AG E N D A

CITY COUNCIL MEETING
CENTRALIA, ILLINOIS

Monday
July 14, 2008
6:00 p.m.

1. CALL TO ORDER BY MAYOR REBECCA AULT

ROLL CALL	**PRESENT**	**ABSENT**
Mayor Ault		
Councilman Ashby		
Councilman Clark		
Councilman Kalert		
Councilman Jones		

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. AMENDMENTS AND/OR ADDITIONS TO AGENDA

4. PUBLIC PARTICIPATION

5. CONSENT AGENDA

1. Approval of Minutes of the June 30, 2008 City Council Meeting
2. Approval of Payrolls and Vouchers in the Amount of $508,509.50
3. A Resolution Approving Payment to Jeff Tullis from the Sewer Restoration & Damage Fund for Damages at 514 E. Noleman – *Allows for the good faith payment of $1,000 to Jeff Tullis as reimbursement of the deductible from his homeowners insurance for repair of damages to his basement from sewer backup*
4. A Resolution Approving an Agreement to Relocate a Private Road Easement in the 1st Addition of the Raccoon Lake Subdivision – *Allows for the approval of an agreement to relocate an access easement to allow for the construction of a new home*
5. A Resolution Approving an Agreement with the Illinois Department of Natural Resources (IDNR) for the Regulation of Fishing on Raccoon Lake and Lake Centralia – *Allows for the execution of an agreement with IDNR for the enforcement of rules with regard to fishing and boat registration & safety*
6. A Resolution Approving Final Pay Request No. 3 from Heneghan & Associates for Grant Administration Services Rendered in Connection with the College Avenue Sanitary Sewer Replacement Project – *Allows for the payment of $4,500 to Heneghan for services rendered through July 3rd*
7. A Resolution Naming a Mayor Pro-Tem – *Names Councilman Louis Kalert as Mayor Pro-Tem to discharge duties of the Mayor in her absence*

6. REPORTS AND COMMUNICATIONS

7. BIDS

8. ORDINANCES

1. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Morris & Belinda Ford – 1812 Duck Lane, Lease #E-9-7
2. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Arnie Friederich – 1835 Nelson Lane, Lease #H-10-4
3. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Richard Kerins – 1804 Dogwood Lane, Lease #F-9-1
4. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Donald & Shirley Benjamin – 1624 Firewood Lane, Lease #A-14-5
5. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Robert & Gloria Davis – 1167 Cricket Lane, Lease #D-9-7
6. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Nora Clark – 1627 Firewood Lane, Lease #A-14-3
7. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Robert & Susan McCormack – 1815 Lackey Lane, Lease #H-10-11
8. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Janet Doudera Hoskins – 1810 Moonglow Road, Lease #E-10-5

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Clerk **DATE:** 7/11/08 **AGENDA ITEM: #5-7**

SUBJECT: A Resolution Naming a Mayor Pro Tem

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Section 2-25 of the Centralia Municipal Code requires that a Mayor Pro Tem be named to discharge the duties of the Mayor in her absence.

DOCUMENTS ATTACHED:

Resolution

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COMMENTS: Approval of Resolution Naming Louis Kalert as Mayor Pro-Tem.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE**: 7/11/08 **AGENDA ITEM: #11-1**

SUBJECT: **An Ordinance Authorizing the Acquisition of Certain Real Estate on South Lincoln Boulevard**

STRATEGIC PLAN LINK:
FOCUS AREA 5 – INFRASTRUCTURE

Objective (Drainage) 5.10 - Minimize the quantity of runoff and discharge of pollutants to the maximum extent practicable by integrating surface runoff controls into new development and redevelopment land use decisions.

Action Item 5.10.2 - Judge ability of a land parcel to detain excess storm water runoff in flood prone areas and require incorporation of appropriate controls.

Critical Link 1 – Utilize engineering department to study and survey land parcels in flood prone areas.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

This lot was the basis of a grant application to DNR which was not approved by the City Council, in an effort to develop a neighborhood park. Public Works would like to purchase the property in order to create a "dry" retention or surge basin to control flooding and storm sewer surcharge and backup in homes the area during times of heavy rain. Currently a 24 inch Storm Sewer is located underneath the homes along the east side of Lincoln south of Frazier.

The owner purchased the lot in of 2007 for $6,900. His son had purchased the home to the south, but not this lot. They wanted it to stay in the family to prevent development of a home, but they were comfortable with the land being used as a City park or for the intended drainage purpose.

Lot on the corner of Frazier and Lincoln.

Staff has negotiated a price of $2,500 for the lot. In addition to this reduced price, we are agreeing to include curb and gutter work on the nearby block of 6th Street between Cedar and Lincoln in our upcoming street overlay work. This is the only block of E. 6th that does not have curb and gutter yet.

DOCUMENTS ATTACHED:

Ordinance
Purchase Agreement

STAFF RECOMMENDATIONS:

Staff Recommends that the lot be purchased, so that the space can be used as a drainage basin.

MANAGER'S COMMENTS:

I recommend we move toward purchasing the property.

COUNCIL ACTION: Approval of Ordinance Authorizing the Purchase of Property from Tom Smith for a Price of $2,500.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 7/11/08 **AGENDA ITEM: #5-5**

SUBJECT: **A Resolution Approving an Agreement with the Illinois Department of Natural Resources (IDNR) for the Regulation of Fishing on Raccoon Lake and Lake Centralia**

STRATEGIC PLAN LINK:
FOCUS AREA 7 - CITIZEN SERVICES

Objective 7.2 - Develop partnerships with the private and public sector that enable the City to leverage resources and address issues on a coordinated and effective level

Action Item 7.2.2 - Foster and encourage partnerships with co-sponsored and independent groups to address the community's diverse recreational needs.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Fishing Quality Committee met July 2nd to discuss various issues concerning Raccoon Lake and Lake Centralia. The committee had invited Steve Jenkins, the Lake Biologist at Forbes Lake and our regional biologist, to discuss catch limits and commercial fishing on Raccoon Lake. He suggested that the City enter into an agreement with IDNR which would allow IDNR to enforce rules on both lakes relating to fish harvest regulations, the boat registration and safety act, and permitting of tagged and extended duration fishing tournaments. This agreement would also make the IDNR responsible for the development of fishery management recommendations and provision of fishing stocks in the lakes.

DOCUMENTS ATTACHED:

Resolution
Agreement with IDNR

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of A Resolution Approving an Agreement with the Illinois Department of Natural Resources (IDNR) for the Regulation of Fishing on Raccoon Lake and Lake Centralia.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works and Engineering **DATE:** 07/11/08 **AGENDA ITEM: #5-6**

SUBJECT: **A Resolution Approving Final Pay Request No. 3 to Heneghan & Associates for Grant Administration Services Rendered In Connection with the College Avenue Sanitary Sewer Replacement Project**

STRATEGIC PLAN LINK:

FOCUS AREA 5: IMPROVED INFRASTRUCTURE

Objective 5.1 – Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.

Action Item 5.1.4 – Continue to develop and implement the Sewer Rehabilitation Plan.

Critical Link 3 Seek State and Federal funding to remediate the effects of Inflow & Infiltration (I&I) of groundwater.

Critical Link 4 Implement corrective action and remediation projects based on results of I&I studies.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The City of Centralia was awarded a 2006 Community Development Assistance Program (CDAP) Public Facilities and Design Engineering grant for the rehabilitation of the sanitary sewer and pump station along College Avenue. The amount of the grant is $315,870. The City's portion of this project will be 25% of the project cost ($105,290), which has been budgeted for in the Sewer Fund. This brings the total cost of this project to $421,160. This pay request is in the amount of $4,500 for the grant administration of this project. The City entered into an agreement with Henaghan for the design services and grant administration services when the grant was applied for in 2005.

DOCUMENTS ATTACHED:

Resolution
Heneghan and Associates Invoice #3

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Authorizing Final Payment to Henaghan & Associates for Grant Administration Services Rendered in the amount of $4,500 in Connection with the College Avenue Sewer Rehabilitation Project.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Economic Development **DATE: 07/11/08** **AGENDA ITEM: #9-19**

SUBJECT: A Resolution Approving a Fixed Base Operator (FBO) Agreement with Airgo, Inc.

STRATEGIC PLAN LINK:
FOCUS AREA 1: ECONOMIC DEVELOPMENT – Foster an environment that makes the City of Centralia an attractive location for quality living wage paying jobs and growth industry and business

Objective 1.2 – Endeavor to maintain a balanced economic base that can resist downturns of any one economic sector.

Action Item1.2.6 – Support airport operations and development in and around airport property.

Critical Link 3 – Support fixed base operator with airport operations and promote its use.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Les Erb, President of AIRGO Inc., has been our Fixed-Base Operator for nearly 30 years and he indicated that he plans to retire with the culmination of the current airport management contract. Les has worked in concert with the City of Centralia to identify an individual and/or company interested in management of the airport and acquisition of AIRGO, Inc. The City in cooperation with the Airport Advisory Board has been in dialogue with Rodney Resch and the following Fixed Base contract has been drawn for review and approval by City Council.

Major changes in the contract include:

1) The term of the contract has been extended from five years to twenty-five years to provide financial stability for AIRGO, Inc. for investment purposes and allow the opportunity for the company to flow from father to son in the future. Mr. Resch has discussed the possibility of his son selling aircraft as a future occupation with AIRGO, Inc.
2) Historically the City has collected 1.5% of gross sales by AIRGO, Inc. The sales have provided the City approximately $80 to $100 per month. AIRGO, Inc. has requested the receipts of sale be eliminated to reduce bookkeeping and reporting. We have agreed to eliminate the 1.5% receipt of sales from AIRGO, however we will continue to collected ½ of the hangar rent.
3) The past contract required that AIRGO, Inc. do the maintenance on the hangar door and account for broken glass. The City in the past has been responsible for all other maintenance. The City has the equipment to do the maintenance on the hangar door and has historically provided that service. We have removed the hangar door maintenance from the contract to reflect current practice.
4) In the past contract the City paid all utilities with the exception of the maintenance hangar (approximately $88 per month). The new contract combines all utilities under the city's obligation unless a new service is provided at the hangar which would substantially affect the utility costs.
5) In the new contract Airgo, Inc. would have first right of refusal in the event that the City of Centralia would prefer to bid out mowing at the Airport.

DOCUMENTS ATTACHED:

Resolution
Fixed Base Operator Agreement

STAFF RECOMMENDATIONS:

Staff recommends approval of the Fixed Base Operator contract. The agreement will allow the community to retain Airgo Inc in our community and continue the flight school activities at the Centralia Airport.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of a Resolution Approving a Fixed Base Operator (FBO) Agreement with Airgo, Inc.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 7/11/08 **AGENDA ITEM: #9-21**

SUBJECT: A Resolution Approving an Amendment to the Development Agreement with Eco Digital Development Group, Inc. for the Redevelopment of the Hoffman-Hart Building

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Since approving a Development Agreement with Eco Digital for the Hoffman-Hart Project in January 2008, market conditions and the economy have changed. This has caused concern for Eco Digital and while they are still committed to the project and want to see it succeed, they feel that they will need more time to evaluate options for financing, marketing of the units and commercial space as well as finding various ways to minimize costs of the redevelopment.

The following changes are being proposed by the Developer:

1. That the City of Centralia agrees to amend the timetable from requiring the Developer to obtain bids for the project six (6) months after the date of the Agreement to requiring bids for the project eighteen (18) months after the date of the Agreement. All other milestones based upon the initial period for the preparation of bids will remain and will use as a base the new period of twelve (12) months.

2. The Developer shall also refund to City the initial payment of Forty Thousand Dollars ($40,000) approved and authorized by Resolution #R08-36 which shall be held by City until the project commences according to the above timeline. The Promissory Note executed by Developer and City on March 20, 2008 shall be considered as paid upon refunding of the initial payment and until a decision is reached to continue the project will be reissued at that date.

All other terms and conditions as set forth in the Agreement approved on February 11, 2008 shall remain in full force and affect unless subsequently amended.

DOCUMENTS ATTACHED:

Resolution
Agreement Amendment

STAFF RECOMMENDATIONS:

Staff recommends approval of the amendment.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving an Amendment to the Development Agreement with Eco Digital Development Group for the Redevelopment of the Hoffman-Hart Project.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 7/11/08 **AGENDA ITEM: #5-4**

SUBJECT: **A Resolution Approving an Agreement to Relocate a Private Roadway in the Second Addition of Raccoon Lake Subdivision**

STRATEGIC PLAN LINK:
FOCUS AREA 1 – ECONOMIC DEVELOPMENT

Objective 1.3 – Endeavor to create and retain jobs, and to discourage business from leaving the City.

Action Item 1.4.2 – Encourage Raccoon Lake Preservation and Development.

Critical Link 7 – Complete Phase II Permitting and Engineering by finalizing various permits as required by the Army Corps of Engineers, Department of Natural Resources and Environmental Protection Agency.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Staff was approached by Bernard Johnson who is currently in the process of purchasing Lease #H-10-3 (Lot #20, Raccoon Lake 2nd Addition) from Scott Nelson and wishes to have the present access easement relocated to allow for the construction of a new home. Staff requested that Mr. Johnson describe the area for the replacement of the easement which will now be located on the south of Lot #20 and to also obtain signatures on the easement from the property owners that are affected to the east and who use the existing easement to access their property. The easement has been drawn up and approved and signed off on by each of the leases to the east (including Lot #21 Scott and Patricia Nelson, Lot #22 Lonnie and Myra Nelson, Lot #23 Arnie Friedrich and Lot #24 Cynthia Nelson). Staff has asked that Mr. Johnson pay for the filing and recording of the new easement after Council approval.

Staff has also explained to Mr. Johnson that the new drive or access road must be built of quality materials with a good base and that drainage must be constructed so as not to affect the integrity of the road or other property. This road will be inspected by our Public Works Director.

DOCUMENTS ATTACHED:

Resolution
Memo from Mark Stedelin
Relocation Agreement

STAFF RECOMMENDATIONS:

Staff recommends approval.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Approving an Agreement between Residents Adjacent to Property Owned by Scott Nelson and Being Sold to Bernie Johnson for the Relocation of a Platted Access Easement in the Raccoon Lake 2nd Addition.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Economic Development **DATE**: 07/11/08 **AGENDA ITEM: #8-18**

SUBJECT: **An Ordinance Amending Ordinance #094-10 Establishing Qualifications for Airport Tenants for All General Aviation Commercial Operations at the Centralia Municipal Airport**

STRATEGIC PLAN LINK:
FOCUS AREA 1: ECONOMIC DEVELOPMENT – Foster an environment that makes the City of Centralia an attractive location for quality living wage paying jobs and growth industry and business
Objective 1.2 – Endeavor to maintain a balanced economic base that can resist downturns of any one economic sector.
Action Item 1.2.6 – Support airport operations and development in and around airport property.
Critical Link 3 – Support fixed base operator with airport operations and promote its use.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

On February 28th of 1994 the City under the direction of Mayor Hart signed Ordinance No 094-10 which established the qualifications for Airport Tenants for the Centralia Airport. Les Erb, President of AIRGO Inc., has been our Fixed-Base Operator for nearly 30 years and staff is currently in discussion with another individual for his replacement. Over the past few months, Mr. Erb has noted that some of the policies and procedures of airport management has evolved since 1994. The attached amended ordinance will allow us to proceed with replacement of a new Fixed Base Operator and Airport Manager under current policies.

DOCUMENTS ATTACHED:

Ordinance
Summary Sheet for recommended changes

STAFF RECOMMENDATIONS:

Staff recommends this resolution be approved to reflect changes in policy and practices.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of an Ordinance Amending Ordinance #094-10 Establishing Qualifications for Airport Tenants for All General Aviation Commercial Operations at the Centralia Municipal Airport.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works& Engineering **DATE:** 07/14/08 **AGENDA ITEM:**

SUBJECT: Resolution Waiving the Bidding Requirements for Painting of Various Facilities at the Airport

STRATEGIC PLAN LINK:
Focus Area 3 – Improved Community Image
Objective 3.4 - Provide public facilities which are accessible, attractive and add to the enjoyment of the physical environment.
Action Item 3.4.1 - Ensure that public facilities are easily identified, accessible, attractive, and representative of the community's values and aspirations.
Critical Link 2 – Continue to budget money for new signage, and for a comprehensive maintenance program.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Listed items are in need of repainting at the Airport. Previous attempts to bid the work as an entire package have failed to produce cost effective results. At least two (2) quotes were received for each maintenance item. Prices were as follows:

1. Painting of Maintenance Hanger
   a. Dave Mulvin Painting $8,696.00
   b. Robert Smith Painting $9,045.00
2. Painting of Maintenance Hanger Roof
   a. Dave Mulvin Painting $7,211.25
   b. Robert Smith Painting $7,575.00
3. Painting of Three (3) Light Standards, Radio Mast, and Rotating Beacon Tower
   a. Dave Mulvin Painting $2,802.50
   b. Acme $2,940.00

DOCUMENTS ATTACHED:
Agreements for Each of the Three (3) Maintenance Items

STAFF RECOMMENDATIONS:
Staff recommends approval of the Agreements for the Three (3) Maintenance Items at a total amount of $18,709.75. FY 2008 Budget has $24,400 available for these Three (3) Maintenance Items.

MANAGER'S COMMENTS:

COUNCIL ACTION:

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Economic Development **DATE:** 07/11/08 **AGENDA ITEM: #9-18**

SUBJECT: **A Resolution Approving a Management Agreement with Airgo, Inc. to Manage the Operation of the Centralia Municipal Airport**

STRATEGIC PLAN LINK:
FOCUS AREA 1: ECONOMIC DEVELOPMENT – Foster an environment that makes the City of Centralia an attractive location for quality living wage paying jobs and growth industry and business

Objective 1.2 – Endeavor to maintain a balanced economic base that can resist downturns of any one economic sector.

Action Item1.2.6 – Support airport operations and development in and around airport property.

Critical Link 3 – Support fixed base operator with airport operations and promote its use.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Les Erb, President of AIRGO Inc., has been our Fixed-Base Operator for nearly 30 years and he indicated that he plans to retire with the culmination of the current airport management contract. Les has worked in concert with the City of Centralia to identify an individual and/or company interested in management of the airport and acquisition of AIRGO, Inc. The City in cooperation with the Airport Advisory Board has been in dialogue with Rodney Resch and the following management contract has been drawn for review and approval by City Council.

Changes in the Management Contract include:

1) The term of the contract has been extended from five year increments to twenty-five years. This increase provides stability to AIRGO Inc. for investments and provides an opportunity for the business to flow from father to son in the future.
2) The monthly rate of pay for management was increased from $782.85 to $1,600. The management fee excludes any benefit package.

DOCUMENTS ATTACHED:

Resolution
Management Agreement
Resume of Rodney Resch

STAFF RECOMMENDATIONS:

Staff recommends approval of the management contract. Mr. Resch is a resident of Centralia, has worked at the Centralia Airport and has served as a volunteer on the Airport Policy Board. Mr. Resch has since resigned from the policy board to pursue acquisition of Airgo, Inc and enter into negotiations with the City. Mr. Resch is held in high regard with the Illinois Department of Transportation.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of a Resolution Approving a Management Agreement with Airgo, Inc. to Manage the Operation of the Centralia Municipal Airport

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works& Engineering **DATE:** 07/14/08 **AGENDA ITEM:**

SUBJECT: A Resolution Approving a Grant Application through the Department of Commerce & Economic Opportunity (DCEO) and the Community for the 7th and Cherry Street Sanitary Sewer Improvements – Line A

STRATEGIC PLAN LINK:
Focus Area 5 – Infrastructure

Objective 5.1 - Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.

Action Item 5.1.3 - Continue to develop and implement the Sewer Rehabilitation Plan.

Critical Link 4 – Repair sanitary sewer mains and tees as needed to reduce inflow and infiltration into system and ensure compliance with current regulations.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:
Capacity issues with the Sanitary Sewer Collection and Treatment systems have put us out of compliance with the Illinois Environmental Protection Agency (IEPA). In response to this lack of compliance and the need to address raw sewage backing up into homes and businesses we have begun developing plans for various improvements to bring system wide relief.

Plans are completed and approved for the first phase of construction and are entitled 7th and Cherry Street Sanitary Sewer Improvements – Line A. Funding for this project will be leveraged from the Sewer Operation and Maintenance Collection Fund and aided by an Community Development Assistance Program (CDAP) Emergency Set-a-Side Public Facilities Grant from DCEO. This resolution approves the application for this grant, which could provide us up to $100,000.00 in funding.

DOCUMENTS ATTACHED:
CDAP Project Application

CDAP Disclosure Statement

CDAP Letter of Transmittal

Local Government Certification

Resolution Pledging Financial Match and Authorizing Submission of an Application to the State of Illinois for Community Development Assistance Program (CDAP) Grant

Minority Benefit/Affirmative Housing Statement

STAFF RECOMMENDATIONS:
Staff recommends approval of the application for an Emergency Set-a-Side Public Facilities Grant for the 7th and Cherry Sanitary Sewer Improvements – Line A.

MANAGER'S COMMENTS:

COUNCIL ACTION:

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works& Engineering **DATE:** 07/14/08 **AGENDA ITEM: #9-16**

SUBJECT: A Resolution Authorizing the Acquisition of Certain Easements for the Construction of a Sanitary Sewerage Transmission Pipeline

STRATEGIC PLAN LINK:
FOCUS AREA 5 – INFRASTRUCTURE

Objective 5.1 - Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.

Action Item 5.1.3 - Continue to develop and implement the Sewer Rehabilitation Plan.

Critical Link 4 – Repair sanitary sewer mains and tees as needed to reduce inflow and infiltration into system and ensure compliance with current regulations.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Capacity issues with the Sanitary Sewer Collection and Treatment systems have put us out of compliance with the Illinois Environmental Protection Agency (IEPA). In response to this lack of compliance and the need to address raw sewage backing up into homes and businesses we have begun developing plans for various improvements to bring system wide relief.

Plans are completed and approved for the first phase of construction and are entitled 7th and Cherry Street Sanitary Sewer Improvements – Line A. Additional easement will be necessary at the west end of the project to construct the new sanitary sewer. Also, easements covering the area occupied by the existing 30 inch Sanitary Interceptor Sewer east of Brookside Street were found to be lacking and are now being presented for approval.

DOCUMENTS ATTACHED:

Resolution
Easement Agreement

STAFF RECOMMENDATIONS:

Staff recommends approving the acquisition of certain easements for the construction of the 7th and Cherry Sanitary Sewer Improvements – Line A

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Authorizing the Acquisition of Certain Easements for the Construction of a Sanitary Sewerage Transmission Pipeline

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works& Engineering **DATE:** 07/11/08 **AGENDA ITEM: #9-17**

SUBJECT: A Resolution Authorizing the Submission and Acceptance of a Community Development Assistance Program (CDAP) Emergency Set-A-Side Public Facilities Grant from the Illinois Department of Commerce & Economic Opportunity (DCEO) – 7th Street & Cherry Street Sanitary Sewer Improvement – Line A

STRATEGIC PLAN LINK:
FOCUS AREA 5 – INFRASTRUCTURE

Objective 5.1 - Continue to operate and maintain the sanitary sewer system so that all sewage and industrial wastes generated within the City are collected and transported under safe and sanitary conditions to the wastewater treatment plant.

Action Item 5.1.3 - Continue to develop and implement the Sewer Rehabilitation Plan.

Critical Link 4 – Repair sanitary sewer mains and tees as needed to reduce inflow and infiltration into system and ensure compliance with current regulations.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Capacity issues with the Sanitary Sewer Collection and Treatment systems have put us out of compliance with the Illinois Environmental Protection Agency (IEPA). In response to this lack of compliance and the need to address raw sewage backing up into homes and businesses we have begun developing plans for various improvements to bring system wide relief.

Plans are completed and approved for the first phase of construction and are entitled 7th and Cherry Street Sanitary Sewer Improvements – Line A. Funding for this project will be leveraged from the Sewer Operation and Maintenance Collection Fund and aided by a Community Development Assistance Program (CDAP) Emergency Set-a-Side Public Facilities Grant from DCEO. This resolution approves the application for this grant, which could provide us up to $100,000 in funding.

DOCUMENTS ATTACHED:

Resolution
CDAP Project Application }
CDAP Disclosure Statement }
CDAP Letter of Transmittal } (All other attachments available Monday prior to Council Meeting)
Local Government Certification }
Resolution Pledging Financial Match and Authorizing Submission of an Application to the State of Illinois for Community Development Assistance Program (CDAP) Grant
Minority Benefit/Affirmative Housing Statement

STAFF RECOMMENDATIONS:

Staff recommends approval of the application for an Emergency Set-a-Side Public Facilities Grant for the 7th and Cherry Sanitary Sewer Improvements – Line A.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Authorizing the Submission and Acceptance of a Community Development Assistance Program (CDAP) Emergency Set-A-Side Public Facilities Grant from the Department of Commerce and Economic Opportunity (DCEO) in the amount of $100,000 for Sanitary Sewer Improvements.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: Director of Public Works & Engineering **DATE:** 07/11/08 **AGENDA ITEM: #9-20**

SUBJECT: **A Resolution Waiving the Bidding Requirements for Painting of the Maintenance Hanger, Painting of Maintenance Hanger Roof and Painting of Light Standards, Radio Mast, and Rotating Beacon Tower at the Airport and Approval of the Agreements with Dave Mulvin Painting Contractor, Inc.**

STRATEGIC PLAN LINK:
FOCUS AREA 3 – IMPROVED COMMUNITY IMAGE

Objective 3.4 - Provide public facilities which are accessible, attractive and add to the enjoyment of the physical environment.

Action Item 3.4.1 - Ensure that public facilities are easily identified, accessible, attractive, and representative of the community's values and aspirations.

Critical Link 2 – Continue to budget money for new signage, and for a comprehensive maintenance program.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Listed items are in need of repainting at the Airport. Previous attempts to bid the work as an entire package have failed to produce cost effective results. At least two (2) quotes were received for each maintenance item. Prices were as follows:

1. Painting of Maintenance Hanger
   a. Dave Mulvin Painting $8,696.00
   b. Robert Smith Painting $9,045.00
2. Painting of Maintenance Hanger Roof
   a. Dave Mulvin Painting $7,211.25
   b. Robert Smith Painting $7,575.00
3. Painting of Three (3) Light Standards, Radio Mast, and Rotating Beacon Tower
   a. Dave Mulvin Painting $2,802.50
   b. Acme $2,940.00

DOCUMENTS ATTACHED:

Resolution
Bid Sheets
Agreements for Each of the Three Maintenance Items

STAFF RECOMMENDATIONS:

Staff recommends approval of the agreements for the three maintenance items at a total amount of $18,709.75. FY 2008 Budget has $24,400 available for these maintenance items.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Waiving the Bidding Requirements and Approving Agreements with Dave Mulvin Painting Contractor, Inc. for the Painting of Various Facilities at the Centralia Municipal Airport in the amount of $18,709.75.

REQUEST FOR COUNCIL ACTION

ORIGINATED BY: City Manager **DATE:** 7/11/08 **AGENDA ITEM: #5-3**

SUBJECT: A Resolution Approving Payment to Jeff Tullis from the Sewer Restoration & Damage Fund for Damages at 514 E. Noleman

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

A Report of Public Liability Accident was received from Jeff Tullis on April 15th requesting reimbursement for the deductible cost charged by his homeowner's insurance for repair and replacement of items damaged in his basement when sewer backed up into his home at 514 E. Noleman in the amount of $1,000.00

After close review of the facts of his case, the City's Liability Insurance, IMLRMA – CCMSI denied his claim on April 18, 2008. CCMSI denied the claim because under the Illinois Local Governmental Tort Immunity Act, the City was not negligent with respect to this incident. This unfortunate event happened during one of several fast, heavy rain storms in which over an inch of rain fell during the evening hours in the Centralia area. The volume of water exceeded the capacity of the City's sewer system causing some residents to experience sewer back ups. It was determined the City was not negligent but that damage was caused by extreme weather conditions. Liability insurance adjusters are cautious due to the precedence that is set when certain claims are paid.

We are now requesting that this minimal claim be paid as a good faith gesture from our Sewer Restoration & Damage Fund. In the letter that was sent to Mr. Miller, it was explained that the City would pay his claim but that certain prevention measures had to be taken by him as the property owner and that this is a one time payment. Any future sewer back-up claims for this address will be submitted to our liability insurance and their payment decision will be final. Mr. Tullis has signed a Release and Waiver of Liability.

DOCUMENTS ATTACHED:

Resolution
Letter to Jeff Tullis dated May 15, 2008
Signed Release and Waiver of Liability form

STAFF RECOMMENDATIONS:

Staff recommends payment from the Sewer Restoration and Damage Fund as a good faith gesture.

MANAGER'S COMMENTS:

I recommend approval.

COUNCIL ACTION: Approval of Resolution Authorizing Payment of $1,000 to Jeff Tullis for Expenses Incurred from a Sewer Back-up in the Basement of His Home located at 514 E. Noleman.

8. ORDINANCES (Continued)

9. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Mark Nehrt – 1588 Moonglow Road, Lease #M-10-7
10. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Ursula Smith-Halter – 2255 Raccoon Lane, Lease #I-10-3
11. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Robert & Sarah Mills – 821 Arbor Lane, Lease #M-5-1
12. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Robert & Sarah Mills – 1837 Lackey Lane, Lease #H-10-8
13. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Leslie Erb Trust – 807 Chipwood Lane, Lease #I-9-3
14. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Melynda Wesling – 1847 Moonglow Road, Lease #E-10-2
15. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Tonya & Clarence Meyer, III – 1648 South Campground Road, Lease #N-10-24 & #N-10-25
16. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Donald & Joan Meyer – Shook Lane, Lease #D-9-1
17. An Ordinance Approving the Sales Agreement and Authorizing the Sale of Real Estate Leased to Jimmy Van Goforth – 801 Chipwood Lane, Lease #I-9-4
18. An Ordinance Amending Ordinance #O94-10 Establishing Qualifications for Airport Tenants for All General Aviation Commercial Operations at the Centralia Municipal Airport

9. RESOLUTIONS

1. A Resolution Declaring Certain Real Estate Leased to William & Diane Smallwood as Surplus Property – 1871 Moonglow Road, Lease #D-10-7
2. A Resolution Declaring Certain Real Estate Leased to Jerry & Sheila Kapes as Surplus Property – 1963 Shook Lane, Lease #D-9-9
3. A Resolution Declaring Certain Real Estate Leased to Lucy Metzger as Surplus Property – 1566 Moonglow Road, Lease #A-14-1
4. A Resolution Declaring Certain Real Estate Leased to Jerry Bonner as Surplus Property – 1764 Craig Lane, Lease #J-10-5
5. A Resolution Declaring Certain Real Estate Leased to Ronald Martin as Surplus Property – 1815 Lackey Lane, Lease #H-10-10
6. A Resolution Declaring Certain Real Estate Leased to Gregory D. Campbell & Susette Shingleton as Surplus Property 926 Chipwood Lane, Lease #H-9-3
7. A Resolution Declaring Certain Real Estate Leased to Sheila Gauer as Surplus Property – 1654 Moonglow Road, Lease #M-10-12
8. A Resolution Declaring Certain Real Estate Leased to Bob K. Clark & M. Jane Clark as Surplus Property – 1836 Duck Lane, Lease #E-9-11
9. A Resolution Declaring Certain Real Estate Leased to Scott Nelson as Surplus Property – 1825 Nelson Lane, Lease #H-10-12
10. A Resolution Declaring Certain Real Estate Leased to Paul Lehmann as Surplus Property – 1288 Firefly Lane, Lease #B-10-7
11. A Resolution Declaring Certain Real Estate Leased to Richard Pick (Vivian Carol Stark) as Surplus Property – 1804 Moonglow Road, Lease #E-10-11
12. A Resolution Declaring Certain Real Estate Leased to Tyrus A. Baker as Surplus Property – 1500 Ullman Road, Lease #D-10-4
13. A Resolution Declaring Certain Real Estate Leased to Gregory Evans as Surplus Property – 1834 Duck Lane, Lease #E-9-10
14. A Resolution Declaring Certain Real Estate Leased to Patricia Bronson as Surplus Property – 1260 Firefly Lane, Lease #A-10-9
15. A Resolution Declaring Certain Real Estate Leased to Gary Bronson as Surplus Property – 1258 Firefly Lane, Lease #A-10-8
16. A Resolution Authorizing the Acquisition of Certain Easements for the Construction of a Sanitary Sewerage Transmission Pipeline
17. A Resolution Authorizing the Submission and Acceptance of Community Development Assistance Program (CDAP) Emergency Set-A-Side Public Facilities Grant Application from the Department of Commerce & Economic Opportunity (DCEO) - 7th Street & Cherry Street Sanitary Sewer Improvement – Line A
18. A Resolution Approving a Management Agreement with Airgo, Inc. to Manage the Operation of the Centralia Municipal Airport
19. A Resolution Approving a Fixed Base Operator (FBO) Agreement with Airgo, Inc.

9. RESOLUTIONS (Continued)

20. A Resolution Waiving the Bidding Requirements for Painting of the Maintenance Hanger, Painting of Maintenance Hanger Roof and Painting of Light Standards, Radio Mast, and Rotating Beacon Tower at the Airport and Approval of the Agreements with Dave Mulvin Painting Contractor, Inc.
21. A Resolution Approving an Amendment to the Development Agreement with Eco Digital Development Group, Inc. for the Redevelopment of the Hoffman-Hart Building

10. OTHER BUSINESS

11. UNFINISHED BUSINESS

1. An Ordinance Approving a Purchase Agreement with Tom Smith for the Acquisition of Property located at the Corner of Lincoln Boulevard & Frazier Avenue

12. REPORTS

1. Mayor –
2. Council Members –
3. City Manager –
4. City Attorney –

13. ADJOURNMENT