

The meeting was called to order by Chairman Mike Brownfield at 5:00 p.m.

Present: Alderperson John Blundy, Alderperson Mike Brownfield, and Alderperson Dave Dingleline

Also Present: City Engineer Dennis Carr, Mayor Gary Manier, Planning and Development Director Jon Oliphant, Public Works Director Brian Rittenhouse, City Attorney Brittany Miller, City Administrator Jim Snider

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 January 3, 2023, Public Works Committee Meeting:** Motion to approve made by Ald. Dingleline, seconded by Ald. Blundy. Motion approved.

4. **BUSINESS ITEMS:**

A. JENNIFER LANE SEWER MAIN EXTENSION CONSIDERATION:

The owner of a five-unit apartment building at 1106 Jennifer Lane has expressed interest in adding more rental units to the property. The property is currently on a septic system. Adding more units with a minimum of two bedrooms to that system would be cost prohibitive and he has asked about potentially extending the City's sanitary sewer main to the property. The closest sewer mains are located on Oakwood Drive, just west of S. Main Street, and on S. Main just north of Oakwood. It is approximately 2,600' from the current termini to extend along S. Main and west on Guth Road to cover each of the properties in the city limits. There are 27 principal structures on S. Main, Guth, and Jennifer that are not on City sewer, including Grace Bible Church.

The estimated engineering and construction cost to extend the sewer to the furthest Guth property is approximately \$500,000. Any property connecting to the City's sewer would be subject to payment of the sewer connection fee (4,317/unit) and the sewer subdivision development fee (currently \$1,067.50/unit, which increases annually on January 1 by 3.5% or the rate of inflation, whichever is greater). Per the zoning code, the maximum additional density that would be permitted at 1106 Jennifer would be 26 units. Should 26 units be constructed to go along with the five currently there, the total sewer connection and 2023 subdivision development fee charge would be \$166,919.50. Staff feels that it may be best to send letters to each of the property owners to gauge any additional interest in a possible sewer connection. If there was enough of a commitment to connect and the resulting revenue, there could be justification to complete the extension.

Comments: The consensus of the committee was for staff to send letters to each of the property owners to determine if there is additional interest in connecting to City sewer. Staff will send those and report the findings at a future meeting.

B. HILDDALE RECONSTRUCTION PROJECT – PHASE 3 ALTERNATE A

Before the previous phase of Hilldale was bid, staff had reached out to the property owners along the drainage channel that carries flow from the reconstructed North Street culvert to the culvert to be reconstructed in Phase 3 of Hilldale. Most of the feedback was positive, with some residents also asking for more information if the City were to move forward with the reshaping of this channel. The channel currently does not have the capacity to carry a 2-year rain event and Alternate A realigns and increases the carrying capacity to a 10-year event. If the Council were to approve the ditch work, staff plans to reach out to the residents along the corridor to begin the conversations again.

Staff solicited bids for the reconstruction of Hilldale from Main to west of Ridge. Alternate A is reshaping the channel between North and Hilldale to provide sufficient capacity to handle a 10-year storm event. Stark Excavating was the low bid on March 1 in an amount of \$108,405.01. The FY 23-24 budget includes \$2,250,000 in the water/sewer/capital fund accounts. The combination of the base bid and Alternatives A and B would come in under the budgeted amount. Staff recommends discussion on the inclusion of Alternate A and direction to engage

with the property owners to get their blessing on the project.

Comments: Ald. Brownfield said that we need to start working on upstream remedies. Ald. Dingledine said that this is a good project since it is under the engineer's estimate. Ald. Blundy asked about what happens if other owners are not in favor of the project. Staff responded that if that happens, those properties likely would not be included in the project. Ald. Blundy asked about possibly increasing this project beyond a 10-year storm event. Staff responded that it could be increased, though it would require an amendment to the contract. Ald. Dingledine motioned, seconded by Ald. Brownfield to bring this to next week's COW meeting for further discussion. Motion approved.

C. NOFSINGER ROAD REALIGNMENT – SANITARY SEWER ADDITION

With the City having received up to \$7 million for the Nofsinger realignment project, staff has identified the benefit of adding sanitary sewer to the project. This was not originally included in the project scope. The addition of the sanitary sewer will not affect any current grant funding source, as it does not change the project and it stays within the established Environmental Survey limits, and it does not affect the project timing either. As a proprietary fund, the sewer installation should be looked at a business decision. The addition of sanitary sewer to the project would install the sewer at its cheapest and will set the sewer fund up for potential growth if and when development occurs on the property. Installing the sewer after the project would require directional drilling or cutting and patching the newly constructed road. Both of those items will greatly increase the cost of any future installation.

Installation at this time would also increase the marketability of the property along the newly constructed roadway. The sanitary sewer would be run for a distance that would extend north to any of the previously shown east-west roadways as well as stub the sewer to the east and west to allow for future sanitary sewer to be extended without having to cut into the roadway. The last estimate for the roadway project was \$6.7 million and the sanitary sewer is roughly estimated at \$250,000. The design of this sewer is \$9,102.65.

Comments: Staff said this would tie into a manhole near the Cruger/Dallas intersection. Ald. Dingledine said that it makes sense to do this now given it is at its cheapest. Ald. Blundy asked if this would be located on the east side of the right-of-way. Staff responded that it would be on the east side. Ald. Blundy asked what area of the property it would service. Staff responded that it would service all of the 223 property south of 24. Ald. Blundy asked what a gas and electric extension cost is. Staff does not know and it would be dependent on the needs of any development. Ald. Blundy asked where stormwater is directed. Staff responded that it travels on the west side of the road. It will only collect water from the road. An additional basin would handle other water. The consensus of the committee was to proceed with the project. Ald. Brownfield motioned, seconded by Ald. Blundy to bring this to next week's COW meeting for further discussion. Motion approved.

D. COMMODITY BID RESULTS

Several FY 23-24 commodity bids were opened on February 15. Staff seeks to have multiple sources approved for the hot mix asphalt and concrete material items in case one contractor is unable to provide the material at the time of need. The two primary commodities bids that saw increases from the prior year were for hot mix asphalt and ferric chloride.

Comments: The consensus of the committee was to bring this to the March 20 Council meeting for approval on the consent agenda. Ald. Brownfield motioned, seconded by Ald. Dingledine. Motion approved.

E. ADDITIONAL CONCRETE ASSISTANCE PURCHASE AUTHORIZATION

The Council approved \$210,000 in concrete assistance during FY 22-23. Roughly \$170,000 has been used towards budgeted concrete improvements and curb and gutter projects. Staff has identified additional curb and gutter projects on Eagle Avenue, Hampton Road, and Chelsea Place. In addition to these projects, the Fire Department's driveway would with the addition of a concrete pad. These projects were quoted for a total of \$201,773. If the remaining \$40,000 is used towards these projects, staff would need an additional \$165,000 authorized to complete these projects during the current fiscal year.

City crews intended to mill and overlay the W. Jefferson Street stub from Eagle due to its condition. The curbs along this section are in disrepair and should be reconstructed prior to the paving. Hampton and Chelsea are both slated for hot in-place recycling in 2023 and the replacement of the curb in these sections would set this project up for success. The concrete proposed at the Fire Department is located where the trucks and ambulances turn the corner. This corner is currently asphalt, but has been destroyed by the heavy truck turning movements. If not done in the current fiscal year, staff would look to budget for it during FY 23-24.

Comments: Ald. Brownfield feels that it is best to use the remaining funds during this fiscal year to allow for other projects during the next fiscal year. The consensus of the committee was for approval of this at tonight's Council meeting. Ald. Brownfield motioned, seconded by Ald. Dingledine. Motion approved.

STAFF UPDATES:

- The demolition of the 305 Walnut house has been delayed slightly, as the contractor has needed to pause to allow Ameren to retire the gas line. The contractor anticipates completion within the next two weeks.
- Bid openings for the Square sanitary sewer and water main reconstruction will be held on March 15.
- Phase 3 of the Hilldale project should start in April with the bulk of the work occurring after May 1.
- An easement likely will not be able to be obtained from Walmart as part of the Freedom Parkway extension project. The design will be adjusted accordingly to allow the project to continue on its intended timeline.
- Staff salted last week after experiencing winter weather conditions.
- The Oakwood sanitary sewer lining project is awaiting drier conditions to be completed during this fiscal year.
- Hoerr will likely begin sewer lining during the week of March 13.
- Ameren is completing work on the Public Works storage building and it should be done this week.

OTHER BUSINESS: Ald. Blundy asked about whether a pavement condition inventory exists for Catherine. Staff responded that it was part of the TCRPC project a few years ago. Staff said that a discussion on the possible preservation of brick streets will be held at the June COW meeting. Ald. Blundy said that additional funds, if necessary, should be used for continued I&I work.

ADJOURNMENT: Motion made by Ald. Dingledine seconded by Ald. Blundy. Meeting adjourned at 5:55 p.m.