

CITY OF WARRENVILLE

COMMUNITY DEVELOPMENT COMMITTEE/
COMMITTEE OF THE WHOLE

**Minutes of Regular Meeting Held on Monday,
March 8, 2010, at City Hall**

A. CALL TO ORDER

Chairman, Alderman Bill Weidner, called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present: Mayor David Brummel, Aldermen Stu Aschauer, Clare Barry, Fred Bevier, Dan Leonard, Dave Schultz, Bill Weidner, and Matt Wiesbrock

Absent: Alderman Christopher Halley

Also Present: City Administrator John Coakley, Community Development Director Ron Mentzer, Public Works Superintendent Mike Smith, Assistant City Administrator Jennifer McMahon, City Clerk Emily Larson, and Deputy City Clerk Ana Vainisi

C. PLEDGE OF ALLEGIANCE

D. CITIZENS COMMENTS

Mike Hoffman, Second Street, discussed Fawell Dam and its deficiencies.

E. OFFICIALS AND STAFF COMMENTS

Volunteer Opening

Mayor Brummel announced an opening on the Bicyclists and Pedestrian Advisory Commission. Anyone interested should contact him at City Hall.

2010 Census

Mayor Brummel encouraged all residents to fill out the questionnaire that is supposed to arrive within the next few days. The survey consists of ten questions and should take about ten minutes to complete, but those ten minutes could mean much needed federal and state revenue for Warrenville.

Fawell Dam

Alderman Bevier reported one of the cameras at Fawell Dam is not working again.

Charity Fundraisers

Alderman Bevier reported that the indoor yard sale fundraiser this weekend earned \$5,000 for the Bovio family.

Alderman Bevier also stated that a fundraiser for cystic fibrosis held at Hot Shots last Saturday earned \$6,000 for that charity.

Congratulations

Alderman Leonard congratulated his nephew Josh Leonard, who just completed boot camp.

Alderman Schultz congratulated the Wheaton Warrenville South High School dance team who took first place at a state competition.

F. BUSINESS OF MEETING

1. Engineering Agreement with EEI for Batavia Road LAPP Project

Public Works Superintendent Smith presented a recommendation to accept an agreement with Engineering Enterprises, Inc. (EEI) for professional engineering services for the Batavia Road resurfacing project between Route 56 and Route 59. The services covered under the agreement include construction administration, IDOT coordination, construction staking, construction observation, record drawings, material testing, and pay requests, as well as engineering services to facilitate road widening at the Rockwell Street intersection to provide a west bound turn lane from Batavia Road onto Rockwell Street. The State of Illinois will reconstruct Batavia Road from Route 56 west to the Rockwell Street ROW in conjunction with the Route 56 widening project.

Actual cost will be based on hours spent on the project per the hourly rate per discipline, but should not exceed \$94,588. Work would begin this Spring and be completed in time for IDOT's work to begin.

Alderman Wiesbrock asked about the advantages and disadvantages of a not to exceed (NTE) price vs. a public bid opening. Superintendent Smith replied that with a NTE the purchaser pays for exactly what is delivered, keeping the quality of supervision and workmanship at its best.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council approve a construction engineering services agreement with Engineering Enterprises for services associated with the resurfacing of Batavia Road between Route 56 and Route 59 in an amount not to exceed \$94,588.

MOTION ADOPTED VIA VOICE VOTE

2. City Grounds Maintenance Contract

Public Works Superintendent Smith presented a recommendation to accept an extension of the current grounds maintenance contract with Voegtle's Lawn Service. Voegtle's was the low bidder last year and has agreed to "freeze" prices. They are very aware of the City's service expectations and locations for lawn maintenance. Their work is timely and does not require much staff time to supervise. Previous contactors doing this work required significant interaction and continuous follow-up regarding contract obligations. The next time this contract is re-bid, it will be for a two-year period.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council waive competitive bidding and extend the grounds and maintenance contract for the 2010 calendar year to Voegtle's Lawn Service, Inc., in the amount of \$25,860.

Discussion:

Alderman Bevier noted that the Community Building is still on the list for landscaping services. Superintendent Smith stated the contract applied only to the right-of-way in front of the building, but he would double check that portion.

Alderman Weidner expressed concern over the use of phosphorus fertilizers on City grounds and recommended that it be removed from the lawn service agreement. Superintendent Smith stated that the City does not fertilize any turf grass, only starter fertilizer and some weed control are used in areas where no children play. He would investigate the effectiveness of other products without phosphorus.

MOTION ADOPTED VIA VOICE VOTE

3. 2010 Road Program

Superintendent Smith recommended soliciting bids for the 2010 Road program at this time, in order to obtain lower overall project costs compared to soliciting bids during the construction season. The 2010 Road program consists of the following work:

Resurfacing of Briggs and Estes Streets and Citywide patching	\$271,220
Citywide Curb and sidewalk replacement	\$ 30,565
Woodland Road resurfacing and installation of utilities	\$ 52,406
Fourth Street and Jackson Street reconstruction	\$320,000

Finance Director Dahlstrand has confirmed that funds will be available to cover the proposed expenditures from the FY 2011 Budget.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council authorize staff to solicit bids for the 2010 Road Program as outlined in Public Works Superintendent Smith's memorandum dated February, 2010.

MOTION ADOPTED VIA VOICE VOTE

4. Intergovernmental Agreement with Fermilab for Sanitary Sewer Services

Superintendent Smith recommended the City enter into an intergovernmental agreement (IGA) with Fermilab to provide sanitary sewer service to the geographic area commonly referred as the "Village", formerly known as the town of Weston. The City currently provides this service to this area of Fermilab under a contract that was executed in 1986. Since that time, through Code amendments, the City now requires an IGA be in effect in order for the City to provide utility services outside its corporate limits. The proposed IGA mirrors the same level of service provided in the original contract.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council approve an IGA with Fermilab to provide sanitary sewer service to the area commonly referred to as the “Village”.

MOTION ADOPTED VIA VOICE VOTE

5. Point Oak Drive Utility Extensions

Community Development Director Mentzer presented a recommendation that the City Council assign two of its members to meet with staff to review the history of the Point Oak Drive private road issue, past City policy related to the improvement of private roads, and extension of City utilities. The group would also evaluate the current preliminary engineering analysis and cost estimates; and develop specific recommendations to be presented for City Council consideration at a future meeting.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council designate Alderman Aschauer as the Ward 1 representative and Alderman Schultz as the representative from outside Ward 1 to work with staff to review history, current preliminary engineering analysis for potential utility extensions and roadway improvements in the Point Oak Drive neighborhood, and develop specific recommendations for City Council consideration at a future committee of the whole meeting.’’

MOTION ADOPTED VIA VOICE VOTE

6. Route 56 Expansion Project

Community Development Director Mentzer stated that this project is on IDOT’s “fast track” and projected for bid letting on June 16. Staff feels many issues are still outstanding and questions IDOT’s ability to meet that deadline. To date, IDOT has not responded to staff’s three earlier attempts to communicate concerns in writing.

Regarding the utility conflicts, the City must provide IDOT with the watermain design adjustments/replacements no later than the third week of March. Public Works Director Smith and Senior Civil Engineer Kuchler are actively working with IDOT’s design consultant to satisfy this deadline.

Pursuant to the landscaping, IDOT is proposing to invest a considerable amount of money in this aspect of the project. It would then be the City’s responsibility to make sure the plants are properly established and continue with long-term maintenance and upkeep. The only ongoing landscape maintenance activity IDOT would normally perform, would be to mow the area once a year.

Also, the Route 56 Streetscape Workgroup has been actively involved in reviewing IDOT’s plans along with the landscape architect hired by the City to help with the decision making process. Director Mentzer proposed that the City Council schedule a detailed presentation of the Workgroup’s Phase I plan at the March 15 City Council meeting.

Alderman Weidner thanked staff and the volunteers for their involvement. There was no objection to scheduling this discussion for the March 15 City Council meeting, under New Business.

7. Limiting the Use of Phosphorus Based Lawn Fertilizers

Bob Kanara, Member of the Environmental Advisory Commission, reported that lawn fertilizers contain a mix of nutrients, including nitrogen, phosphorus, and potassium. Rainwater runoff from lawns treated with fertilizers flow into storm drain systems and then into lakes and rivers where phosphorus can stimulate excessive algae growth. Decaying algae can deplete the oxygen levels in the water. Low oxygen levels can kill aquatic life in the river.

According to a 2007 study by the River Prairie Group, phosphorus levels in the West Branch of the DuPage River are more than double the Illinois EPA guidelines for impairment. While phosphorus in lawn fertilizer is not the only source of increased levels of phosphorus in surface water, its elimination is one step in controlling these levels. Putting into perspective the DuPage River's role in a global context, the DuPage River flows south to its confluence with the Des Plaines River in Channahon, and in turn empties into the Illinois River, which empties into the Mississippi River, which empties into the Gulf of Mexico.

Since plants do not absorb more phosphorus than they can use, and most residential lawns already have enough phosphorus to support a healthy lawn, there is no benefit from the addition of phosphorus lawn fertilizer.

It would be within the EAC's scope of responsibilities to provide information to the public on the impact of phosphorus on the DuPage River, as well as local streams and ponds, write articles for the City's website and newsletter, and EAC's Resource newsletter, as well as hold informational/educational/public input meetings at the City's request.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council authorize the EAC to provide information to the public on the impact of phosphorus on the DuPage River, as well as local streams and ponds by (i) preparing articles and posting information on the subject in the City's newsletter, EAC's Resource newsletter, and on the City's website, and (ii) conducting public information/education/input meetings on the topic at the request of the City Council.

MOTION ADOPTED VIA VOICE VOTE

8. DuPage County Stormwater Management and Floodplain Ordinance

Director Mentzer stated that the County ordinance was originally adopted in 1992 and has been amended many times since. The County has now initiated a process to evaluate and modernize the ordinance and make it more user-friendly. A team of consultants has been hired by the County to develop a comprehensive review and overhaul of the 1992 ordinance.

Once the draft revised ordinance becomes available, City staff will review the document and assess its impact on Warrenville. Staff will compile comments and present them at a future

Committee of the Whole meeting for Council input and follow up direction prior to submitting the comments to the County.

9. Illinois EPA Brownfield Revolving Loan for Cleanup of CCRS#1

Director Mentzer has been in contact with State of Illinois Brownfield Grant Coordinator Steve Colentino regarding availability of Brownfield grant funding for CCRS#1. Mr. Colentino confirmed that, even though the State does not have any Brownfield grant funding available, the Federal Government has recently funded the State's Brownfield revolving loan (BRL) program. Based on his understanding of the environmental issues and City goals associated with CCRS #1, Mr. Colentino felt the site would be a good candidate for BRL funding. It is estimated that approximately \$100,000 in environmental remediation costs on CCRS #1 would be eligible for BRL funding. It is possible that all, or a portion, of the loan would be forgiven based on when, and for how much, the City sells the property.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend the City Council authorize staff to apply for a State of Illinois Brownfield Revolving Loan for the remaining environmental remediation work planned on CCRS #1.

MOTION ADOPTED VIA VOICE VOTE

10. Business Retention Outreach Program

Director Mentzer reported that in December of 2009, the City's Economic Development Representatives met with representatives of Choose DuPage the public/private organization that has been created to promote and support economic development efforts in DuPage County. A Business Retention and Expansion (BRE) Program for Warrenville was discussed, wherein the Mayor and/or the Community Development Director and a representative of Choose DuPage would reach out to 25 carefully selected Warrenville businesses over the next four months to:

- Communicate with employers/show appreciation for local businesses
- Identify and address community problems
- Identify and address expansion opportunities
- Identify and address companies at risk
- Determine needs of companies in the region
- Watch for business and economic trends
- Drive resources to economic opportunities
- Strengthen community economic development initiatives

The selection of businesses would focus on larger employers, businesses with leases that are coming due, businesses that are considering relocation, businesses that generate significant local revenue, and businesses that have a measurable impact on the quality of life in the community. At the end of Phase I, staff intends to prepare a report and make a presentation to the City Council to summarize the information that was collected.

11. 2010 DMMC Legislative Action Plan

Mayor Brummel presented the 2010 DuPage Mayors and Managers Conference Legislative Action Plan, which he will support during his annual trip to Springfield on March 16 and 17. He

stated that legislators sometimes have no idea of the unintended negative aspects that some of the bills have on local municipalities.

Administrator Coakley stated that the Governor is proposing to reduce the per-capita share of income tax revenue to municipalities by 30%. A letter was sent to the Governor objecting to statements that municipalities must “share the pain”, as if municipal budgets were not already as tight as possible.

Alderman Weidner indicated that the State now has an email address for citizen input and encouraged local residents to be involved.

Alderman Aschauer expressed concern about planning and land use, opposing the proposed “quick take” authority. Alderman Schultz agreed with Alderman Aschauer, stating that a process is already in place and there is no need to make it any faster. Administrator Coakley suggested approving the resolution with an amendment. Mayor Brummel offered to find out the reason for this legislation and have an answer by the March 15 Council meeting.

Alderman Aschauer felt it was worth pointing out that IDOT had intended to quick take the front yards of the Lynwood Subdivision homes until the City objected. It was later determined that the property was not needed after all.

ALDERMAN ASCHAUER MOVED, second by Alderman Schultz, to recommend the City Council adopt a Resolution Adopting the Position and Priorities for the 2010 Legislative Session with the exception of “quick take” authority.

MOTION ADOPTED VIA VOICE VOTE

12. Bob Walters Commons Improvements

Administrator Coakley stated that the Bob Walters Commons (BWC) project has been delayed since last year because of economic reasons and no funding being available. Because this project involves improvements for recreational purposes, staff is recommending the City request input from the Park District on the future of the project. Also, since more than half of the land belongs to the Library District, staff recommends that the Library representatives be included in the discussion.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to direct the City Council representatives and the City Administrator to meet with the City-Park Task Force and the City-Library Task Force and discuss the priority, funding mechanism, and implementation schedule for the Bob Walters Commons improvement project.

MOTION ADOPTED VIA VOICE VOTE

13. Funding Assistance for Demolition of Cullerton Company Storage Building

Director Mentzer stated that the Cullerton Company, 3 S 220 Warren Avenue, has requested City funding assistance for the demolition of the accessory storage building located at the rear (southwest side) of their property. The request implies that construction of the City Hall made

the storage building's condition worse. The City's Economic Development Workgroup discussed this matter and recommend an agreement with the Cullerton Company for reimbursement in the amount of \$2,500 from TIF #2 funds.

Alderman Aschauer noted that the total amount for the demolition would likely be four times the \$2,500 being offered by the City.

Alderman Weidner asked whether this demolition could be combined with other City demolition work. Director Mentzer noted that the Cullerton work would be on private property, however, the City is looking for additional demolition work on the old Musselman property and that contract may be able to provide a better price for Cullerton, since they will be in the area already.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to accept the Economic Development representatives recommendation and recommend the City Council direct staff and the City Attorney prepare an agreement that would memorialize the City's \$2,500 demolition reimbursement commitment and the conditions the Cullerton Company would need to comply with in order to receive the City's demolition reimbursement commitment.

MOTION ADOPTED VIA VOICE VOTE

14. Google Fiber for Communities Program

ACA McMahon reported that Google recently announced their plans to launch an experiment to make Internet access "better and faster." Their goal is to test ultra-high speed broadband networks in one or more trial locations across the country that will deliver Internet speeds more than 100 times faster than available today. She stated that some very enthusiastic entries have been submitted by other towns, and felt there may be some economic advantage to the program. She noted that residents have not been clamoring for faster internet, just more competition, although three people did support the Google offer.

Mayor Brummel stated that many other towns have already made application, and considering the other priorities staff is juggling at the present time and the slim chance of winning, he would not recommend spending the staff time and effort to meet the March 26 deadline. He felt this may be a solution to a problem that does not exist. Alderman Schultz agreed with Mayor Brummel, stating that staff is heavily worked already and proposed keeping staff doing work that is necessary for the town.

Alderman Wiesbrock stated his belief that there may be some value to the time spent learning about this program and felt Warrenville has a chance of winning. He proposed using the opportunity to market the empty buildings in Cantera.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to recommend that the City Council direct staff to complete the Request for Information for the Google Fiber for Communities Project.

MOTION ADOPTED VIA VOICE VOTE

15. Code Enforcement Activity Report

The Committee received and filed this report.

G. CLOSED SESSION

None

H. ADJOURN

ALDERMAN SCHULTZ MOVED, second by Alderman Wiesbrock, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:25 p.m.

Approved: _____

Ana Vainisi, Deputy City Clerk