

SYCAMORE CITY COUNCIL

AGENDA

January 5, 2004

City Council Workshop Meeting: 6:00 P.M.

NO MEETING IS 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 City Council Workshop Meeting of December 15, 2003;
 - B. Approval of the Minutes for the Regular City Council Meeting of December 15, 2003;
 - C. Payment of the Bills for January 5, 2004.
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
 - A. Consideration of a Presentation By the Sycamore Economic Development Commission Featuring Banner Up Signs.**

Sycamore Economic Development Commission member Michelle Schulz will introduce Ed Kuhn of Banner Up Signs, 1170 E. State Street, to give a brief overview of his company's products and services.
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**

11. **ORDINANCES--None**

12. **RESOLUTIONS**

A. Resolution No. 445—Authorizing the Mayor to Sign a Development Agreement Between the City of Sycamore and Bethany Road Development, LLC For a Grant in the Amount of \$50,000.

The City's revised FY04 capital budget includes an allocation of \$50,000 (06-8634) to offset a portion of the cost of the extension of a public roadway and related utilities through the Bethany Business Campus, a commercial subdivision east of Johnson Controls. This roadway would connect Bethany Road and Mercantile Drive and will cost an estimated \$525,000. The developer of the business campus, Dr. Steven Glasgow, will pay for the entire portion that traverses his subdivision and a substantial portion of the public improvements that extend through the Menard's subdivision to Mercantile Drive. The City's commitment was primarily based on the fact that the terms of the Menard annexation did not provide for a recapture of any of the costs of the road and utility extensions by future lot owners.

On October 20, the City Council approved a final plat for the Bethany Business Campus that established the precise location of the road right-of-way. Since that time, the City Manager has discussed the terms of an agreement with Dr. Glasgow that would extend the requested grant support with some assurances concerning future commercial lot sales and development. The attached draft describes the negotiated terms. The key provisions are as follows:

- a) The developer will complete the roadway and utility extensions no later than June 30, 2004. The Council is probably aware that much of the utility work has already been completed.
- b) The public improvements will include curb, gutter, water, sanitary sewer, and storm sewer.
- c) If the developer has not sold five or more lots within five years of the receipt of the City's grant, the developer shall return up to \$25,000 based on the following formula:
\$5,000 times the difference between 5 and the number of lots (less than five) actually sold. For example, if three lots are sold within five years, the City may recapture \$10,000 [$\$5,000 \times (5-3)$].
- d) If construction has not begun on at least three lots within five years of the developer's receipt of the City grant, the City shall recapture \$5,000 in addition to any recapture the City may claim as a result of (c), above.

City Council approval of the proposed development agreement is recommended.

13. **CONSIDERATIONS**

A. Consideration of an Administration Report on a Proposed FY2004-2005 Budget Schedule.

A preliminary schedule of thresholds in the annual budget process is presented for the City Council's consideration:

- ◆ Week of January 5: The Administrator circulates departmental spending targets to City department heads.
- ◆ February 2: Very preliminary General Fund revenue and expenditure numbers are presented to the Council for comment at the monthly workshop meeting. The Council will also be asked to advise the staff concerning proposed FY05 capital projects and the annual street maintenance list.
- ◆ February 16: The Preliminary FY05 General Fund Budget is presented to the Council for review and comment.
- ◆ March 15: The entire Preliminary City Budget is formally presented to the Council and placed on file.
- ◆ March 16-25: Finance Committee meetings are held to review each budget fund and department.
- ◆ April 5: The Budget hearing is held.
- ◆ April 19: The Council approves the Final FY05 City Budget.

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

14. APPOINTMENTS

15. ADJOURNMENT