

**CITY COUNCIL**

**January 25, 2003**

**ROLL CALL - PRESENT:**

Alderman Bernstein	Alderman Rainey
Alderman Moran	Alderman Feldman
Alderman Engelman	Alderman Newman

A Quorum was present.

**NOT PRESENT AT  
ROLL CALL:**

Aldermen Kent and Wynne

**ABSENT:**

Alderman Jean-Baptiste

**PRESIDING:**

Mayor Lorraine H. Morton

A SPECIAL MEETING of the City Council was called to order by Mayor Morton on Saturday, January 25 2003 at 9:22 a.m. in the Council Chamber for the purpose of conducting a budget workshop on the Capital Improvement Plan.

Alderman Feldman moved to convene into a Committee of the Whole. Seconded by Alderman Engelman. Motion carried unanimously.

City Manager Roger Crum announced the primary subject was the Capital Improvement Program, which is a significant portion of the City's budget and policy for the future because it concerns what is constructed. He noted if something is not in this plan, it won't get built because budgets are tight. Staff asked Council to look at projects to determine if this is the direction they want to go. He urged them to look at everything because this represents the next five years and, especially next year, when \$6.5 million from the bond issue will be spent (more than in the past) and that City needs exceed that by quite a lot. This is part of Council policy to make sure the CIP meets needs. They have begun to recognize that City facilities need to be kept up as they go rather than waiting for years to repair.

Assistant City Manager Judith Aiello announced that a design charrette was being held that day in the Parasol Room under sponsorship of the American Society of Landscape Architects (ASLA) and the City's landscape architect, Stefanie Levine. About 30 landscape Chicagoland architects were giving a full day of design services to the City for Fountain Square. The current Fountain Square design is being presented to four groups who will come up with a design solution that day. Previously, a public hearing was held where citizens communicated their ideas about Fountain Square, historical and maintenance issues were presented and what the City would like to see there. Each group will come up with a plan, then a jury of Evanstonians consisting of Stephen Yas, Architect; Dave Galloway, Design Evanston; Laurie Saviano, Public Art Committee; Stephanie Levine, City staff; Jim Gamble, Land Design Collaborative and two other landscape architects will make a recommendation. The ASLA will put it all together and make a presentation to the City. The City can take that as foundation for work that needs to be done on Fountain Square.

**2003-04 – 2007-08  
Capital Improvement Plan**

Ms. Aiello stated they would look through the five-year plan, go over in detail next year's plan and talk about projects completed this year. Rarely is a program planned, funded and completed in one year. The five-year plan identified City infrastructure needs, which they have tried to quantify, and top \$200 million. She noted Evanston is an older community and for a number of years did not address capital needs, although it was one of the first communities in Illinois to have a capital plan. She noted the capital program has helped the City with its bond rating. She said they would focus on the first year capital budget, which is approved by Council, and sets policy direction. The remaining four years are the plan and consist of general policy direction and initial planning process.

At this time Aldermen Kent and Wynne were present.

Ms. Aiello stated the five-year plan identifies all projects and potential funding sources. They would focus on GO debt and look at other funding sources such as CDBG funds, Motor Fuel Tax funds, Water and Sewer funds, special assessments, TIF funds, state and federal grants and private sources to fund projects. The areas of need are public buildings, recreation, parks/forestry, transportation, information systems and economic development. That day staff asked Council to accept the five-year capital plan and to review and approve the 2003-04 capital budget when the operating budget is approved. As they have looked at recent debt refinancing, staff has had some ideas for future capital funding options that they wanted to refer to the Budget Committee. They hoped to explore other options for funding capital needs in the future. The City will have \$6.5 million of tax supported debt for the capital program, an increase of \$500,000 over the past couple of years. They could do this without increased cost due to favorable interest rates.

### **Parks/Forestry & Recreation**

**Completed Projects.** Director Doug Gaynor reported on two major projects that have been completed. \$1.2 million was spent on four baseball fields, one soccer field, an irrigation system, pavement and landscaping at James Park. He noted a significant grant received from the state with \$1.08 million spent at Noyes Cultural Arts Center on arts center offices, boilers, painting, electrical upgrades and windows.

**Projects in progress.** Mr. Gaynor reported work is 60% complete on the Levy Center courtyard and anticipates completion early this summer. About \$250,000 was from the original construction budget and the balance came from the Rothschild Foundation grant. Staff received the first half of the Robert Crown Feasibility Study, which identifies all the systems and their status. By March, the report will be completed with recommendations of what needs to be done. He noted that staff has proposed moving the adult theater from Family Focus to Fleetwood-Jourdain Community Center and the Children's Theater to the Levy Center. That will require retrofitting the stage at Fleetwood-Jourdain and will cost about \$120,000. They received a CDBG grant to put in a fire alarm system, design a boiler system and complete the ADA lift for accessibility to the second floor, where there is a museum. At Fitzsimons Park, tennis courts and lighting will be reconstructed. At Clyde-Brummel Park, there is a combination of funding using the balance of a grant from the state as well as CIP funds for playground equipment, site furnishings and pavement. At Gilbert Park the Tot Lot will be reconstructed including the play equipment. At the Dempster Street beach office they are adding onto the building for the aquatic center and equipment storage. CDBG granted \$23,000 to plant trees in target areas.

Alderman Newman noted the cost on the Merrick Rose Garden started at \$40,000 and now is \$153,000; asked what they were trying to get done? He also asked what portion of Foster Park is being renovated and is it on land owned by District 65? What will happen to the baseball fields and are they included? Mr. Gaynor said the project is to install an irrigation system and reconstruct the grassy area with the field out of use for about a year. The land is owned by the school district and the superintendent has indicated they have no problem with the City using the field for 10 years. The baseball fields are not part of this project. Recently staff met with Little League Baseball and they will make some minor improvements but there are no funds for baseball field improvements. The south field is in good shape. The north field needs some improvement. Due to the size of the area, it is difficult to play two games simultaneously. The outfielders overlap. Minor repairs will be made to make the fields somewhat safer. They will move the benches and put up screening.

Mr. Gaynor explained that the Merrick Rose Garden project has been on-line for several years. Estimates were informal and underestimated. The City went out to bid several months ago and bids came in high, so it was put on the shelf thinking they might be able to get a better price by rebidding it. It went before the A&PW Committee was held and back to Council for further explanation at the next Council meeting. Staff found more deterioration in foundations and the garden needed more work than was anticipated originally. For the rose garden to remain a quality and nationally recognized site, they need to fund the project. In response to Mayor Morton, Mr. Gaynor said the fountain was painted last year. She asked if there was any money for the garden in the capital plan last year. Mr. Gaynor said money had been appropriated in the CIP but not enough. He said in many cases, they appropriate money each year until they have enough then go forward with a project. Mayor Morton confirmed that they would continue to appropriate funds until they have enough to accomplish the project. Mr. Gaynor said with the high bid, they repackaged it and took some items out to try and get the cost down. She brought this up because she was getting comments from citizens; asked if there is any money in reserve? Mr. Gaynor stated \$168,300 was appropriated in 2002, which was insufficient. That money is available and they have had to add to it. She asked if reserve funds were available in any other area. No. In response to Mayor Morton,

Mr. Gaynor said they would reconstruct retaining walls, mechanical vault for the fountain, fountain system, install a new irrigation system, electrical system, decorative pathway lighting for landscaping and security purposes are the major items. Alderman Rainey said the details are in Council's Monday packet.

Mr. Gaynor reported last summer that the Lee Street Beach drinking fountain had failed and must be replaced. Cartwright Park was redeveloped in 1993 but the drainage did not work, so they will regrade and do other construction to eliminate standing water. Eggleston Park, near the Ecology Center, was to be redesigned and reconstructed this year. Shortly, McCormick Blvd. will be reconstructed with a need for a staging area. Staff thought they would split the project and do the design one year and during construction coordinate with Public Works. When reconstruction is completed they would move on redeveloping Eggleston Park. This past summer there were many problems with stagnant water in the lagoon at Lovelace Park. A system will be developed to aerate the pond with some chemical use approved by the EPA. At Mason Park they will redesign the field house. Depending on how bids come in they will look at paving, utilities, site furniture, entry feature, playground landscape and ADA accessibility as well as heating/air conditioning and window replacement. The building at Mason Park is quite deteriorated and they will see how far they can go. Mason Park is funded by CDBG. He said for some projects they would use GO money or CDBG funds and match with grants. The Kelly Park Tot Lot will be reconstructed. At Leahy Park, a \$100,000 appropriation was made this year, which will be added to the \$117,000 next year so they can redo the softball/baseball field areas as well as constructing tennis courts. The Ecology Center driveway project will be coordinated with the McCormick Blvd. Reconstruction project.

Alderman Kent was interested in projects that have been phased in along the canal banks from Green Bay down; knew the Permalawn building was knocked down and asked for an update because a large amount of money has been expended over the years. Mr. Gaynor will provide a report. He said the City is negotiating with the MWRD on the two parcels they own. The Water Division has one parcel to the south, which is a screening area for the deep tunnel project for another year or two. The other site was formerly Permalawn. The City's vision is to extend the path through Twiggs Park up to Green Bay, which is part of the bike plan adopted by Council. They have no plans for other than open space.

Alderman Bernstein asked if soccer fields and the dog park near Builder's Square were coming on line this year? Mr. Gaynor had forwarded information that Evanston/Skokie have a ribbon cutting planned for the soccer fields and Pooch Park for this spring. Mr. Gaynor said Evanston allocated \$250,000 but he thought the cost to the City would be \$200,000. An effort was made to obtain grants on behalf of Skokie and Evanston. This project cost just under \$1 million. Skokie would pay \$400,000, Evanston \$200,000 and the balance through grants. Residents will be able to obtain a membership card to use dog park facilities at several Skokie parks. Soccer fields will be managed by a partnership between Skokie and Evanston Youth Soccer programs. Alderman Bernstein said Skokie/Evanston are funding equally facilities on MWRD land leased to Skokie. Evanston will provide water and Skokie will provide maintenance and pick up refuse. Mr. Gaynor said trash pick up would be split 50/50. Alderman Bernstein asked why do Evanston residents have to go to Skokie to get passes? Mr. Gaynor said in discussion with the Skokie Park District director, to provide the program and materials necessary for an individual to come into one of the City's centers and pickup a card would be an administrative headache. The agreement with Skokie was that they would handle all administrative tasks and maintenance and, at the end of the year, Evanston would be billed. Mr. Gaynor thought that was a good agreement because Evanston did not have to buy extra equipment and hire extra staff. Skokie would manage and asked for no money to manage. It is easier for one agency to manage the program. Alderman Bernstein said this began four years ago when Dickelle Fonda and others got together. They have talked through the years as the signs went up advertising the Skokie Park and he did not like contributing \$200,000 of Evanston money so residents can use a Skokie facility. He asked if a blanket number of passes could be issued because it is a pain for people to have to go to Skokie and that was not the intent when this began. Alderman Bernstein did not like how it has come out. Mayor Morton asked how the temporary dog park was handled? Mr. Gaynor said there has not been any formal permit process. They went from a monetary program of about \$500-600,000 split between Evanston and the Skokie Park District. After a number of community meetings, they found this project would cost over \$1 million and pared it back but it still cost close to \$1 million. Evanston has put this project on hold. In an agreement with Skokie, at their cost, a fence was erected as a stopgap measure to accommodate off-leash dog activity until enough money could be obtained, which has been done through grants. Then the contractor completed the project. Mr. Gaynor said there was no formal process previously and nobody paid to use the temporary dog park.

Mayor Morton asked where people would park who use Pooch Park? Mr. Gaynor said the City worked with the owner of the Builder's Square property and Ms. Aiello. The owners at the time were not willing to make any commitment for parking for the park until they had a buyer for the site. South of that area, Skokie built the sculling/rowing center with parking so people can park there. Ms. Aiello stated that the Builder's Square site is under contract with a potential developer and, in discussions the City, indicated a wish to work out some arrangement for parking for Pooch Park and the soccer fields. Mayor Morton asked about the land across from Sam's Club? Ms. Aiello said the configuration is a little strange with Sam's Club going out to west of their parking lot but not to the canal. There is a strip the potential new owner will have and the new owner has not discussed with Sam's Club how the whole lot needs to be improved. The City would like to see additional paving, landscaping and better delineation of parking lot islands there. It is hoped that new development will include some work to Sam's Club, but the owners will have to cooperate. Mayor Morton questioned this because it is not the area behind Builder's Square that will be used by people using the park, but the area behind Sam's Club. Ms. Aiello thought it would be a combination of both. Alderman Bernstein suggested the primary use would be the two northern-most fields used by soccer people at Main Street going south. The furthest south point is where Pooch Park begins. He reported that AYSO had discussed with Sam's Club about allowing soccer people to park there. Ms. Aiello said there is an informal agreement and the City would like something more formal so that one day Sam's Club could not start ticketing and towing. Alderman Bernstein thought larger numbers would come to the soccer fields than to Pooch Park. Mayor Morton raised this issue because of a conversation with someone no longer affiliated with Sam's Club, about adding a service station. This led her to believe there could be future plans for some of the parking area to be used for some other type of redevelopment and result in limited parking for Evanston residents. Ms. Aiello recalled a discussion with Sam's Club about adding new uses and that was the reason the City wanted something in writing to preserve parking for soccer fields and dog park users.

Alderman Bernstein asked who is the new owner of the Builder's Square site? Ms. Aiello stated the contract purchaser is Bond Capital from California, which has developed both retail and residential. They will be at Site Plan with a concept next week and hopefully will go on from there. Bond Capital has had conversations with Aldermen Jean-Baptiste and Feldman. Their plan is to keep the Builder's Square building, subdivide the space, put a new front on the center including Marshall's and the vacant stores, then re-tenant the stores. They have an anchor tenant but have not disclosed the firm. It will be commercial only and the out lots may be developed.

Alderman Newman asked the status of the lakefront path system? Mr. Gaynor said staff does not want to piecemeal projects but plan the whole site. If they look at where beach entrances should be, that impacts where the pathway should be and circulation. If they look to do a lakefront master plan, it will take 10-20 years. Then the City would seek grants, through the federal Department of Transportation, Department of the Interior and the Illinois Department of Natural Resources, which look favorably on path systems. When Burnham Shores Park was redone, due to lack of funding, a certain amount of path reconstruction/circulation was left for future completion. Mr. Gaynor stated the City would do the best they could to keep the paths safe and useable and that will be addressed in the future. Staff believes they need to look at the pathway system from Clark Street to Lee Street and beyond. Alderman Newman saw nothing for this in the out years and asked would it be put in at some point? Mr. Gaynor said staff would look at it. Alderman Newman suggested the CIP team think about the lakefront path. Mr. Gaynor said it was in the strategic plan and this was the third year of the seven-year plan. The lakefront pathway was not as high a priority as Mason Park's deterioration.

Mayor Morton was concerned about maintenance of parks and asked if there are sufficient funds to maintain them? A resident visited her who said a bench in Twiggs Park was broken and a hazard. She noted the wooden structure overlooking the canal had graffiti, which pointed to the need for maintenance because so much money has been put in. Mr. Gaynor said when the City develops a park, four rules are followed: health and safety are primary, don't cut down trees and build in low maintenance. He said there will always be a graffiti problem. He did not think they have enough money to do what is needed but the park staff does an excellent job. Staff appreciates the community letting the City know when a problem occurs. With a limited staff and 87 sites, park personnel visit each site once a week. Graffiti that has inappropriate language or sexual connotations is removed within 24-hours of notification. Other graffiti is removed within four days. Sometimes a piece of equipment with graffiti has to be removed if it cannot be painted or washed out. Mayor Morton asked about maintenance of grassy areas where there are signs? She noted beautiful landscaping was installed and in the summer weeds took over. Her point was that there be sufficient funds to maintain what is built or planted. Ms. Aiello stated in the capital budget there are annual funds for maintenance -- for Ladd Arboretum \$25,000,

for park furniture replacement \$50,000 and for shore improvements \$30,000, which is available during the year. For the first time, this year they will have a contingency fund, so if something unforeseen comes up they can tap into contingency or emergency funds. She agreed with Mayor Morton that the City does not want to build something that cannot be maintained.

Alderman Newman saw \$246,000 in emergency project reserves for the whole plan. Ms. Aiello noted that in the past, when interest rates were much higher, they had a nice contingency built up from the time they received money until the projects were funded. The downside of low interest rates is no interest buildup, so they don't have funds for contingencies and emergencies and was the reason for introducing that into policy, which was adopted.

#### **Facilities Management.**

**Completed Projects.** Facilities Management Director Max Rubin stated the Levy Center was completed and only minor tune ups and the courtyard remained. Mayor Morton asked if grant funds for the courtyard had been received. Yes. She noted the courtyard cost was over \$500,000 and asked if any money was left over? No. The Police/Fire Headquarters is open and operating and furnishing of offices would continue. The Police Department is almost finished.

**Projects in progress.** Excavation work has started for the new Fire Station #3. Work on planning and design of the new Sherman Plaza Garage has started and they hope to see that start in February. He explained on in-house building needs assessment, that staff checks everything out to see what is needed in the future and those items have been put in the CIP. Unfortunately, many items have been held back and some have held until there is a failure and they must repair.

**Proposed Projects.** First is the Art Center coach house, the largest item in the CIP this year. Ms. Aiello reported that staff is looking at the entire Grosse Point Lighthouse area, which includes the coach house, fog houses, beach, Lighthouse Park District land, and hope to have recommendations ready in March to the Human Services Committee. Feedback is needed from the committee, Lighthouse Park District and the Arts Center on what they want this area to be. It is a valuable and costly asset to the community. Many repairs are needed and \$200,000 is the estimated cost to get the coach house apartments in rentable condition. Work is needed in the fog houses. They have tried to get some grants and will continue that effort. The use of that area and traffic pattern needs to be studied. They believe with discussion at the Human Services Committee for several months, then a Council decision, they could start on the coach house in summer because that will produce income for the City. This is a planning process involving Parks/Forestry & Recreation, Facilities Management and Traffic Engineering. Then discussions are needed with the Art Center, lighthouse keeper, Lighthouse Park District and Lighthouse Landing Complex Committee.

Alderman Newman had no desire to be a landlord there and spend \$200,000 on the apartments when there are many other needs; said they need to put the \$200,000 somewhere else. He asked how much rent they could charge? Mr. Rubin said when the apartments were in disrepair the City got high rents. The apartments have been vacant for two years with heat and the roof maintained. Alderman Newman understood they could lose a year's rent, but it would cost \$20,000 a year for 20 years plus whatever else needs to be done. He appreciated people wanting to improve things. Ms. Aiello said all this was to have the money available until they have some recommendations. Ms. Aiello said to move forward with a recommended program, staff felt rehabbing the coach houses first would produce some income. The leases were discontinued because the Art Center indicated interest in using the space, then realized it would be too costly to renovate those spaces for studios or other uses due to stringent ADA requirements. Rehabbing them as rentals would have less stringent ADA requirements. She pointed out the City is a landlord now.

Alderman Engelman said regardless of what programs are there ultimately, a variety of jurisdictions use this site or have an interest in it including the Lighthouse Committee and Recreation Division. There are beach and camp issues, arts people and the Chamber of Commerce is interested due to the number of people who come to see the lighthouse. The lighthouse is the symbol of the community and next to it are two architecturally significant structures, the arts center and coach house both in need of repair, especially the coach house. Regardless of whether the City is a landlord for residential or camp facilities and moves out of the fog house so the Lighthouse Park District can put their meeting center there or vice versa, capital will have to be invested. He thought it important that there is a planning process under way to get a consensus with all involved, bring City Council on board for their ideas and have some money to do something. He noted this site is a front door to the community.

Alderman Rainey asked if the coach house is a landmark? No. The Art Center is a landmark. Alderman Newman had no problem spending money on the area, but had a problem approving funds for the coach house. He said if somebody wanted to set aside \$200,000 for that site once it was decided what they want to do was fabulous, but this was to repair the coach house apartments. He did not think they were there yet and that could be an option.

Mayor Morton emphasized that the City must maintain properties it owns and pointed out all know what happened at Miller School. Ms. Aiello noted that every year Facilities Management brings to the CIP team a long list of buildings that need to be maintained. The team often asks them to patch up for another year because there are so many other projects the public wants. This year they have tried to stop doing that. Council needs to look at that equally as the beauty of the lakefront, other buildings and programs. The maintenance of buildings has not had the priority it deserves and needs to be worked in. She noted it took much more money for Police/Fire Headquarters and longer because they did not build in routine maintenance. Alderman Newman said the Mayor's point was a good one but could not remember many rehab projects Council has turned down in 11 years. He said Council has not been asked in 20 years to fund repair of the Service Center. While the CIP team may discuss this, he thought a lot has not gotten to Council. He saw a complete rehabilitation of the coach house and the City probably wasn't putting much of the rent back to maintain it. He wanted to see what the City wants to do there and have an understanding that even if they reserve this money, they will go to the Human Services Committee and talk about the plan, which may or may not include the coach house.

Alderman Rainey said the problem is that the coach house owned by City is literally a slum. The condition of this building would not be tolerated in any neighborhood and should not be tolerated there. The decision is to either knock it down or fix it. To knock it down, given it is part of the lighthouse community, seemed a decision that should be made carefully. Demolishing the coach house would be a sad thing. She hoped they would speed up the decision and they have to put aside \$200,000 for efforts to improve the building.

Mr. Rubin stated his employees' prime focus is maintenance of City buildings and they do their utmost to get that done. Over the last 24 years, the square footage of buildings has doubled with the same number of employees. Mayor Morton applauded the amount of work done by staff but her point was if something is built, then funds need to be provided to maintain and keep buildings clean. She said the Civic Center has improved on cleanliness since 1993, but she does not know about other buildings. She suggested that they formalize a process to keep City buildings clean and repaired.

Mr. Rubin said planning was going on about Fountain Square that day. The Civic Center Committee has met several times and is looking at whether to stay, move, build new or rehab, probably the biggest decision they have to make.

**Service Center.** Mr. Rubin stated the Service Center building is more than 20 years old and they need to continue preventive maintenance and repairs to extend its life. Public Works Director David Jennings recalled the City moved in 1982-83 and it was time to extend the life of some of the systems. The doors need to be replaced. A security system has been started that is a proximity card reader for entry. The majority of the door project is replacing 20 pedestrian steel doors that are rusting and roll-up doors for the Fleet Service area to get vehicles in/out of the building quicker without the heat loss they have experienced. The original air conditioning system is starting to fail and units and air handling need to be replaced. The exterior lighting is rusting and inefficient. The sprinkler system is in the truck bays and they are looking to tie the sprinkler system into the fire alarm. In a single bay there may be upwards of \$1 million in equipment parked overnight. They want to automate protection of those pieces of equipment. The salt dome is deteriorating and has reached the end of its useful life. Staff is examining different techniques to replace it. Ventilation in the (D) building is in the truck bays, where they try to guard against carbon dioxide buildup when the trucks are cranked up, the need is to get bad air out and good air in. The energy management system is computer controlled and air conditioning/heating in the office building/warehouse area needs to be made more efficient. In addition to identified needs, they need to develop a 5-10 year plan for this building. The wall between the City and Union Pacific Railroad is deteriorating and it needs to either be eliminated or rebuilt. He said it is the retaining wall for the bottom of the slope for the Union Pacific property that is on City land. Staff will work with Union Pacific to ensure that whatever is done does not harm the trains. Painting includes sealing. There is concrete block that needs to be resealed to minimize water infiltration and exterior windows and doors need to be painted. The roof needs attention and is scheduled for 2004. He said some of these projects are carry overs and are in because funds are needed to complete them. Some are projects that have been put aside and need to be

done and some are being seen for the first time.

Alderman Newman asked if this is the actual amount of money being spent? Mr. Jennings stated it was the exact amount being spent from this bond issue. Alderman Newman asked how much more were they spending than in the past? Mr. Jennings thought a couple hundred thousand. Alderman Newman asked the costs on the Service Center assessment? Mr. Jennings said \$50,000. Alderman Newman asked what was needed? Mr. Jennings did not know until the assessment was done and agreed that numbers would probably be big.

Alderman Rainey asked for more information on the doors and confirmed that the overhead doors were not being funded this year. Mr. Jennings said one component replaces 20 steel doors with fiberglass doors. Included in doors is access to the building. The City has started a proximity card reader system where there is a secured entrance, a card has to be waved in front of the detector to enter. That needs to be completed and that funding is included in this. There is also a Fleet Service high-speed roll-up door in the service bays to get trucks in/out quickly. Mr. Rubin added that the entire frame of the door needs replacement as well as the door and some masonry work is needed. Alderman Rainey commented that the assessment would lay out plans for five years and might add to it.

Mayor Morton asked if the proposed riprap replacement at the lakefront comes under Public Works or Recreation? Recreation. She asked if the Army Corps of Engineers funds replacement of riprap? Mr. Jennings said they would find out. She had received a letter from the state offering some assistance for curb replacement.

#### **Proposed Improvements.**

**Transportation.** Mr. Jennings said many of these projects are ongoing. The five-year street improvement plan was just completed and this is the first year of the five-year plan; includes \$1.2 million of Motor Fuel Tax funds and \$500,000 of GO bond funds (CIP). A plan was approved to spend \$1.7 million a year on streets. The alley paving program varies in scope and quantity from year to year. Last year three alleys were done under the special assessment program. In 2003 they are looking at nine under special assessment and one under CDBG, so ten alleys will be done. They are also looking at using some Motor Fuel Tax funds for alley resurfacing. The City does not have an alley resurfacing program and a few alleys would be eligible for that. Alderman Newman asked if the City was completing all 50/50 curb/sidewalk applications? Yes Mr. Jennings said there is little carry over. Those that come in late in the year don't make it.

He reported implementation is beginning for the recently completed bike plan. They have learned there are CMAQ funds available and applications are being prepared to get additional funds. He said \$20,000 is proposed for the bike plan for 2003. The program will cost more than \$500,000, so staff will look for more funds to implement it in the future.

Alderman Feldman asked how many alleys could be paved with \$200,000? Mr. Jennings said \$200,000 supplemented by the fund balance would cover nine alleys. Normally \$500,000 is budgeted annually as the City's share. Mr. Jennings explained the figure is based on the number that request and get through the special assessment process so it varies year to year. If they have low numbers for several years, they have a fund balance and ask for only \$200,000. Alderman Feldman asked how many applications there are for next year? Mr. Jennings said there is always work in progress. Every alley that is far enough along in the process to be paved has been programmed. He said there are always outstanding requests. Alderman Feldman wanted to know how many applications are made annually to have alleys paved? Mr. Jennings would get the answer. Alderman Rainey said part of the fund balance had to do with receiving low bids to pave alleys. People who had alleys done last year got a good deal. Mr. Jennings said the assessment ended up being less than they were told because they got good prices. Mr. Jennings stated the City has been advertising the alley paving program. On the street lighting upgrade project they opened bids this week and got some good prices. They will move ahead in the spring. He thought they would beat the \$3 million figure he gave them. The plan is to get everything done in three years. At the first meeting in February they will see recommendations on suppliers for various components of this project. One supplier will build the hardware, one the electrical components, the hardware supplier will assemble and installation will be by City crews.

Road, bridge and traffic signal projects include some major projects that have been completed and some underway with engineering. They just completed the Chicago Avenue bridge over the Skokie Swift with the majority of funding from Motor Fuel Tax Funds, however, GO bond money was used for design of that project. The same thing is being done on

the Asbury Avenue bridge over the Skokie Swift, which is in Phase 2 engineering.

For traffic signal projects, they are looking at hot dog island, the intersection of Crawford, Gross Point Rd. and Central, a three-signal system. It was not upgraded when streetlights were upgraded so its streetlights are probably 30 years old. It has a combination of mast-arm street lighting system, which the City has gotten away from and would be expensive to replace. They will save money by splitting the signals and streetlights. Alderman Newman asked when they would get a left turn signal at Chicago/Dempster? He also asked about the Green Bay Rd./Ridge Ave. study on the temporary lanes? Mr. Jennings said that study has been successful. He explained that at Emerson/Ridge/Green Bay they have fixed the merge point so that Green Bay Rd. traffic is actually merged into one lane and Ridge is merged into one lane so they have a smooth merge. They will make a permanent separation using operating funds. He has received good comments. The work will be done in the spring. The other component is the three signals. He stated the City applied for CMAQ funds for the engineering and construction, which have not been approved. It is not on the schedule for next year. At Chicago/Dempster the City is applying for CMAQ funds for the Chicago Avenue corridor. They have been turned down twice. Staff is trying to engineer it in such a way that the benefit/cost ratio is high enough to make the cut and that includes the left turn arrow. Alderman Kent heard nothing about the pedestrian crossing on Green Bay Rd., which was a major reason to fix the merge. When the "walk" sign is on pedestrians are walking directly into oncoming traffic making the turn off of Ridge onto Green Bay Rd. Mr. Jennings said they were looking to improve that. The way it is now the shortest crossing distance is on Green Bay Rd., which means a perpendicular crosswalk. When there is a perpendicular crosswalk, right turns are at a good rate of speed by the time the vehicles get to the crosswalk. They are looking at lengthening the crosswalk so it will take longer to cross, but pedestrians will be visible from the major part of the intersection. Alderman Kent asked if there was a possibility of pedestrians crossing on the south side of Emerson as well? Mr. Jennings did not know whether it was wise to put pedestrians out in the middle under the bridge. If a pedestrian is on the south sidewalk, they have to jog through the intersection north then across and back south. Part of that is to avoid putting pedestrians in the middle of the triangle. Alderman Kent said part of this was of interest when the downtown development began, because there would be more traffic on Emerson and more people walking to the theaters. At that time he thought there was interest by the Arthur Hill group in helping financially. He did not think the cost was entirely on the City; recalled their traffic engineers acknowledged it was a hazard and they were interested in helping to correct it. Mr. Jennings said that was true and there is an agreement between the City and developer to do certain things, but signaling, etc., was the City's responsibility. Most of it has been done. Alderman Rainey asked if any additional funds are in the CIP for the traffic signals on Ridge? No. She asked what the category "additional street improvements" \$500,000 was? Mr. Jennings said that was the supplement to the Motor Fuel Tax for the five-year plan. Alderman Kent asked for a memo on the Green Bay/Emerson/Ridge pedestrian improvement.

Mr. Jennings had already mentioned McCormick Blvd., which is not being widened but reconstructed within existing curb faces. Another major project is the Chicago Avenue Streetscape with another update Monday night for the next phase that has been approved.

Mr. Jennings stated traffic calming, which includes speed bumps, humps, traffic circles and one-way streets, continues to be popular. It is an interactive process with citizens and staff recommends keeping it.

Ongoing major maintenance includes the 50/50 curb/sidewalk program, the block curb program (for curb replacement), downtown brick repair to improve areas where there is warping, ponding or tripping hazards. It also includes viaduct screening. He noted some of the screening at Green Bay/Emerson/Ridge is in bad shape and the City is looking to replace that as well as screening at other viaducts in the downtown area. The screening was supposed to have a five-year life and has lasted 10 years. That includes pole painting and repair. Alderman Kent asked about a traffic signal at the Emerson/Hartrey intersection? Mr. Jennings said a traffic engineer is doing counts there and it hasn't been assigned to program status. Alderman Kent noted at Emerson/Dewey there would be more than 70 senior citizens at Jacob Blake Manor with a bus stop across the street. Sponsors of the project were interested in a traffic signal there and indicated they would pay for it. Alderman Kent said it should not fall on the City.

**Non-General Fund Public Works Projects.** Mr. Jennings reported that three contracts would be let for the long-range sewer plan. One at Custer/Brummel, another at Judson/Michigan and the third at Ridge/Sheridan/Isabella; plus continuation of the long-range sewer plan consisting of almost \$20 million in work. Water projects in the distribution



area will require three water main replacements to upgrade the system and the fourth will be done in-house. The final phase of the water meter change-out program will cost \$100,000 and is a significant project. The water meters transmit their readings without having to go house to house, so meters are read twice a day. Mr. Jennings reported a variety of water projects would be done in-plant that will increase water quality. There will be building and garage repairs and engineering for future repairs. He said some sewer work is going on and there is \$300,000 of sewer money that is related to street resurfacing, spot repair, catch basin repair and sewer lining. In response to a query from Alderman Bernstein about water main breaks, Mr. Jennings reported there were four water main breaks that week. Mr. Jennings noted that water main breaks are not uncommon in cold weather and will report on the breaks. He noted a little over \$1 million in capital purchases in the fleet area to replace vehicles.

**Information Technology and Systems Repair.** Ms. Aiello stated this area has become much more important in recent years. Management & Budget Director Pat Casey reported on upgrades to systems this past year. A new back-up system was installed to insure data retrieval. They have met with the Library to begin to consolidate information technology operations so that there is one system throughout the City. They have upgraded the current I-Net building-to-building connections and look to migrate to fiber beginning this year and the next five years. He explained that was important because, currently, connections to fire/police, recreation and water are through cable television. I-Net is becoming more unreliable despite upgrades. On a four-year replacement schedule, 104 PCs were replaced out of 400 PCs on the network and 28 printers have been replaced. They see growing demands on updating the new web server due to demands of the City's website. All enterprise software has been re-licensed using Microsoft Office tools, email (price fixed for three years) with substantial future savings.

Alderman Feldman noted the website's ability to bring up vehicle sticker applications would enable the City to know how many applications it has received and percent of the total. He asked how big was that benefit to the City? Mr. Stafford stated that substantial inroads were made. On 11,000 vehicles the City thought were not picking up vehicle registrations have been cut into mainly through parking enforcement officers with 6-7,000 more this year than the prior year. He said it could be even better, but the City has to buy state tapes, which are antiquated and hamper in collection. Alderman Feldman thought if somebody prints out the application from the website it is an easily identifiable piece of paper they could say came from the computer. Mr. Casey stated that was not tracked this year but they could in the future. Alderman Kent asked about computers being down at the City? Mr. Casey stated there is not much downtime on computers in City buildings. There is more downtime between the buildings and slower response time. Problems at the Civic Center involve individual users, not the network. Staff recognizes there is a connection problem between buildings. There has been some improvement, but a long-term fix is needed such as fiber.

Proposed projects include updating the GIS base map at a cost of \$50,000. The City will continue with the planned technology replacement plan of PCs, servers and switches. The planning for network infrastructure building-to-building connection using fiber will begin. There is a small amount of funds for the financial/human resources software system. Mayor Morton asked the total expenditure. Mr. Casey said the cost is about \$600,000.

**Other Improvements.** Ms. Aiello stated \$100,000 is allocated to implement the westside neighborhood planning project. Community Development Director Jim Wolinski reported the Plan Commission initiated a comprehensive neighborhood plan in the 5<sup>th</sup> Ward called the Westside Neighborhood Study Improvement Plan over the last 18 months. Input was sought from neighborhood groups, neighbors and the alderman about issues that needed Plan Commission review, City input and perhaps a City "fix." Public safety, housing, infrastructure and economic development have been studied. They hope the process will be concluded in the spring with a plan coming from the Plan Commission to the City Council. Seed money has been allocated for whatever needs to be done.

Ms. Aiello stated the two-year grant writer position, approved by City Council, is to obtain grants. The plan also includes contingency and emergency funds. Ms. Aiello asked for Council acceptance of the 2003-04 and 2007-08 CIP; to review and to approve the 2003-04 capital budget when the operating budget is approved. Staff would like the Budget Committee to explore some future capital funding options. Finally, to approve \$6.5 million property tax supported debt and \$220,000 for non-property tax supported debt, the citizens' share for alley improvements.

Alderman Rainey confirmed that capital improvements are made with TIF funds and asked why they are not part of this

plan? Ms. Aiello said none were planned for this year. Nothing is planned for existing TIFs, except, for Howard Street. Alderman Rainey asked about the new garage? Ms. Aiello stated the debt was issued last year. Alderman Rainey stated there ought to be a place in the plan for what is already planned so that somebody could look at the capital plan and know what will be done. Ms. Aiello stated the debt was issued and was in last year's capital budget. What staff hopes to do is to report quarterly at an A&PW Committee meeting on an off-Council Monday and list all projects underway.

Mayor Morton thanked staff for major improvements in the information given to Council. She thanked David Jennings for the new signage throughout the City.

Alderman Rainey asked that Citizen Comment be moved to the top of the agenda at the next budget meeting.

**Citizen Comment.**

Judith Treadway, 612 Mulford Street, had read the proposed CIP that morning, which is not included in the proposed operating budget. She asked for an assessment of how much of the CIP budget is from CDBG funds? She did not believe that CDBG funds should be the sole source of income for economic development in targeted areas. She said the enhancement of infrastructure in the City should be balanced and inclusive of all Evanston neighborhoods. Almost \$1 million of CDBG funds had been earmarked for citywide enhancements. Citizens in targeted areas should be apprised of the City's direction in the five-year plan or beyond of any improvements to targeted areas. She knows lighting will be improved, but would like an update as to when and where it is happening. She thought the Recreation Division had done a good job of coordinating their plan with the CDBG Committee for infrastructure enhancements made throughout the park system. In the case of Mason Park, it was the only one that did not have CIP funds identified for renovations there short of about \$150,000. She asked could that not have been in the CIP? She asked about enhancements to Clyde-Brummel Park and could that have been put in the CIP to support what was allocated from the CDBG Committee? She said these efforts have been made for the parks through coordination of the Recreation Division and the CDBG Committee and complimented them on making improvements in a timely manner.

She asked about the improvements at the Art Center? She noted \$200,000 is recommended for renovation of a building. She asked about the lease last year and why is the City funding improvements to City property for an organization that is not part of city government? She stated the City is helping a non-profit organization to function in a City-owned building and that building should be programmed by the City. She asked should the City be in the leasing business? She did not think it bad to lease if the lessee funded the \$200,000. She stated in business, when somebody leases and they want improvements, they pay for them. She noted other government units involved include the Lighthouse Park District and why cannot those funds come from the entity renting and others? Mayor Morton pointed out the \$200,000 is for the coach house, not the art center. Ms. Treadway believed the lease needs to be evaluated.

**Discussion.** Alderman Newman said there is a lot of GO money going to target areas. Clyde-Brummel Park gets \$41,000; Gilbert Park, \$233,000; Foster Park, \$183,000; Westside Neighbors, \$100,000 and street lighting. He thought the staff had done a good job of balancing. Alderman Newman said one budget memo was about sewer rates and delaying some of the projects. Staff gave two options to prevent a 10% sewer rate increase this year. Option B, delay the 10% then two 5% increases after this year. He asked for an amendment on that. In Mr. Jennings' memo on the effects on the Public Works Department, he mentioned that the crews that clean the sidewalks downtown and under viaducts had been reduced. He recalled when they embarked on the Hill project, the City said that would put aside \$250,000 for services downtown. Council has approved a number of special uses that have affected cleanliness. He suggested they need to see what portion of a public works position could be funded from the Downtown TIF and asked for a response. Alderman Newman said the answer to question #3 in the Human Relations memo about who is eligible, 14-to-18 year olds, sounded like anybody can come in. He thought the purpose was to target at-risk youth. Mayor Morton said the program began that way but was changed in 1993 and is open to all. Alderman Newman said no additional federal applications had been submitted other than CD applications. Staff will continue to explore, but has not found any that the City's current program will fit without requiring major changes to meet funding criteria. That says to him that there are federal programs available. He wanted Council to know what changes to the program may be; had spoken to somebody in the federal government who said that the City ought to be able to get federal funds. He said this indicates a policy decision had been made by staff that changes the City might have to undergo to get a federal grant, dictated not applying for the grant. He suggested getting to Council what federal grants are available for summer youth employment and show the

(program) changes that would be required. He wanted more detailed information on available federal grants and what changes could be made if they put income limitations on this program. He thought the program was for youth that have trouble getting summer jobs or come from families with serious needs and he would like to see the program tailored that way if it would result in significant savings. He wanted to see options and said that they may decide not to pursue any of them.

Mayor Morton recalled that when the Summer Youth Employment Program started that preceded this Council the federal government provided funds for summer youth employment. The federal government cut back last year, which was a tragedy for communities with many people who need jobs.

Alderman Kent referred to budget memo #11 about proposed elimination of the program manager at Fleetwood-Jourdain. He asked for more clarification and what could be maintained with a part-time person – also saw cuts for the summer basketball at Mason Park, Clyde-Callan. There was a notation saying neighbors asked for elimination of the program. If true that was fine. He understood that the lack of recreation opportunities leads to an increase in crime; knows that happens in the 5<sup>th</sup> Ward. He has not seen low turnouts for basketball programs in that section of town. He noted the memo says reduction of staff for FAAM and COE POPS. He knows that FAAM is popular and raises its own money. He wanted to know where City staff fit into making that program as successful as it is. The memo also mentioned that staff had performed outreach to Haven and ETHS students and asked if that would continue? He recalled some 40 students last year would not have been able to graduate. He asked can that be maintained with elimination of a program manager?

In reference to budget memo #5, Alderman Bernstein recalled that the CD specifically precluded funds requested from being used to hire additional people. There was originally a request for \$85,000 for a full-time person and supervisors. He thought they wanted to use the \$55,000 to offset the cost of payment to youth. This was an attempt to reduce the City's portion. His intent was not to fund additional people. Alderman Rainey thought they probably did that by cutting the \$30,000.

Alderman Feldman suggested the following: Increase in projected revenue

Increase in parking fines due to additional 4 hours;	
staff agreed with \$300,000 (urged caution)	\$400,000
Double rooming house license fees of \$188,000	\$188,000
25% increase in Parking Tax \$2.00 per month	\$300,000

Offset by these expenditures:

Eliminate 75 cent charge per ride Levy Bus	\$ 3,500
Restore South Branch Library	133,000
Restore Police-School Liaison Officers in Schools	209,200
Restore Public Works maintenance worker in Streets/Sanitation	45,200
Restore Levy Center Program Manager	42,900
Restore Overtime to Fire Department for 6-months	50,000
(City Manager agreed to look for alternative funding)	
Remainder would be used to reduce General Fund property Tax levy by \$454,200	

Mayor Morton asked Mr. Stafford if the City receives fines from property owners who don't pay on time? No, Cook County receives fines. Mr. Stafford will find out if there is any proration. She asked him to check revenues that come in late due to financial hardships.

Alderman Rainey asked that when staff responds to individual budget inquiries that all Council members be provided with the information. She said what Alderman Feldman just did was in response to questions he asked. She has spent the last 48 hours working independently on the same information and would have saved much time had she received it. Some may not ask any questions, but that does not mean they should not be provided with information.

Alderman Rainey said retaining the sewer rate the same as last summer would not do anything for people like her. Her bill for July/August was \$525 for two people. On her street, other people had similar bills. The following bill was \$120. It had to do with maintaining the parkway, trees and lawn. She will not water next year. She said the burden placed on this community is excessive in the summer. That water does not go into the sewer, which has been argued many times by water customers. She thought for the July/August bill there has to be some kind of provision for sewer tax decrease. She knew it would affect the hospitals and others. She said these bills are impossible to confront and most were more than \$200. She asked the sewer charges billed in September 2002 for the July/August use period and sewer charges billed for the November/December period in 2002.

Alderman Rainey requested the names of all businesses in Evanston that have 50 or more employees and the number of employees. She asked the Police Department for the number of calls to the Howard/Hartrey shopping center; said there are hundreds of police calls there. When the shopping center was not there, there were no police calls. The TIF there is productive. She asked for a detailed explanation on how they could pay for a police officer for each shift financed by the TIF and if the TIF cannot finance an officer why not? She said while only one call is made, if the call is for a theft there, that involves at least two cars, which means officers are taken off the streets.

Mr. Crum announced there would be a budget hearing on Monday, February 3 at 7:00 p.m. and if time allows a budget workshop discussion. The next Saturday budget meeting is Saturday, February 8 at 9:00 a.m. At the next regular Council meeting the Executive Session would start at 5:30 p.m.

Alderman Rainey asked that the A&PW Committee meeting start at 7:30 so aldermen could attend the P&D Committee meeting on Binding Appearance Review.

Alderman Kent asked about the public hearing date, noting the school board would meet on February 3 with an important meeting about Washington School so he would be late. Mr. Crum stated that the public hearing is mandatory on February 3.

There being no further business to come before Council, Mayor Morton asked for a motion to adjourn. The Council so moved at 12:00 noon.

Mary P. Morris,  
City Clerk

A videotape recording of this meeting has been made part of the permanent record and is available in the City Clerk's office.