

**Public Works Committee  
Minutes  
7:00 P.M.; September 26, 2005**

**DRAFT**

Minutes of a regular meeting of the Public Works Committee of the City of O'Fallon, held in the City Council Chambers, City Hall, 255 S. Lincoln, O'Fallon, Illinois on August 22, 2005.

CALL TO ORDER: Time: 7:10 P.M.

ROLL CALL: MEMBERS: Medford, Drolet, True, West; Absent: Renner

STAFF LIAISON: Sullivan

NON-COMMITTEE ALDERMEN: Reckamp, Albrecht, Schmidt

GUESTS: Dave Pfeifer, Daniel Toberman, Josh Flint

Minutes from August 22, 2005 were approved.

- Item 1.     **AI:** Lease, Homecoming Association – The lease has been sent to the Homecoming Association, but no response has been received. (Open)
- Item 2.     **AI:** Tree Damage, Weil Road – The Mayor has had some private discussion with the Mikkelsons over their claim, without resolution to date. (Open)
- Item 3.     **POI:** Storm Water Advisory Committee – The first meeting was held September 21<sup>st</sup>. Our consultant presented the proposed road map for the first meeting and subsequent ones. The group as a whole decided that starting at 6:15PM was desirable. So the typical schedule for the upcoming meetings will be: Dinner: 6:15-6:45; Meeting: 6:45-8:45. The next meeting will be October 25, 2005, at the Public Safety Building. The consultant then provided a brief overview of storm water management as they have seen it in their travels. Pat Judge, City of O'Fallon Engineering, discussed the current O'Fallon storm water program. He discussed the current demands of managing a storm water program given the limited staff and the extensive growth occurring in O'Fallon. Specific back yard issues were brought up and discussed as to how the City would handle them. Pat Judge and Dennis Sullivan explained that the current City policy is to address drainage and flooding issues within the City right-of-way only. GIS applications were discussed in some depth. Committee members asked specifically when the GIS mapping would be in place for storm water. Staff stated that it will likely be a few years before the storm water system is incorporated into the GIS database as water and then sewer are first in line as funding is available for those efforts. Committee members asked if the storm water could be managed without GIS. Staff stated that GIS mapping is not a prerequisite for storm water management. However, GIS is an important tool to improve the efficiency and accuracy of managing development within watersheds as well as accurately tracking overall system maintenance. On new developments, are the new developments

**POI:** Point of Information

**AI:** Action Item

required to supply information to the City as far as calculations, as-builts, etc. The answer to that is yes. The consultant then engaged the committee in a session on perceived problems, needs and issues within O'Fallon as seen by the committee members. Everyone was given an opportunity to state what they thought a problem with storm water was in the City, until nobody had any more problems to add. Staff was then given an opportunity to discuss items that they thought may also need to be addressed. Once the list was established, each committee member was given 10 votes to identify what they thought the top 10 items were in the list. Below are the items and a tally of the votes.

- 1) Lack of funding **11**
- 2) Develop a storm water masterplan to determine impacts. Must be implementable, feasible, etc. **11**
- 3) Enforcement of ordinances/accountability **11**
- 4) Capital improvements projects prioritization **11**
- 5) Managing development for both residential and commercial **8**
- 6) Future consideration/proactive **8**
- 7) Manage storm water as a utility (business) **7**
- 8) Universal, public acceptance of problems as a whole **7**
- 9) Checks and balances for integrity **6**
- 10) Consider greenway, aesthetics and environmental benefits **5**
- 11) Proactive storm water maintenance **4**
- 12) Flooding (streets, basement) **3**
- 13) Reduce water from Engle Creek watershed **3**
- 14) Requirements on developers **3**
- 15) Staffing **3**
- 16) Storm water has been a low priority/reevaluate **3**
- 17) Long term maintenance of private infrastructure **3**
- 18) Require financial requirements on developers **2**
- 19) Fair development standards, evenly applied **2**
- 20) Accelerate modeling of storm system **2**
- 21) Business plan **2**
- 22) Coordinated plan/ multi jurisdictional/Comp Plan **2**
- 23) Downstream impacts/multi jurisdictional issues **2**
- 24) Legal consideration on no action (risks and liabilities) **2**
- 25) Inform public of SWAC process and decisions **2**
- 26) NPDES and its impacts **2**
- 27) Inflow and infiltration problems **1**
- 28) Feasibility of implementation/Level of Service/Key policy decision = commitment to policies **1**
- 29) Look at fixing major systems first **1**
- 30) Special taxing districts for funding solutions **1**
- 31) Cost sharing of implementations of masterplan and whole program **0**
- 32) HOA Requirements going to City. How? **0** (Open)

- Item 4. **POI:** IEPA Waste Water Treatment Plant Compliance Inspection – The three items of the report that staff believe most challenging are: 1. inflow & infiltration concerns, 2. emergency power for the treatment plant, and 3. the LEMNA systems state of disrepair. These are specific items that the funds generated by the sewer rate increase are meant to address. These are big ticket items that will take 5 to 8 years to fix. (Closed)
- Item 5. **POI:** Metropolitan Sewer District Policy on Stormwater – Due to time constraints this item was not reviewed. (Open)
- Item 6. **POI:** Water Conservation Ordinance - Due to time constraints this item was not reviewed. (Open)
- Item 7. **POI:** Moultrie and Maclean Street Water Pressure Problems – Due to time constraints this item was not reviewed. (Open)
- Item 8. **POI:** USGS Monitoring Well Update – Due to time constraints this item was not reviewed. (Open)
- Item 9. **POI:** Fairwood Hills Residential Area Flooding – Due to time constraints this item was not reviewed. (Open)
- Item 10. **POI:** E. Washington Street (Behind Dairy) – The dairy's activities create a lot of dust during the summer months. Staff will research the agreement with the dairy over use of roads in their facility's area, and report back to the committee. (Open)
- Item 11. **POI:** 1104 W. Nixon Drainage Problem – Due to time constraints this item was not reviewed. (Open)
- Item 12. **POI:** IEPA Letter on WWTP Re-rating – Staff explained that IEPA is agreeable to allowing us to demonstrate that our package plant that was left out of the last capacity rating of our plant is capable of treating wastewater. We have actually started the research and paperwork to do the re-rating. Based on old data, the package plant should be capable of increasing the overall plant capacity by 7,000 PE (population equivalents or an additional 7,000 people). (Closed)
- Item 13. **POI:** Crowne Pointe Roadway Infrastructure – Staff presented an exchange of letters with the Homeowners Association on the acceptance of the infrastructure by the City. It was the consensus of the committee that the gate should be disabled permanently as part of the infrastructure acceptance. Staff will relay this requirement to the association. (Open)

**POI:** Point of Information  
**AI:** Action Item

- Item 14. **POI:** Backyard Fencing, Ruth Drive  
Traffic Calming Options Fairwood Hills Road  
Fulton Junior High School Drainage Study  
No Parking Area Establishment, Gazebo Island, Estates at Prairie Crossing  
PET Dairy Problems  
1204 Falling Spring Court Erosion Problem  
No Action on the above items was reported. (Open)

- Item 15. **AI:** Windsor Creek, Phase II and III Water Line Upgrade Invoice – Staff presented an invoice from LW Contractors for upgrades they accomplished at the request of the City to water lines serving Windsor Creek and future areas of the City to the west and north. These are upgrades to the water service in the area, above and beyond what the subdivisions being built presently require. In short, the City always tries to anticipate future requirements and has a standing policy of requesting developers and their contractors while placing public infrastructure to increase sizes and capacities as the City deems needed, for which the City will reimburse them for at reasonable rates.

Motion: Committee recommended Council place the item as a motion out of Committee for the next Council meeting for approval of payment as outlined in the LW invoice. (Closed).

- Item 16. **AI:** Continuing Services Agreement, Development Review Services, Oates Associates – Staff presented the annual update to the standing contract with Oates for professional design and engineering services. Oates regularly provides the City with plan and storm water review engineering services. This general provisions agreement has no dollar value, but it provides a set of terms and conditions for future letter agreements as may be executed.

Motion: Committee recommended Council pass a resolution to allow the Mayor to sign an agreement for the provision of services by Oates. (Closed)

- Item 17. **AI:** Sale of Property, 702 W. Highway 50 – Staff presented plans by a developer that include the use of a strip of property (30' x 380' or 0.27 acres) at the address. The strip of land serves as a ditch conveying storm water part of the way from an area south of Highway 50 to a detention pond adjacent to State Street near Countryside Glen Subdivision. Staff has ordered an appraisal of the property for the potential sale. Members of the committee desire staff to also research lease of the property or another mechanism to allow use of the property by a landowner. Whatever is the outcome of that exploration and future use of the property, it must be

**POI:** Point of Information  
**AI:** Action Item

remembered that there are drainage problems to the west of the property that need to be considered during any redevelopment. Staff will make sure that those problems are not made worse by redevelopment and make any provisions possible to improve the current situation. (Open)

Item 18. **AI:** Review of Bids for Tree Removal – Staff presented the sole bid received for the work package that was the cumulative effort of Dan Gentry, Public Works, and Calvin Beckmann, Parks, to address tree problems in City rights-of-way. The total bid for removal and pruning was \$15,050 by Treeman of Greenville, IL. The contractor has served the City well in the past, and staff recommends acceptance of the bid.

Motion: Committee recommended placing the item as a motion out of Committee for the next Council meeting to approve contracting with Treeman for the services needed as bid. (Closed)

Item 19. **AI:** Review of Bids for Roof Repairs at 318 W. 2<sup>nd</sup> Street – Since the purchase of the building, a small leak at the rear of the building has been fixed repeatedly. Every roofer that has applied a fix to the flat metal roof has cautioned that due to the original construction and age, there is no good fix, and eventually the City will need to replace the roof. Therefore, the Public Works group decided to seek bids for replacement with a more conventional pitched roof. Two bids were received. Williams Construction of Greenville, IL was the low bidder. Committee recommended that staff seek referrals from Williams as they are an unknown quantity to the committee members. If acceptable, the item should be placed on the next Council agenda.

Motion: With assurances that the Committee desired, the item should be placed as a motion out of Committee for the next Council meeting to approve the bid. (Closed)

Item 20. **AI:** Letter of Understanding, I-64 Interchange #14 Improvements – Staff presented the package from IDOT for City support of the improvements at the interchange. Specifically, the State needs a resolution from the City supporting the construction. As the only cost to the City is possible movement of a water line, staff recommend Council pass a resolution supporting the construction which provides improvements to the interchange on all quadrants as well as additional turn lanes off of the westbound exit ramp and at the east bound departure from Highway 50 to west bound I-64.

Motion: Committee recommended Council pass a resolution to allow the Mayor to sign the support agreement documents. (Closed)

- Item 21. **AI:** Thornbury Subdivision Street Light Upgrade – Staff presented a letter from the homeowners association wanting to replace the wooden pole street light standards remaining in the subdivision with fiberglass poles with colonial fixtures. The association is going to pay for the upgrade. Committee members concluded that the association should pay for the upgrade directly, and directed staff to instruct AmerenIP and the association of the same. (Closed)

ADJOURNMENT: 8:45 P.M. PREPARED BY: Sullivan

Next regular meeting is scheduled for Monday, October 24, 2005 at 7:00 P.M., to be held in the Mayor's Conference Room or Council Chambers at City Hall dependent upon the number of visitors at the meeting.