



CITY OF PARK RIDGE

MINUTES

* Consent Agenda

DRAFT

PUBLIC WORKS COMMITTEE

Wednesday, May 21, 2008
7:00 p.m. Meeting
Public Works Service Center
400 Busse Highway

MEMBERS PRESENT: Aldermen Bach, Wsol and Ryan

MEMBERS ABSENT: None

OTHER ALDERMEN PRESENT: None

STAFF PRESENT: W. Zingsheim, S. Mitchell, B. Wiebe, and M. Tomlinson

OTHERS PRESENT: None

I. APPROVAL OF MEETING MINUTES FROM THE MAY 7, 2008 MEETING

Aldermen Bach and Wsol stated that the minutes should be revised to read under New Business, Item B:

Supervisor McGrath stated that the City purchases police package vehicles and the equipment is brand specific. He noted that 82% of all police cars are Crown Victorias. He has investigated the differences between V6's and V8's and found that there was no real cost savings, only 1-2 miles per gallon.

Alderman Wsol made the motion to approve the minutes from the May 7, 2008 as amended and it passed unanimously (3/0).

II. NON-MEMBER ALDERMAN WISHING TO BE HEARD ON NON-AGENDA ITEMS

None.

III. CITIZENS PRESENT WISHING TO BE HEARD ON A NON-AGENDA ITEM

None

IV. ACTION ITEMS

A. Approval of the Revisions to Article 6, "City Planning and Growth", Chapter 3, "Flood Plain Management Regulations" of the Municipal Code

Director Zingsheim stated that the Federal Emergency Management Agency (FEMA) has re-evaluated area flood hazards and revised base flood elevations and floodplain management regulations. This was last done in 2000. As part of this process, certain requirements must be met by the City as a condition of continued eligibility in the National Flood Insurance Program (NFIP).

City Attorney Henn has proposed revisions to Article 6, Chapter 3 of the Municipal Code, incorporating changes recommended by the Illinois Department of Natural Resources (IDNR). These changes need to be adopted by August 19, 2008, which is when the maps go into effect. City Attorney Henn has therefore made this the effective date for the Ordinance.

He noted that FEMA has added Prairie Farmer's Creek to the flood plain, thereby allowing these residents in this area to purchase flood insurance.

City Engineer Mitchell stated that ten or less homes were affected.

Alderman Wsol made the following motion and it passed unanimously (3/0):

(MOVE THE CITY COUNCIL APPROVE REVISIONS TO ARTICLE 6, "CITY PLANNING AND GROWTH", CHAPTER 3, "FLOOD PLAIN MANAGEMENT REGULATIONS".)

B. Approval of Utility Easement for 1100 South Broadway Avenue

Director Zingsheim stated that in July 2006 four homeowners on South Broadway requested connection to City watermain. All residences had been connected to wells for water supply. Since watermain is considered a basic utility, the residents are responsible for the installation costs and the City maintains it from that point forward. Since the new watermain involved connection and supply to public watermain, the residents were required to obtain City approval for the plans and permits.

At the time there was no public watermain directly adjacent to any of the property owners. Additional pipe installation was required to tie in at the nearest two points to complete the watermain loop. Watermain looping is recommended whenever feasible for the following reasons:

- Decreases the likelihood of a watermain break, as dead end main-breaks are more frequent due to pressure build-up at a point
- Loops the water system, which maintains steady pressure and flow rates,
- Eliminates a condition where water in the system can become stagnant at the dead end
- Saves overall maintenance costs by reducing watermain breaks

He continued that this area of South Broadway is a privately owned street with the only easement being a 'roadway' easement for access to the residences. There is no

designated 'utility' easement in place. The four homeowners who approached the City for the watermain installation agreed to grant the City a utility easement for the watermain free of charge, as it clearly benefits them to have this.

The location of the new watermain was chosen at the edge of the roadway because it was well within the existing roadway easement, and because it was in line with the two tie-in points. One tie-in point was in the property to the north of the four residents involved in the project (1100 South Broadway), the other was in the property to the south (1112 South Broadway). Both of these property owners were contacted several times prior to construction start to notify them of the work. The City and the project consultant hired by the four homeowners notified

Director Zingsheim noted that after the start of the construction in January of 2007, Mrs. Berka, the property owner of 1100 South Broadway, notified the City that the contractor was working on private property. The connection to the existing watermain had already been made and a new valve had already been installed. The contractor installed the remainder of pipe along the 1100 South Broadway property and completed the project.

Mrs. Berka and her attorney have since approached the City to purchase a 'water' easement for access and maintenance of the watermain that was installed within the roadway easement within their property. Their justification is that watermain is not included within the provisions of a roadway easement.

He stated that City Attorney Hill agrees that the definition of a roadway easement is not specific for watermain or other utilities. Even though it is unique for a resident to object to something that obviously benefits them, the language of the roadway easement does not include public utilities. An agreement has been reached for the City to pay Mrs. Berka \$19,900 for the acquisition of a water easement on their property. This amount is based on the size of the easement and estimated costs for this type of easement.

Alderman Wsol asked how this was allowed to happen. Director Zingsheim replied that this occurred under the previous Public Works administration.

Alderman Bach asked if there were more areas like this in the city. Director Zingsheim replied that there might be some in the Manor area.

Alderman Bach stated that he would meet with City Attorney Hill to discuss this matter and eminent domain.

Alderman Bach moved to defer action of this item and it passed unanimously (3/0).

C. Approval of a Contract for Testing and Balancing of Air Systems at the Public Works Service Center

Director Zingsheim stated that recently a meeting was held with the original architects and engineer for the Service Center, Chipman Adams and Brian Berg, to discuss air quality issues at the Service Center. At that time we were told that the first step in air quality improvements should be the testing and balancing of the ventilation system in place.

Staff then contacted Independent Testing and Balancing Inc. of Warrenville, Illinois who was referred by Chipman Adams and Brian Berg. Independent Testing and Balancing have stated that they can balance the building and submitted a proposal for \$25,000. Today Superintendent Wiebe received a quote from Hastings Air Energy Control for \$68,415 for a source capture system for the first floor.

Director Zingsheim stated that at this time staff is looking for direction from the Committee.

Alderman Ryan stated that he felt that Hastings had the better solution.

Alderman Bach stated that he believes there are two separate problems, air quality and air flow, and that both issues should be addressed.

The Committee asked what the maintenance workers wanted done. Superintendent Wiebe replied that they felt the source capture system should be done first and the balancing done second.

The Committee would like the companies to guarantee a specific improvement in the air quality and flow.

Discussion ensued on the various options and taking the project out to bid.

Alderman Bach moved to defer action of this item and to go out to bid and it passed unanimously (3/0).

V. DISCUSSION ITEMS

None.

VI. ADMINISTRATION REPORT

A. Notification of Street Light Outages

Director Zingsheim stated that Aldermen Bach and Wsol had requested that the procedure for light pole outages be detailed.

He detailed the procedure that staff follows. Commonwealth Edison repairs wooden light poles and Meade Electric repairs concrete poles for the city. Both companies can take up to six weeks for repairs and emergency repairs take precedence over routine light outages.

Director Zingsheim stated that he had met with ComEd's External Affairs Manager who has stated that this year's reported outages are significantly lower.

Alderman Ryan suggested that the city change the light bulbs and bill ComEd. Director Zingsheim replied that he would look into this but feels there may be a liability issue.

Alderman Bach asked why Meade Electric repaired the concrete poles and if they could also repair the wooden poles. Director Zingsheim replied that the city owned the

concrete poles and was responsible for their maintenance. ComEd owned the wooden poles. He would ask ComEd if Meade Electric could repair their poles as well.

Alderman Wsol asked if staff tracks the requests to completion. He suggested blind copying the residents on the email notifications to show that the city has taken action.

Director Zingsheim replied that staff does track the inquiries.

Superintendent Wiebe stated that he emails residents when needed.

B. Change in Committee Meeting Schedule

Director Zingsheim proposed cancelling the June 4 Committee meeting and having a short meeting on June 16, prior to the City Council meeting.

The Committee concurred but stated that action items should not be placed on the consent Agenda for the City Council.

VII. PENDING ITEMS

None.

VIII. NEW BUSINESS

- A.** Alderman Ryan asked for a status report on his request for information on other municipalities' policies on commercial business district parking.

Director Zingsheim replied that Assistant to the Director Tedeschi had compiled a spreadsheet with information from a number of communities. This information would be included in next week's packet.

- B.** Alderman Ryan asked the status of the Uptown Traffic Study budget. He stated that the study should be done after Target Area 2 has been completed.

Director Zingsheim replied that it had not been discussed. He noted that the \$45,000 that had been budgeted was not for a citywide study, but was for various smaller studies. He recommended that this issue be discussed during budget planning.

- C.** Alderman Ryan, referring to the August 2007 storm, inquired as to the progress made with ComEd.

Director Zingsheim replied that ComEd has found that the feeders causing the most problems are overhead and that even repairing the older circuits won't help if a tree limb hits it.

Alderman Ryan requested a follow up on this every few months.

- D.** Alderman Bach noted that Chief Dubowski has stated that the City is updating its Emergency Plan. He noted that a generator and better radios should be included. He requested that this be included on the next Committee agenda as a Discussion Item.

Director Zingsheim replied that staff recently held a planning session on this matter and it would be placed on the next full Committee agenda.

IX. ADJOURNMENT

Alderman Bach moved to adjourn the meeting at 8:11 p.m.