

Meeting Held Electronically

Due to the current COVID-19 pandemic, Village Board meetings will be conducted live remotely via telecommunications to help prevent the spread of COVID-19. The public is invited to attend the board meeting remotely via telecommunications. The Village Board meeting will be conducted on Zoom. The public can access the meeting as follows:

Website Address: <https://us02web.zoom.us/j/81490896616>

Meeting ID: 814 9089 6616

Dial In: + 13126266799

This procedure is being followed pursuant to the Illinois Open Meetings Act (5 ILCS 120/2.01 et seq.) as amended by Public Act 101-0640.

SERVICES COMMITTEE MEETING AGENDA



MEETING DATE: Monday, August 17, 2020

MEETING TIME: 6:00 p.m.

MEETING LOCATION: Online via Zoom

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

APPROVAL OF MINUTES

- 1. Approval of the Services Committee Minutes dated January 20, 2020

NEW BUSINESS

- 1. Overhead Sewer Grant Policy

OLD BUSINESS

OTHER INFORMATION

TRUSTEE COMMENTS

ADJOURN

Initials SB

**VILLAGE OF NORTH AURORA
SERVICES COMMITTEE MEETING AGENDA
JANUARY 20, 2020**

CALL TO ORDER

Trustee Mark Gaffino called the meeting to order.

ROLL CALL

In attendance: Trustee Mark Gaffino, Mayor Dale Berman, Trustee Tao Martinez, Trustee Mike Lowery, Village Administrator Steve Bosco, Finance Director Bill Hannah, Public Works Director John Laskowski.

AUDIENCE COMMENTS - None

APPROVAL OF MINUTES

1. Approval of the Services Committee Minutes dated November 18, 2019

Motion for approval made by Trustee Lowery and seconded by Trustee Martinez. All in favor. **Motion approved.**

NEW BUSINESS

1. State Street Garage Demolition

Public Works Director John Laskowski stated that the village-owned facility is located on the east side of the river at the south end of State Street. It was constructed sometime between 1940 and 1950 and was originally used as a jail. The structure is built out of concrete block and has three garage doors for storage. The question at this time is what does the village wants to do with this property. Staff had a building inspector look at the site to what it would take to bring it up to code and determine what kind of repairs are needed to bring it to a working state. The building inspector determined that the building needs minor structural repairs. Two of the windows need to be replaced and there is some roof damage. Cost estimate to repair the roof would be between \$50,000 and \$100,000 depending on the use. The building is at its useful life and the cost to demolish it would be about \$25,000.

Village Administrator Steve Bosco said that there is \$20,000 in the budget for demolition. Consensus was to move forward with the demolition. Bosco said the next step is for the village to go out and get quotes. If the cost is less than \$15,000, the Village administrator is able to sign off on it and if the cost is more, it would go back to the board for approval. Consensus by the committee was to also remove the concrete pad and to make the area a clean green space.

OLD BUSINESS - None

OTHER INFORMATION - None

TRUSTEE COMMENTS - None

ADJOURNMENT

Motion to adjourn made by Trustee Lowery and seconded by Trustee Martinez. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk



Memorandum

To: Services Committee
Cc: Steven Bosco, Village Administrator
From: John Laskowski, Public Works Director
Date: August 17, 2020
Re: Overhead Sewer Grant Policy Discussion

Public Works has evaluated the overhead sewer grant policy and determined that it was time to update the current practice and formalize it into a policy.

The overhead sewer grant program was intended to help residents eliminate flooding issues associated with sanitary sewer back-ups. The program accomplishes this by reconfiguring the plumbing in the house from a passive-gravity draining system to an active system. The active overhead sewer system includes the installation of a pump to eject waste under force.

In order to better administer the grant program, increase participation, and simplify the application process, staff proposed changes to the policy. A provision was added to increase assistance to resident in low to moderate income areas as designated by the census. Generally these areas are the most impacted by this type of sewer back-ups. By increasing the Village contribution it could reduce the financial barrier a resident needs to overcome to participate in the program. Additional changes were made to the policy to clarify the grant is available only one time to a residence, specifying the types of improvements eligible, and clarifying which improvements are reimbursable. The policy also clarifies that the Village will waive permit fees associated with the project.

If this policy is approved by the Services Committee the next step would be presentation to the Village Board. If approval is granted by the Village Board, staff would begin developing the necessary application forms and internal processes necessary to implement the program.



Title: Overhead Sewer Grant Program

Date: August 17, 2020

Purpose: To prevent flooding in basements associated with sanitary sewer back-ups.

Description: This program is designed to help eligible residents offset the cost of plumbing improvements needed to prevent future flooding associated with sanitary sewer back-ups.

Policy: The Village will offer eligible residents a percentage of the project costs to transition the existing plumbing system into an overhead sewer system. The Village will offer 50% of the cost of the project up to \$4,000.00 to all residents. Residents who live in an area defined as low to moderate income as designated by the most recent census maps will be offered 75% of the project costs up to \$6,000.

This grant is specific to the improvements necessary to convert the existing plumbing into an overhead sewer system. While there are other alternatives to prevent flooding including but not limited to: plugs, caps, standpipes, and backflow prevention devices (check valves), they are NOT eligible for grant funding under this program. Restoration costs are not eligible for reimbursement. This would include costs for carpet, tile, dry wall etc.

This program is for residential properties only. It is first come first served until the funds budgeted for the program are used. The Village of North Aurora will cover all costs derived through administrative time and inspections of Village staff. Each property is only eligible to participate in the program one time. If the property changes ownership and the property has participated in the program in the past they the new owners are not eligible to participate again.

Residents qualify for the program by meeting the below criteria:

- a. Have a basement inspection performed by the Village Plumbing Inspector to confirm the residence qualifies for the program. The Village will cover the cost of this inspection.
- b. Comply with inflow and infiltration inspection at time of Plumbing Inspection and bring home into compliance prior to qualification.
- c. At the time of inspection the homeowner must also pass an Inflow and Infiltration Inspection. If a violation exists, such as an illegal sump pump connection, the resident must correct the sources of inflow and infiltration at their own expense prior to qualifying for this program.

- d. Submit two quotes from contractors outlining the scope of work to be performed. The Village would typically pay half of the lowest quoted price. If the resident chose to select a quote from a higher priced contractor, the Village would still pay the agreed percentage of the lowest quote.

The selected contractor is required to register with the Village of North Aurora. The contractor registration form can be found on the village website.

The homeowner is required to secure a Building Permit from the Village of North Aurora for which the fee will be waived. A permit is also required from Fox Metropolitan Reclamation District.

At completion of the project the work performed must pass a plumbing inspection performed by the Village and Fox Metro Reclamation District.. After passing inspections the Village will then reimburse the resident the agreed percentage of cost.

The Village of North Aurora assumes no responsibility for any defective work or other damage, injury or loss resulting from any act of negligence by the contractor or property owner while installing, operating, or maintaining the sewerage ejector system with overhead plumbing. An unexpected sewer collapse or obstruction, power failure, extreme weather conditions or other unforeseen factors could cause a backup. Therefore, the Village of North Aurora does not guarantee that a sanitary sewer backup will never occur.