



# WHEATON CITY COUNCIL PLANNING SESSION MINUTES

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MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN  
COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, September 27, 2021

## 1. Call to Order

The Wheaton City Council Planning Session was called to order at 7:00 p.m. by Mayor Suess. The following were:

Physically Present:

Mayor Suess  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Councilwoman Robbins  
Councilman Weller

Absent:

Councilman Brown

City Staff Physically Present:

Michael Dzugan, City Manager  
John Duguay, Assistant City Manager  
Joseph Tebrugge, Director of Engineering  
Robert Lehnhardt, Director of Finance  
Vince Laoang, Director of Public Works  
Al McMillen, Water Superintendent  
Sean Walsh, Sewers Superintendent  
Sarang Lagvankar, Senior Project Engineer  
Daniel Peck, Public Relations Coordinator

## 2. Approval of August 23, 2021 Minutes

The Council approved the August 23, 2021 City Council Planning Session minutes.

## 3. Public Comment

Alyse Kondrat of the Wheaton Bicycle Advisory Commission requested the City contact the Illinois Department of Transportation and make recommendations for additional safety measure for bicyclists and pedestrians at the intersection of Main Street and Roosevelt Road.

## 4. Overview Of 2022-2026 Capital Improvement Plan (CIP)

Assistant City Manager Duguay presented the draft 2022-2026 Capital Improvement Plan (CIP). He stated that the goal is to create a comprehensive plan that guides investments, makes the best use of resources, and provides for community facilities and assets. The CIP directly aligns with the City's Strategic Priorities of Financial Stability and Enhanced Infrastructure. It serves as a planning tool to identify future capital improvement projects and provide a long-term view of those projects while visualizing the appropriate funding needs.

Assistant City Manager Duguay provided an overview of the total capital improvement projects to be completed in 2021 and 2022. In 2021, there was 73 total projects to be completed that included 31 one-

time projects and 42 multi-year/ongoing projects. In 2022, there are 63 total projects to be completed that include 27 one-time projects and 36 multi-year/ongoing projects.

Assistant City Manager Duguay provided an overview of the Capital Improvement Plan funding report that provides a ranking list of capital improvement projects along with their funding source. Within the report, there are 9 total projects listed as "Other Projects". Projects in this category may be lower priority, be a placeholder or a project where the scope is not fully defined or vetted. He stated that an annual evaluation occurs aligning projects selected with Council priorities.

Assistant City Manager Duguay provided a 2-year overview of the major project area expenses that include road work, water systems, storm sewers, and sanitary sewers. In 2022, the City is projected to spend a total of \$8.8 million on major project areas and \$12.5 million in 2023.

Director of Finance Lehnhardt provided an overview of grant funding for capital improvement projects. He stated there was approximately \$8.2 million in anticipated grant funding allocated within the Capital Improvement Plan, with \$2 million in grant funding allocated for 2022. Grant funding for 2022 includes \$820,000 for the new sidewalk program, \$375,000 for flood-prone capital projects, and \$863,075 for street reconstruction.

The Council requested that City staff provide details on all unappropriated and appropriated grants of record for the City.

Director of Finance Lehnhardt reviewed the capital projects history and stated that City staff recommends spending \$14.1 million in 2022, with \$656,845 allocated toward the Downtown Streetscape plan and \$13.4 million allocated toward capital improvement projects.

Assistant City Manager Duguay reviewed the Downtown Streetscape Project and stated that the plan had an original budget of \$34.7 million, and the new projected budget is approximately \$35.4 million, with 69.8% of the plan being funded through TIF funds.

In response to questions from Council, Assistant City Manager Duguay stated that the TIF District #2 (Main Street Redevelopment Area) will expire in December 2022.

Assistant City Manager Duguay reviewed the water fund's reserve balance target of 25% annual operating expenditures and stated that the actual balance is 36%, or approximately \$1.2 million above the target reserve balance.

Water Superintendent McMillen provided an overview of the project prioritization process, which utilizes water distribution system hydraulic analyses, American Water Works Association standards, EPA regulations, and City data to identify projects. He highlighted completed 2021 projects, including water main replacements at Liberty Drive, W. Cole Avenue, and W. Indiana Street/Sunnyside Avenue; a standby generator replacement at President Street; and the completion of the City's Water Meter Replacement Program. He presented the proposed 2022 projects that include a series of water main replacements; inspection of Well #9; design and engineering of a variable frequency drive at the Reber Street Pump Station; and the replacement of private lead service lines.

Assistant City Manager Duguay reviewed the sanitary sewer fund's reserve balance target of 25% annual operating expenditures. He stated that the actual balance is 396%, or approximately \$5.2 million, above the target reserve balance.

Sewer Superintendent Walsh provided an overview of the project prioritization process for sanitary sewers, which is based upon infrastructure maintenance, structural stability, and the overall reduction of inflow and infiltration into the system. He highlighted completed 2021 projects, including the lining of the sanitary sewer main on Geneva Road between Driving Park and Glencoe Street, and manhole rehabilitation on Geneva Road. He presented the proposed 2022 projects that include replacement of mains with new PVC piping at Washington Street between Seminary Avenue and Lincoln Avenue, and at Washington Street between Jefferson and Lincoln; a series of engineering projects; work associated with the 2022 Road Program; and a series of operations and maintenance sanitary projects.

In response to questions from Council, Sewer Superintendent Walsh stated that as the lifespans of the HDPE liners within existing clay sewer lines expire, the City is replacing the entire lines with new PVC lines.

Assistant City Manager Duguay reviewed the storm sewer fund's reserve balance target of 25% annual operating expenditures. He stated that the actual balance is 94%, or approximately \$333,000, above the target reserve balance.

Sewer Superintendent Walsh provided an overview of the stormwater sewer system project prioritization process, which is based on maintaining existing infrastructure and essential maintenance. He highlighted completed 2021 projects, including storm sewer replacement at Sumner, Underwood, and Jefferson. He presented the proposed 2022 projects that include the continuance of the Storm Sewer Lining and Replacement Programs, and large diameter cleaning at Briarcliffe.

In response to questions from Council, Sewer Superintendent Walsh stated that City staff identifies stormwater sewers for replacement through a structural rating analysis. He stated that the Public Works crews can replace up to 1,300' annually as part of the Storm Sewer Replacement Program with the current budget.

In response to questions from Council, Director of Engineering Tebrugge stated ditch maintenance throughout the City is identified as an "Other Project" within the Capital Improvement Plan because the Storm Sewer Fund doesn't have enough funds to allocate towards the maintenance.

In response to questions from Council, Director of Engineering Tebrugge stated that City staff has an inventory of ditches throughout the City.

Assistant City Manager Duguay reviewed the parking fund's reserve balance target of 25% annual operating expenditures. He stated that the actual balance is 25% above the target reserve balance.

Assistant City Manager Duguay highlighted completed 2021 projects, including the 2021 elevator replacement project at Wheaton Place Garage and Willow Avenue Garage maintenance. He presented the proposed 2022 projects that include structural maintenance and parking garage painting for the Wheaton Place Garage and the Willow Avenue Garage.

Assistant City Manager Duguay provided a breakdown of the Capital Projects Fund and the Motor Fuel Tax Fund Capital Projects, which include bridge inspections, facility improvements, streetscape projects, roads and sidewalks, and LED lighting.

Senior Project Engineer Lagvankar stated that the project prioritization process is based on a 10-year analysis projection model that evaluates the Pavement Condition Index (PCI) rating of roads along with maintenance observations from the Public Works Street Division. The City's 2021 Pavement Condition Index score is 70.1 compared to 69.0 in 2018. A Pavement Condition Index score between 56 and 70 is considered good, and meets the Council's stated goal. He stated that the City targets approximately \$3.5 million in annual expenditures as part of the City's Road Program and recommended that the City maintain that current expenditure.

Senior Project Engineer Lagvankar presented the miles compared to the dollars spent on road resurfacing projects from 2017 to 2020. In 2020, the City completed 12 miles of resurfacing and spent approximately \$3.8 million.

Senior Project Engineer Lagvankar highlighted completed 2021 projects that included resurfacing and reconstruction projects as part of the City's Road Program. He presented the proposed 2022 projects that include the continuation of the Road Program, bridge structure inspections, and the Wheaton Avenue pedestrian underpass repair.

Director of Engineering Tebrugge stated that the City received a grant in the amount of \$500,000 from the Department of Commerce and Economic Opportunity for infrastructure improvements along Roosevelt Road, and City staff was seeking Council direction on how the funds should be allocated. He stated that possible projects the funds could be allocated toward include installing sidewalk along the Roosevelt Road corridor, adding a switchback ramp at the Wheaton Avenue Underpass or intersection improvements at Carlton Avenue and/or Main Street. He stated that intersection improvements would likely not be feasible for this grant since the cost associated with any prospective improvements would be in the \$50,000 - \$60,000 range.

The Council requested City staff to re-present the Roosevelt Road project options at a future Council Planning Session.

Assistant City Manager Duguay highlighted completed 2021 projects completed using the Building Renewal Fund, including the police locker room renovations, Fire Station #38 locker room renovations and carpet replacement, overhead door replacements at different City facilities, building automation HVAC system replacement at Fire Station #38, and caulking at the Public Works facility.

Assistant City Manager Duguay provided an overview of the Building Renewal Projects for 2022, which include new carpeting and furnishings for the second floor of City Hall, Council Chambers interior renovations and technology upgrades.

##### **5. City Council/City Staff Comments**

Councilwoman Bray-Parker recognized Tuesday, Sept. 28 as National Voter Registration Day and encouraged residents to register to vote.

Mayor Suess expressed his gratitude to City staff for their work on the Capital Improvement Plan.

Mayor Suess congratulated Wheaton College on its grand opening celebration of the Aberdeen Performing Arts Center.

Mayor Suess announced that Coffee with Council would be resuming Saturday, Oct. 2 at 10 a.m. at City Hall.

**6. Adjournment**

The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Daniel J. Peck