



January 25, 2024

PLANNING, ZONING & BUILDING COMMITTEE MINUTES

Committee Date: JANUARY 25, 2024
Present: Alderman Curiale, Alderman Jakab, Alderman Susmarski,
Alderman Ames, Alderman Catalano, Alderman Artie Woods
Absent: None
Also Present: City Manager Mermuys, Director Springer, Director Lange,
Assistant Director Garelli, Director Wilson, Chief Zito,
Accounting Manager McAleer, Sergeant Zlotnicki, City Clerk
Curiale, Treasurer Porch
Meeting Convened at: 07:33

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Ames, to approve the minutes of the January 11, 2024, meeting as presented. A voice vote was taken, with all members voting aye.

07:35pm – Joining the meeting Mayor Pulice, Alderman Art Woods, Alderman Messina

REPORT & RECOMMENDATION

SPECIAL USES FOR A TRUCK DEALERSHIP, RENTAL, AND SERVICING FACILITY, ZONING VARIATION, SIGN CODE VARIATION, AND SITE PLAN REVIEW FOR THE PROPERTY AT 101 MITTEL.

DISCUSSION:

Director Springer began the presentation by going over the site plan for the project at 101 Mittel. The petitioner is CTI Trucks, and they are proposing a new Kenworth Truck Dealership. CTI is a company that focuses on heavy and medium duty retail truck sales and parts and service, so if this project is approved tonight, they would be one of our top sales producers in the city. They will be bringing their parts sales over from Bensenville along with some of those employees and will also be selling Kenworth trucks at this location. The property is located at the northwest corner of Wood Dale Rd. and Mittel Blvd. The property itself is zoned I1 industrial and the northern portion of the site is in the Thorndale Interchange Overlay District, (TIO).

Director Springer then shared some details about the project at the site. The building will have 163 parking spaces, 3 drive-in doors, 16 loading docks. The total parking area will hold

122 passenger vehicles and 41 tractor trailer parking spaces, and there will be a new access point off AEC Dr. They will also be extending the public sidewalk along Wood Dale Rd. and will be enhancing the landscaping around the perimeter. During the original proposal there was no TIF request. As we were going through the site plan review they mentioned that they were interested in eliminating some of the landscape islands in the parking lot to help trucks maneuver throughout the site. So, when they did that, it added a little bit of pavement around the perimeter and ended up increasing the impervious surface area. With that addition it triggered additional need for stormwater detention on the site. Also, when they looked at the sidewalk, as they worked with their engineers, it was determined that the open swale ditch that runs north and south will need to be regraded in order to install the sidewalk. The actual building owner is not willing to make these improvements, so there will be a forthcoming request with this project which will cost approximately \$293,000, and now they will be requesting a TIF at an upcoming meeting.

She concluded her presentation by listing the special use requests and zoning and sign variations. They are looking for special use requests for Motor Vehicle Sales (new and used), for a Motor Vehicle Repair Facility for commercial motor vehicles, and Motor Vehicles Rentals. They are also requesting a reduction in the number of parking spaces from 211 to 163, and an increase in the maximum wall sign area from 100 sq ft to 109 sq ft. The CDC held a meeting on January 15th, and at that time they unanimously recommended project approval.

Director Springer then introduced the owner of CIT Eric Miner to his company and to answer any questions you may have. Mr. Miner began by stating that he has owned the company since 1992. When people hear CIT Trucks a lot of times, they assume that we are just a trucking company, a hauling company or a freight company. We are just like a car dealership except for trucks. We are a retail business selling trucks, sell parts, and repair trucks. Alderman Jakab had earlier asked about leasing. Mr. Miner stated that they also have a leasing and a finance division, so at times customers will lease rather than purchase a new truck. The company started back in 1975 in Normal Illinois, and we are franchised with Kenworth here in the Chicago area along with being franchised with Volvo, Mack and Isuzu Auto Car, and CTI is spread out around 19 other locations throughout Illinois, Missouri, and Indiana. Throughout their locations we have 870 employees, and \$738 million in annual sales, and \$246 million in assets.

Alderman Messina asked why Wood Dale, and asked to hear more about what their services looks like, and the visibility to the main road. Mr. Miner stated that when we brought the business to Chicago it was in 2004 the owner only had a very small parts retail division in Bensenville, and we took that over and it grew rapidly. The problem is we have the largest

volume in North America for Kenworth and the area that we are in is extremely busy. The reason we are moving from the location is twofold. First, our lease runs out in April, and they have given us a year's extension if we need it. but they will be demolishing the building and tearing down the whole block and putting up a big box. Also, we have a need for additional space. Alderman Messina asked what the actual hours of the business, and he is concerned about the disruption it would cause to the area. And he is not sure if this would align with his vision for Wood Dale. Mr. Miner stated that the hours of operation are from 7:00 am to 12:00 am. Mr. Miner stated that they will have about 40 operating bays inside the building for service. The only exception would be if a truck from outside the area pulls into the lot, and he just needs a fan belt we will do fast repairs in the lot. He continued that about 60% of our work is over 4 hours in repairs, and 40% is 4 hours or under. As far as noise, he doesn't think that the noise will come from outside the building, most of the work with such tools as air wrenches, etc. will be done inside of the facility. The mayor stated that last week he was following one of your CTI trucks, so does that mean you do road service? Mr. Miner stated that it was probably just someone delivering parts, and we will be having 7 or 8 vans running parts out of this location. Alderman Catalano asked how long would take to start up operations once we have passed this ordinance? We will start working on getting the business up and running right away, we have landscaping to do and make sure everything is up to code. When that is completed, we probably would start service and sales by mid-summer.

Alderman Art Woods had some questions for Staff. The sidewalk is it a city code requirement? Director Springer said yes, it is in the UDO. Alderman Art Woods also asked if the stormwater piece is because they are exceeding 10,000 square feet? Director Springer, yes, it is. Alderman Art Woods then asked about how many cabs would you have on the lot? Mr. Miner stated that we have inventory, and it would be roughly 16 combined at any time other than in climate weather it could be double. Alderman Art Woods stated that he and Alderman Messina would like to know how they are going to explain why this is ok, and it is not the vision that they were shooting for? Director Springer stated that the front area right off Wood Dale Rd would not be trucks it would employee vehicles and people picking up parts. The traffic study that they transposed from another project shows that there will be less traffic than there was prior to CIT opening the facility. Alderman Art Wood asked since trucks in view on a main road was not in our vision, how do I justify it this time? Mr. Mermuys stated that he believes that Alderman Art Woods is referring to 895 N Wood Dale Rd., which is a truck parking lot with multiple trailers, and this would be a business that sells cabs that would be aesthetically nicer than 80 trailer parked there. Additionally, we do not get any revenue from that location, and we will be generating revenue from CTI. Alderman Messina asked if we also must vote on the TIF money? The mayor stated that the vote on the TIF will come later. Alderman Jakab asked how much tax money would we be getting

from the sales of these cabs? Director Wilson states that currently it is just at 1%, services are not taxed in Illinois. Alderman Messina asked about truck traffic since their hours of business would fall around the time the school buses are coming to and leaving? Director Springer, the traffic study I referred to shows that the evening hours would not coincide with the school hours.

VOTE:

Ald. Catalano made a motion, seconded by Ald. Ames, to Approve a Special Uses for a Truck Dealership, Rental, and Servicing Facility, Zoning Variation, Sign Code Variation, and Site Plan Review for the Property at 101 Mittel.

Ayes: Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Nays: Alderman Art Woods
Abstained: None
Motion: Passed

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Building Code Amendments – February 8
- Cyrus One – Phase I (Special Use for PUD, Plat) – February 8
- Cyrus One – Phase II (Annexation, Rezoning, Plat) – March 14

ADJOURNMENT:

Ald. Catalano made a motion to adjourn the meeting at 08:15 p.m. Upon a voice vote, the motion carried.

Minutes taken by Julie Szabo



January 11, 2024

PUBLIC HEALTH, SAFETY, JUDICIARY & ETHICS
COMMITTEE MINUTES

Committee Date: JANUARY 11, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Susmarski, Alderman Ames,
Alderman Artie Woods, Alderman Catalano
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer,
Director Lange, Chief Zito, City Clerk Curiale, Treasurer Porch.
Meeting Convened at: 08:15pm

APPROVAL OF MINUTES:

Ald. Art Woods made a motion, seconded by Ald. Jakab, to approve the minutes of the December 14, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

POLICE DEPARTMENT INTERIOR RENOVATION PROJECT BID RELEASE AND RECOMMENDATION

DISCUSSION:

Chief Zito began by introducing a representative for FGM Architects who was there in case there was any project questions that he may not have an answer to. He continued by stating that Pacific Construction Services LLC was the lowest qualified bidder, and we have reviewed their credentials. Alderman Jakab inquired that no one had given any proposals for the lighting, I don't remember the purpose for the lighting. Is there a negative reason to not doing the lighting at this time? Chief Zito stated that that was alternate bid # 2 which was a special biosystem type lighting. Mike Elliot the representative for FGM Architects stated that the alternate bid for the Bios Lighting System that is a technology that adjusts lighting depending on the time of the day. So, we put it out and we were looking for some numbers, and they didn't come through. So, we were not able to provide it the council.

VOTE:

Ald. Curiale made a motion, seconded by Ald. Art Woods, to Approve of an Agreement with Pacific Construction Services LLC. Base Bid of \$1,563,159.00 the Alternate #1 bid of \$332,563.00 and Alternate #3 Bid for \$135,600.00 for the Police Department Interior Renovation Project. A roll call vote was taken, with the following results:



January 11, 2024

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman
Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods,
Alderman Catalano.
Nays: None
Abstained: None
Motion: Passed

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- None

ADJOURNMENT:

Ald. Susmarski made a motion, seconded by Ald. Jakab, to adjourn the meeting at 08:20 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo

PUBLIC WORKS **COMMITTEE MINUTES**

Committee Date: JANUARY 11, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina,
Alderman Jakab, Alderman Susmarski, Alderman Ames,
Alderman Artie Woods, Alderman Catalano
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Springer,
Director Lange, Chief Zito, City Clerk Curiale, Treasurer Porch
Meeting Convened at:

APPROVAL OF MINUTES:

Ald. Jakab made a motion, seconded by Ald. Susmarski, to approve the minutes of the December 14, 2023 meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

- I. APPROVAL OF A PROPOSAL FROM MCDONAGH DEMOLITION FOR THE DEMOLITION OF 144 W COMMERCIAL STREET IN AN AMOUNT NOT TO EXCEED \$27,200.
- II. REPLACEMENT VEHICLE #153-104, #201-127 AND #301-11D IN A TOTAL AMOUNT NOT TO EXCEED \$132,064.41

DISCUSSION:

Alderman Jakab had one question why is there not an alternate bid for the removal of the slab why would we not do this up front? Director Lange stated that there are 2 driveway entrances and a parking lot, which sometimes is used for special events. Given that we're not planning on using that property right away, so we are going to try and utilize the area as long as we can. When plans are made it will be no problem for Public Works to take out all the slate work at the site.

VOTE:

Ald. Jakab made a motion, seconded by Ald Ames to Approve a Proposal from McDonagh Demolition for the Demolition of 144 W Commercial Street in an Amount not to Exceed \$27,200. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano

Nays: None

Abstained: None

Motion: Passed

DISCUSSION:

Alderman Jakab asked that he knows that we now drive a Tahoe and I'm that the Ford Escape is a lot smaller than a Tahoe. Can we get away with the smaller vehicle? Director Lange stated that this vehicle is used by the Public Works Directors, and if they need to pick up something they have access to a truck. Alderman Jakab also wanted to know why we are purchasing one vehicle that is electric and one that is not, so why are we buying one of each? Director Lange, the vehicle #153 stays at City Hall and there is no infrastructure to charge the vehicle, and Public Works will have the ability to plug their vehicle in at the new garage.

VOTE:

Ald. Jakab made a motion, seconded by Ald Susmarski, to Approve the Replacement of City Vehicles #153-104, #201-127 and #301-11D in an Amount no to Exceed \$132,064.41. A roll call vote was taken, with the following results:

Ayes: Alderman Art Woods, Alderman Curiale, Alderman, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano

Nays: None

Abstained: None

Motion: Passed

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- Elizabeth Drive Bridge Phase II Engineering

ADJOURNMENT:

Ald. Jakab made a motion, seconded by Ald. Ames, to adjourn the meeting at 08:25 p.m. Upon a voice vote, the motion carried unanimously.

Minutes taken by Julie Szabo



January 25 ,2024

FINANCE & ADMINISTRATION COMMITTEE MINUTES

Committee Date: JANUARY 25, 2024
Present: Alderman Art Woods, Alderman Curiale, Alderman Messina, Alderman Jakab, Alderman Susmarski, Alderman Ames, Alderman Artie Woods, Alderman Catalano
Absent: None
Also Present: Mayor Pulice, City Manager Mermuys, Director Wilson, Accounting Manager McAleer, Director Lange, Assistant Director Garelli, Chief Zito, Sergeant Zlotnick, IT Director Stenson, City Clerk Curiale, Treasurer Porch
Meeting Convened at: 08:15am

APPROVAL OF MINUTES:

Ald. Susmarski made a motion, seconded by Ald. Curiale, to approve the minutes of the December 11, 2023, meeting as presented. A voice vote was taken, with all members voting aye.

REPORT & RECOMMENDATION

FYI 2025 CIP DISCUSSION

DISCUSSION:

Director Wilson began by stating that as in years past we're going to go through the CIP similar to the budget page by page, and we have a power point presentation. And as discussed at this year's Strategic Planning meeting we expanded this year's CIP out to a 10-year plan. The mayor asked if we are pushing back the street efficiency study from 5 years to 7 years? Mr. Wilson stated that the efficiency study is typically 5 years. But with the large project that we did last year, the \$3 million grant that we got from the state, we got caught up with the bad streets throughout town. So, with some of the larger projects coming up it has really necessitated breaking up the street program for the next couple of years. The mayor then asked as he is looking at the estimated revenues are you anticipating incoming revenue and new businesses' opening so projects can move forward? The additional \$1 million dollars was largely predicated on the numbers provided to us by CIT who we just heard from a few minutes ago, and the significant hike in the utility tax and on the existence of the Data Centers along Route 83. The mayor asked Director Wilson if the \$1 million estimated income from the new tax entities in town are they a conservative estimate? Director Wilson states that yes, the numbers are conservative, the worst thing is to get too

far ahead on this and get a short fall. In a few years we would have the ability to adjust, but for now we are conservatively realistic.

Elizabeth Drive Bridge - 50030000-46033

The City of Wood Dale needs to replace the structure carrying Elizabeth Drive over Salt Creek due to its deteriorated condition. No questions

Elizabeth Drive Trail Extension-50030000-46033

In order to promote alternative travel means, as well as to provide an additional crossing at Salt Creek for Pedestrians. We are doing these improvements in cooperation with the DuPage County Forest Preserve and funding will be 75% Illinois Transportation Enhancement Program with 25% local match and the city will be utilizing MFT Funds (Rebuild Illinois) as that match. No questions

Stormwater Master Plan-50010000-46034

This is the projected phasing of the next round of projects for the Stormwater Master Plan and below is a listing of the programmed projects, and the potential future projects. Alderman Messina asked when do we anticipate the results back from the Ward 1 Study? Director Lange, we issued the study and discussed it at committee, and the committee decided to go ahead with the first three project of their proposed 10-year Capital Plan, and due to the cash flow, we decided to break them down into phases over the years of 2026-2028. The project was spread out through the 10-year plan, and it even includes the addition of the Montrose & Sunnyside alley area. The mayor added that he knew that the County was working on a general or regional project, and they were looking at dollars. We don't have any dollars in the budget yet because there is nothing been awarded yet. Director Lange stated that we have currently applied for two funding sources a Water Quality Improvement Grant and the Green Infrastructure Gran Opportunity, and we hope to hear about early this year. Alderman Jakab asked since this is a 10-year estimate should we be putting in inflationary factors into the amounts of the project? The mayor responded that we put in these amounts and every year we will be going back to review this, and we'll have better numbers every year. I am sure next year's numbers will not be the same, but this is just for planning purposes. Alderman Messina asked why he did not hear about the project being broken down into several years? The mayor replied that when we discussed the Ward 1 project, we agreed that we would start at the southeast corner and work upwards. We don't have the funds to complete the project all at once. We must take up a real approach, and a steady approach. Alderman Catalano inquired about the part that says that we will continue to monitor the recently completed Ward 2/3 project? Director Lange states that we will be monitoring and gauging the system during storms and making sure that the level

of the wet well is sufficient, and that water is getting moved properly. We are also monitoring the southern phase of Ward 2/3 during any storm event, and we will have Robinson Engineering out there to give us a review of the flooding, such as the Arlene Dr. event last year. Alderman Art Woods asked if when we discussed the project that we decided to combine some of the phases, because doing them at the same time would make it cheaper in the long run? Manager Mermuys began by thanking Alderman Art Woods for his patience with us taking 4 years to finish the project in Ward 2. So, we are asked to put forth budgets and projects, and we don't have unlimited funds, so typically the Council directs us to draft a balanced budget. The mayor stated that we can't do all the projects at the same time we just can't do it unless you approve more debt.

Street/Sidewalk Resurfacing & replacement Program-50030000-46031

The work includes asphalt surface removal and replacement, replacement of deteriorated sections of curb and gutter, replacement of non-ADA compliant sidewalk ramps, striping, and storm water extension, as needed. Director Wilson reiterated that the roads listed may change after we do another sufficiency study. No questions.

Wood Dale & Irving Park Safety Improvements-50030000-46031

This project was completed back in 2016. Director Wilson stated that the \$900,000 left is in the budget until the State closes out the project officially. Alderman Jakab asked when the project was completed? Director Wilson answered November 2016. Alderman Jakab asked since it's been sitting there all these years can we push it back to 2028, and use the funds for streets or flooding? Director Wilson states that he would not advise taking out the \$900,000 and using it somewhere else because if they do send us the invoice this year, we will be \$800,000 upside down.

Irving Park & Central Ave Signalization-50030000-46035

This project would account for the costs associated with installation of a traffic control signal, as well as other required roadway improvements in and around the intersection. These improvements will include sidewalks, turn lanes, intersection lighting, and a possible pedestrian crossing. No questions.

Preventative Maintenance Program-50030000-46026

Preventative maintenance program for roads. Separate from Capital Road Resurfacing Program. This program includes sectional patching, crack sealing, rejuvenation, and pavement marking. Alderman Ames asked are we increasing the budget due to added streets, or due to costs? Director Lange stated that typically we have budgeted this amount in past years but scaled it back the past couple of years after doing to the large-scale street project due to the grant.

Streetlight Installation-50010000-46053

Installation of streetlights where streetlights currently do not exist. Installations would be based upon the criteria outlined in the City's policy regarding new streetlights installation including by resident petition, public parking area, and area identified for public safety. Alderman Messina brought up some concerns over resident's notification prior to the installations which caused problems this year. Director Lange says that the changes this year would be to notify the residents prior to the Public Works Committee where we make the recommendations for where streetlights will be placed. That gives the residents the opportunity to hear the discussion and to see where the proposed location would be. Alderman Messina asked if we have a current list of streets that are being considered this year? Director Lange stated that he will be reaching out to the Ward 4 Alderman very soon for their suggestions. Director Wilson stated that in the future we could add a schedule of what wards will be upcoming for the project.

Irving Park Streetlights-50010000-46053

Replacement of the existing light poles and fixtures along Irving Park Rd. with new black ornamental poles and LED lights like the new poles that were installed during the intersection project. Director Wilson stated that due to cash flow we have pushed back the program again a year. Alderman Ames asked if there are any grants for this lighting program? Director Lange stated that typically state routes are excluded from grant funding, and we have looked at that in the past and we were rejected.

IT Infrastructure & Strategic Plan-50010000-46043

The city recently completed an IT Assessment. Based upon the results of that study, staff will begin implementing those findings that it deems necessary, using a "worst first" methodology. The findings will require a combination of outside service providers, internal work, and/or new hardware to become successful. Director Wilson then touched on a few Programmed Projects such as: Migration to Cloud Services, In-Car Cameras, Body Cameras, Evidence Management/Storage Solutions, and Police MDT's (Mobile Data Terminals). Alderman Art Woods asked about the Clock Tower Sign and other component updates? Manager Mermuys stated that some of the electronic components out there are showing a little wear, there are some power outages at time we are trying to improve that, and the LED screens on top they are not functioning the way we want them to, and we would like to update it to a higher resolution. Alderman Art Woods then asked what is the WAN fiber or Microwave Wireless project? IT Director Stenson stated that currently our wiring area initiative is we are leasing fiber from Comcast, and we have a new initiative or CCTV and a lot of our locations do not have any connectivity. So, we are anticipating building out our

infrastructure for all our facilities and not only installing CCTV, but also security systems, burglar alarms, lift stations and pump stations.

City Hall Facilities & Maintenance-50010000-46037

This project accounts for costs related to the upkeep and modernization of the City Hall mechanical and related systems, including but not limited to: HVAC, fob access system, roof, lighting, etc. No questions.

Police department Improvements-50020000-46039

This project accounts for the costs related to the remodeling of the Police Department Facility. Improvements include renovation of the locker rooms, former dispatch center, and lunchroom, current roll call, patrol, and sergeant's officers, along with common areas. Director Wilson stated that the Council approved the contract for renovations at the Council meeting 2 weeks ago. No questions.

Camera System Upgrade & Expansion Program-50020000-46039

A modern expanded system will provide greater security for the city and its facilities. Director Wilson stated that this system is not the Flock System, this is the city's system where we can manage and look at our own assets. Alderman Jakab asked if ACDC monitors all our cameras? Chief Zito stated that they currently monitor select cameras at the PD such as booking, the lobby, and areas we really need secure. We are not only replacing the old cameras, but we are looking to add cameras to all our facilities such as PW, Wastewater, lift and pump stations. We will prioritize with ACDC which should be monitored, and negotiating pricing if there is additional costs to add to our contract with them.

Façade Improvement Program-50010000-46058

The façade program is designed to promote local businesses to beautify their properties, and by extension the City as a whole. Director Wilson wanted to point out the decline through the years and the low interest in participation from city businesses. Alderman Messina asked how are we looking to revamp the program in reference to Streetscape Committee? Alderman Jakab is the Committee Vice Chair, and he says that there seems to be low interest. He continued that they had recently brought up the park at Wood Dale Rd. and Commercial. Alderman Messina asked if they could add to there agenda to the upcoming meeting to see how they could revamp the program? Alderman Jakab stated they have been talking about how to expand the program to maybe areas in the industrial park. We also were considering that maybe we would consider any building, not just residential, that are upgrading commercial properties should maybe considered for the program.

January 25 ,2024

O'Hare Noise & Stop CPKC-50010000-46068

This project accounts for monies that the City might need to help fund activities related to fighting the excessive noise pollution due to the new runway at O'Hare, as well as the potential CPKC rail merger. A reduction in noise pollution and/or train traffic will help to improve the livability and the overall quality of life within the city. No questions.

Flood Property Buy-out-50010000-46056

The project would account for the costs associated with the City's portion of a cost share with FEMA for the purchase of properties. This program is a "pre-disaster" program whereby properties that could potentially be in danger of flooding are purchased before such an event occurs to prevent it from happening. The funding would be 75% FEMA funds, with a 25% local match. In the past the state reimbursed us for the purchase of 3 properties, and we have identified an additional property and if the state will reimburse us, we will purchase it with the allocated funds for this fiscal year. No questions.

Rear Yard Drainage Program-50010000-46050

This program would fund a 50/50 cost share (up to \$3,000) for rear yard drainage issues related to stormwater management, with each project being evaluated on its own merit and must meet the strict program guidelines. Work is to be done by the property owner and the City would then reimburse them after the work has been completed. The goal is to see a reduction in rear yard flooding and to help improve the overall quality of life within the affected area(s). Alderman Artie Woods asked if we are increasing the budgeted amount in order to entice more people to participate? And a reimbursement of \$3,000 how much do these projects cost, and should we increase the amount of reimbursement? Director Wilson said that topic has not come up in the past, but that doesn't mean that it can't come up. Alderman Artie Woods then asked if we cap it at \$3,000 and that would cover 4 homes per year, but we currently only had 2 homes. Should we ditch the program entirely, or should we increase the amount that we would pay? Mr. Mermuys stated that previously for this program and all our other programs like façade, if it's become a little stale why don't we do a little brainstorming and we could bring all these programs back now since we have some experience doing them. We can now see how many people apply, we could see who applies, and bring all these programs back on a one-by-one basis to update and modify the programs. Some of the programs are probably getting a little stale and maybe we could get more participation. Alderman Messina inquired of Director Lange if we know if buildings with multi-units can apply? Director Lange stated yes that multi-unit buildings and Associations can apply for the program. Basically, anybody but a commercial business, or industrial. And he confirmed it is \$3,000 per project, and not per residence. Alderman Messina asked if we could have a workshop on these programs, and see how to revamp the programs or increase the funding? Mr. Mermuys suggested that we should take each program one-by-one. He

continued that the one thing that he hears about the Drainage and Façade program is that the business or resident do not want to put their percentage monetarily on the line. So, if we up our reimbursement amount, I am sure that we will get more participants. Alderman Artie Woods asked if we had 2 residents this year, what is the typical number of participants that we see per year? Director Lange answered that we typically have 2 to 4, and this year we anticipate having about 4. He has seen a payment request that has just gone through, and that there is another reimbursement being processed at this time. Alderman Jakob asked what is the average cost of a project? Director Lange says that it varies. If you are just connecting your sump line to the sewer out front it could be \$2,000, and if you are putting in a whole rear yard drainage system with inlets and underground sewers it could be \$10,000 to \$15,000. Mr. Mermuys stated that he will forward this program and similar programs to all the council, and then if everyone could take notes, get some questions, think of amounts, tweaks and modifications to programs, and then we'll start cycling them through future committees.

Wood Dale & Commercial Park Planning-50010000-46022

This project would account for the costs of transforming the current intersection of Commercial and Wood Dale Road into a Community Park. This project would span both sides of Commercial from Wood Dale Road to Salt Creek. This project would allow for greater use of public space, reduce safety hazards, and help to beautify the area. Director Wilson stated that he knows that the Streetscape Committee has been asking some questions about this, and asked if we could advance a little bit of money into the next couple of years. They didn't know if it would go to planning, focus groups, residents' groups, or surveys, so there is some money budgeted to start planning what we would like to see in the Green Space at Wood Dale Road and Commercial area. Alderman Messina asked if we could move up the timeline, because this park idea has been around for several years and people are wondering when we will do something with the property? Director Wilson stated that there are tangible things that we can quantify and know about then we can certainly re-evaluate it. Mr. Mermuys stated that he believes that the subject will be coming up at the Streetscape meeting, and when they begin planning, the staff is just waiting for some direction of what exactly they need. The numbers in the CIP are just plugged in until we get directions from the Committee and the Council. Alderman Art Woods stated that he thinks we should move up the project and get an architect in to do some rough plans, so we can get the ball rolling. The mayor stated that he has been pushing for this project at strategic planning, but now that Streetscape is talking about it they should come up with a plan, they will come to us for funding, and we can vote on it and assist them in going forward with this project. Alderman Art Woods asked if the committee even has a budget? Director Wilson said that there is a small budget something like \$5,000 or \$7,500, which is why we put some of these monies in there if they needed to hire an architect or something like that. Alderman

Art Woods Asked about the gambling revenue that we were talking about moving those funds to either Streetscape or the Façade Program? The mayor stated that he was going to bring it up at the budget meeting that is coming up. Alderman Art Woods then made a motion to bring up the moving of gambling funds into one of our programs or projects. At that, Mr. Mermuys said that it will be added to the committee agenda at an upcoming meeting. Alderman Jakab requested that we up the budgeted amount to \$50,000 for this year to start the project with a possible hiring of an architect.

VOTE:

Alderman Ames then asked the committee if they concur with the addition of \$50,000 to the Streetscape budget. A vote was taken, and with no nays the motion passed.

Water Distribution Master Plan-63005085-46046

Much of the City's infrastructure is reaching the end of its useful life and upgrades are needed. A study was completed in FY 2022 to identify critical situations and help prioritize projects. The results indicated that the city should prioritize water main replacement. Alderman Art Woods asked if everyone along the Addison Road Project will have an opportunity to hook up to city water? Director Lange stated yes that every resident will be given a service line with a b-box and the opportunity to connect to city water.

Infrastructure Tap-on Program-63005085-46046

This program is designed to help offset some of the costs for residents who wish to tap on to city water, and/or sewer. Qualifying properties wishing to do so would be eligible for a one-time reimbursement of not more than \$5,000 towards the cost of the tap. Elimination of one-off wells and septic systems will help with service, uniform treatment of all residents, and will improve overall efficiency of the city's potable water and sanitation systems. No questions.

Water Facilities & Equipment Upgrades-63005085-46046

This project accounts for the maintenance and repair of facilities and equipment associated with the water supply system, pump station improvements, well repair, and tower and tank rehabilitation. Director Wilson stated that the largest ticket item in the budget for this year is the replacement of Water Tower One that will be funded using the RIF fund. No questions.

Inflow and Infiltration Program-63005085-46047

The city is dedicated to identifying sources of inflow and infiltration (I&I) of stormwater into the sanitary collection system. This project includes lining of sanitary main and point repairs. The current study area in Ward 4 was constructed 50-60 years ago. As this area is at the end of its useful life, it requires more attention than previous area of the city. No questions.

Plant & Lift Station Maintenance-63005085-46047

Routine maintenance and necessary upkeep of the city's wastewater treatment plants and lift stations. No questions.

Decorative Street Lighting-50010000-46053

This project would install decorative streetlights that are currently on Wood Dale Rd. from Foster to Montrose along additional portions of Wood Dale as well. This project is currently unfunded, but staff are constantly seeking grants for the project. No questions.

CPKC Merger Intersection Mitigations Phase 1 Engineering-50010000-46056

This is currently not funded, and the city is currently investigating possible grant funding. There was discussion on possible funding that can be obtained through different entities.

Vote:

Ald. Ames made a motion, seconded by Ald. Susmarski, to Accept the Fiscal Year 2025 CIP as Amended as There Were a Couple of Items that needed to be updated. A voice vote was taken, and the motion was carried unanimously.

Alderman Art Woods asked if they are going to get the changes back to us? Director Wilson said what is typically done is when you are presented with the budget the changes will be inserted with a blue sheet, which will identify the changes.

ITEMS TO BE CONSIDERED AT FUTURE MEETINGS:

- FY 25 Budget – February 22, 2024

ADJOURNMENT:

Ald. Ames made a motion, seconded by Ald. Art Woods, to adjourn the meeting at 10:25 p.m. Upon a voice vote, the motion carried unanimously.