

CITY OF WARRENVILLE
MEMORANDUM

To: Mayor and City Council
 From: Ronald Mentzer, Community Development Director
 Subject: SUMMARY OF AGENDA ITEMS FOR SEPTEMBER 28, 2009, COMMUNITY DEVELOPMENT AND PLANNING COMMITTEE REGULAR MEETING
 Date: September 30, 2009

Please contact the City Administrator or the corresponding Department Head, by noon on the day of the meeting if you have questions pertaining to agenda items or this summary.

F. BUSINESS OF MEETING

1. Consideration of Resident Request for Extension of City Sewer and Water Utilities Through the Point Oak Drive Neighborhood and Staff Recommendation to Execute Engineering Proposal from James J. Benes and Associates (MS)

As documented in the attached September 8, 2009, letter to the Mayor and City Council, the residents in the Point Oak Drive (POD) neighborhood have expressed significant interest in having sanitary sewer and water utilities extend into their area. The entire POD neighborhood, including the roadway, is private property with no existing easements to locate sewer or water utilities. The attached letter has been signed by all POD property owners and confirms the residents willingness to grant the City and its contractors permission to enter their private property for the purpose of obtaining the various information the City and its engineers need to prepare preliminary engineering plans for the extension of City sewer and water utilities into the area.

The private road has reached its useful lifecycle and the fact that the installation of the utilities will have some negative impact on it warrants the need to perform preliminary engineering at this time. The placement on the utilities is contingent on numerous factors such as flood plain and wetlands which may result in the utilities being constructed under the roadway. Preliminary engineering will provide additional information to make informed decisions on the timing of the installation of the utilities and on future maintenance responsibilities for the private road. Extending water and sewer utilities into this area is consistent with the City's comprehensive utility extension program which is to extend utilities where feasible prior to road reconstruction.

Committee Action Requested: Recommend to the City Council to accept the proposal from James J. Benes and Associates, Inc. to perform preliminary engineering to extend sanitary sewer and water utilities into the Point Oak Neighborhood in the amount of \$ 15,273 and direct staff to prepare a budget amendment to cover this expense.

Staff Recommendation: Public Works Superintendent Smith and Community Development Director Mentzer recommend this action.

Budgetary Impact: \$ 15,273 from the Sewer and Water Enterprise Funds. This expenditure would require a budget amendment.

Other Resources Required: Staff time to meet and coordinate with the consulting engineer and the individual property owners.

2. Consideration of Request from Williams Court Residents for Engineering Design and Easement Platting Assistance (MS)

During the planning stages of Warrenville Road phase three reconstruction, Alderman Aschauer, Alderman Brevier, and Public Works Superintendent Smith met with residents on Williams Court to determine a future location for the installation of sanitary sewer and water lines so they could be stubbed across Warrenville Road to the south ROW line thus eliminating the need to cross Warrenville Road in the future. Since Williams Court is a private road with no existing easements for installing the utilities, it was necessary to get 100% concurrence from the residents to obtain easements to service the seven properties.

Attached is a letter from the residents of Williams Court indicating their willing to grant an easement for the installation of water and sewer utilities. The residents are interested in having the utilities installed as soon as reasonably possible. The letter also requests assistance with engineering to address private drainage issues that affect properties on this private road. The residents request for the extension of City utilities on their road and for engineering assistance is consistent with the City's current (i) Comprehensive Utility Extension Program Policy, and (ii) Stormwater Issue Design Assistance Policy. By combining the storm water engineering with the engineering for the extension of the Cities utilities, costs will be significantly reduced.

Committee Action Requested: Recommend the City Council direct Staff to have the easements drafted and recorded and obtain an engineering proposal to perform final engineering for extending City sanitary sewer and water utilities, including storm sewer design for Williams Court.

Staff Recommendation: Public Works Superintendent Smith recommends this action.

Budgetary Impact: TBD

Other Resources Required: Staff time to meet and coordinate with the consulting engineer.

3. Consideration of Potential TIF Expenditure Involving LED Retrofit to Existing City of Warrenville Decorative Street Light Fixtures (JC)

As discussed at several previous Committee and Council meetings since this past June, City staff has been working on potential TIF project proposals involving additional TIF-eligible expenditures and capital improvements within one or both of the City's TIF Districts before the end of calendar year 2009. One of the proposed projects is the potential purchase and installation of LED (light emitting diode)

Batavia Road Construction

Public Works Superintendent Mike Smith reported that Batavia Road will be closed from Emerald Green Drive east to Butterfield Road starting tomorrow. The City is installing sewer lines in preparation for the road reconstruction slated for next year. Construction is anticipated to begin on Wednesday and Batavia Road will be closed during construction hours. Emergency vehicles, school busses, and local traffic will still be able to get through. Detour signs will guide motorists.

Alderman Weidner added that IDOT has been contacted to extend the left-turn arrows for Route 59 and for Route 56 to allow traffic more time to get through the intersection. Superintendent Smith stated that IDOT has been receptive to the City's request and will make the necessary adjustments.

Open Burning Ordinance

Mayor Brummel invited those interested to attend a public forum on the Open Burning Ordinance to be held Tuesday, September 29, 2009, at City Hall starting at 7:00 p.m.

Condolences

Alderman Schultz reported that former Alderman Jim Wheeler had passed away over the weekend. Visitation will be held at the Larson Nelson Funeral Home in Yorkville from 3:00 p.m. to 8:00 p.m. on Tuesday, September 29. He complimented Mr. Wheeler's remarkable family, especially Mrs. Ellie Wheeler, and wished them well.

Fawell Dam

Alderman Aschauer reported that the County had assured the City Council after last September's floods that the cameras providing live telecast of the dam gates and water levels would be fixed and become available for public viewing by September 1, 2009. This work has not yet been done by the County and he suggested staff follow up with the County in writing and to include a request for the cleanup of debris in the river as well. Alderman Weidner added that during a recent canoe trip, he also noted several trees down that should be cleared away.

F. BUSINESS OF MEETING

Extension of Water and Sewer Utilities to Point Oak Drive

Brad Hayes, Point Oak Drive, spoke on behalf of all the residents of Point Oak Drive and urged the Committee to approve the extension of City utilities into their neighborhood. The residents, collectively, have agreed to allow City staff and consultants onto their property to develop preliminary engineering plans and all work related to the proposed utility extensions.

Superintendent Smith stated that Point Oak Drive is a private road, with no easements to extend or service the utility lines. This process is consistent with the City's policy for extending utilities onto private property and 100% cooperation from the residents is required and has been obtained. The Landon Avenue utility lines were designed so they could be extended to Point Oak Drive.

Alderman Weidner noted that the road itself would be negatively impacted by this project. Superintendent Smith stated that Point Oak Drive is a private road and has outlived its usefulness, but tonight would not be the time to make a decision on its future.

ALDERMAN SCHULTZ MOVED, second by Alderman Leonard, to recommend that the City Council accept the proposal from James J. Benes and Associates, Inc. to perform preliminary engineering to extend sanitary sewer and water utilities into the Point Oak neighborhood in the amount of \$15,273 and direct staff to prepare a budget amendment to cover this expense.

Discussion: Alderman Schultz noted that the question of the ownership of Point Oak Drive will be addressed in the future.

MOTION ADOPTED VIA VOICE VOTE

2. Williams Court Request for Engineering Design Services

Beth Sullivan, Williams Court, represented all seven residents of Williams Court in their request for the installation of water and sewer utilities.

Superintendent Smith stated that Williams Court residents were in unanimous agreement to allow the City to extend the water and sewer utilities onto their neighborhood. In order to proceed, they have requested engineering assistance from the City in a manner that is consistent with City policy. The letter also requests assistance with engineering to address private drainage issues that affect properties on this private road. By combining the storm water engineering with the engineering for the extension of the Cities utilities, costs will be significantly reduced.

ALDERMAN WIESBROCK MOVED, second by Alderman Leonard, to Recommend the City Council direct Staff to have the easements drafted and recorded and obtain an engineering proposal to perform final engineering for extending City sanitary sewer and water utilities, including storm sewer design for Williams Court.

MOTION ADOPTED VIA VOICE VOTE

3. Proposed LED Lighting Changes

City Administrator Coakley reported that staff and elected officials had met on Warrenville Road prior to tonight's meeting to see the difference between the proposed LED lights and the current high pressure sodium vapor lights. It had been the consensus of those present to approve the gradual change to LED lights. Benefits of converting are both fiscal and environmental. Based on the 50 watt fixtures currently being considered, the City would reduce up to 75% of the energy use for each light converted to LED, and the new LED lights would last much longer than standard bulbs. Staff has projected savings per LED light over 15 years at \$633 in electrical charges and \$270 per light in reduced material costs – based on a higher wattage fixture than the 50 watt one currently proposed. The savings would be to the Motor Fuel Tax Fund, where all street lighting expenses are budgeted. Those saved dollars would then be available for other City capital projects.