

ADDENDUM I

CITY COUNCIL WORK SESSION

MONDAY, JANUARY 13, 2014

1. Miller Park Zoo Master Plan Funding, *August 19, 2013 Infrastructure Committee Meeting Minutes (45 minutes)*
2. Adjourn at 6:45pm

INFRASTRUCTURE COMMITTEE
City Hall Council Chambers
August 19, 2013

Council present: Aldermen Jennifer McDade, Kevin Lower and Jim Fruin.

Staff present: David Hales, City Manager, Barb Adkins, Deputy City Manager, John Kennedy, Director of Parks, Recreation & Cultural Arts, Jim Karch, Director of Public Works, Craig Cummings, Director of Water and Renee Gooderham, Chief Deputy City Clerk.

Staff Absent: Tracey Covert, City Clerk.

Alderman McDade called the Infrastructure Committee to order at 5:00 p.m.

PUBLIC COMMENT: Alderman McDade opened the Public Comment section of the meeting. No one came forward.

MINUTES: Motion by Alderman Lower, seconded by Alderman Fruin to approve the Infrastructure Committee Minutes of July 15, 2013.

Motion carried, (viva voce).

SOLID WASTE ANALYSIS

David Hales, City Manager, addressed the Committee. Alex McElroy, Asst. to the City Manager had presented to Council the final draft Report on Solid Waste on July 22, 2013. Staff was requesting approval to modify solid waste services provided to multi-family units. A timeline was currently being established for automated household service. He introduced Alex McElroy, Asst. to the City Manager.

Alex McElroy, Asst. to the City Manager, addressed the Committee. Staff was recommending discontinuing service to apartments with five (5) or more units. The recommendation was to allow apartment owners to select private haulers. Issues with same were: 1.) transition to automation; 2.) storage; 3.) parking; and 4.) potential capital expenses. The recommendation was included in the first (1st) interim report presented to Council on September 24, 2012. Council requested staff research the impact. The results were presented in the second (2nd) interim report presented to Council on January 14, 2013. Discussions were held with apartment owners. Staff was requesting direction. The automated solid waste collection was moving forward.

He cited the automated solid waste collection timeline. Citizens would be given four to six (4 – 6) weeks to sign up. There would be an additional four to six (4 – 6) weeks for cart production. If the project began today delivery would be anticipated mid-November. The goal would be to avoid project implementation with snow on the ground.

Sixty-two (62) buildings would be affected. This was approximately 1.6% of the customer base. A regional survey was conducted. Providing this type of service was rare. Most communities discontinued service to five (5) or more units. The Town of Normal only allows for duplexes.

Mr. McElroy referred to “All Apartments with 5 or More Units Receiving Municipal Trash Service” and “5 – 6 Unit Apartment Locations Receiving Municipal Trash Service”. Solid waste and recycling cart storage was an issue. Apartment complex storage would be situational. Carts could be shared. The person responsible for replacement would have to be identified. Recycling cart replacement was \$60. The majority of apartments have on street parking. Staff would be required to manually pick up same.

Possible options include: 1.) retain manual collection; 2.) enforce parking bans; and 3.) establish central locations. Roll off dumpsters could be similar to Allied Waste. Current equipment could not be used to empty same. A capital investment of \$180,000 per vehicle, \$10,000 per dumpster and hiring new staff would be required.

Apartment owners/dwellers could use current fees to hire private collectors. He reminded the Committee that City solid waste fees could be changing.

Mr. McElroy noted that landlords were invited to attend the “Solid Waste Issues” presentation held April 10 and 11, 2013 at the Bloomington Center for the Performing Arts. Alderman McDade questioned attendance. Mr. McElroy stated all landlords were notified via US Postal Service. Fifteen to twenty (15 – 20) attended. Alderman McDade believed landlord participation was challenging.

Alderman McDade questioned community outreach. Jim Karch, Director of Public Works, addressed the Committee. He noted the presentation was held in the afternoon and evening. This item had been presented at numerous Council meetings.

She questioned determining the unit cut off. Mr. McElroy stated Robbie Henson, Solid Waste Supervisor, was consulted about the feasibility of continued service with automation. He explained that there would be no more than four (4) attached units in one structure.

Mr. Karch believed this was a large issue. Four (4) units seemed to be the cut off across the industry. The reasoning behind same was access.

Alderman McDade questioned current recycling collection. Mr. Karch stated there were operational issues. Apartment complexes have poor recycling participation.

Alderman McDade requested maps be expanded to show the overall City. Mr. McElroy explained the maps were determined from the customer base.

Alderman Lower cited issues with apartment complexes within his Ward. Issues included: over filling containers, wrong size containers, and containers spilling over to neighbors. He had spoken with Mark Huber, Director of PACE, about same. He noted that one (1) Alderman resides and owns a five (5) or more unit complex.

Motion by Alderman Fruin, seconded by Alderman Lower to discontinue solid waste service to apartment complexes with five (5) or more units.

Motion carried, (viva voce).

Alderman Fruin recommended maps contain ward definitions. He acknowledged the challenge to Alderman who resided in areas with heavy concentrations of apartment complexes.

Alderman Lower noted the possible loss of control for enforcement.

MILLER PARK ZOO MASTER PLAN FINANCING

David Hales, City Manager, addressed the Committee. He reminded the Committee that the Miller Park Zoo Master Plan (MPZMP) was approved by Council in October 2012. Jeff Scheirer, Development Director, was hired to assist with fundraising. The Zoological Society was requesting City funding feedback.

John Kennedy, Director of Parks, Recreation & Cultural Arts, addressed the Committee. He acknowledged those present: Jay Tetzloff, Zoo Supt.; Traci Zeller, President Zoological Society; Deanna Frautschi, Judy Buchanan, Joyce Hightower, Pam Rich, Stacey Lynch Zoological Society Members and Jeff Scheirer, Development Director, MPZS employee.

Packets provided outlined five (5) possible funding options. Each option planned for the City to 100% fund infrastructure costs. Funding would be addressed from the Capital Improvement Program (CIP). These projects would compete with other Parks, Recreation & Cultural Arts projects. The Zoological Society (ZS) was committed to the MPZMP. MPZMP consultant paid \$116,000 of the \$126,000 by same. Mr. Scheirer was hired to kick start fundraising. The plan outlined: 1.) improvements to Zoo; 2.) continued regional attraction; 3.) improved operating budget; and 4.) bringing in new exhibits. Ms. Zeller outlined, in a letter, the best funding option. Option thirteen (13) was recommended. It provided funding percentages for each entity at each phase. Phase I was funded 60% City and 40% private. It was believed this initial funding recommendation would assist with establishing fundraising efforts. As phases continued funding from the City would lessen.

Mr. Hales explained the City's portion was \$12.5 million. The funding would be addressed yearly. He cited the following possibilities: 1.) a portion could be set aside for implementation; 2.) funding from CIP; 3.) bonds; 4.) grants; and/or 5.) converting dedication fees to impact fees.

Mr. Kennedy noted that staff and the ZS had received \$100,000 donation over three (3) years from Illinois Farm Bureau, Growmark and IAA. Another funding source was Open Space Lands Acquisition and Development (OSLAD) grants. Mr. Hales suggested the City match donations and/or fundraising dollars.

Mr. Hales believed that the ZS needed to understand the City's contribution. The City need to establish a funding policy.

Alderman McDade questioned the timeline. Mr. Hales noted option thirteen (13) required forty percent (40%) funding from the private sector. He believed the City's contribution could be incremental.

Alderman McDade cited pensions, remaining capital improvement projects, and other projects not yet identified as potential commitment challenges. She appreciated the different funding options presented. She noted option thirteen (13) had the highest City contribution. She believed Council could question the availability of other grants besides OSLAD.

Alderman Lower cited his love of the Miller Park Zoo. He believed there were other pressing funding priorities. Funding should not come from bonds, fee increases or sales tax.

Alderman McDade believed the challenge was understanding the costs for each capital improvement projects slated.

Alderman Fruin thanked the ZS past, present and future members. Success was due to the private and public partnership. He cited competing projects as an issue. He believed funding should be a regional effort. Funding needed to move forward. Council needed to provide vision and direction. He believed without same private contributions would not be available.

Motion by Alderman Fruin that the Committee recommend to the Council option fifteen (15) funding for the MPZMP.

Mr. Hales requested clarification. Alderman Fruin explained that any option was fine as long as this item moved to Council.

Motion by Alderman Fruin, seconded by Alderman McDade that based on tonight's reporting that the Committee recommend further Council consideration to provide support for option fifteen (15) and endorsement to move forward.

Motion carried, (viva voce).

Mr. Hales believed that Council would request a funding partnership. Private funds would be matched with public. He cited the \$100,000 donation over the next three (3) years as an example. The City's portion would be \$50,000 for three (3) years. It is best viewed in small pieces instead of whole.

WATER SUPPLY NITRATE ISSUES

David Hales, City Manager, addressed the Committee. This was an informational educational presentation. Nitrate levels were close to the Illinois Environmental Protection Agency (IEPA) standards. The City could participate in a pilot program. The cost would be \$3.25 million to have a contingency plan.

Craig Cummings, Director of Water, addressed the Committee. Nitrate levels can vary late summer to spring. Levels during this period could range from zero to over ten (0 – 10)

milligrams per liter (mg/l). The standard was written for water delivered to customers. Every spring Lake Bloomington is over the standard. Water is then drawn from Lake Evergreen. A letter of commitment was written in 1990 with the IEPA. The commitment outlined a plan to solve high nitrate levels. The water shed approach used has worked for twenty (20) years. Due to the 2012 drought, plants have been unable to absorb nitrogen. The nitrate standard was almost reached this year. Small amounts of treatment will be used. The current water treatment facility is not capable of removing nitrates. Staff has reviewed treatment delivery options. A possible removal system would be skid mounted, delivered by semi and pipes installed. The system is lower in cost than an actual building. Nitrate disposal would then need to be addressed. Treatment facilities were capable of same. Tonight was an introduction to the options available.

Mr. Hales noted the possibility of drilling wells. Mr. Cummings stated blending ground water was a possibility. Not a lot of ground water was available around the two (2) lakes. He reminded the Committee that as water usage increases so does the ability of treat nitrates.

Mr. Hales explained that short term staff was reviewing usage of the southwest well fields. Long term could be similar to the Town of Normal.

Mr. Cummings explained to use the Mahomet Aquifer would cost \$750,000. He reminded the Committee that use might not be required.

Alderman McDade believed citizens view water supply as a priority.

Alderman Fruin stated this item illustrates the need for Council approval. It involves prioritization. He recommended further discussions go straight to Council.

Mr. Hales reminded the Committee that staff would continue to work with the IEPA.

Alderman Lower stated long term the problem could be resolved with agritechnology. He believed that nitrogen added to crops would become obsolete through bioengineering and other methods.

Motion by Alderman Fruin, seconded by Alderman Lower to adjourn. Time 6:12 p.m.

Motion carried, (viva voce).

Respectfully submitted,

Renee Gooderham
Chief Deputy City Clerk