

The meeting was called to order by Chairman Mike Brownfield at 5:16 p.m.

**Present:** Alderperson John Blundy and Alderperson Mike Brownfield

**Also Present:** City Engineer Dennis Carr, City Attorney Brittany Miller, Planning and Development Director Jon Oliphant, Public Works Director Brian Rittenhouse, City Administrator Jim Snider, Alderperson Lili Stevens

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1. **Non-member Aldermen Wishing to be Heard on Non-Agenda Item:** None.

2. **Citizens Wishing to be Heard on Non-Agenda Item:** None.

3. **Approval of Minutes from May 2, 2022, Meeting:** Motion to approve made by Chairman Brownfield, seconded by Alderperson Blundy. Motion approved.

4. **BUSINESS ITEMS:**

**A. CITYWIDE STORMWATER STUDY FINAL REPORT:**

The City's consultant, TWM, has finalized the stormwater assessment and management report. The last page of the report has a list of identified projects totaling slightly more than \$26 million. Mitigation points were assigned depending on the flooding frequency as well as the buildings mitigated inside the flood area to develop a list of eight priority projects, which carry an estimated cost of \$7.2 million. These are located throughout the city with at least one project in each ward. The local projects will have a more targeted reduction to heavier impacted homes. They will also increase the flow of tributaries because they are giving the water a quicker path to the tributaries, which could increase the need for bank stabilization projects that were not quantified in this study.

The large regional detention basins did not receive as many mitigation points largely because the flooding downstream of these basins is largely property/yard nuisance flooding and the price tags are higher. Most regional basins will also require the acquisition of property or easements. The acquisition itself will depend on if the property owner is willing to sell the property for a basin. The City of Bloomington attributes their decrease in damage from a 2021 two-day 100+ year storm event to their regional basins.

The regional basins are the only projects that will directly impact the tributary flooding and help reduce downstream erosion without making changes to the existing basin sizing. Slowing the tributary flow reduces the chances of having bank and roadway failures during large storms. Increasing the existing basin sizes and basin outfall flows would also aid in tributary flows. Amending the City Code to decrease flow from and to increase storage capacity of the basins is possible, though it will likely come at a reduction in future development demand. It would aid to reduce future issues but would not assist with the current tributary flows.

*Comments: Chairman Brownfield said that the upcoming smoke testing may identify other projects on the east side of the city. He asked whether it would be best to not skip around to various points around the city. Staff responded that it does make sense to focus on a particular area. Alderperson Blundy asked about the cost of a basin on the 223 property. Staff responded that the two basins have an estimated cost of \$7.3 million. Alderperson Blundy asked if it may be necessary to find other funding sources to complete the projects. Staff responded that the larger regional basin projects would likely require other funding. The consensus of the committee was to bring this to the June Committee of the Whole meeting for further discussion.*

**B. BECK'S WATER SERVICE INSTALLATION:**

Beck's car wash and gas station reside in the Illinois American Water Company Service Area. Beck's approached the City asking for the City to supply Beck's with water due to water quality and potential pressure issues. The City's nearest water main sits on the north side of Business 24. Typically, the City makes the service connection to the main and places a water shutoff. It is then the property owner's responsibility to connect to the shutoff and run the water the rest of the way to the property.

For this location, the City is looking to extend a new watermain under Business 24 and will place a valve on the south right-of-way line where the property owner will continue the remaining distance. The new watermain from the new valve to the existing watermain will be the responsibility of the City. The property owner would be responsible from their shutoff to their building like any other customer. Two quotes were obtained and the low quote provided by G.A. Rich & Sons is for \$24,116.

*Comments: Alderperson Blundy asked if the Ufring car wash uses City water. Staff responded that they do use City water. It was noted that the staff memo contains an error about the current Illinois American and City water rates. The rates are 0.585 per 100 gallons for Illinois American and 0.495 per 100 gallons for City. Alderperson Blundy asked about the water operating cost. Staff responded that a small percentage of the overall rate is associated with the operating cost. The payback would be around nine months for this work when considering the operating cost. Staff will send info with the total cost that incorporates the operating cost. Chairman Brownfield motioned and Alderperson Blundy seconded to bring the quote to the Council for approval. Motion approved.*

**C. ORDINANCE AMENDING CHAPTER 50 OF THE MUNICIPAL CODE ADDING A PROVISION RELATED TO THE RATES FOR CITY WATER SERVICE AND APPROVING AN AGREEMENT WITH BECK OIL COMPANY:**

A draft agreement would charge a higher rate to Beck's than the City's current water customers in order to be compensated for the water main boring to the south side of Business 24. Staff negotiated an increased water rate that will pay back the City for the watermain investment in less than one year (estimating anything more than 11,000 gallons per day. Beck's Pekin car wash averaged around 20,000 gallons per day from December-February. The ordinance would tie the rate to commercial properties inside the Illinois American service area with meters 3" or larger in size. Beck's will also be required to pay the 3" water connection fee in an amount of \$10,343.75 as well as to purchase the water meter similarly to other current users. The negotiated rate is equal to the current Illinois American residential rate, which is 0.585 per 100 gallons, which is an 18.2% increase over the City current rate. The new rate category would adjust for inflation annually in the same manner as the City's current rate.

*Comments: Staff noted that the contractor would need a two-week notice to begin the boring construction. Alderperson Blundy asked why there is only a one-year minimum for use of the City water. Staff responded that one year would cover the City's cost and that Beck's would not figure to make such a substantial investment only to revert to Illinois American water after a year. Beck's would be a large customer for Illinois American. Chairman Brownfield motioned and Alderperson Blundy seconded to recommend approval of the ordinance. Motion approved.*

**D. CODIFYING DOWNSPOUTS AND SUMP LINES SETBACK:**

The City has historically required that downspouts and sump drain lines be setback at least five feet from property lines. However, no specific City Code language references this setback. Staff recommends codifying this to assist with the enforcement. Chapter 96 (Nuisances) does prohibit the connection of footing tiles or downspouts to the sanitary sewer system.

Some neighboring municipalities have codified language to require a minimum setback. Many of these set 10' as the minimum while a few others have 15' as the standard. The City of Bloomington has a 15' front and rear yard setback but also has language that allows its City Engineer to waive the setback where it is determined that such a connection "will not cause or contribute to surcharging of the City's storm sewer system" and that the connection "is properly maintained by the applicant or his successor in title." The topography of each property contributes to the potential for stormwater absorption and it may be wise to consider adopting language that offers some discretion for a setback reduction or waiver where a downspout or sump line may not cause a public health and safety issue.

If there was interest in a code amendment, staff would recommend 10' as the minimum for front and rear yards and 5' as the minimum for side yards while also allowing for discretion for the setbacks to be reduced or waived should they not negatively impact the public's health and safety in the opinion of the City Engineer.

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*Comments: Chairperson Brownfield asked if existing sump lines that currently have a 5' setback would be grandfathered. Staff responded that a legal review would need to be completed to make that determination. Chairperson Brownfield and Alderperson Blundy seconded to recommend the drafting of an ordinance to bring to a future Council meeting for adoption. Motion approved.*

**E. LEAK DETECTION DISCUSSION:**

The IEPA does a review of the City's water treatment system and gives staff a report of any findings that need to be addressed. One of the findings that has been brought to staff's attention is that we have reported 20% unaccounted water loss. IEPA is requiring the City to develop a plan to reduce this water loss. The first step in this plan is to perform a leak detection study. We intend to focus this study on the older areas of the city.

Leak detection requires specialized equipment and very few firms to this work. One local firm, several firms in the Chicago suburbs, and a couple in southern Illinois can complete this. Staff has a good relationship with TWM and would like direction to move forward with drafting a services agreement instead of placing a request for qualifications in the newspaper. While some of the suburban firms would likely be interested in the project, a premium would need to be paid for mileage or overnight accommodations for a study that would take an extended period of time. The FY 22-23 budget has \$30,000 included for leak detection.

*Comments: Chairman Brownfield asked if staff was confident in the budgeted amount. Staff responded that while it would not cover the whole city, it will cover much of it. Chairman Brownfield motioned and Alderperson Blundy seconded to waive the RFQ process and to allow staff to begin working directly with TWM to develop a services agreement that can be brought to a future Council meeting for approval. Motion approved.*

**F. WTP #2 ORIGINAL FILTER & SOFTENER MEDIA REPLACEMENT CONSIDERATION:**

The treatment process at water treatment plant #2 includes eight filters and four softeners. Four filters and two softeners were originally constructed when the plant was built in 1992. Four filters and two softeners were added during the 2006 expansion. The original 1992 filters and softeners had their media replaced in 1997 due to water issues with wells 9 and 10. This project would include inspecting the vessels and replacing the media in the four older filters and two older softeners. This project was identified by CMT in their 2017 evaluation of the water treatment facilities and in the City's capital improvement plan. EVOQUA, the designer and manufacturer of the vessels, also recommended replacing the 25-year-old media. Replacing the media helps ensure that the City treatment process is operating at its best. EVOQUA is a single source and quoted the project at \$257,761.71. The FY 22-23 budget includes \$300,000 for this item.

*Comments: The committee was supportive of the request. Chairman Brownfield motioned and Alderperson Blundy seconded to move this to tonight's Council consent agenda for approval.*

**G. WWTP SLUDGE STORAGE TANK MAINTENANCE CONSIDERATION:**

The wastewater treatment plant currently has a 500,000-gallon sludge storage tank that was built in 1997 and holds waste sludge until it can be poured into drying beds or is pressed. In August 2017, Cady Aqua Store, the tank manufacturer, inspected it and found it to be in good condition. There were a few maintenance items that were taken care of then and it was recommended to replace the fillet in the next couple of years. The tank is made up of sheets of fiberglass that are bolted together. The joints and bolts are sealed with fillet to prevent leaks. As the fillet ages, it started to pull apart, crack, and breakdown. The recommended preventive maintenance is to remove and replace the old fillet on the interior and exterior of the tank. This will help ensure the tank continues to stay in good condition. In 2017, the maintenance work was quoted at \$31,205. The updated 2022 quote is \$34,796. The FY 22-23 budget includes \$45,000 for this item. Staff recommends contracting with Cady Aqua Store to complete the maintenance in a not-to-exceed amount of \$45,000.

*Comments: The committee was supportive of the request. Chairman Brownfield motioned and Alderperson Blundy seconded to move this to tonight's Council consent agenda for approval.*

**STAFF UPDATES:**

- Core & Main is close to wrapping up its construction and figures to be done within the next month.
- Kroger submitted plans for an interior remodel of its store with a focus being improvements to the deli section.
- Staff is waiting on the completion of final grading for the Centennial rec trail project.
- Smoke testing letters are going out this week. Work will begin on the week of June 20.
- Budgeted curb and gutter funds are being used for work on Redbud and near St. Pat's School.
- The paver work is completed, which included some work on Centennial.
- A brush fire occurred at the Diebel Road property and there may not be a need to do the next scheduled burn as a result.
- Landscaping maintenance and watering is in progress. The focus was on the cemetery and will move to City Hall and the Police Department.
- An orientation was given to some City staff from the GFL Environmental staff. The City's rates are locked in per the agreement.
- Ameren rates and the energy supply costs have significantly increased. Customers will soon see substantial increases in their bills.

**OTHER BUSINESS:** None

**ADJOURNMENT:** Motion made by Alderperson Blundy seconded by Chairman Brownfield. Meeting adjourned at 6:07 p.m.