

ROLLING MEADOWS CITY COUNCIL  
COMMITTEE OF THE WHOLE  
August 18, 2009

COUNCIL IN ATTENDANCE: Mayor Ken Nelson, Aldermen John Pitzafarro, Barb Lusk, Larry Buske, Brad Judd, Glenn Adams, John D' Astice, Jim Larsen

STAFF IN ATTENDANCE: City Manager Sarah Phillips, Public Works Director Fred Vogt, Police Chief Steve Williams, Fire Chief Ron Stewart, City Attorney Jim Macholl, Assistant City Manager Barry Krumstok

**DISCUSSION ITEMS:**

**1) 4<sup>th</sup> Lot on Kirchoff Road – City Property (Wellington Property – Riverwalk Area)**

Ms. Dehner: There is a team, consisting of Affordable Housing Continuum and Lakewood Homes, interested in developing the 4<sup>th</sup> lot. She introduced Mr. Kurt Wandrey, Senior Vice President of Forward Planning with Lakewood Homes.

Mr. Wandrey: Came forward to present their development plans of a 3-story, 37,000 square foot building consisting of 40 rental units that would be age restricted to adults 55 and over.

Alderman Lusk: The intent for this lot was for senior housing. She is concerned about the above ground parking.

Mr. Wandrey: Underground parking is very expensive.

Alderman Lusk: Questioned the exit only to Owl Drive.

Mr. Wandrey: That was a hangover from the original plan.

Mayor Nelson: It was designed that way to keep traffic out of the neighborhood.

Alderman Lusk: Would there be management on site?

Ms. Lencioni: There would be no management on site, but a third party management would be available. Someone would be on site on a part-time basis and maintenance would be on call.

Alderman Buske: What are they going for?

Ms. Lencioni: Between \$400 & \$800 per month.

Alderman Buske: They would have nothing to do with HUD?

Mr. Wandrey: Correct.

Alderman Buske: What is left in the TIF?

Ms. Phillips: \$200,000 with several years to go.

Alderman Buske: Are we still holding senior housing for that third building?

Ms. Phillips: We are going to keep it in place for now, although no one has taken advantage of the program.

Alderman Buske: Feels that this is going to do the same thing as the program we have in place for the third building, if not one step above.

Ms. Phillips: Clarified that rent will be based on the income of the tenant.

Alderman Larsen: What impact will underground parking have on the rent?

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Ms. Lencioni: We would not be able to increase the rent. We could look at covered parking and will make sure residents know about other transportation options in the area.

Alderman Larsen: What is the overall cost of building?

Mr. Shaxted: \$4.5 - \$5 million.

Alderman Judd: What is the tax base for the City?

Ms. Lencioni: The tax will be about \$800 – \$1000 per unit annually.

Alderman Judd: The City would get substantially more the \$800 per unit if we waited to build condos. There will be limited amenities for the residents. There will be some cost to the City. Based on these and other issues he will not support in any way, shape or form.

Mayor Nelson: What is the next step?

Ms. Phillips: To work with Community Development and the Planning Commission.

Alderman D’Astice: We own the land and are going to sell?

Ms. Phillips: Correct.

Alderman D’Astice: Have we negotiated a price for the land?

Ms. Phillips: We have not. We have asked for an appraisal.

Alderman D’Astice: Thought we talked about \$1 million at one time.

Alderman Judd: Is this going to be restricted to Rolling Meadows residents?

Ms Lencioni: That is not possible due to federal regulations.

Mayor Nelson: Believes that Rolling Meadows residents could be given first preference.

Mayor Nelson: What timeframe are they looking at?

Mr. Wandrey: Would like to see us work through zoning and purchase early next year.

Mayor Nelson: Asked for a show of hands –

Proceed – 4

Do not proceed – 1

**2) Wireless Monitoring of Fire Alarms**

Deputy Chief Dempsey: These alarms would be directly sent to Northwest Central Dispatch (NWCD) rather than through a dedicated phone line. There would be a savings for businesses ranging from \$34 to \$88 per month. Alarms out of service would be greatly reduced. A large number of communities have already converted, including Palatine, Hanover Park, Buffalo Grove, Lake Zurich and more. This would not be mandatory for businesses to switch. The City will also reduce the cost on their telephone lines.

Alderman D'Astice: Do all businesses have to do this?

Deputy Chief Dempsey: No.

Alderman D'Astice: If we go this route are there additional costs to the City.

Deputy Chief Dempsey: There would be no additional costs.

Alderman D'Astice: This is a "no brainer".

Ms. Phillips: At our museum, the phone charge is \$121 per month with \$75 for alarm monitoring.

Alderman Buske: This is basically for commercial?

Mayor Nelson: Correct.

Mayor Nelson: Direction is to come forth with legislation.

**3) East/West Frontage Roads Update**

Mr. Vogt: We were successful in getting federal stimulus money for this project. This project is currently slated for letting in September.

Mr. Souden: This project was chosen partly because it was close to shovel ready. In June, final plans were submitted and are posted on the website. Reconstruction option: In April, an analysis shows full reconstruction would be \$5 - \$5.5 million. It was revisited in July and there are too many unknowns and an uncertainty in funding. Major issue: Drainage – the road is shared with State Route IL53. There have been significant efforts with IDOT to correct. Another option: drainage improvements in the City's roadway plans.

Alderman Lusk: We will not come up with any major surprises? Have we done core testing?

Ms. Souden: Correct.

Alderman Judd: Thanked Mr. Souden for looking into the reconstruction.

Alderman Larsen: Our expectation was that drainage would be addressed before the resurfacing.

Ms. Souden: We may be able to fix the drainage problem with this funding based on bids. At minimum we would do patching and resurfacing.

Ms. Phillips: Our goal is to do the drainage at the same time. We will have to wait to see when the bids come in.

Alderman Larsen: Are any funds available for use with cosmetics.

Mr. Souden: There will be no new landscaping. If a tree is removed it could be replaced.

Mayor Nelson: Stressed that this is all being done with grant money. If we have to spend more, there is more grant money out there. We can get a lot of this done without using local tax dollars.

Mr. Souden: Presented timeframe for the project.

#### **4) Barker Lake/Waverly Park/ComEd Update**

Mr. Vogt: Presented update. All four transformers are below the base flood elevation. ComEd has indicated that they would, at no cost, provide for the transformers to be elevated at least one foot above elevation of record. We would need to provide the grading. They have indicated that they may be able to do this in 2009, but would prefer to do this in 2010 due to funding. Another thing: The Barker Lake check valve in existing outlet pipe. For \$5 to \$7,000 a check valve could be put in.

Mayor Nelson: What is the rough cost to raise the transformers?

Mr. Vogt: It depends on the method that ComEd determines is best, possibly \$2,000 per location.

Alderman D'Astice: Why does the City have to spend any funds?

Mr. Vogt: It is not that ComEd is taking responsibility for the fact that the structures may be at the elevation that they are at now because of settlement. Their corporate position is that they will fund the cost of elevating them, but will not fund the grading.

Alderman D'Astice: Spoke with one resident and he commented that in the 40 years he has lived there the water has only gone over the transformers twice. He does think that we should spend the money on raising the transformers.

Alderman Lusk: During the upgrading and grading the residents would be without power. Is there anything we can do?

Mr. Vogt: We can take a look at that if there is a need to do so. ComEd can schedule an outage. We can survey the affected area.

Alderman Adams: Took photos of Waverly Park location. He is concerned about the reliability in addition to the flooding. This area has had more problems in the last couple of years. He feels that ComEd needs to update the equipment. Power is critical in this area. Quite a few of the homes have had water problems.

Mr. Vogt: We would work with ComEd to determine whether this equipment would be replaced and then elevated.

Mayor Nelson: Direction is to continue the process.

#### **5) Stormwater Budget**

Mr. Vogt: Presented information and planning for the 2010 budget. He updated Council on some issues. Long range goal is to generate the financial resources to maintain this system. We maintain about 65 miles of storm sewer and roughly 4500 stormwater inlets, catch basins and man holes throughout the City. We are responsible for Barker Lake and Kennedy Pond as they are City-owned properties. We have about 10 miles of Salt Creek streambank that we are responsible for the operation and maintenance of.

Alderman D'Astice: This fund has grown from when it began in 2001. The intent for this fund was for the creek, the ponds and areas that weren't getting attention. He is against raising the fee to the residents. Water & Sewer is collecting more than enough money right now.

Mr. Vogt: When this fund was established it was stated to be for stormwater management.

Alderman D'Astice: We will need to adjust the revenues if we adjust the expenses.

6) **2009 Budget**

Ms. Phillips: Presented an updated General Fund Income Statement. Based on June income numbers we do sit at about a \$1.1 million surplus.

Alderman D'Astice: His opinion, we need to find the \$200,000 shortage now so we have a \$1.3 million surplus for 2009.

Alderman Judd: The electric tax was created to offset the deficits of \$500,000 from 2007 and \$800,000 from 2008. Simply, we need to either dramatically cut expenses or dramatically increase revenues (taxes).

Alderman Pitzafarro: Concurred with Alderman Judd.

Alderman Larsen: We estimated an \$800,000 deficit for 2008 and ended up with a \$2.4 million deficit. How?

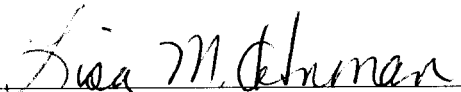
Ms. Phillips: Part of it is that the recession hit hard in October, November and December. Some of it was that expenses were not properly budgeted for.

**ADJOURNMENT:**

Meeting adjourned at 9:32p.m.

Respectfully submitted by Lisa M. Hinman, City Clerk

August 18<sup>th</sup> Committee of the Whole Minutes approved by Council at the September 8, 2009 Council Meeting.

  
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Lisa M. Hinman