also introduced a proposal to increase the number of patrol sergeants from 3 to 4, and reduce the patrol strength from 13 to 12. Chief Thomas’s argument in behalf of this recommendation is based primarily on the need for increased supervision. Presently, the Police department operates around the clock or 168 hours per week. The current three sergeants cover from 96 to 120 hours of this total, depending on vacations, sick leave, or holiday leave. The balance (48-72 hours) is covered by “officers in charge”. According to the City’s contract with FOP Labor Council and Lodge No. 133, officers in charge receive an hourly rate identical to that of sergeant. A sergeant’s annual base pay is \$2,600 more than a patrol officer.

With the appointment of a fourth sergeant, Chief Thomas believes the OIC payouts will be substantially reduced, but opportunities will still exist for valuable supervisory experience on shift. He estimates the budget impact to be negligible, and requiring no change in current allocations. The advantages the Chief cites are as follows:

- ◆ Enhanced credibility for the authority of the promoted officer;
- ◆ More consistent supervision;
- ◆ More efficiency and better command due to the regular interaction of the new sergeant with other supervisory personnel;
- ◆ Greater accountability to the Operations Lieutenant;
- ◆ A career step for a deserving officer.

City Council approval of the attached ordinance is recommended.

G. Ordinance No. 2003.59—An Ordinance Amending Title 8, “Water and Sewer,” Chapter 4, Sewer Use and Service,” Section 8-4-3 (3,b) “Connecting of Building Sewer to Sewer Mains,” of the City Code of the City of Sycamore Regarding the Timing of Building Sewer Connections in New Construction. First and Second Reading.

Building Commissioner Lyle Doty has requested the Council’s approval of a revision to the provisions affecting the timing of the connection of building sewers to the City’s sanitary system during construction. Presently, the City Code (Section 8-4-3, 3b) prohibits contractors from connecting building sewers until a house is weather-tight. This approach is designed to avoid the infiltration of rain water and ground water into the sewer system. However, an exception has been made each year from November 1 through February 28 to allow connections if sewer openings are secured with standpipes or risers at least 36” above the “finished” floor level, and if such risers are

equipped with compression caps. This seasonal allowance has allowed contractors to make steady progress during inclement weather.

To provide further flexibility, without risking infiltration, Mr. Doty is recommending the following changes:

- a) when an ejection system for plumbing has been installed, the field connection to the sewer system can be made once the foundation walls are completed;
- b) during the period from November 1 through February 28, if the contractor has installed a 36" standpipe or riser in the drain at the "lowest" floor level with a solid PVC cap that is solvent welded in place, the connection can be made.

City Council approval is recommended.

H. Ordinance No. 2003.60—An Ordinance Approving the Execution of an Employment Agreement Between the City of Sycamore, Illinois and the City Manager of the City of Sycamore, Illinois. First and Second Reading.

The City Manager's contract has expired and a new contract has been negotiated. The essential terms of that agreement are as follows:

- a) The term of the contract will extend to April 30, 2007;
- b) the base salary for the balance of FY04 will remain \$91,000 as recommended by the City Manager at the time of the adoption of the FY04 Budget in April 2003;
- c) the base salary for FY05, beginning May 1, 2004, will be \$105,500. This will make the City Manager the highest paid professional staff position in the Sycamore city government for the first time.
- d) Annual salary adjustments after FY05 will coincide with the general percentage adjustments voted by the City Council for the management group as a whole in April of each year.
- e) The City Manager will receive health insurance coverage and other benefits offered to all City employees as part of the City's benefit package.

City Council action is recommended.

12. RESOLUTIONS--None

13. CONSIDERATIONS

A. Consideration of a Public Works Department Recommendation to Award the Contract for an Asphalt Hot Box to Bonnell Industries in the Amount of \$15,295.00.

The revised FY04 allocates money for an asphalt hot box to allow the Street Division to perform minor asphalt street repairs with better results. Fred Busse requested bids on such equipment, and two companies submitted bids on October 6, as noted in the attached memorandum. Superintendent Busse recommend the award of the contract to

the low bidder, Bonnell Industries, in the amount of \$15,295.00. This bid is within the budgeted allocation of \$18,000 (06-8540).

City Council approval of the Public Works Superintendent's recommendation is requested.

B. Consideration of an Administration Request for a Closed Session to Discuss Personnel Matters.

14. APPOINTMENTS

15. ADJOURNMENT