

UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, February 15, 2022, 6:00pm
Yorkville City Hall, Council Chambers
800 Game Farm Road

In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the United City of Yorkville is encouraging social distancing during the ongoing pandemic by allowing remote attendance for this meeting.

IN ATTENDANCE:

Committee Members

Chairman Matt Marek, in-person
Alderman Ken Koch, in-person
Alderman Joe Plocher, in-person

Absent: *Alderman Jason Peterson*

Other City Officials

City Administrator Bart Olson, in-person
Assistant City Administrator Erin Willrett, remote
Engineer Brad Sanderson, EEI, in-person
Public Works Director Eric Dhuse, in-person
Community Development Director Krysti Barksdale-Noble, remote
EEI, Nadia Schweisthal, in-person

Other Guests: None

The meeting was called to order at 6:00pm by Chairman Matt Marek

Citizen Comments: None

Previous Meeting Minutes: January 18, 2022

The minutes were approved as presented.

New Business:

1. PW 2022-06 Snow Operations Report

Mr. Dhuse said the season has been normal so far. Public Works will soon be picking up 2 trucks in Indiana that are ready to spread salt. Currently the city has 750 ton of salt and an extra 1,000 ton at the county.

2. PW 2022-07 Kane Kendall Council of Mayors – Call for Projects

Mr. Sanderson said there is a call for projects from the Kane Kendall Council of Mayors. The project request comes from CMAP to the Mayors every 2 years and is federally funded. In 2020 Bristol Ridge Rd. was re-surfaced with some of these funds. There are 3 types of projects eligible: major reconstruction, rehab and preservation. Mr. Sanderson said Bristol Ridge Rd. would be a preservation project and it is the one being recommended. He said it is the committee's choice if they want to do another application and East Van Emmon is also being recommended. He said about \$400,000 in federal funds would be available for Van Emmon. These are considered FAU routes (more heavily traveled) and only federal funds can be used. Krysti Barksdale-

Noble has applied for a grant for Van Emmon as well. Looking ahead, Engineer Sanderson said Cannonball Trail, Kennedy Rd. and W. River St. would be recommended in 2 years. Applications are due at the end of March and a project will be selected later this year. The committee was OK with these recommendations and this will move to the Council on the regular agenda.

3. PW 2022-08 EEI Rate Increase Request

Mr. Olson said this the annual inflationary rate increase request. This applies to special projects with engineering agreements and the base agreement which is capped at \$240,000. With the increase, it would decrease the number of hours allocated for the base agreement. He sees no issue with the 5% increase and recommended approval. Alderman Koch asked if the city ever goes out for an RFP for engineering service quotes. The standard for RFP's in the state code is usually for amounts over \$25,000 or \$40,000 unless the Council approves with a super majority or has a previous relationship with a firm. This moves to the regular Council agenda.

4. PW 2022-09 North Central Elevated Water Storage Tank Rehabilitation – Bid Award

Bids were let on February 4th for the rehabilitation/coating of the tank off Tower Lane. Containment will be utilized to minimize overspray to nearby homes. Three bids were received and Mr. Sanderson recommended the bid be awarded to Jetco at \$630,750 which was below estimate. The committee was OK with this and it will move to the consent agenda.

5. PW 2022-10 North Central Elevated Water Storage Tank Rehabilitation – Construction Engineering Agreement

This agreement covers the project described in item #4. It is budgeted and estimated at \$50,000. Mr. Olson recommended approval and it moves to the consent agenda.

6. PW 2022-11 Mill Road Reconstruction – Change Order No. 1

Ms. Schweisthal said Nicor completed their relocation work on November 10 and staff decided to delay the project to May due to weather. The committee was OK with this and the item moves to the consent agenda.

7. PW 2022-12 Raintree Village – Unit 5 Lot 362 – Plat of Easement Modification

Mr. Sanderson said Lennar requested to modify a drainage easement due to an existing berm in a Lennar-owned lot. In order to blend in the grading with adjacent lots, additional area was needed. Staff supports the grading plans submitted. Alderman Koch asked if Lennar must disclose the easement is different when they sell it and it was stated they will be required to furnish a plat of survey. This moves to the regular Public Works agenda.

8. PW 2022-13 Timber Ridge Estates (former Kendallwood) – Proposed Dormant Special Service Area (SSA)

Mr. Olson explained that when an HOA fails, the SSA is a mechanism to take its place. Ms. Noble further explained the backup SSA allows the city to perform whatever maintenance is necessary. In this agreement, there are 8 lots designated for stormwater management. Lot 91 is the temporary access easement which staff is recommending be removed from this ordinance. This development is unique because there is fencing and a retaining wall. The Engineer estimated the cost of maintaining the stormwater facilities at about \$33,000 per year, which includes maintenance of the basins and removal/replacement of both the fence and retaining wall.

The 83 residential lots have an EAV of \$450,000. The SSA tax total is \$1,650 annually. The tax listed in the memo is the standard maximum SSA tax, but Mr. Olson does not anticipate having to use it. The developer has some questions, so it is not certain if this matter will be on next week's agenda. Alderman Koch asked how long it takes to activate the HOA and Mr. Olson said it should be formed when the first house is sold. He said the HOA can theoretically be controlled by the developer until total buildout occurs. Mr. Koch said he had 2 experiences in his Ward where the HOA was controlled by the developer for an extended time. This moves to the next regular Council agenda.

9. PW 2022-14 Grande Reserve – Unit 9 Street Name Change

Ms. Schweisthal reported on the next 3 items. She said the Kendall County GIS wanted to rename Seeley Street, (a cul-de-sac north of Allegiance), to Seeley Court. The developer was OK with this and this item moves to the Council consent agenda upon recommendation of the committee.

10. PW 2022-15 Grande Reserve – Unit 13 Acceptance

This is related to the punchlist in Unit 13 where there are 2 lots that need sidewalk, which is anticipated to be finished before the 1 year bond expiration. There is a letter of credit reduction in the amount of \$123,062. This will move to the consent agenda.

11. PW 2022-16 Grande Reserve – Unit 14 Acceptance

Ms. Schweisthal said the punchlist work has been completed. There are 3 lots that need sidewalk which is anticipated to be finished prior to the letter of credit expiring. The reduction is \$176,242 with a 10% performance guarantee. This also moves to the consent agenda.

12. PW 2022-17 Fox Road Intergovernmental Agreement with Kendall County

Mr. Olson said Kendall County needs approval of this agreement within 2 days to be able to bid out by April 1. He explained Fox Road is city controlled to the west edge of Rivers Edge and then under Kendall County's jurisdiction. Under county funding rules, the county would like to assume ownership over the road from the municipal boundary to Rt. 47. They have the funds and grant opportunities for improvements and they are also asking the city to contribute towards the resurfacing. The downside is that the city would lose some control of the road. He said Mayor Purcell wishes to talk with county officials to determine the costs and details. The city is estimating the cost is \$600,000 for resurfacing which includes a piece of missing sidewalk. The county would then send a bill to the city. Mr. Dhuse said the county has also done this in Plano. Alderman Koch asked about a portion of a sidewalk that will not be addressed in this project. Mr. Olson said the city has had jurisdictional transfers like this before and the same will occur with Van Emmon.

Old Business: None

Additional Business:

In response to Alderman Koch's inquiry if progress had been made on the out-of-service light at Tuma Rd., there has been no further movement. He also noted that the southbound lane of Rt. 47 by Landmark Car Wash is cracking. Mr. Dhuse said there is a large storm sewer there and he will inform IDOT.

Mr. Olson reported on Bright Farms and said he and other city staff had attended a meeting with YBSD. YBSD is in favor of the proposal and the city will forward it to the next YBSD meeting scheduled for March 14. He does not know if there will be a full development agreement by the next Council meeting, but he will have preliminary information.

There was no further business and the meeting adjourned at 6:38pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker, in-person