

**COMMITTEE OF THE WHOLE
MONDAY – JANUARY 8, 2018
LIBRARY MEETING ROOM - 380 N. WILMOR ROAD
WASHINGTON, ILLINOIS**

Mayor Manier called the Committee of the Whole meeting of January 8, 2018 to order at 6:33 p.m. in the Library meeting room at Five Points Washington.

Present: Aldermen Adams, Brucks, Butler, Cobb, Dingledine, Gee, and Moss.

Absent: Alderman Brownfield.

Also present: City Administrator Culotta, Controller Baxter, Public Works Director Andrews, P & D Director Oliphant, Police Chief McCoy, Deputy Chief Stevens, City Treasurer Dingledine, and City Clerk Brown.

MINUTES

1. Aldermen wishing to be heard on non-agenda item – None.
2. Citizens wishing to be heard on a non-agenda item – None.
3. Approval of Minutes: Alderman Gee moved and Alderman Adams seconded to approve the minutes of the December 11, 2017 regular Committee of the Whole meeting. Motion carried unanimously by voice vote.

4. **BUSINESS ITEMS**

- A. Proposed Ordinance Amendment – Nuisance Code Enforcement – Planning & Development Director Oliphant shared the following: 1) the proposed amendment would allow staff to send one annual notice to property owners upon a grass/weed nuisance violation; 2) currently notice is required and given for each grass/weed violation and while there can be various reasons for non-compliance by some owners, there are clearly some that don't comply and just wait for us to call them; 3) this would allow us to take care of the chronic non-compliers that we see each year and following the one calendar year notification, immediate abatement and/or fines can be utilized for any recurring violations; and 4) this would only be done for grass/weed violations and not any other nuisance code violations. A discussion ensued regarding the charges a property owner incurs for the subsequent violations after the initial notice of violation and it was the consensus to escalate the scale of charges for each subsequent violation that would be outside of the proposed minimum charge of \$100 to have the property mowed under contract. It was the opinion that if the scale of charges escalates the property owner would pay more attention to abating the violation without us having to contact them throughout the lawn growing season. It was the consensus of the Committee to incorporate a scale of charges and move this item to Council for consideration.
- B. Building Inspection Services – Planning & Development Director Oliphant shared the following: 1) with Wally King's retirement, we have been using a contracted employee to assist with building inspections; 2) staff has looked into various options for filling this position including utilizing inspectors employed through third-party engineering firms, contracting directly with any qualified individuals, or hiring as a part-time employee(s); 4) it would be desired to have the individual(s) certified through the International Code Council (ICC); 5) there is interest from a currently contacted employee as well as two retired municipal employees who assisted with inspections following the tornado and each are ICC-certified; 6) hiring a part-time employee(s) would reduce the hourly wage that would be required through a third-party (\$85-100/hour plus mileage) and allow liability insurance and worker's compensation to be covered by the city; 7) the general hourly wage for a part-time inspector figures between \$50-60 plus mileage; 8) staff is currently looking into how having concurrent municipal employments would impact IMRF; and 9) consideration needs to be given to the permit fee structure to adequately cover the hourly compensation. He shared that

accessory structures (detached garages) and room additions are on the low side now at \$20 plus \$2 in construction value and should be increased to adequately cover inspections that can range from 2-3 inspections per structure. Discussion ensued regarding the increased costs that will be realized going forward for inspection services and the best approach to take and it was the consensus of the Committee to move forward with employing 1-2 part time inspectors and to move an increased fee structure forward to Council for consideration.

- C. Capital Improvement Plan Discussion – Public Works Director Andrews shared in follow-up to discussions concerning roadway rehabilitation considerations on the east side of the city, an infrastructure review that includes roadway, water main, and sanitary sewer. He went over compiled imagery and infrastructure inventory to help appreciate the undertaking of planning for future capital improvements as indicated below.

1939 Infrastructure Inventory

Sanitary sewer consisted of private septic and wildcat systems into farm creek; water main, approximately 24 miles of 4" cast iron; roadways, approximately 24 miles; storm sewers, approximately 12 miles; and bridges, 6 with all but Candlewood being replaced within the last 50 years.

2016 Infrastructure Inventory

Sanitary sewer main, just under 79 miles; water main, 85 miles; roadways, 79 miles; storm sewer, approximately 44 miles; and bridges, 10 with two having weight restrictions (Candlewood & Stratford).

Streets

He went over current inventory and pavement condition ratings with 9 at top (excellent) of the scale and 1 (poor) at bottom. He noted that the traffic volumes and functional classifications help to determine possible funding sources for rehabilitation as well. He shared the east end of town roadways eligible for federal funding are E. Holland, Lynn, Hilldale, and Lawndale with Lawndale being the worst condition rating at 4.5 along with the highest traffic volume as well. He shared that the brick streets (W. Holland, Catherine, & Zinser) are not federal aid eligible and under our system are rated at a 3.

Water Main

He went over the chart that summarized the water main breaks that have occurred within the past 14-years indicating that 57% have been on the cast iron pipe and with 30% of the system being 24 miles of cast iron, 2/3 of our breaks are on this 30%. He shared that the east end of town is the smaller diameter 4" cast iron constructed in the 1920's and is nearing the end of its anticipated useful life. He shared that rehabilitation of roadways would afford the opportunity to upsize the mains to enhance fire flow and achieve 1,000 gallons of flow.

Sanitary Sewer

He went over mapping that showed the east end of town with the most concentration of older clay pipe noting that many of the wildcat sewers were pulled into the combined sewer system of the 1950's. He shared in the early 1980's the combined sewer system was brought back to a standard sanitary collection system to meet requirements of the Clean Water Act. He noted that some lining of the clay pipe has been done recently on the pre 1950 clay pipe and would be a component for replacement or lining rehabilitation from a roadway reconstruction standpoint.

Mayor Manier asked the feasibility if the combined cost of doing all the infrastructure slows projects down do we look at doing roadways only. Andrews shared that the short answer is we would want to undertake the underground infrastructure first before the roadway. Discussion ensued on the following topics: 1) not wanting to lay roadway down and have to come back and tear up due to failing underground infrastructure; 2) quantifying the affordability in doing all the components at the same time; 3) the need to prioritize a water and sewer rating system to help in the decision making process; 4) timelines on engineering; 5) quantifying costs as part of the plan; and 6) the need to identify the funding and where it comes from. Following discussion, it was the general consensus of the Committee for staff to factor these items together and bring the information forward for consideration.

5. Other Business – Chief McCoy shared that we will still have two officers at Uftring’s fire site until 3:00 p.m. tomorrow. He shared that Uftring’s had an all employee meeting today and are hoping to make an announcement at the end of the week on a temporary location while they rebuild their current location.
6. Executive Session – for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending, or is probable or imminent per 5 ILCS 120/2(c)(11) of the Illinois Open Meetings Act.
7. At 7:59 p.m. Committee reconvened in regular session and Alderman Brucks moved and Alderman Moss seconded to adjourn. Motion carried unanimously by voice vote.



Patricia S. Brown, City Clerk