

**SYCAMORE CITY COUNCIL**  
**AGENDA**  
March 1, 2010

**CITY COUNCIL COMMITTEE MEETINGS**  
No Meetings Are Scheduled

**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 February 15, 2010.
  - B. Payment of the Bills for March 1, 2010.
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. 2009.54—An Ordinance Approving an Economic Incentive Agreement Between the City of Sycamore and Pappas Development for Redevelopment at 2700 DeKalb Avenue in the City of Sycamore, Illinois. First and Second Reading.**

At the last regular City Council meeting of February 15, the Council directed the City Manager to prepare a draft of a development agreement between the City and local developer John Pappas to promote the redevelopment of the Sycamore Plaza site at 2700 DeKalb Avenue. The attached agreement addresses the terms outlined on February 15. The principal features are as follows:

For the City:

- The City will extend a one-time grant of \$150,000 to Pappas Development LLC for redevelopment work at the former Kmart building at 2700 DeKalb Avenue in Sycamore, Illinois, including but not limited to: (a) demolition of the former Kmart building; (b) reconstruction of the general customer parking area; (c) re-paving and striping of the general customer parking area; (d) replacement of the façade on the north building addition; and (e) replacement of the roofing on the north building addition.

For the Developer:

- The Developer shall provide copies of paid receipts for reconstruction work equal to or exceeding the total value of the City grant of \$150,000.
- All City-subsidized work shall be performed by prevailing wage contractors.
- All reconstruction work shall be permitted and inspected under applicable City codes.
- The Developer shall hold the City harmless for any damage to persons or property that may result from the work funded in whole or in part by the City grant.

City Council approval is recommended.

**12. RESOLUTIONS--None**

**13. CONSIDERATIONS**

**A. Consideration of an Administration Recommendation Concerning the Bids for the Police Addition.**

Sealed bids for the construction of a 17, 992 square foot addition along with the partial remodeling of the 3,095 square foot existing Police facility at 535 DeKalb Avenue will be opened on Friday, February 26, at 10:00 a.m. The City Manager will present the Council with a bid tabulation at the March 1 meeting. The City Manager will review the base bids and numerous alternates with the City staff and the architectural firm of Studio GC following the bid opening to determine the lowest responsible bid. A recommendation will be made at the March 1 meeting.

**B. Consideration of an Extension to the Engineering Consulting Contract with Municipal Engineering Corporation.**

Municipal Engineering Corporation has performed a variety of engineering services for the City of Sycamore since the spring of 2008. Its principal, John Brady, is well familiar with the City's buildings and infrastructure. In particular, his work over the past two years in the area of planning and supervising street maintenance, the new water tower construction, and the new Police addition has been characteristically thorough and precise. The City Manager recommends a two-year extension to the contract between MEC and the City. The principal terms of this agreement are as follows:

1. No increase in the monthly retainer fee of \$4,850 for the life of the two-year contract;
2. A provision allowing for the extension of the contract for an additional two years at the mutual agreement of the parties. If an extension was approved by the City Manager after April 30, 2012, the retainer would increase by 2% in each of the extension years.
3. Indemnification of the City against any tort or professional liability claim arising out of any alleged act or omission occurring in the consultant's performance of his duties.

City Council approval is recommended.

**C. Consideration of an Administration Recommendation to Revise the City's Purchasing Policy.**

Periodically, the City administration updates its purchasing policies to bring them in line with changes in generally accepted accounting practices. Each year, as we go through the process of an independent audit, our auditing firm makes us aware of practices they are advising their clients to adopt, often in response to national concerns about corporate and federal government accounting. During the audit completed last fall by Siepert & Company, the Administration was advised to freshen our policies to incorporate the latest anti-fraud language. New sections specifically dealing with the deterrence of fraud and identity theft, along with "red flags" that might alert us to fraud have been added (see pages 20-30). City Council support is recommended.

**14. OTHER NEW BUSINESS**

**15. APPOINTMENTS**

**16. ADJOURNMENT**