

**Hillsboro City Council Meeting
April 27, 2021**

The meeting was called to order at 7:00 pm.

Commissioner Downs acted as mayor pro-tem in Acting Mayor Duncan's absence.

Roll call was taken and those present were Commissioners Downs, Murphy and Robbins. Acting Mayor Duncan was absent and Commissioner Murphy attended remotely.

The "Pledge of Allegiance" was recited.

Minutes of the previous meeting were approved.

Commissioners' reports:

Commissioner Robbins read his reports for the street department and public property and they will be included in the minutes.

Commissioner Murphy reported Mike Lee has completed 16 property inspections and spoke to 6 homeowners that have started cleaning up their property along with several abatement issues. Murphy asked everyone to keep their home and yard clean. Murphy said the CDC had a guideline change that included vaccinated people can be outside in small groups without a mask. Murphy said they still want people to wear masks in crowded spaces and asked that everyone follow the IDPH guidelines. Murphy said if everyone wants to rent the public buildings they can rent them for outside use only. Murphy said all the staff at City Hall have been vaccinated and so City hall can be opened to limited capacity, masks worn and social distance while inside the building and it included the firehouse and he will meet with Fire Chief Lyerla about budget issues.

Commissioner Downs said the newspaper helped us out with an article out of Bloomberg about wet wipes and the City is still fighting the issue of wet wipes. Downs said there have been no water leaks in town and thanked Larry and Barb Hewitt part of Imagine Hillsboro for putting geraniums on Lincoln Plaza and there is work being done downtown tuck pointing buildings. Downs said Saturday, May 8th will be the Imagine Hillsboro cleanup to coincide with the City spring cleanup to be held May 4th to May 8th.

Community Planner Jonathan Weyer gave his report and it will be included in the minutes.

City Engineer was not present.

There were no public comments.

Austin Nolden and Josh Layer from Burbach Aquatics, Inc. addressed the Council on the findings from Central Park Pool. Burbach provided a power point to show the Council and it will be included in the minutes.

Dave Strowmatt from the Glenn Shoals Lake Club addressed the Council on lake maintenance and improvements. Strowmatt said they would like to address the erosion

along the, the marinas, placement of no wake buoys and maintenance of lake lots. Strowmatt said that the City needs to start working on fixing the erosion and maintain the buildings such as the marina. Strowmatt said the lease camping lots around the lake are not being cleaned up after the season and stuff ends up in the lake bouncing from shore to shore. Strowmatt said the proceeds for the sale of the water to the mine needs to go back into the lake restoration fund to maintain the lake. Strowmatt said in 2019 the lake club asked the Council to address the erosion on the lake and they know that 1.2 million dollars have been paid by the mine and they want to know where the money is now. Strowmatt asked about rock and fabric the homeowners could get and asked if there was a maintenance plan and are the regulations for lake lots that will be enforced and who will be the person doing it for the City and who is responsible for monitoring the lake level. Commissioner Robbins said 30 tons of rock was the initial amount per request. After discussion Strowmatt was asked to provide the City with all his questions in writing and the City would get them answered for him as soon as they could.

Motion was made by Commissioner Robbins and seconded by Commissioner Downs to approve placing funds in the lake restoration fund. After discussion it was decided to possibly do a resolution for the funds to be placed in the lake restoration fund after a water rate study was completed. There was no action taken until the water rate study is completed.

Motion was made by Commissioner Downs and seconded by Commissioner Robbins to approve an agreement with Woodard & Curran for the design of the water treatment plant. Motion carried 3-0 with Commissioner Duncan absent.

Motion was made by Commissioner Robbins and seconded by Commissioner Downs to approve advertising for sale two lots along City Lake Rd. which would encompass the Park North of the Street Shed. Motion carried 3-0 with Commissioner Duncan absent.

Motion was made by Commissioner Robbins and seconded by Commissioner Downs to approve opening bids for lot 13 (11-36-400-035) of the Lake Cottage Subdivision. There were three bids Josey Bartello & Shane White for \$4,000, John & Kendra Wright for \$7,613 and John Unger for \$10,001. After discussion the Council accepted the high bid from John Unger for \$10,001. Motion carried 3-0 with Commissioner Duncan absent.

Motion was made by Commissioner Robbins and seconded by Commissioner Downs to approve opening bids for lot 14 (11-36-400-037) of the Lake Cottage Subdivision. There was one bid from Josey Bartello & Shane White for \$4,500. The Council accepted the bid for \$4,500. Motion carried 3-0 with Commissioner Duncan absent.

Motion to Adjourn was made at 8:45 pm by Commissioner Robbins and seconded by Commissioner Downs. Motion carried 3-0 with Commissioner Duncan absent.

Respectfully Submitted,
Cory M. Davidson, City Clerk

Parks & Public Properties Dept. Work Summary

Council Meeting Report-April 27, 2021

- Mowing in parks, lakes, and public properties, emptying trash cans, servicing dog park, etc.
- Continued work at Central Park Pool making repairs and preparing for painting
- Painted bike racks from Central Park
- Removed vandalized backboard from basketball pad at Central Park
- Put down blacktop in road loop at 4th of July Point and filled holes in campground roads and S. Marina parking lot
- Continued dirt work and seeding at Central Park
- Replaced batteries in Sports Complex golf cart and assisted with various tasks at the complex
- Put up flags on downtown light poles
- Patched flat, rubber roof at Challacombe House
- Installed new surveillance system at South Marina

Street Dept.

1. Ran street sweeper
2. Graded alleys
3. Poured 140 ft. of sidewalk on Beal St. work is ongoing
4. Graded edges of road on Greenbrier
5. Mowed right of ways
6. Cut brush
7. Blacktopped
8. Picked up leaves and brush

Community and Economic Planner Report 4/27/2021

-There is a new initiative in the county called the "South Central Illinois Regional Workforce Training and Innovation Center. It is a major effort to provide much needed workforce training to Montgomery County and the counties around us. I'll be providing more updates in future council meetings, but I think this is vitally important step for our region. I've been invited to be a part of these discussions on behalf of Hillsboro.

-The Coop Incubator is now moving forward. The building renovations are coming along. At this point, the plan is to have a soft opening in the summer with a grand opening in the Fall, following COVID guidelines. The space will open as a shared workspace and then progress into the incubator space in January 2022.

-The Red Rooster is hoping to open its hotel space by late summer and early Fall with the distillery to follow soon. Everyone in Hillsboro needs to prepare for this opening, as it will open up our weekend tourism business and create a whole other possible economic sector. In many ways, we must consider this as another Atlas 46 coming into town, especially when it comes to the distillery/brewery side of things. I am including this in our economic development plan.

- The Tourism group continues to meet and expand. We are working on a number of projects as we are moving forward. I continue to work with Rivers and Routes out of Alton to keep getting the word out to the region.

-Rivers and Routes (based in Alton), the tourism board for our region, is coming to town for a grand tour. I do not have dates yet, as I'm coordinating with a few others. I invited them to come so they could get a full Hillsboro experience and we are setting up the day with them. Stay tuned.

-Eagle's Zinc update. Cory is working on getting the EPA to give us complete transfer of ownership. The Corp of Engineers magazine is doing a feature on the property and did an interview with Mayor Duncan about the importance of the site. The Future Land Use Committee is working hard to develop a plan for the site.

-Per the Council's instruction, I've signed up for the University of Georgia's Grant writing program. It will be the week of June 14-18. For obvious reasons, I'll be keeping my schedule clear that week, as it is intensive program consisting of four classes (24 credit hours) compressed into that week.

Respectfully Submitted,

Jonathan Weyer
Community and Economic Planner.

HILLSBORO CENTRAL PARK POOL



Burbach Aquatics, Inc. (BAI)

Austin Nolden, E.I.T.

Josh Layer

BURBACH AQUATICS, INC.
ARCHITECTS & ENGINEERS
10000 N. 10th Ave., Suite 100
Tucson, AZ 85747
(520) 797-1000

HISTORY

- Originally built in 1937
- Pool facility site is on a former lake
- The local fill pipe to the pool was replaced approximately one year ago with a PVC pipe
- Sand filtration equipment was installed approximately 20 years ago and greatly improved the water quality.
- Minor improvements to the bathhouse structure, and finishes have been completed over time.
- Jim May should be commended on his efforts to maintain and upkeep the facility to this point. However repairs will only take you so far and a more comprehensive plan should be crafted for the future.



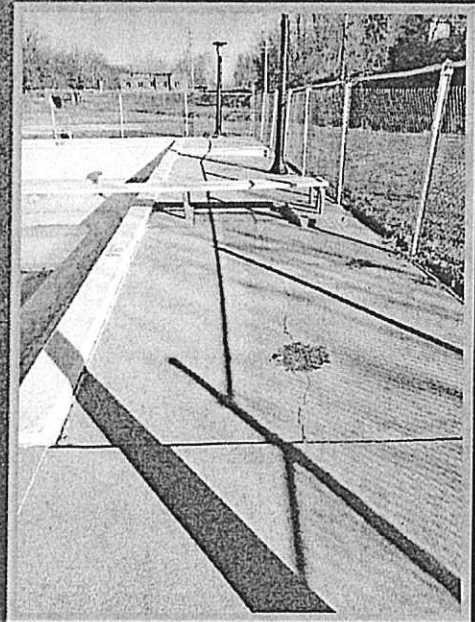
NOTABLE CONDITIONS, VESSEL

- Existing cracks in the diving hopper
 - This allows water to seep into vessel when empty;
 - Depending on local water table this allows water to exit the pool vessel.
- Sound testing determined that the concrete is weak throughout the pool vessel
- Multiple cracks were observed
- The pool vessel finish is built up with many coats of paint.
 - This paint is failing, falling off and cracking.
- $\frac{1}{2}$ M diving board not code compliant
 - 8'9" water depth Code requires 9'5"



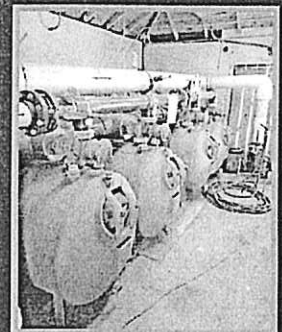
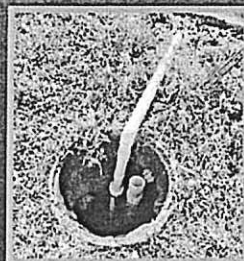
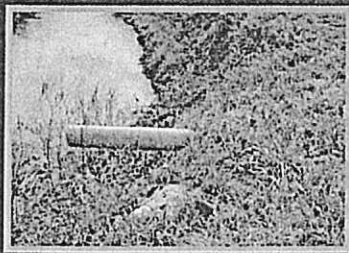
NOTABLE CONDITIONS, DECKING

- Decking is not ADA compliant
 - Exposed joints;
 - Excessive cross slope.
- Obstructions are present within 5' of the enclosure
 - Notably behind the diving board.
- Tripping hazards observed



NOTABLE CONDITIONS, PIPING SYSTEM

- Main pool pipes are undersized for return, gutter, and main drains
- Inlets are not spaced per Code compliance
- Recirculation system is undersized and not Code compliant
- The "surge well" that acts like a surge tank is undersized per Code
- Gutter outlet pipes empty to creek on east side of the facility, this is chlorinated water and is not permitted.
- This pool facility loses approximately 3 million gallons of water a season
 - Typically, facilities utilize a closed loop of recirculated water;
 - Increases cost of purchasing water and chemicals.



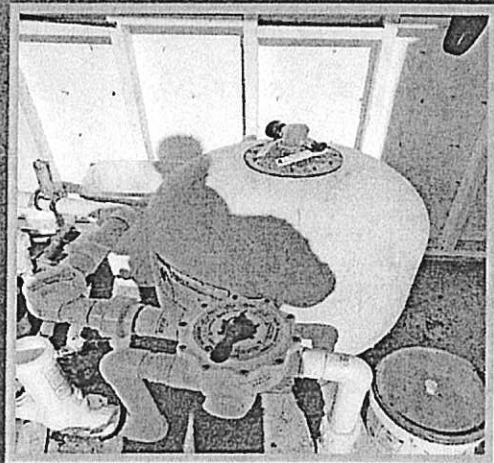
NOTABLE CONDITIONS, WADING POOL

- The wading pool vessel is pitted and cracked
- The route to get to the wading pool is not ADA compliant
- The results of the sounding test found that the concrete is in poor condition
- Cracks observed radiating from main drain



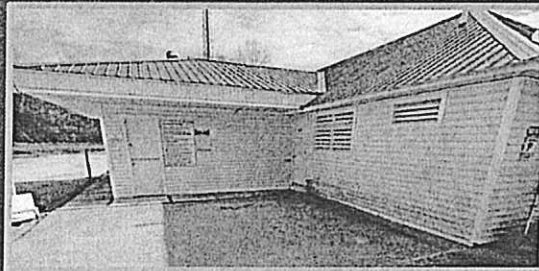
NOTABLE CONDITIONS, WADING POOL

- Inlets are not spaced to meet Code
- An overflow system is required by Code
 - There is currently no overflow system.
- Recirculation system is connected to main pool inlet return pipe line – not Code compliant
- The pump, filter, and chlorinator are in good condition
- If main pool is renovated wading pool will need isolated recirculation system.



NOTABLE CONDITIONS, BATHHOUSE

- Not ADA compliant
 - Entrance and hallway widths, shower area access, plumbing stall dimensions and plumbing fixture heights.
 - Have to step to get into the bathhouse and to exit the bathhouse to the pool area.
- Bathhouse footprint is too small to add the required fixtures to be Code compliant
 - Male Restroom: 3 Urinals, 1 Water Closet, 3 Showers, 1 Lavatory
 - Female Restroom: 4 Water Closets, 3 Showers, 1 Lavatory
- If 5 year repairs are the goal, a successful variance application on the patron loading will be required to obtain a construction permit for the pool repairs while leaving the bathhouse mostly untouched.
 - If variance is not successful, the status quo will have to continue until a replacement project can be funded
 - A variance is not a long term solution, a plan will need to be implemented to make improvements to comply with ADA Code



RECOMMENDATIONS

- Given the condition of the pool vessels, pool mechanical system, and the bathhouse, consider replacing in approximately 5-7 years
- Bathhouse ADA deficiencies, City should consider developing a plan for implementing improvements
- Consider a sinking fund and/or capital programming for future improvements
- Opinion of Probable Construction Cost
 - 5 year repair = \$1.9 million
 - Replace the facility = \$4.4 million

BAI PROFESSIONAL SERVICE STRUCTURE REVIEW

- Phase 1
 - Step 1, Technical Evaluation=Condition summary and improvement recommendations
 - **Step 2, Develop New Construction Program, Recommended**
 - Step 3, Public Opinion Poll, Optional
 - Step 4, Artist Rendering, Optional
 - Step 5, Fund Raising, Optional
 - Step 6, Referendum Support, Optional
 - Step 7, Town Hall Meeting-Web Page, Optional
 - Step 8, High Altitude Model, aka Fly Through, Optional

BURBACH AQUATICS PROFESSIONAL SERVICES

Where we are now:

PHASE I

Step 1- Technical Evaluation=Condition summary and improvement recommendations

What's next? Where do we go from here?

PHASE I

Step 2- Develop New Construction Program, focus on replacement of the existing facility

- Site evaluations
- Natant demand & Competing Pools review
- Review of Wants and needs
- Conceptual Site Plan Development
- Opinion of Probable Construction Cost
- Opinion of Probable Operation Cost
- Project Funding Mechanism Review
- Development of Recommendation for a proposed pool project

Or CITY COUNCIL could decide to move into:

PHASE II

Plan and Specification Development for a \$1.9 million repair project

PHASE I, STEP #2 DELIVERABLES

- Site Evaluation- BAI will review and evaluate different locations if desired by the City.
- Natant Demand- Area competing pools review, growth projection and demographic review, and pool sizing recommendation.
- Review of Wants and Needs- BAI will review the 4 uses of a swimming pool and how that will incorporate into the development of a new pool.
- Conceptual Site Plan Development- Selection of new pool amenities, site development and facility layout, Opinion of Probable Construction Cost (OPCC) and Opinion of Probable Operating Cost (OPOC), staffing review.
- Project Funding Options- BAI will work with Pool Committee, City Staff to develop a funding recommendation to construct of new facility (General Fund, Capital Campaign, Bonds, Sales tax, Grants, etc.)
- Timeline Development- BAI will work with Pool Committee and City Staff to develop a proposed project timeline to complete the construction of a new aquatic facility.
- Development of Pool Committee Recommendations and Presentation- At the end of Step #2, the Pool Committee will present to the Park Board or City Council a list of recommendations that they have developed over the last 6-9 months regarding the future of the pool in their community. The "What, Where, When, How Much & How do we pay for it"

QUESTIONS