



# WHEATON CITY COUNCIL PLANNING SESSION MINUTES

MAYOR PHILIP J. SUESS

COUNCILMAN MICHAEL BARBIER | COUNCILWOMAN ERICA BRAY-PARKER | COUNCILMAN SCOTT BROWN  
COUNCILWOMAN SUZANNE FITCH | COUNCILWOMAN LYNN ROBBINS | COUNCILMAN SCOTT WELLER

WHEATON CITY HALL, COUNCIL CHAMBERS, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

Monday, June 14, 2021

## 1. Call to Order

The Wheaton City Council Planning Session was called to order at 7:00 p.m. by Mayor Suess. The following were:

### Physically Present:

Councilman Barbier  
Councilman Brown  
Councilwoman Fitch  
Councilwoman Robbins  
Mayor Suess  
Councilman Weller  
Councilwoman Bray-Parker

### City Staff Physically Present:

Michael Dzugan, City Manager  
John Duguay, Assistant City Manager  
Robert Lehnhardt, Director of Finance  
Joseph Tebrugge, Director of Engineering  
Kristopher Dunn, Development Engineer  
Daniel Peck, Public Relations Coordinator

## 2. Approval of May 24, 2021 Minutes

The Council approved the May 24, 2021 City Council Planning Session minutes.

## 3. Public Comment

There were no public comments.

## 4. Comprehensive Annual Financial Report (CAFR) For The Fiscal Year Ended December 31, 2020

Director of Finance Lehnhardt introduced Jamie Wilkey of Lauterbach & Amen, LLP who provided a summary of the Comprehensive Annual Financial Report (CAFR) for the fiscal year ending December 31, 2020.

Ms. Wilkey presented an overview of the FY 2020 CAFR document, which included a summary of the audit process, management's discussion and analysis, and statistical section. She reported the City had a very clean audit process of its financial statements which resulted in no material adjusting journal entries and no new management recommendations. The clean audit process resulted in an unmodified opinion, which is the highest level opinion the City can receive. The general fund reported a fund balance increase of approximately \$3.8 million, with a significant portion of the increase being from the \$2.7 million in CARES Act revenue. Ms. Wilkey stated that the CARES Act funding required the City to do a single audit, which is required for federal grant expenditures exceeding \$750,000 on an annual basis. She stated that the single audit yielded a clean opinion and no findings. The City's FY 2020 CAFR will be submitted for the Certificate of Achievement for Excellence in Financial Reporting.

In response to Council questions, Ms. Wilkey stated the prior recommendation of recording of utility infrastructure retirements included in the Management Letter of the FY 2020 CAFR was not removed in

2020 due to the COVID-19 pandemic, but it could potentially be removed in next year's audit cycle. Director of Finance Lehnhardt stated that the recording of utility infrastructure retirements is difficult due to the challenge of tracking certain specific portions of infrastructure. City Manager Dzugan stated that it was in the 2022-2025 Strategic Plan to develop a plan for maintenance of the City's assets.

In response to Council questions, Ms. Wilkey stated that depreciation of sanitary sewers, storm sewers, and infrastructure assets is computed and recorded using a method of depreciation over an estimated useful life of 40 years.

**5. City Of Wheaton Flood Resiliency Investigation - Flood Protection Program Discussion Part 5**

City Manager Dzugan stated that this was a continuation of the discussion of developing a flood protection program for the City of Wheaton.

Director of Engineering Tebrugge reviewed the City's previous Flood Resiliency Investigation presentations. Part 1 explained the cause of overland flooding in Wheaton and where overland flooding has been documented in floodplain, flood prone, and site-specific areas. Part 2 explored ways of increasing flood resiliency and the preliminary development of a Flood Protection Program that would include buyouts, floodproofing, and potential capital improvement projects. Part 3 identified potential grant funding options and the floodproofing process of structure elevation. Part 4 was a presentation of a decision matrix of how solutions will be deployed in the floodplain, flood prone, and site-specific areas that showed a total cost of a flood protection program using a blended solution matrix of approximately \$49.1 million (\$37 million with grants).

In response to questions from the Council, Director of Engineering Tebrugge stated that City staff primarily focused on overland flooding as opposed to seepage flooding for the flood protection program because it is a quantifiable objective that can be measured across the City.

Director of Engineering Tebrugge stated he would review a Buyout/Floodproofing option and review a Capital Improvement Project to address overland flooding and provide flood protection up to a 100-year storm in 15 specific flood-prone areas, the associated costs and ancillary benefits. Ancillary benefits from capital improvement projects would include moving flood water further away from structures, decreasing or eliminating flooding of accessory structures and yards, decreasing City expenditure on emergency services, making streets more passable during flood events, and not eliminating neighborhoods or portions of the City's tax base.

Director of Engineering Tebrugge reviewed the Briarcliffe Lakes System Flood Study, which showed 42 homes receiving overland flooding and 29 homes receiving flooding over the top of the foundation. A buyout/floodproofing program would cost approximately \$10 million compared to a Capital Improvement Project that would cost approximately \$11.5 million with no potential grants available. The Capital Improvement Project consists of installing a box culvert system near Brentwood Lane that would drain into the Windsor Channel at the end of Windsor Drive. City staff evaluated the Capital Improvement Project as having a high ancillary benefit.

In response to questions from the Council, Director of Engineering Tebrugge stated that the Briarcliffe Flood Prone Area is primarily affected by flooding because it resides in a geographical depressional area that fills with flood water when the lakes system and storm sewer system becomes overwhelmed.

In response to questions from the Council, Director of Engineering Tebrugge stated that buyouts and floodproofing would be voluntary with the buyout/floodproofing program. He stated that if private property owners did not want to participate in the program, then it would not effect other property owners from taking part in the program, whereas if the City was unable to get private property owners to participate in a buyout as part of a Capital Improvement Project, then that potential project would be unable to proceed. He stated that there was no buyouts needed in order to proceed with the Briarcliffe Lakes System Capital Improvement Project.

In response to questions from the Council, Director of Engineering Tebrugge stated that it would be the City's responsibility to maintain private properties after a buyout.

In response to questions from Council, Director of Engineering Tebrugge stated that the Briarcliffe lakes are owned by different homeowner associations and are not public property. He stated that no alterations (deepening or expanding the size) could be completed to the lakes in the Briarcliffe Lakes System to make a noticeable impact on the flooding within the area.

The Dorset Drive at Dorset Park Flood Study has 5 homes receiving overland flooding and 0 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$50,000 compared to a Capital Improvement Project, which would cost approximately \$374,400 with a potential grant available. The Capital Improvement Project consists of increasing the size of some storm sewers and regrading properties in the region. City staff evaluated the Capital Improvement Project as having a medium ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated that when the properties were developed, they were designed for a lower 100-year storm rainfall, which has increased over time.

The Erie Street Upland Depression Flood Study has 13 homes receiving overland flooding and 6 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$1.4 million compared to a Capital Improvement Project that would cost approximately \$1.9 million with no potential grant available. The Capital Improvement Project consists of increasing the size of some storm sewers and increasing the size of a private detention basin, which would require buying out 1 private property and floodproofing 2 structures. City staff evaluated the Capital Improvement Project as having a medium ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated that City staff estimated \$10,000 per structure for floodproofing.

The Glendale Avenue Overland Flow Path Flood Study has 3 homes receiving overland flooding and 2 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$925,060, compared to a Capital Improvement Project that would cost approximately \$132,600 with a potential grant available. The Capital Improvement Project consists of regrading a series of properties, which would require consent from private property owners in order to proceed. City staff evaluated the Capital Improvement Project as having a high ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated if all private property owners did not want to proceed with the regrading of their properties then additional engineering would be needed to evaluate if the Capital Improvement Project would still be effective.

The Jefferson Avenue Upland Depression Flood Study has 5 homes receiving overland flooding and 4 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$2.2 million, compared to a Capital Improvement Project that would cost approximately \$2.6 million with no potential grant available. The Capital Improvement Project consists of buying out 3 properties and constructing a new detention basin. City staff evaluated the Capital Improvement Project as having a high ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated that estimated property costs for buyouts were acquired from the Milton Township Assessor.

The Mayo Avenue Upland Depression Flood Study has 11 homes receiving overland flooding and 1 home receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$498,505, compared to a Capital Improvement Project that would cost approximately \$537,000 with a potential grant available that would reduce the cost to approximately \$134,250. The Capital Improvement Project consists of increasing the size of a series of storm sewers while adding two additional storm sewers and increasing the size of a private detention basin. City staff evaluated the Capital Improvement Project as having a medium ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated any additional flood water routed to the creek in the Mayo Avenue Upland Depression region as a result of the Mayo Avenue Upland Depression Capital Improvement Project would be offset by the new detention basin that is part of the proposed project. He stated that the project would have no negative impact or changes to the existing creek upstream or downstream.

In response to questions from Council, Director of Engineering Tebrugge stated that the new storm sewers proposed for the Mayo Avenue Upland Depression Capital Improvement Project would require easements on private property.

The Pershing and Elm Upland Depression East Flood Study has 33 homes receiving overland flooding and 10 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$3.1 million, compared to a Capital Improvement Project that would cost approximately \$4.1 million with a potential grant available that would reduce the cost to approximately \$1 million. The Capital Improvement Project consists of reconstructing some concrete streets with asphalt, developing additional stormwater storage at Presidents Park, buying out 3 private properties, and flood-protecting 3 structures. Director of Engineering Tebrugge stated additional studies would still need to be done during the final engineering in the area near President Street. City staff evaluated the Capital Improvement Project as having a high ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated that the Pershing and Elm Upland Depression Capital Improvement Project could be completed without the associated buyouts and floodproofing of the private properties.

In response to questions from Council, Director of Engineering Tebrugge stated the City has a pending agreement with the Wheaton Park District for upcoming improvements at President's Park that include site improvements and installing a new playground. He stated that the City would be responsible for any damages incurred that are associated with the improvements at President Park.

The Pershing and Elm Upland Depression West Flood Study has 6 homes receiving overland flooding and 2 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$467,440, compared to a Capital Improvement Project that would cost approximately \$2.8 million with no potential grant available. The Capital Improvement Project consists of adding a series of additional storm sewers and the construction of 2 detention ponds on private properties. City staff evaluated the Capital Improvement Project as having a low ancillary benefit.

The Delles – Prairie Path Park Depression Flood Study has 6 homes receiving overland flooding and 5 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$2 million, compared to a Capital Improvement Project that would cost approximately \$1.1 million with no potential grant available. The Capital Improvement Project consists of buying out 3 homes and installing a detention basin, and re-grading the Prairie Path Park for additional stormwater storage. City staff evaluated the Capital Improvement Project as having a low ancillary benefit.

The Turf, Countryside, and Ranch Flood Study has 14 homes receiving overland flooding and 7 homes receiving over the foundation flooding. A buyout/floodproofing program would cost approximately \$2 million, compared to a Capital Improvement Project that would cost approximately \$1.2 million with a potential grant available that would reduce the cost to approximately \$316,890. The Capital Improvement Project consists of reconstructing Turf Lane and Countryside Drive from Driving Park Road to Washington Street. City staff evaluated the Capital Improvement Project as having a low ancillary benefit.

In response to questions from Council, Director of Engineering Tebrugge stated that structures that were constructed in the Turf, Countryside, and Ranch Flood Study region are not flood-protected to the storm level provided in the study if they were built prior to the flood study being conducted. He stated that all new construction and structures constructed after the study in the region meet the City's current flood protection standards.

City Manager Dzugan stated that only preliminary engineering has been completed on all the presented Capital Improvement Projects. He stated that there would need to be initial discussions with private property owners affected by proposed projects and additional time would still be needed for grant application submittal and award prior to construction.

The Council requested that staff present the remainder of the Flood Protection Capital Improvement Projects at a future Planning Session.

The Council requested City staff pursue seeking out proposals for establishing a stormwater utility to establish a revenue source to fund potential Flood Protection Capital Improvement Projects.

#### **6. City Council/City Staff Comments**

Councilwoman Bray-Parker expressed her excitement for summer events happening in Wheaton. She stated she had attended the Neighborhood Roll Call event at Briar Knoll Park on June 8 and encouraged residents to attend similar upcoming events.

Councilwoman Fitch shared that the state has moved into Phase 5 of the Restore Illinois COVID-19 mitigation plan. She expressed concerns about discrimination against people for their vaccination status.

Councilwoman Fitch expressed her concern about the continued requirement for children to wear face coverings in schools and requested the Council compose a resolution urging the General Assembly and the Governor of Illinois to provide more guidance on the issue of face coverings for children in school.

Councilman Brown seconded Councilwoman Fitch's comments and stated that lack of guidance from the state has been confusing and frustrating for families. Councilman Brown stated that he would be in favor of Councilwoman Fitch's suggested resolution.

Councilwoman Robbins stated that she would be in favor in requesting more direction from the state.

Mayor Suess stated that he would request the DuPage County Health Department to provide more direction on the requirement for children to wear face coverings in schools and other facilities. He stated that he would like to receive feedback from the health department prior to considering a resolution.

Councilman Brown stated he was happy to see flags out in honor of Flag Day throughout the City and he recognized June as Alzheimer's and Brain Awareness Month.

Mayor Suess stated that the recent Wheaton Municipal Band concert was a nice event and stated that the band would be playing throughout summer. He stated that residents no longer need to register for tickets for the free events and encouraged the community to visit Memorial Park at 7:30 p.m. on Thursday nights to see the band.

**7. Adjournment**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Daniel J. Peck