

AGENDA
CITY OF ST. CHARLES
SPECIAL
PLANNING & DEVELOPMENT COMMITTEE
ALD. TODD BANCROFT – CHAIRMAN
MONDAY, FEBRUARY 6, 2017 - 7:10 PM
IMMEDIATELY FOLLOWING THE GOVERNMENT OPERATIONS MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to approve the Inclusionary Housing Fee In-Lieu amount for 2017.
- b. Discussion on the Sanitary Sewer Connection Fee - West Side Treatment Facility.

4. ADDITIONAL BUSINESS

5. EXECUTIVE SESSION

- Personnel – 5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

7. ADJOURNMENT

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3a

Title:

Recommendation to Approve the Inclusionary Housing Fee In-Lieu Amount for 2017

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: February 6, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The Inclusionary Housing Fee In-lieu was discussed at the Planning & Development Committee meeting on January 9, 2017 in connection with a Concept Plan for Prairie Winds, a proposed multi-family development. Committee members expressed that the current fee in-lieu may be too high, and that it may be appropriate to set a separate fee for multi-family vs. single family units.

The Inclusionary Housing Ordinance requires construction of affordable units or a fee in-lieu for construction of affordable units for any new residential development. The fee in-lieu amount is to be determined annually by the City Council. The current fee in-lieu per required affordable unit is \$72,819.50, which was set in March 2016.

The Staff Memo provides information on the City's current and past fee in-lieu amounts, other communities' IHO fees, and a list of potential fees and the resulting fee in-lieu contribution for various size developments.

The Committee has several options regarding the fee:

1. Keep the current fee (72,819.50) for all types of residential developments.
2. Keep the current fee (\$72,819.50) for single-family developments and establish a new fee for multi-family developments.
3. Set a new fee that will apply to all types of residential developments.
4. Set a new, different fee for single-family and multi-family developments.

Attachments *(please list):*

Staff Memo

Recommendation/Suggested Action *(briefly explain):*

Recommendation to Approve the Inclusionary Housing Fee In-Lieu Amount for 2017

Community and Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

STAFF MEMO

TO: Chairman Todd Bancroft
And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Inclusionary Housing Ordinance Fee In-Lieu for 2017

DATE: January 31, 2017

The Inclusionary Housing Fee In-lieu was discussed at the Planning & Development Committee meeting on January 9, 2017 in connection with a Concept Plan for Prairie Winds, a proposed multi-family development. The Inclusionary Housing Ordinance, Title 19 of the City Code, requires construction of affordable units or a fee in-lieu for construction of affordable units for any new residential development. The decision whether to accept affordable units or a fee in-lieu is determined by the City Council. The current fee in-lieu per required affordable unit is \$72,819.50.

The IHO states the following regarding establishment of the fee (Section 19.02.060):

“The amount of the per-unit fee in-lieu of Affordable Units shall be determined annually by the City Council. If no fee has been determined by the City Council for the current year, the fee most rely determined by the City Council shall apply.”

The IHO does not include a methodology or calculation that the City Council must use to determine the fee. Council has the ability to set the fee as it deems appropriate.

At the 1/9/17 meeting, Committee members expressed that the current fee in-lieu may be too high and that the fee may inhibit residential development. Members stated a desire to explore lowering the fee and/or creating a separate fee for multi-family vs. single family units.

A. IHO Fee History

The Inclusionary Housing Ordinance (IHO) was adopted in 2008. The fee in-lieu that was set upon adoption of the IHO was **\$140,000** per required affordable unit. The following calculation was used to determine the fee:

St. Charles' Median Home Sale Price (from Assessor's data) – 2/3 of the IHDA
Affordable Price for a 4-person Household

In 2010, the fee in-lieu was lowered to **\$104,500** after IHDA released an updated affordability chart with a lower affordable price for a 4-person household. The same calculation as used in 2008 was used to determine the new fee.

In 2013, the IHO was suspended after a determination by staff that over 25% of the City's housing stock was affordable, per the provisions of the IHO at that time.

In March of 2016, the IHO was reinstated in an amended form. The sliding scale that connected the applicability of the IHO provisions to the City's affordable housing share was removed due to a change in IHDA's methodology for determining each community's affordable housing share which resulted in the a determination that the City's share of affordable housing had dipped to 11.2%.

When the IHO was amended and reinstated in March of 2016, a new fee in-lieu was set due to concern expressed by City Council members that the fee of \$104,500 was too high. The Housing Commission recommended the fee in-lieu be calculated as the cost of providing a 25% downpayment for two affordable units priced at \$145,639, which is the affordable home price for St. Charles determined by IHDA. This resulted in a fee of **\$72,819.50** for 2016. Note that the Housing Commission recommended this calculation as a basis for coming up with the fee, not necessarily that fee in-lieu contributions must be used for downpayment assistance. The Commission felt this fee was high enough to encourage providing units in projects as an incentive to not pay the fee.

B. IHO Fees in Illinois

While none of St. Charles' neighbors has adopted an Inclusionary Housing policy, St. Charles is one of five municipalities in Illinois that have done so. Staff researched these communities' IHOs and compiled the following information related to their fee in-lieu provisions:

- *St. Charles:*
 - *IHO applies to all residential developments.*
 - *For 1-15 unit developments, 5% must be affordable; for developments over 15 units, 10% must be affordable.*
 - *Fee In-lieu is accepted.*
 - *Fee In-lieu = \$72,819.50 per required affordable unit.*

- **Evanston:**
 - IHO applies to all residential developments.
 - 10% of units must be affordable.
 - Fee In-lieu is accepted.
 - Fee In-lieu = \$100,000 per required affordable unit within Transit Oriented Development (TOD) areas and \$75,000 outside of TOD areas.

- **Highland Park:**
 - IHO applies to residential developments 5 units and larger.
 - 20% of units must be affordable.
 - Fee In-lieu is only accepted for single-family developments under 20 units.
 - Fee In-lieu = \$125,000 per required affordable unit. (Note: because 20% of units must be affordable, if compared to St. Charles' ordinance, the fee would be, in effect, \$250,000 per unit.)

- **Lake Forest:**
 - IHO applies to residential developments 5 units and larger, excluding single-family units.
 - 15% of units must be affordable.
 - Fee In-lieu is accepted.
 - Fee In-lieu = \$130,000 per required affordable unit. (Note: because 15% of units must be affordable, if compared to St. Charles' ordinance, the fee would be, in effect, \$195,000 per unit.)

- **Chicago:**
 - IHO applies to residential developments that require a zoning change or are receiving city financial assistance or land.
 - 10% of units must be affordable.
 - Fee in-lieu is accepted.
 - Fee in-lieu = \$100,000 per unit in most areas.

In addition, Arlington Heights has a voluntary inclusionary housing policy through which developers are encouraged to provide affordable units in multi-family developments, or pay a fee in-lieu of \$75,000 per affordable unit. The voluntary nature of this ordinance indicates that the actual fee may be negotiated as part of development projects such as PUDs.

Lastly, the Batavia is currently in the midst of discussions regarding creation of a new inclusionary housing ordinance. Batavia is considering imposing a flat fee of \$1,000 per unit, in lieu of a requirement to build 10% affordable units in a project. Because this fee is \$1,000 per unit, and not \$1,000 per required affordable unit, the fee would equate to \$10,000 per required affordable unit based on St. Charles' ordinance.

C. Fee Options

There was discussion at the 1/9/17 P&D Committee meeting of having a separate fee in-lieu for multi-family and single-family developments. While this is possible, there is no precedent from other Illinois communities for separate fees for different unit types.

The Committee may choose one of the following options:

- Keep the current fee (72,819.50) for all types of residential developments.
- Keep the current fee (\$72,819.50) for single-family developments and establish a new fee for multi-family developments. It would need to be determined which fee would apply for two-family dwellings and townhomes.
- Set a new fee that will apply to all types of residential developments.
- Set a new, different fee for single-family and multi-family developments. Again, it would need to be determined which fee would apply for two-family dwellings and townhomes.

If it is determined that a new fee should be set, Council has the ability to set the fee as it deems appropriate. The fee may be based on a chosen formula like the current fee, or may not be based on a formula.

1. Non-Formula Based Fee

The table below lists the City’s past and current fees and the resulting fee in-lieu contributions for various sized developments. After that, possible new fees are listed, from \$50,000 down to \$5,000 per required affordable unit along with the resulting fee contributions. These fees are not based on a formula.

		1-unit development	50-unit development	100-unit development	250-unit development	500-unit development	600-unit development
Affordable Units Required		<i>0.05 unit</i>	<i>5 units</i>	<i>10 units</i>	<i>25 units</i>	<i>50 units</i>	<i>60 units</i>
2008 Fee	\$140,000	\$7,000	\$700,000	\$1,400,000	\$3,500,000	\$7,000,000	\$8,400,000
2010 Fee	\$104,500	\$ 5,225	\$522,500	\$ 1,045,000	\$2,612,500	\$5,225,000	\$6,270,000
Current Fee (2016)	\$72,819.50	\$ 3,641	\$364,098	\$ 728,195	\$1,820,488	\$3,640,975	\$ 4,369,170
Possible Fee In-Lieu to Consider:							
	\$50,000	\$ 2,500	\$250,000	\$ 500,000	\$1,250,000	\$2,500,000	\$ 3,000,000
	\$40,000	\$ 2,000	\$200,000	\$ 400,000	\$1,000,000	\$2,000,000	\$ 2,400,000
	\$30,000	\$ 1,500	\$150,000	\$ 300,000	\$750,000	\$1,500,000	\$ 1,800,000
	\$20,000	\$ 1,000	\$100,000	\$ 200,000	\$500,000	\$1,000,000	\$ 1,200,000
	\$10,000	\$ 500	\$50,000	\$ 100,000	\$250,000	\$500,000	\$ 600,000
	\$5,000	\$ 250	\$25,000	\$ 50,000	\$125,000	\$250,000	\$ 300,000

2. Formula-Based Fee

If there is interest in setting a separate fee for multi-family and single-family units, a non-formula based fee from the above chart may be chosen, or the fee may be based on a formula. As previously stated, the current fee is calculated as the cost of providing a 25% downpayment for two affordable units priced at \$145,639, which is the affordable home price for St. Charles determined by IHDA, resulting in a fee of \$72,819.50.

Keeping with the calculation methodology used for the current fee, a fee for multi-family units may be based on a “downpayment” for a specified number of affordable units. A renter is typically required to provide first month’s rent plus one month’s rent security deposit as a “downpayment” to lease a unit. The affordable rent as determined by IHDA for a two-bedroom unit is \$1,026, so the “downpayment” required is \$2,052. The fee could be calculated as the cost of providing a downpayment for a certain number of affordable units. The table below lists potential fees based on this formula, and the resulting fee in-lieu contributions for various size developments.

	1-unit development	50-unit development	100-unit development	250-unit development	500-unit development	600-unit development
Affordable Units Required	<i>0.05 unit</i>	<i>5 units</i>	<i>10 units</i>	<i>25 units</i>	<i>50 units</i>	<i>60 units</i>
Possible Fee In-Lieu to Consider, based on Rental Unit Downpayment Calculation:						
Fee based on downpayment for 1 unit = <u>\$2,052</u>	\$102.60	\$10,260	\$20,520	\$51,300	\$102,600	\$123,120
Fee based on downpayment for 2 units = <u>\$4,104</u>	\$205.20	\$20,520	\$41,040	\$102,600	\$205,200	\$246,240
Fee based on downpayment for 3 units = <u>\$6,156</u>	\$307.80	\$30,780	\$61,560	\$153,900	\$307,800	\$369,360
Fee based on downpayment for 4 units = <u>\$8,208</u>	\$410.40	\$41,040	\$82,080	\$205,200	\$410,400	\$492,480
Fee based on downpayment for 5 units = <u>\$10,260</u>	\$513.00	\$51,300	\$102,600	\$256,500	\$513,000	\$615,600
Fee based on downpayment for 6 units = <u>\$12,312</u>	\$615.60	\$61,560	\$123,120	\$307,800	\$615,600	\$738,720
Fee based on downpayment for 7 units = <u>\$14,364</u>	\$718.20	\$71,820	\$143,640	\$359,100	\$718,200	\$861,840
Fee based on downpayment for 8 units = <u>\$16,416</u>	\$820.80	\$82,080	\$164,160	\$410,400	\$820,800	\$984,960



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3b

Title:

Discussion of the West Side Sanitary Sewer Connection Fee

Presenter:

Chris Minick, Finance Director

Meeting: Planning & Development Committee

Date: February 6, 2017

Proposed Cost: \$-0-

Budgeted Amount: \$ N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

During the last P&D meeting, there was significant discussion about the West Side Sanitary Sewer Connection Fee. As a result of the discussion and the questions raised, staff was asked to provide additional information on the Connection Fee and how it was calculated; what it represents.

The attached memo re-creates the calculation and provides the pertinent data. In short, the fee for the West Sanitary Sewer Service Area was intended to cover the costs of acquiring and expanding the West Side Treatment Plant (WSTP) to its full sewer treatment capacity based on anticipated development in the West Side Service Area. This fee was discussed at the December 20, 1999 Government Operations Committee Meeting and approved by the City Council on January 3, 2000. Relevant sections of the minutes for those meetings are also attached.

Based on costs incurred and expected, it is likely that revenues from the connection fee imposed per the Building Code will not be sufficient to cover the City's costs for acquisition and expansion of the West Side Treatment Plant as detailed in the staff memo.

It would be appropriate for the Committee to provide feedback and informal comment as to whether the Committee might be inclined to consider a connection fee reduction or waiver request in the event that a formal request would be made in the future. We are not requesting any formal action, but feedback and comments would be appropriate.

Attachments *(please list):*

Staff Memo

Sanitary Sewer Connection Fee Section from City Code

Excerpt of Minutes of December 20, 1999 Government Operations Committee Meeting

Excerpt of Minutes of January 3, 2000 City Council Meeting

Recommendation/Suggested Action *(briefly explain):*

Staff and Committee Discussion – No action is required

February 1, 2017

To: Chairman Todd Bancroft and the members of the Planning and Development Committee

From: Chris Minick, Finance Director

Subject: West Side Sanitary Sewer Connection Fee

At the latest Planning & Development Committee Meeting various questions arose in relation to the Sewer Connection Fees that are currently in effect for the West Side Treatment Plant (WSTP) Service Area, noting that there is a difference between connection fees for the east side treatment plant as compared to those for the West Side Plant. Most of the questioning concerned the calculation of the fee for the West Side Treatment Plant.

The West Side Treatment Plant Connection Fee currently in effect is \$853 per population Equivalent (PE). One PE equates to 100 gallons of flow. Questions were raised as to whether this fee is reasonable based on costs and conditions to acquire and expand the WSTP given expected development of the West Side Service Area. Based on my research and calculations, it appears unlikely that the current WSTP Connection Fee will cover the costs to acquire and expand the WSTP to its ultimate design capacity at buildout. This conclusion is explained below.

The calculation and implementation of the WSTP Connection Fee predates my tenure here at the City. I have not been able to locate any records that directly calculate the fee although I believe that I have been able to re-create it. I have been able to determine the following based on discussion with City Administrator Koenen and a search of relevant City files.

There are four Phases of the WSTP Project. Phases I and II are complete as of today with Phases III and IV to be completed as necessitated by future development. Current capacity of the plant is 7,000 PE or 700,000 gallons of flow per day. Phases III and IV would add an additional 700,000 gallons of flow capacity daily for 1.4 million gallons of flow or 14,000 PE at ultimate buildout of the plant.

Phase I of the WSTP Project involved purchase of the treatment plant. The City purchased the WSTP from the State during the late 1990's. The cost was \$716,000. Phase II consisted of an expansion of the WSTP which was undertaken in 1999. The expansion cost \$7,140,688 (exclusive of interest costs) which was financed by a low interest loan from the Illinois Environmental Protection Agency (IEPA). Based on a review of the minutes of the December 20, 1999 Government Operations Committee Meeting, the intent at that time was for the City to be reimbursed for the purchase and expansion of the WSTP by the WSTP Connection Fee.

Phases III and IV were expected to cost \$2,993,000 and \$1,080,000 respectively in 1999 when the estimates were prepared and the WSTP Connection Fee was calculated. Each phase was also anticipated to provide an additional 3,500 PE capacity at the plant (7,000 for both phases in total). These phases have not been undertaken at this time, although Phase III improvements are likely imminent given recent development proposals within the WSTP Service Area. Phase III and IV costs were also anticipated to be recovered by imposition of the WSTP Connection Fee against new development.

The attached summary reflects the calculation of the WSTP Connection Fee as performed in 1999. The total costs of the 4 phases of the project (\$11,929,688) are divided by the number of PE capacity provided by the ultimate buildout of the WSTP at full capacity (14,000 PE). This calculation results in a PE cost of \$852.12 to cover the construction costs of the four planned improvement phases at the WSTP. I believe that this was rounded to \$853.00 or \$8.53 per gallon of flow produced (\$853 / 100 gallons per PE).

In imposing the fees, certain assumptions are made regarding the number of PE in the various types of housing stock. A single family home assumes a PE of 3.5 in calculating the fee and a multi-family home assumes 3.0 PE for fee calculation purposes. In the case of a multi-family development, the \$853 charge per PE is multiplied by 3.0 to arrive at the Connection Fee per unit of \$2,559.00 per unit.

It is likely that the revenue generated by the WSTP Connection Fee will not be sufficient to reimburse the City for its expenses related to the WSTP for the following reasons:

- Interest and financing costs are not included in the calculation
- Anticipated construction costs for Phases III and IV have risen significantly since the original calculation of the fees in 1999 due to the following reasons:
 - Inflation in construction costs
 - New effluent standards promulgated by the IEPA.

Given these factors, it is staff's opinion that the revenue that will ultimately be generated from connection fees within the west side sewer treatment service area will not be sufficient to cover the costs of acquisition and buildout of the WSTP.

WEST SIDE SPECIAL CONNECTION FEE					
	Project Cost				PE
Phase I			Phase I Available		3500
Plant Purchase	716,000.00				
Total Phase I	716,000.00		Phase II Capacity		3500
Phase II Construction	7,140,688.00		Phase III Capacity		3500
Phase III Construction	2,993,000.00		Phase IV Capacity		3500
Phase IV Construction	1,080,000.00		Availabe PE for new connection Fee		14000
TOTAL PROJECT	<u>\$ 11,929,688.00</u>		Connection Fee/PE unit		<u>\$ 852.12</u>
Calculation of Connection Fees for Building Permit:					
Single Family Dwelling Unit		3.5 PE	Cost per PE	\$ 852.12	\$ 2,982.42
Multi-Family Dwelling Unit		3.0 PE	Cost per PE	\$ 852.12	\$ 2,556.36
Fee Imposed per City Code:					
Single Family Dwelling Unit		3.5 PE	\$	2,985.50	
Multi-Family Dwelling Unit		3.0 PE	\$	2,559.00	

13.12.820 – Connection fees

A. The fees for each permit allowing connection with the City sewer systems and tributary to the Fox River Wastewater Treatment Facility located

1. Residential Dwelling Units

Single and multiple family dwelling units.

Class	Description	Square Feet	Connection Fee
1	Dwelling Unit	Over 1,000	\$1,520
2	Dwelling Unit	Under 1,000	\$1,120
3	Dwelling Unit	800 Maximum	\$1,000

2. Other Uses

- a. All Users other than residential dwelling units, described above, shall pay a connection fee based upon the estimated daily maximum (i.e., peak) water usage as determined by the City Engineer. The Building Commissioner and/or City Engineer may require the applicant to provide an estimate certified to by an engineer licensed in the state of Illinois. The charge per gallon of the daily maximum (i.e., peak) water usage for calculating the connection fee is \$4.30. In no case shall the connection fee be less than the fee for a Class 1 dwelling unit.
- b. Once the actual usage begins and it is determined that the actual daily maximum (i.e., peak) water usage is larger than the estimated daily maximum (i.e., peak) water usage, there will be an additional fee for the gallons per day over the original estimated daily maximum (i.e., peak) water usage based on \$4.30 per gallon. There will be no rebates if the actual daily maximum (i.e., peak) water usage falls below the estimated daily maximum (i.e., peak) water usage.

B. The fees for each permit allowing connection with the City sewer systems and tributary to the West Side Wastewater Treatment Facility located along IL Route 38 shall be as follows:

1. Residential Dwelling Units

Single and multiple family dwelling units.

Description	Connection Fee
Single Family Detached	\$2,985.50
Single Family Attached	\$2,559.00

2. Public Land District – Correctional Facility

- a. A Public Land District – Correctional Facility shall pay a connection fee based upon fifty percent (50%) of the estimated daily wastewater discharge as determined by the City Engineer. The Building Commissioner and/or City Engineer may require the applicant to provide an estimate certified to by an engineer licensed in the state of Illinois. The charge per gallon of the daily wastewater discharge for calculating the connection fee is \$8.53.
- b. After twelve (12) months of full occupancy the balance of the connection fee shall be paid based on the actual daily wastewater discharge at the facility. The charge per gallon of the daily wastewater discharge is \$8.53.

3. Other Uses

- a. All Users other than residential dwelling units and public land district – correctional facility described above, shall pay a connection fee based upon the estimated daily maximum (i.e. peak) water usage, as determined by the City Engineer. The Building Commissioner and/or City Engineer may require the applicant to provide an estimate certified to by an engineer licensed in the state of Illinois. The charge per gallon of the daily maximum (i.e. peak) water usage for calculating the connection fee is “\$8.53. In no case shall the connection fee be less than the fee for a single-family detached dwelling unit.

- b. Once the actual usage begins and it is determined that the actual daily maximum (i.e. peak) water usage is larger than the estimated daily maximum (i.e. peak) water usage, there will be an additional fee for the gallons per day over the original estimated daily maximum (i.e. peak) water usage based on \$8.53 per gallon. There will be no rebates if the actual daily maximum (i.e. peak) water usage falls below the estimated daily maximum (i.e. peak) water usage.

[\(2008-M-23: § 1; 2000-M-3: § 1; 1998-M-117: § 1; 1998-M-30: § 1; 1997-M-65: § 1; 1996-M-36: § 1; 1995-M-18: § 1\)](#)

Aldr. Krieger noted that we have been establishing longer-term parking. This lease is for 3-hour parking. She thought those lots were either 12- or 24-hour parking.

Pam Colby said that this is the renewal of a lease we had for 20 years. The parking time limit specified in the lease should be the same as previously specified.

Aldr. Krieger said that they were trying to get that changed.

Aldr. Haines said that we might want to change the parking time limit. They did cover that on the parking and traffic task force.

Aldr. Penny suggested that we just amend the lease.

Larry Maholland suggested that it may make sense not to have the parking time limit specified in the lease agreement so that we can change it. This is a 10-year lease, and this might give us more flexibility.

Motion by Aldr. Haines, seconded by Aldr. Silkaitis to amend the motion on the floor to recommend to Council approval of the Baker Community Center Parking Lot Lease Agreement with the amendment to remove the hour limitation and add language to indicate that the hour limitation on the parking lot will be specified in the City Code.

Aldr. DeWitte asked about the deletion of the hold harmless paragraph.

Pam Colby said that this paragraph was struck from the previous lease. The lease has been reviewed by Tim O'Neil.

Voice vote: unanimous. Motion carried.



6. West Gateway Sewer Connection Charge Study

Aldr. DeWitte abstained from the discussion.

Larry Maholland said that the report from Virchow Krause, the independent consulting firm, was included in the agenda packets. They reviewed the fee requirements of the west gateway sewer plant. The fees are supposed to offset the cost of purchasing the plant.

Aldr. Martin asked if we can impose a cap to these increases.

Pam Colby responded that the fees are based on the current actual costs and projections of what the budget will be for the rest of the improvements. This is something that we are going to review every year. We did an extensive review of what the actual costs are to date and we looked at what the bids were. The engineers worked on the projections for phases 2 and 4.

Motion by Aldr. Grathoff, seconded by Aldr. Penny, to recommend to Council approval of the West Gateway Sewer Connection fee adjustment as recommended. Voice vote: unanimous. Motion carried.

7. Industrial Revenue Bond Allocations - Mason Corporation and Compact Industries
Pam Colby said that we do not have our allocation from the State yet, but it will probably be about \$1,300,000. We have two companies that are interested. Information on both companies was included in the agenda packets. Representatives from each company requesting the funding are also present to answer questions.

Aldr. Stellato clarified that the recommendation is that we split the allocation between the two companies.

Larry Maholland said that typically we handle these on a first-come, first-served basis.

Motion by Aldr. Stellato, seconded by Aldr. Grathoff, to recommend to Council approval of the Industrial Revenue Bond allocations to Mason Corporation and Compact Industries as presented.

Chair. Martin invited the representatives in the audience to address the Government Operations Committee.

Tom from Compact Industries addressed the Government Operations Committee. Compact Industries has been in St. Charles for at least 10 years of the 36 years the company has been in business. Compact Industries packs dry beverage powders like cappuccino, cocoa and any other dry beverage. They have experienced tremendous growth over the last 5 years as cappuccino has become popular. They pack for a division of Sara Lee and just built a 150,000 square foot building. The IRB allocation will help with the financing.

Voice vote: unanimous. Motion carried.

8. City Codebook Revision

Larry Maholland said that these are just clean-up issues to change the titles to the current titles. There are probably more places in the code that contain incorrect titles. We found a couple places and thought they should be changed as we find them.

Motion by Aldr. Stellato, seconded by Aldr. Silkaitis, to recommend to Council approval of the code book revisions as presented. Voice vote: unanimous. Motion carried.

- ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
2. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE FUNDS
TRANSFER **RESOLUTION 2000-T-1** TRANSFERRING \$75,000 FROM THE
GENERAL FUND TO THE REFUSE FUND.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
3. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE THE INSURANCE
PAYMENT AND RECOVERY REGISTER FOR NOVEMBER 1999.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
4. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE BUDGET
REVISIONS FOR NOVEMBER 1999.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
5. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE AND AUTHORIZE
MAYOR AND CITY CLERK TO EXECUTE AN **ORDINANCE 2000-M-1**
AUTHORIZING EXECUTION OF A PARKING LOT LEASE AGREEMENT WITH THE
HENRY ROCKWELL BAKER MEMORIAL COMMUNITY CENTER INC., AN
ILLINOIS CORPORATION.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
6. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE AND AUTHORIZE
MAYOR AND CITY CLERK TO EXECUTE A **RESOLUTION 2000-1**
REALLOCATING ALL OF THE CITY OF ST. CHARLES, ILLINOIS, PRIVATE
ACTIVITY BOND ALLOCATION TO THE ILLINOIS DEVELOPMENT FINANCE
AUTHORITY.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
7. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE AND AUTHORIZE
MAYOR AND CITY CLERK TO EXECUTE AN **ORDINANCE 2000-M-2** AMENDING
THE ST. CHARLES MUNICIPAL CODE.
ROLL CALL VOTE Aye: Stellato, Silkaitis, Lemke, Penny, DeWitte, Nippert, Martin,
Krieger, Haines, Grathoff
Nay: 0 Absent: 0 MOTION CARRIED (Omnibus Vote)
8. MOTION BY MARTIN, SECONDED BY KRIEGER, TO APPROVE AND AUTHORIZE
MAYOR AND CITY CLERK TO EXECUTE AN **ORDINANCE 2000-M-3** AMENDING
CHAPTER 13.12, "SEWERS," OF THE ST. CHARLES MUNICIPAL CODE.

