



**DEKALB CITY COUNCIL AGENDA
REGULAR MEETING
JULY 26, 2021
6:00 P.M.**

DeKalb Public Library
Yusunas Meeting Room
309 Oak Street
DeKalb, Illinois 60115

A. CALL TO ORDER AND ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE AGENDA

D. PUBLIC PARTICIPATION

E. PRESENTATIONS

1. Presentation of a Donation in the Amount of \$6,603 from the Rotary Club to be Used Towards the Repair of the [Memorial Clock](#) at the Northeast Corner of First Street and Lincoln Highway.
2. [Proclamation: Disability Pride Month – July 2021.](#)
3. [Proclamation: Veterans Weekend – July 30, July 31, and August 1, 2021.](#)

F. APPOINTMENTS

None.

G. CONSENT AGENDA

1. [Minutes of the Regular City Council Meeting of June 28, 2021.](#)
2. [Minutes of the Regular City Council Meeting of July 12, 2021.](#)
3. [Accounts Payable and Payroll through July 26, 2021, in the Amount of \\$2,483,389.21.](#)
4. [Investment and Bank Balance Summary through May 2021.](#)
5. [Year-to-Date Revenues and Expenditures through May 2021.](#)
6. [Freedom of Information Act \(FOIA\) Report – June 2021.](#)

7. [FY2021 Human Services Funding Second Quarter 2021 Report.](#)

City Manager's Summary: For a number of years the quarterly payments authorized in the City's Human Services Budget have been approved with the Consent Agenda. For the benefit of new members of the Corporate Authority, the FY2021 quarterly payments for the period April-June 2021 are highlighted here so the local agencies benefiting from the program can be identified.

This is not a federally funded program. The monies are derived from the City's annual general revenues (100-40-41-62700) and can be found in the Community Development budget. Since the federal government's abandonment of its revenue-sharing program with the states in the late 1970s, the City of DeKalb has tried to annually set aside general revenues for local social service agencies that provide needed services. The annual allocation has been approximately \$150,000 a year and is set at that threshold in the FY2021 Budget.

Agency	Total No. of Clients Served 2nd Quarter	City Support for this Quarter	No. of DeKalb Residents Served FY2021	City of DeKalb Funding FY2021 to Date	Total City of DeKalb Funding FY2021
Adventure Works	112	\$ 2,500	90	\$ 5,000	\$ 10,000
Court Appointed Advocates(CASA)	185	\$ 1,250	263	\$ 2,500	\$ 5,000
Community Coordinated Child Care (4C)	1,379	\$ 4,750	888	\$ 9,500	\$ 19,000
DeKalb County Community Gardens	7,038	\$ 1,500	8,599	\$ 3,000	\$ 6,000
DeKalb County Youth Service Bureau	282	\$ 6,250	371	\$ 12,500	\$ 25,000
Elder Care Services of DeKalb County	3,065	\$ 2,500	2,176	\$ 5,000	\$ 10,000
Family Service Agency - Club 55	586	\$ 2,500	931	\$ 5,000	\$ 10,000
Fox Valley Community Services	0	\$ 1,250	0	\$ 2,500	\$ 5,000
Hope Haven of DeKalb County, Inc.	87	\$ 2,000	159	\$ 4,000	\$ 8,000
Kishwaukee YMCA - Camp Power	90	\$ 5,500	90	\$ 5,500	\$ 11,000
Nguzo Saba	0	\$ 5,000	0	\$ 5,000	\$ 5,000
RAMP	12	\$ 1,250	29	\$ 2,500	\$ 5,000
Safe Passage	392	\$ 2,750	417	\$ 5,500	\$ 11,000
Voluntary Action Center (VAC)	360	\$5,000	343	\$ 10,000	\$ 20,000
TOTAL	13,588	\$ 44,000	14,356	\$ 77,500	\$150,000

H. PUBLIC HEARINGS

1. **Public Hearing Regarding a Second Amendment to an Annexation Agreement for the Chicago West Business Center Located Between Illinois Route 23, Gurler Road, Crego Road, and Illinois Interstate 88 (TC Pursuit Services, Inc. and DeKalb 343, LLC).**

City Manager's Summary: A warehouse and distribution company ("Project Barb") is interested in constructing a warehouse and distribution center on a portion of the 343-acre Chicago West Business Center property located between Rt. 23, Gurler Road, Crego Road and I-88. The subject site is about 58 acres and located along the north side of Gurler Road between the existing Ferrara Pack Center and Crego Road. The Chicago West Business Center is zoned PD-I, Planned Development – Industrial and was annexed into the City in 2006. The petitioner would like to construct an approximate 700,000 sq. ft. warehouse and distribution center on the 58 acres.

Project Barb would like to start mass grading on the site by early August. The intent of the applicant is to amend the Ordinances that annexed and zoned the Chicago West Business Center site in 2006 to accommodate the footprint and site layout of the proposed warehouse and distribution center. This is a similar process used for the Ferrara site. The name of the company cannot be revealed at this time.

When the City Council approved an annexation agreement on December 11, 2006 (Ordinance 2006-107) to annex and rezone the 343-acre Chicago West Business Center, the concept plan envisioned approximately 4.3 million square feet of new industrial buildings, a 16-acre site for smaller office buildings, a 20-acre site for a shopping center, six smaller commercial outlots, and 24 acres of storm water retention ponds. The 2006 annexation agreement provided a list of the allowed uses in the Planned Development – Industrial ("PD-I") area, which included manufacturing, warehousing, and distribution facilities. Retail and office uses were contemplated along Rt. 23. The annexation agreement also had provisions regarding development standards including setbacks, height restrictions, site coverage, parking standards, landscaping, and signage that suited the contemplated mixed commercial and industrial development.

Another ordinance (Ordinance 2006-109) was also approved on December 11, 2006, approving a Preliminary Plan/Preliminary Plat for the site. Prior to the development of the Ferrara parcels in 2019, the Council approved major amendments to the layout of the lots, street access points and other infrastructure shown in the 2006 plans. In similar fashion, the proposed site plan for the 58-acre Project Barb site indicates a different building layout and roadway and access points compared to what was envisioned in the 2006 Ordinances. Accordingly, plan amendments are required.

It is well-known that a large amount of utility and infrastructure work was done in conjunction with the Ferrara and Facebook projects which has brought the necessary utilities to the subject site, as well as substantial roadway improvements to Gurler Road, Peace Road, and upcoming improvements at the intersection of IL Rt. 23 and Gurler Road.

The proposed site plan for Project Barb shows three access points along Gurler Road, with two for employees and visitors and one for semi-trucks. Trucks entering the site will use Crego Road and will enter the site at the far northeast portion of the site to a guard house, to avoid congestion on Gurler Road. Road improvements to Crego Road will be needed and will be worked out with the City and developer's engineers. Detention will be provided at the stormwater detention basin directly north of the subject site. A security fence (chain link fence with barbed wire) will surround the site.

There will be approximately 535 parking spaces for employees and visitors, about 490 trailer parking spaces, and 121 loading dock spaces. The 700,000 sq. ft. facility will operate in multiple shifts. The site is in the DeKalb County Enterprise Zone and certain state and local-level incentives are available in the zone.

A more detailed summary of the different development features and a topical evaluation of the proposed revisions to the 2006 preliminary plan follows:

Plan/Plat Approvals and Process. The concept plan in the annexation agreement and the preliminary plan/preliminary plat in Ordinance 2006-107 and Ordinance 2006-109 reflect different layouts than what is currently proposed for the site, therefore they need to be amended.

The annexation agreement calls for the submittal of a final plat and final development plan for any phase of the development to the Planning and Zoning Commission and City Council. To accommodate the applicant's aggressive development schedule, the applicant has requested that the submitted site plan for the warehouse and distribution facility be approved as the preliminary plan, and that any future final plans be approved by the City's professional staff, which would be involved in the customary detailed reviews of such plans.

Bulk Regulations/Design Guidelines/Landscaping. The proposed site plan and building elevations for the 58 acres are in compliance with regulations in the annexation agreement in relation to setbacks, parking standards, height, site coverage and floor area ratio. There are private development guidelines that are not enforced by the City in the 2006 agreement and both the City and the developer of the Chicago West Business Park are agreeable to relief from these guidelines.

The current agreement requires the developer to install landscaping and berms along the perimeter of the property per a landscape plan that is an exhibit in the agreement. A final landscape plan was not required as yet but will be submitted with the final plans. Lighting for the site will have to be in compliance with the UDO, which has maximum pole heights and maximum foot candle (light intensity) levels.

Site Work/Utilities/Stormwater Drainage. The current annexation agreement allows mass grading on the site with the submittal of a grading and erosion control plan to the City Engineer and the issuance of a permit. The applicant plans to start mass grading of the site in early August. No amendments are necessary.

Transportation/Road Improvements/Access. The original annexation agreement also envisioned two private access points along Gurler Road. On the basis of the substantial traffic engineering of the past two years, the amendment to the agreement

seeking three private access points along Gurler Road and one along Crego Road is supported by the City Engineer.

The proposed development features are offered for public review and comment. The Mayor and Council will have an opportunity to review and approve the Project Barb plan later in this Agenda. ([click here for additional information](#))

I. CONSIDERATIONS

1. FY2022 Budget Schedule.

City Manager's Summary: Over the past two City fiscal years, the Council has followed a very transparent review process for the creation of the following year's fiscal Budget. Keeping with that successful format, the following schedule is proposed for development of the City's municipal budget for 2022:

- Thursday, August 12. Publication of an Agenda for a Joint Meeting between the Council and the Finance Advisory Committee on August 16.
- Monday, August 16. Joint Meeting of the City Council and Finance Advisory Committee, 6:00 p.m. to 8:30 p.m. This joint meeting will review assumptions presented by the City Manager regarding revenue trends and possible expenditures in the following budgets:
 - General Fund
 - Motor Fuel Tax Fund (Fund 210)
 - Capital Projects Fund (Fund 400)
 - TIF #1 and TIF #3 Funds (Funds 260 and 262)
 - Pension Obligations
- August 30 – October 14. Intense Department-level budget discussions around spending targets based on general goals established on August 16.
- Thursday, October 14. Publication of an Agenda for an FAC Meeting on October 18.
- Monday, October 18. Finance Advisory Board Meeting to review proposed, detailed FY2022 Budget highlights, including annual levy assumptions, 6:00 p.m. to 8:30 p.m.
- Monday, October 25. Council consideration of property tax levy options.
- Monday, November 8. Presentation of a Council resolution establishing a Truth in Taxation Hearing for November 22.
- Monday, November 15 & Wednesday, November 17. Back-to-back Special Council meetings in joint session with the Finance Advisory Committee to go over the Proposed FY2022 Budget document. The General Fund departments will be the focus on November 15, and the Capital, Enterprise, and Special Funds will be the focus on November 17.

- Monday, November 22. Truth in Taxation Hearing and FY2022 Budget Hearing. First Reading on Proposed FY2022 City Budget.
- Monday, December 13. Second Reading on Proposed FY2022 City Budget.
- December 31, 2021. Last day to file the approved FY2022 Annual Budget and Property Tax Levy with the DeKalb County Clerk.

City Council direction is requested.

J. RESOLUTIONS

1. **Approval in Omnibus Form of Resolutions Authorizing Community Development Block Grant (CDBG) FY2021 Year Public Services Funding Agreements from April 1, 2021, through March 31, 2022, in the Amount of \$63,000 as follows: Resolution 2021-054 Children's Learning Center, \$10,000; Resolution 2021-055 Elder Care Services, \$9,000; Resolution 2021-056 Hope Haven, \$17,000; Resolution 2021-057 Safe Passage, \$15,000; and Resolution 2021-058 Voluntary Action Center, \$12,000.**

City Manager's Summary: Attached are Resolutions authorizing the execution of agreements for CDBG Public Service funding for Program Year 2021 (CDBG Year 28). The U.S. Department of Housing and Urban Development (HUD) allows up to 15% of the City's annual CDBG allocation to be used for Public Services Funding. The use of CDBG funds for Public Services was approved by Council on April 12, 2021, as part of the CDBG Annual Action Plan for Program Year 2021. The following agencies are recommended for funding:

Agency	Program Description	Funding Requested	Recommended Funding
Children's Learning Center (CLC)	Subsidies to low-income families for transportation of children between their homes and/or school and day care.	\$20,000	\$10,000
Elder Care Services (ECS)	Operating funds for the Choices for Care program for elderly individuals to assess their needs and link them with appropriate agencies, benefits, and services.	\$10,000	\$ 9,000
Hope Haven	Operating funds for emergency shelter services for homeless individuals and families.	\$20,000	\$17,000
Safe Passage	Operating funds for emergency shelter services for victims of domestic violence and their children.	\$20,000	\$15,000

Voluntary Action Center (VAC)	Local match to USDA funds to provide a Summer Meals Program for the children of University Village to ensure access to healthy food during the summer months when the free or reduced school lunch program is not available.	\$20,000	\$12,000
Total		\$90,000	\$63,000

As Community Services Coordinator Joanne Rouse explains in her background memorandum, “Public Services” grants for Program Year 2021 included up to 15% of the annual allocation of CDBG funds. On April 12, 2021, Council approved the 2021 Annual Action Plan as part of the 2020-2024 Five Year Consolidated Plan. The 2021 Action Plan allocated \$63,000 in funding for Public Services based on a grant amount of \$420,572. The 2021 grant is \$41,561 less than the 2020 grant and this has led to a proportionate decrease in the 2021 Public Services grant amounts.

All Public Services subrecipients that are awarded CDBG funds must provide programs meeting HUD eligibility guidelines and addressing a national objective, and that remain consistent with local objectives as stated in the City’s 2020-2024 Five-Year Consolidated Plan. All applications were reviewed and scored by an application review committee and grant amounts were determined based on the priority and need for the proposed services.

Applications for 2021 CDBG Public Services funding were provided to the agencies that received funding in Program Year 2020. A Request for Proposals was also posted on the City’s website to solicit new applicants, information was posted on the City’s Facebook page, and a general press release was sent to the media to advise the community at large of the availability of this funding. Five agencies responded to the Request for Proposals. There were no new applicants this year.

All grants are paid through the CDBG account using HUD funds. No funds will be disbursed until the Community Services Coordinator receives and reviews quarterly reports to verify activities are being completed in accordance with the funding agreement.

City Council approval is recommended. [\(click here for additional information\)](#)

- 2. Resolution 2021-059 Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for Public Transit Funding from the Downstate Operating Assistance Program from July 1, 2021, through June 20, 2022, in an Amount Not to Exceed \$5,621,396.**

City Manager’s Summary: The approval of this Resolution authorizes the City Manager to sign an Intergovernmental Agreement with the Illinois Department of Transportation (IDOT) to provide operating assistance to the City’s fixed route and paratransit services during the 2021-2022 state fiscal year (July 1, 2021 – June 30, 2022).

Specifically, the IGA provides up to \$5,621,396 in state funds for the operating costs for public transit for the DeKalb urbanized area which includes DeKalb, Sycamore, Cortland, and access to the Elburn METRA Station. The City's transit staff hopes to enhance routes in SFY2022, with the potential of expanding transit services in future years.

The Illinois DOAP grant allows the City to reimburse its providers for 65% of their operating expenses. The funds will be administered through the City's Transportation Fund 200-30-37.

City Council approval is recommended. [\(click here for additional information\)](#)

3. Resolution 2021-060 Authorizing a Bar Liquor License with Accessory Use Licensure for Video Gaming for Lord Stanley's of DeKalb LLC, 142 E. Lincoln Highway.

City Manager's Summary: The new owners of Lord Stanley's have submitted a liquor license application, as well as a gaming license application for up to five video gaming terminals as an accessory use. The application has been reviewed and the owners have successfully completed their background checks.

Upon approval of the liquor license and supplemental gaming license, the City will receive an initial issuance fee of \$10,766 with annual renewal fees of \$2,692. The City will also receive an initial fee of \$500 per video gaming terminal (for a total of \$2,500), with annual renewal fees of \$250 per video gaming terminal (\$1,250).

Additionally, the establishment will have nine amusement devices (dart boards, pool tables, etc.) for which the City will receive \$25 per device (\$225) at initial licensing and annually thereafter.

City Council approval of the licenses is recommended, subject to the conditions described in the resolution. [\(click here for additional information\)](#)

4. Resolution 2021-061 Authorizing an Engineering Services Agreement with Fehr Graham for Design Engineering of 1.35 Miles of Pathway in an Amount Not to Exceed \$116,200.

City Manager's Summary: The Public Works department requests approval of an engineering services agreement with Fehr Graham in an amount not to exceed \$116,200 for design engineering of 1.35 miles of new pathway.

Several local pathway projects have been slated to offer better and safer access for bicyclists and pedestrians to and from work and recreation centers. The projects include the following:

- Fairview Drive Pathway (Phase A), between S. 7th Street and Macom Drive;
- Fairview Drive Pathway (Phase B), Macom Drive east toward Peace Road;
- Dresser Road, between Annie Glidden Road and the current terminus near Normal Road;

All three pathway projects listed above would be completed by the conclusion of the 2022 construction season with approval of these engineering services. Representing approximately \$850,000 in construction value, if advanced now with available state monies the City share should only be about \$70,000. A delay in advancing could result in missing some outside funding windows. The City Engineer's summaries of the projects are shown below:

Fairview Drive Pathway (Phase A):

This pathway would allow off-street pedestrian use and cycling from S. Seventh Street to the existing pathway at Macon Drive. This connection will serve those working within Park 88 and diminish the known risk of walking unprotected along this well-used truck route. Finishing the plans swiftly will allow this project to be bid and completely constructed in 2021.

Fairview Drive Pathway (Phase B):

This pathway would allow off-street pedestrian use and cycling from the existing pathway at Macon Drive and the proposed Phase A to the east in the direction of Peace Road and serve employees at Nestle and Panduit. It would also put the City in striking distance to connect to the intended future pathway along Peace Road; completed as part of that corridor's reconstruction in the next few years. This connecting link will be constructed with a combination of funds from Federal sources which pass through the DSATS and involve a city match. Finishing the plans soon is necessary as the Federal funds require environmental and project reports to be submitted well in advance and would put the City in a position to bid and complete Phase B in 2022.

Dresser Road Pathway:

This pathway would allow off-street pedestrian access from Annie Glidden Road to the current pedestrian walkway near Normal Road and cyclist access from the Normal location to the community gardens and County campus. This is particularly important to serve those traveling between the DeKalb High School and Eden's Garden. It would alleviate the present dangerous condition which requires school children to walk on the shoulder or nearby ditch, especially during winter. This pathway will be constructed with a portion of the funds from a \$1.44 million State member initiative grant. Finishing the plans will allow this project to be bid and initiated yet in 2021 (creating a stable, off-street walkway immediately) and finalized with all paving and restoration in 2022.

City Council approval is recommended. ([click here for additional information](#))

- 5. Resolution 2021-062 Awarding a Bid to Fischer Excavating in the Amount of \$826,307.50 for 2,800 Feet of Water Main Replacement on Joanne Lane Between Ilehamwood Drive and Tilton Park Drive with Staff Authority to Approve Change Orders Up to a Final Project Price of \$855,227.50.**

City Manager's Summary: The Utility Department recently opened bids for 2,800 feet of water main replacement on Joanne Lane between Ilehamwood and Tilton Park Drive. The existing water main is a combination of six-inch and eight-inch cast iron piping installed between 1954 and 1957. The water main has had numerous breaks over the years causing water service disruptions to residents within the affected area. The Utility Department recommends replacing the main with a new eight-inch ductile

iron water main to insure a safe and reliable water supply with adequate fire flow. A 2015 Water System Master Plan Update recommended an annual water main replacement program to improve the City’s aging water distribution system. The study also recommended water rate adjustments to help offset the costs of the program. The City Council supported this objective and directed staff to initiate an annual Water Main Replacement Program.

Since approving this initiative, over \$5 million of water capital improvements have occurred including over 13,300 feet of water main replacements in various parts of the city. The replacement of the older cast iron water main piping with new ductile main has increased the reliability of the City’s drinking water supply and improved fire suppression capabilities. The replacement of the water main along Joanne Lane serves this Council objective.

A Request for Bids (RFB) was released on June 30, 2021. The following bids were received and publicly opened on July 20, 2021:

Company Name	Base Bid	Alternate #1 Bore Services in Place of Open Cut	Total Bid with Alternate Included
Fischer Excavating	\$748,277.50	\$78,030.00	\$826,307.50
Performance Construction	\$753,977.00	\$85,050.00	\$839,027.00
NTrak	\$887,086.50	\$78,300.00	\$965,386.50
Elliott & Wood	\$976,337.00	\$121,500.00	\$1,097,837.00

Alternate #1 Bid required a price for boring new water service lines to adjacent homes as opposed to more damaging open ditches. At face value, boring the services is more expensive. However, it reduces the cost of restoration work compared to open cutting. The Director of Utilities and Transportation recommends Council support for the base bid plus Alternate #1.

The lowest responsible bid by Fischer Excavating in the amount of \$748,277.50 plus the alternate allowance of \$78,030 equals \$826,307.50 which is \$256,216 less than the engineering estimate of \$1,082,523.50. The Utility Department staff have requested authority to approve change orders up to an overall project cost of \$855,228, an increase of 3.5% over the bid amount. The 3.5% contingency request is modeled after the Illinois Environmental Protection Agency’s contingency allowance for loan-funded projects to pay for unforeseen work items. Without this authority, any change order needed in the field, no matter how small in nature, would require the contractor to stop construction until the item could be brought back to Council for approval. This would impede the progression of work and increase the overall cost of the project. Although it is difficult to predict contingency costs, a 3.5% amount should be adequate for the scope of this project.

Including the construction contract amount, the contingency allowance, and the estimated engineering fees for construction-related services, the total project budget is as follows:

Construction Contract Amount	\$826,307.50
Contingency Allowance (3.5%)	\$ 28,920.00
Estimated Engineering Fees (Construction Inspection)	\$ <u>48,000.00</u>
Total Project Construction Costs	\$903,227.50

The FY2021 Water Fund budget includes \$1,100,000 under line item 620-00-00-85000 (Water Mains) for this purpose.

City Council approval of the lowest responsible bid from Fischer Excavating along with the contingency allowance detailed above is recommended. [\(click here for additional information\)](#)

6. Resolution 2021-063 Amending an Agreement with Era Valdivia for Painting and Repair of the South Water Tower in the Amount of \$440,000.

City Manager's Summary: At its regular meeting of March 22, the Council approved Resolution 2021-024 (see attached Exhibit A) authorizing the award of a bid to Era Valdivia for painting of the South Water Tower. The award followed several weeks of Council and community discussion about whether the City's consulting engineering firm, Dixon Engineering, had adequately prepared the staff and Council to move to a decision on the water tower painting in the context of changing state requirements for special training and prevailing wages. In the end, the Council threw out all the bids opened on January 26, 2021, and awarded the contract to Era Valdivia, an Illinois-based company that offered the best bid price relative to the costs attending strict compliance with all Illinois regulations. The negotiated bid from Era Valdivia was \$1,011,056, after a 5% reduction from their original bid. The company's employees are graduates of certified training programs in the field application of paint coating as specified for the South water tower, and also certified in "industrial hazardous paint removal" (SSPC-QP2). The company also participates in the apprenticeship program of the Painters and Allied Trades Union.

Era Valdivia began work on the tower on July 6. During their work, the paint crew discovered that the poor adhesion of the tower's **exterior** overcoat is causing the paint to peel, and power washing would be inadequate to correctly prepare the surface for overcoating (see attached Exhibit C). The City's recently-hired consulting engineer, KLM Engineering, performed their own investigation and concurred with the contractor, Era Valdivia. Both parties agreed that to properly prepare the tank surfaces, the existing overcoat must be completely removed. Failure to remove this coating in its entirety will result in premature failure of any new paint application and power washing alone is inadequate to perform this task.

The original contract specifications prepared by Dixon Engineering called for an abrasive blast (sandblasting) of the interior wet bowl and power washing of the exterior before final coat application. The bid specifications were based on a maintenance inspection conducted on April 8, 2020, by Dixon Engineering (see attached Exhibit B). When the City went to bid, the City staff and the bidders had every reason to believe from the Dixon Engineering report that no additional, extraordinary paint removal would be necessary. Had there been a suspicion that this was not the case, an alternate might have been added to the original bid specifications detailing what might be included in any additional paint removal. This would have placed the pricing of such

additional costs in a competitive process which presumably would have yielded tighter estimates of cost.

Unfortunately, we are in the middle of a contract now and we are obliged to work with the contractor under contract to assure a result that will have a reasonable warranty that will not require another paint removal process in a shortened time frame.

Era Valdivia has provided two options for Council consideration that will adequately prepare the subsurface for overcoating (see Exhibit D) but will result in different warranty periods:

Option #1 Overcoat – \$394,000

This option requires vapor-blasting the exterior of the South tower to (a) fully remove the delaminating coating down to the dark red (primer) coating (profile of 2.0 mils minimum on remaining coating); (b) perform spot repair on failed or rusted areas; and (c) apply a tie coat, and a final coat as specified.

- Spot Pre-prime (1.0-2.0 mils)
- Full 1st Intermediate – Pre-Prime (1.0-2.0 mils)
- Full 2nd Intermediate Urethane – Acrolon Ultra (2.0-3.0 mils)
- Full Finish – Acrolon Ultra (2.0-3.0 mils)
- Underside Tank Bowl & Logos/lettering - Fluoropolymer (2.0-3.0 mils)

This option does not require a full containment system (akin to a “baggie”) around the tower while the vapor-blasting is being performed. Option #1 (Overcoat), in the amount of \$394,000, removes the failing exterior overcoat however, it does not remove all existing coatings on the tower. The life expectancy of a coating application using this option is estimated to be 10 years.

Option #2 Full Removal - \$440,000

This option would (a) provide a full containment system with negative air and top bonnet; (b) perform a full removal of the coatings and an exterior surface prep to an SSPC SP-6; and (c) apply the following exterior coating system:

- Full Primer – Zinc – 2K (2.5-3.5 mils)
- Full 1st Intermediate Epoxy 646 (4.0-6.0 mils)
- Full 2nd Intermediate Urethane – Acrolon 218 (3.0-5.0 mils)
- Full Finish – Fluoropolymer HS 100 (2.0-3.0 mils)
- Logos/lettering – Fluoropolymer HS 100 (2.0-3.0 mils)

Option #2 (Full Removal), in the amount of \$440,000, removes all existing coatings from the tower. The life expectancy of a coating application using this option is estimated to be 25-30 years.

Mr. Kriese of KLM Engineering evaluated the price of the two options provided by the contractor and concluded that the prices offered are very favorable to the City. The South Tower has approximately 48,000 square feet of surface area. In Mr. Kriese’s experience, a full abrasive blast with containment, as specified in Option #2, typically costs anywhere from \$16 - \$20 per square foot. This would equate to \$768,000 -

\$960,000. The quote provided by Era Valdivia, in the amount of \$440,000, equates to just over \$9.00 a square foot.

With a reserve balance of approximately \$2.6 million, the Water Fund currently has adequate resources to cover the additional cost of this project. It should also be noted that the City might have legal recourse for the fact that it was not in a position to competitively bid the extra paint removal options at the time of the original January bid process, because the Dixon Engineering investigation and subsequent specifications did not contemplate what has been clearly apparent to the contractor and the City's new consulting firm.

With a key water tower out of commission and – in view of that storage loss – needing to proceed with some urgency to re-commission the tower as soon as possible, a decision is needed now. **While we contemplate the path of legal recourse, the City Manager and the Director of Utilities and Transportation, Bryan Faivre, recommend the Council's approval of Option #2 to extend the useful life of the painting needed this year.** [\(click here for additional information\)](#)

7. **Resolution 2021-064 Amending Resolution 2020-072 to Extend the Deadline for the Architectural Improvement Program (AIP) Economic Incentive for the Hillside Restaurant, Located at 121 N. Second Street, in the Amount of \$18,075.50.**

City Manager's Summary: At the regular City Council Meeting of July 13, 2020, the Council unanimously approved an AIP loan (Resolution 2020-072) for the owners of the Hillside Restaurant. After the Council's award, COVID-related constraints on hospitality businesses continued through 2020 and through the first quarter of 2021, limiting the resources that the applicants could put toward their roughly 75% share of the proposed electrical repairs, façade improvements, floor leveling, etc. The deadline for the completion of the repairs was originally established as June 22, 2021, but the restaurant is only now resuming most of its weekly hours of service. Accordingly, the applicants have requested an extension until November 30, 2021.

City Council approval is recommended. [\(click here for additional information\)](#)

K. ORDINANCES – SECOND READING

None.

L. ORDINANCES – FIRST READING

1. **Ordinance 2021-027 Authorizing Amendments to Ordinance 2006-107 and Ordinance 2006-109 to Accommodate an Approximately 700,000 Square Foot Warehouse and Distribution Center for the Chicago West Business Center Located Between Illinois Route 23, Gurler Road, Crego Road, and Illinois Interstate 88 (TC Pursuit Services, Inc. and DeKalb 343, LLC).**

City Manager's Summary: A detailed summary of the proposed Project Barb development is presented under the "Public Hearing" portion of this Agenda. The

DeKalb Planning & Zoning Commission reviewed the proposed amendments at its regular meeting of July 19. By a vote of 7 to 0, the Planning & Zoning Commission recommended the City Council's approval.

City Council approval of the Planning & Zoning Commission's recommendation is requested. The petitioner has requested City Council support for a waiver of second reading to mobilize its contractors for an early August groundbreaking. ([click here for additional information](#))

2. Ordinance 2021-028 Authorizing Amendments to Ordinance 2002-045 and Ordinance 2019-004 to Amend Sign Regulations for the Northland Plaza Shopping Center – Sycamore Road (B33 Northland Plaza, LLC).

City Manager's Summary: As Principal Planner Dan Olson writes in his background memorandum, the City has received a petition from the owners of the Northland Plaza Shopping Center along Sycamore Road to amend the wall sign regulations for the building at the easterly end of the property containing Planet Fitness, ALDI, Ross, PetSmart and Hobby Lobby. TJ Maxx is planning to relocate to a new 27,000 sq. ft. space just north of ALDI and would like a wall sign larger than what is allowed according to the planned development ordinance for Northland Plaza. The front facade next to ALDI will be remodeled to accommodate the new TJ Maxx store and will be similar to their existing storefront at 2353 Sycamore Road.

The allowable gross area of wall signs typically has a relationship with the lineal feet of building frontage. For example, a commercial building with 100 lineal feet of frontage might have 100 square feet of gross wall sign area. Because of the distance from Sycamore Road, the planned development ordinance approved in 2002 for Northland Plaza allowed the square footage of wall signs for the easterly building at the rear of the site to be 1.5 times the lineal frontage rather than the 1:1 ratio. The sign regulation updates adopted in March 2020 amended the maximum wall sign size from 1 times the frontage of a tenant space to 1.5 times the frontage for all commercial wall signs.

The proposed sign for T.J. Maxx will be about 183 sq. ft. or 1.7 times the frontage of their proposed tenant space (106 feet). The petitioner has requested that wall signs be allowed up to 2 sq. ft. per lineal foot of building facade **for the easterly building only** because of its relative obscurity from Sycamore Road.

Finally, the 2002 planned development ordinance specified a three-foot maximum sign height, but other signs in the shopping center have heights up to 5 feet, ten inches. The lettering height for the TJ Maxx sign varies with the highest being 5'10." The petitioner has requested removal of the sign height limit so long as the height is proportional to the area.

The total wall sign area proposed by the applicant includes a 2.5 sq. ft. under canopy (projecting) sign and two column signs totaling 9.34 sq. ft. TJ Maxx will also have a 45 sq. ft. tenant panel on the existing pylon signs located along Sycamore Road and Barber Greene Road.

The Planning & Zoning Commission reviewed the sign amendment at their regular meeting on July 19 and recommended Council approval by a vote of 7 to 0. **City**

Council approval of the Planning & Zoning Commission’s recommendation is requested. If approved on first reading, the petitioner has requested City Council support for a waiver of second reading to assure that the making of the new signage will keep pace with the building remodeling. ([click here for additional information](#))

3. Ordinance 2021-029 Authorizing the Distribution of American Rescue Plan Act 2021 Funds to the Kishwaukee Water Reclamation District in the Amount of \$241,644.00 from Fund 110 (110-00-00-63800).

City Manager’s Summary: The attached ordinance approves the ARP allocation to the Kishwaukee Water Reclamation District that was explained at the City Council meetings of June 28 and July 12 and authorized with the creation of Fund 110 under Ordinance 2021-023 on July 12. This allocation is permitted under the provisions of the federal American Rescue Plan to assist “Non-Entitlement Units” (NEU’s) that suffered significant revenue losses owing to the COVID-19 pandemic and were not eligible for direct 2020 Cares Act reimbursements. The KWRD has specifically requested ARP support to cover losses in system revenues associated with the sharp decline in NIU services in 2020. The losses are portrayed in the following chart:

	at \$3.36/unit
NIU--Units Billed 2019	\$678,599
NIU--Units Billed 2020	\$436,955
Difference from 2019	\$241,644
% Difference from 2019	-35.61%

The ARP program has specifically targeted local investments in water and sewer systems.

City Council approval is recommended. ([click here for additional information](#))

M. REPORTS AND COMMUNICATIONS

1. Council Member Reports.

N. EXECUTIVE SESSION

1. Approval to Hold an Executive Session to Discuss the Purchase or Lease of Real Property as Provided for in 5 ILCS 120/2(c)(5).

O. ADJOURNMENT

[REGULAR AGENDA PACKET – JULY 26, 2021](#)