

Special meeting of the Evanston City council was called to order by Mayor Lorraine H. Morton on Saturday, February 1, 1997, at 9:26 A.M. in the City Council Chamber; the purpose to discuss the 1997-2002 Capital Improvement Program.

**ROLL CALL - PRESENT:**

Alderman Heydemann	Alderman Kent
Alderman Engelman	Alderman Jacobi
Alderman Feldman	Alderman Newman
Alderman Drummer	Alderman Guthrie

**ABSENT:** None

**TARDY:** Alderman Moran

Mayor Morton noted that a quorum was present and introduced Evanston City Manager Roger Crum to begin the budget discussion.

Mr. Crum noted this was the third in a series of workshops to consider Evanston's budget requirements. He reminded the council there is a special meeting scheduled Monday evening for a public hearing on the budget, including public testimony. He advised that a special item has been added to that agenda regarding action on the Skokie water case; he noted Skokie City Council will meet simultaneously to discuss the matter as well.

Mr. Crum emphasized the importance of the careful planning required for the CIP noting that the Assistant City Manager Ms. Judith Aiello will present a vivid and clear presentation of the City's Capital requirements and department heads a present for this discussion. Mr. Crum confirms the next CIP workshop is scheduled for this time next week. There is no agenda for this workshop seeking instead councils input, guidance and consensus proceeding final council hearings.

Mr. Crum introduces Dennis Nilsson, Commander of the Evanston Police Department who briefly reports there was an attempted abduction a Haven school, a description is provided, and investigation continues; officers of the juvenile division continue the investigation.

Mr. Crum introduces Ms. Aiello after responding to Mayor Morton's questions regarding procedures for next Saturday's budget workshop. Ms. Aiello explained they would review the five year CIP and various members of the staff will participate. The presentation will be followed by detailed discussion. Ms. Aiello explained there is a new budget format that produces more detailed information; summarizes the planning process, reports on projects approved for the 1996-1997 fiscal year, and highlight so projects recommended for the 1997-1998 Capital Budget. The revised format of the report is designed to give council members more information on individual projects, summarizes projects, the funds and the fiscal implications.

Appendix A includes the five year plan with all the projects proposed to be funded in the five year period, with the funded source.

Appendix B are the individual projects contained in the 1997-1998 Capital Budget. Ms. Aiello emphasized that this appendix represents the most significant change, adding detail and clarification and will be refined further.

Appendix C is a summery of all the various funds, all the projects , and how they will be funded.

Appendix D shows the impact this proposed plan will have on the individual homeowner.

Alderman Newman inquired about the frequent use of the term “private sources” and Ms. Aiello explained these were private entities who had mutual interest and responsibilities for which we might expect financial cooperation. Metra, neighborhood groups and PTA are examples. Alderman Drummer inquired if private source funds were included in the 1997-1998 budget and if they were still negotiable, to which Ms. Aiello responded funds were included, were negotiable, and if there were variant results the specific projects would be effected.

The presentation of the CIP- 1997-2002.

Ms. Aiello began by observing the program exceeds about \$125,000,000 and represents the needed infrastructure improvements and the city’s commitment to maintaining it’s plant. Some are ongoing projects, some federally mandated and one new project as per council’s direction-neighborhood traffic control. Ms. Aiello described the unique characteristics of Evanston such as a mature community, vibrant downtown, lovely lakefront, and diverse population; but noted Evanston is a city of older infrastructures and while we have addressed some of our needs, we must now address ninety year old sewers, undersized utilities, too few parking spaces, streets and alleys, park equipment and older public buildings such as a police and fire, recreation centers and the Civic Center.

The City identified the need for planning in 1983. The CIP is used by decision makers to guide Capital Investments, to make the best use of limited resources and to provide community facilities that function well, contribute to the attractiveness, and to the public health and safety of the city.

Evanston takes a team approach to Capital Planning, including representatives of the City Manager’s office, finance department, public works department, parks, forestry and recreation, facilities management, police department, fire department and various division heads as needed. The planning period begins in August for public review in January and February. And final adoption by March 1.

The Capital Budget is a one year program of projects approved to proceed, the Capital Plan is a 2-5 year program with projects approved in concept only. The process includes developing the list of projects, prioritizing projects, financing them with a variety of available funds and preparing a report for presentation. Ms. Aiello emphasized that Capital needs truly exceed resources and we must weigh priorities carefully.

Ms. Aiello pointed out that all departments were involved in developing the list of projects without judgement as to their acceptability or unacceptability. Spreadsheets are developed for all projects including description, cost, schedule, funding sources and identification of the responsible department; and distributed to all team members.

Ms. Aiello said the criteria the team uses includes considerations of life safety issues, infrastructure failure in the immediate or near future, public safety, completion of on going projects (designed in one year carried out in the next, i.e. parks and fire station projects), federal mandate (i.e. compliance with the ADA law), matching funds (i.e. James Park for which we hope to receive state funds this year, or any projects which if not funded would have a negative impact on revenues.

Ms. Aiello said we then turn to an evaluation of funding sources; not all projects need to be funded out of the property tax supported debt; water and sewer funds, parking systems, fleet service, motor fuel tax, and special funds (i.e. TIF’s, CDBG and SSD’s) and all kept within budget policy. The Capital Budget must be balanced with the General Fund. And the report should be easy for all to understand.

Ms. Aiello referred to the alphabetical listing of Capital Planning Groups on the slides- economic Development, environment, other improvements, parks and recreation, public buildings and transportation- within each are the full range of projects.

Ms. Aiello then reviewed some important projects completed in 1996-1997: Downtown-phases one and two, the third phase will be completed this year; Howard Street redevelopment plans are well underway, Capital Improvement

Funds designated, and the City of Chicago has designated funds as well. Evanston's engineering department has met with the City of Chicago to establish an intergovernmental working agreement. Ms Aiello complimented the Howard Street Redevelopment Committee and the City of Chicago for their efforts thus far.

Richard Figurelli, superintendent of Water and Sewers presented slides demonstrating the significant achievements of engineering and deep tunnel boring equipment used in constructing Evanston's new sewage system.

Max Rubin , Facilities Management director described the accomplishment of many projects to meet ADA requirements, their number one priority. He also reported the hiring of an ADA-CIP project manager.

Paul D'Agostino, director of parks and forestry, reported on the construction of new playground equipment using recycled material, new construction to meet ADA requirements (noting the high cost of special wood chips used); Lacelace, Brummel-Richmond, Porter parks and the replacement of the Church Street boat ramp were all described.

Mr. Rubin next described new construction for Fire Station #1 at Emerson and Wesley which was begun in 1996-1997 and is funded for completion in 1997-1998. He also summarizes a long list of specific repairs, modification, and new construction accomplished for various City facilities.

Ms. Aiello explained that this is a transition period, shifting focus from the library, sewer construction and the beginning of the fire station, to completing the fire station, remodeling the police building, recreation centers and parks

**ECONOMIC DEVELOPMENT** will focus on completing Phase 3 of the Downtown project, including the Buck Project, 636 Church Street, Orrington Avenue block and the Davis Street block. We will be selling TIF bonds to reimburse the John Buck project per our agreement. Temporary occupancy to begin in March , the grocery store opening in May. In addition, there are funds available from the Home Depot project - sales tax sharing program provides for Capital Improvements in the neighborhood. These projects have been selected and prioritized through ongoing dialog between residents, alderman and staff.

**ENVIRONMENT** - Ms. Aiello turned to environmental projects which include the continuing of the sewer construction program begun in 1985 and now in it's 7th phase; the project will continue as long as state IPA funds are available. Mr. Figurelli then explained that it was necessary to reprioritize projects in order to make use of the remaining 1992 bond funds. The only water main installation will be included as part of the long range sewer program. Obsolete and unreliable water mains and pump equipment must be replaced; funds are not available for replacement of other pump equipment but design funds are being allocated this year in anticipation of replacement next year with funds available through bond sales. The North Standpipe reservoir needs recoating and repair to prevent deterioration and to extend it's life.

**OTHER IMPROVEMENTS** - Fleets- Ms. Aiello mentioned one sanitation truck to be replaced this year from funds not yet expended. Ms Kathy Radik, Superintendent reported \$1,265,000. are designated for replacement of 50 vehicles- 15- cars/vans, 8- trucks, 1- ambulance, 1- fire department pumper, 1- aerial truck, 1- skid loader, 1- garbage truck, 1- bus, 1- chipper, 1-sweeper and 1-back hoe tractor; all so proposed is \$362,000. for the replacement of various police vehicles and appropriate emergency equipment; a mobile lift system costing \$35,000. Also in the fund is \$250,000 for underground storage tank compliance. Ms. Radik elaborated that these funds would provide for a comprehensive evaluation of the facilities at the service center location, follow up plans and specifications by a qualified environmental engineer for upgrading the tanks, piping and electrical systems, an upgrade of the City's full management computer system, and replacement of 15 year old gas pumps. The "wild card" in the uncertainty of funds required to remove contaminated soil if any. She is hopeful underground mitigation requirements will be minimal given the integrity of the fiberglass tanks. Alderman Feldman inquired about the monitoring of leakage, was the monitoring on a monthly basis and by whom? Ms. Radik responds that it is monitored monthly and after initial analysis continuous monitoring would be outsourced with a specialized contractor; fairly complicated process and might cost \$140. per tank per month,

\$25,000. a year ongoing expense. Mr. Feldman further inquired if the analysis required soil borings; Ms Radik said not, rather it made use of sensors. Mayor Morton asked if this requirement was imposed only on this city; Radik explained that EPA estimates there are over 1,000,000 underground tanks in the country and all underground tanks of a certain size must be tested and must meet current regulations by 1998. Mayor Morton inquired whether there was a process for locating these tanks which may be unknown and therefore making the regulation unenforceable referring specifically to Evanston; Radik explained it was the property owners responsibility and we are only concerned with the City of Evanston here, as the owner of the 20-20 Service Center sight, we're responsible for that. Mayor Morton further inquired whether Evanston must complete this work by 1998. Ms. Aiello explained this is an example of a federally mandated program that requires any property owner that has an underground storage tank must comply, including school districts, manufacturers, the University, hospitals or anybody with underground tanks on their property. Mayor Morton inquired when this requirement came about. Ms. Aiello responded it was enacted some five or six years ago and that the project has been submitted in the budget three and four times and set aside each time in favor of higher priority projects, but now can be delayed no longer since we might become subject of federal fines and penalties if we are not moving toward compliance by 1998. Ms. Aiello commented that enactment of EPA regulations the City has removed tanks wherever excavation and construction projects have provided the opportunity. Alderman Jacobi asked whether gas station underground tanks were included. Ms. Aiello responded they were, and the construction we see at various stations is the removal of old and replacement of tanks that comply as our budget recommends we do. Mayor Morton asked if the regulations permitted municipalities to obtain an extension for compliance. Ms. Aiello and staff were doubtful believing this mandate was strictly enforced upon all property owners equally. Mayor Morton asked that she be provided with the regulations as she would be attending a legislative meeting with other mayors in Washington where she might be able to seek relief from compliance.

Alderman Drummer inquired about specific information regarding resale of patrol vehicles. Radik responded to Drummer's satisfaction that the information would be forth coming at the Monday meeting, including recommendations for more suitable garbage trucks. The new trucks will be smaller and lighter in weight. Ms. Radik then provided council members the opportunity to explore graphic details of mobile lifts being recommended. Alderman Drummer inquired about cost, Radik answered \$35,000. for the four units.

Alderman Kent inquired about enforcing compliance by dormant properties with old underground tanks, Ms. Aiello explained that when properties were sold compliance is forced by financial institutions anxious to ensure all laws and regulations are in compliance, depending on the federal government's enforcement of compliance by 1998 the few remaining properties should be attended to (Darrow and Church and Amoco property at Dempster and Dodge were examples.) Alderman Moran is seated. Alderman Felding asked about exiting permit data as a source for locating residential tanks. Radik explained that certain types of residential and smaller tanks are specifically exempt and Ms. Aiello reported between the fire department and EPA that remaining tank locations are known even if permits and records are not extant. Alderman Guthrie confirmed residential exclusion having obtained a legal opinion on behalf of one of her constituents.

Information Systems- Ms. Aiello summarized the Capital Information proposal including improvements in the physical security of the data processing, communication equipment, satellite communications, new application software, cash registers and hand held ticket writing devises. Mr. David Jennings Traffic Engineer described the dramatic advantages of new hand held computer and software for ticket writing. Alderman Feldman inquired if the new software would provide sufficient information to improve the "booting program." Jennings responded affirmatively. Alderman Newman further commented that he has noted substantial improvement in the enforcement of the booting program already. Ms. Aiello added that the management of all "scofflaws" have been significantly improved overall and that further improvements were anticipated as new software and new skilled personnel are brought on line. Mayor Morton expressed enthusiasm for any new systems and procedures that would facilitate such measures reflecting on an incident in which a confused citizen corresponded with her. Mr. John Wilkinson, Division Chief/ Operations described the need to maintain and upgrade self contained breathing apparatus' to meet more stringent DOT regulations,

