

SYCAMORE CITY COUNCIL

AGENDA

February 5, 2007

City Council Committee Meetings

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**Regular City Council Meeting
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 Regular City Council Meeting of January 15, 2007.**
 - B. Payment of the Bills for February 5, 2007.**
- 7. PRESENTATION OF PETITIONS, COMMUNICATIONS, AND BILLS.**
- 8. REPORTS OF OFFICERS**
- 9. REPORTS OF STANDING COMMITTEES**
- 10. PUBLIC HEARINGS--None**
- 11. ORDINANCES**
 - A. Ordinance No. 2006.60—An Ordinance Approving a Development Agreement Between the City of Sycamore, Illinois and Dahlko, LLC. Second Reading.**

At the regular City Council meeting of January 2, 2007, the Council considered a staff proposal whose principal purpose was to facilitate the creation of a public park in the Townsend Woods subdivision. The attached agreement confirms the understanding that was supported by the Council by unanimous voice vote. The terms of that understanding are as follows:

- a) Keven Dahl, the principal owner of Dahlko LLC, agrees to sell 24.04 acres of undeveloped land to the Sycamore Park District for the full appraisal price of \$132,000 (\$5,490 per acre).
- b) The City of Sycamore agrees to convey a 105' x 125' platted well site to Keven Dahl in return for his conveyance of a similar-sized area of land, at no cost, to the Sycamore Park District adjacent to the separately conveyed property described in (a), above.
- c) The City agrees that the developer, at his sole expense, may extend City water and sewer to twelve platted lots within the jurisdiction of the County of DeKalb, north of the Northtown subdivision. The developer and his successors or assigns agree that the owners of said lots shall pay any necessary connection fees as well as one-and-one-half times the required City water and sewer user fees, as they may change from time to time.
- d) Keven Dahl shall be responsible for the entire cost of the installation of traffic signals on the two east legs of the intersection of IL Rt. 23 and Mt. Hunger Road, and the traffic signal bases and hand holds on the west side of IL Rt. 23 at Mt. Hunger Road. The City shall be responsible for installing the traffic signal poles, lights and controller on the west side of the intersection of IL Rt. 23 and Mt. Hunger Road.
- e) Keven Dahl or Dalko LLL shall be responsible for completing the relocation of a 10-inch water main along Mt. Hunger Road in accordance with engineering plans that have been approved by the City Engineer.

This matter was considered on first reading on January 15. City Council approval is recommended.

12. RESOLUTIONS

A. Resolution No. 488—Authorizing the Mayor to Sign An Amendment to the Intergovernmental Agreement Between the City of Sycamore and the Department of Transportation for Local Agency Maintenance of Traffic Control Devices.

From time to time, the Illinois Department of Transportation (IDOT) invites local jurisdictions to participate in specially funded programs that assist communities in updating traffic signals along state-marked routes. Municipalities have ongoing maintenance agreements with IDOT that specify local responsibility for maintenance of state highway sections and signals that traverse urban sections, and such agreements need to be amended to reflect the local share of any costs associated with signal upgrades.

In this case, the state program has the aim of replacing incandescent lamps in traffic signals with light emitting diode (LED) modules that will generate better lighting and some cost savings over time. The City's share of the cost of converting signals at eight locations is

\$20,540 or about 39.5% of the overall cost of installation. The Capital Assistance Fund (Fund 6) can accommodate this expense.

City Council approval is recommended.

13. CONSIDERATIONS

A. Consideration of Proposals for a Revised Community Fiscal Impact Study.

In December 2006 the City Manager advertised for proposals from qualified consulting firms to update the community fiscal impact study that was completed in March 2005 by Roger Dahlstrom of the NIU Regional Development Institute. In the two years since that study was produced, a number of circumstances have arisen to merit another look at the fiscal impact of residential, commercial, and industrial growth on each local taxing body. Among these factors were the passage of a transfer tax, increases in impact fees, a substantial quickening of the pace of annexation and development of commercial and industrial-zoned properties, a slowing in the pace of local residential development, and a clearer view of the nature and probable cost of new school facilities planned in the period that the 2005 study encompassed.

The deadline for proposals was Friday, January 19, 2007. Two proposals were received: one from Roger Dahlstrom of the NIU Regional Development Institute of DeKalb and one from Dave Emanuelson of Strategic Management Alliance of DeKalb. As noted above, Mr. Dahlstrom completed the original fiscal analysis in March 2005. Mr. Emanuelson presented a subsequent detailed analysis of the estimated population of school-aged children in Sycamore in March 2006. Both gentlemen and their firms are qualified to perform the requested professional analysis.

The respective costs of service for the scope of work defined in the RFP are shown in the table below:

Consultant	Fee	Per Diem
NIU Regional Development Institute	\$39,000	\$200 per hour
Strategic Management Alliance	\$14,340	\$89 per hour

The City Manager recommends a contract with Mr. Emanuelson for several reasons. Mr. Emanuelson's interest in re-thinking dated assumptions about the statistical calculation of the school-aged population in Sycamore and throughout DeKalb County broke new professional ground last spring and can inform the overall analysis requested. This copyrighted scholarly work would have to be addressed through additional survey work by another consultant. Second, Mr. Emanuelson's price of services is more affordable and could be borne by the current fiscal year budget (6-8497). In light of the School District's referendum proposal and current budget discussions by the City and Park District, a study begun in the present fiscal year would be timely in terms of public discourse.

City Council approval of the City Manager's recommendation is requested.

B. Consideration of a Report from the Sycamore Chamber of Commerce Regarding Tourism.

Chamber executive director Rose Treml and Discover Sycamore coordinator Kayte Hamel will be present to update the Council on recent tourism activities. The City's annual contribution to the Chamber includes a substantial (\$15,000) allocation for printed materials and related activities to attract visitors to Sycamore, and the City's contract with the Chamber requires periodic reports on the impact of such grant support.

C. Consideration of a Request from the Liquor Commissioner Regarding a New Application for a Package Liquor License.

Dan Brown, the owner of Brown's County Market, has requested a Class D liquor license for package goods to be sold in a new sales area within his grocery store at 403 East State Street. On May 17, 2004 the City Council amended the City's liquor codes (Section 3-2-7), to permit one Class D license per 3,000 population unless the proration of package licenses by population is waived by a ¾ vote of the corporate authorities. There are currently four Class D licenses. The City's official population is 14,866. A waiver of the proration would be necessary to authorize the issuance of this license.

The special census conducted in November-December 2005 no longer reflects the true population of Sycamore. Since that time, hundreds of new residences including single family detached homes, condominiums, townhouses and apartments have been permitted and occupied (please see the attached Building Department summary). It would be safe to say that the City has grown beyond the 15,000 threshold in terms of actual population during the past year.

Liquor Commissioner and Mayor Ken Mundy has requested a waiver of the population-based restriction in this instance. City Council approval is recommended.

D. Consideration of a Public Works Department Recommendation to Replace the Truck-Mounted Sludge Spreader.

The very informative background memorandum from Public Works superintendent Fred Busse explains how the Treatment Plant division currently applies its sludge to farmland, and how the department expects to handle sludge when new facilities for the de-watering of sludge are installed in the next few years. The truck-mounted V-box spreader that was purchased in used condition in 1995 is no longer an efficient tool for land application, and will be less effective in the future.

In recent months, Mr. Busse and assistant superintendent J.C. Roach have investigated alternative methods and equipment for the land application of the City's sludge. They recommend the purchase of a used agricultural tractor and a manure spreader which should reduce the field compaction and more efficiently spread the wetter sludge we expect from future mechanical processes.

The Treatment Plant budget has \$60,000 for de-watering improvements and related applications (751-8399) in FY07. No monies have been spent from this line item. It is

recommended that the entire budget allocation be spent on equipment—a tractor and manure spreader—which can provide an adequate means of land application for years to come.

To this end, Mr. Busse solicited bids from local vendors for a 2006 spreader. DeKalb Implement submitted the lowest bid and Mr. Busse recommends Council approval of a contract for their equipment in the amount of \$19,500.00. If approved, it is estimated that sufficient resources will remain for a used farm tractor to pull this implement. At a future meeting, tractor bids will be presented for the Council’s consideration and action.

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

14. OTHER NEW BUSINESS

15. APPOINTMENTS

16. ADJOURNMENT