

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, May 20, 2025, 6:00pm
Yorkville City Hall, East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

IN ATTENDANCE:

Committee Members

Chairman Craig Soling
Alderman Rusty Corneils

Alderman Dan Transier
Alderman Joe Plocher

Other City Officials

Erin Willrett, Assistant City Administrator
Engineer Brad Sanderson, EEI
Alderman Matt Marek

Public Works Director Eric Dhuse
Assistant Public Works Director John Sleezer
Alderman Chris Funkhouser

Other Guests: None

The meeting was called to order at 6:00pm by Chairman Craig Soling.

Citizen Comments: None

Previous Meeting Minutes: April 15, 2025

The minutes were approved as presented.

New Business:

1. PW 2025-45 Quarterly Bond and Letter of Credit Reduction Summary

Mr. Sanderson said this is a standard summary with 2 action items, one for Grande Reserve Unit 4 and the other for Timber Ridge Estates. This is for info.

2. PW 2025-46 Capital Improvement Projects Update

A couple of the many projects were highlighted by Mr. Sanderson. One was the Eldamain water main loop and the southern sanitary connection project, both under construction for Cyrus 1. It should be finished by the end of June. Also, the local road program has had concrete work done in Heartland--Bristol Bay will begin after that. New surface has also been completed on Van Emmon by D Construction. Alderman Corneils asked about the land acquisition at Kennedy Road and Freedom Place. Mr. Sanderson said there is some movement on this and the right-of-way has been staked. Mr. Corneils also asked about the sidewalk replacement in Countryside and if any landscaping will be done. That work should be done in the next couple weeks.

3. PW 2025-47 Traffic Studies

Mr. Dhuse said a couple traffic studies were done as a result of an accident and from a resident request. The first study was on Somonauk and Spring from McHugh to Colton. The outcome was a recommendation to change from a yield sign to a stop sign at Liberty and Somonauk St. Other signage and stop bars will be placed. Increased traffic is seen on Somonauk to bypass Rt. 34 and 47. There are over 2,000 cars on Somonauk and Spring. The other area was Grande Trail and Constitution near the school. A stop sign will be added near the school. Also, a stop sign will be placed at Berrywood and Lehman with Berrywood being the through street. Four residents requested this study. This moves to the consent agenda.

4. PW 2025-48 Resolution Approving the Release of a Performance Guarantee Bond Related to Grande Reserve Unit 8

Mr. Sanderson said this is the final step for the acceptance process. One year ago the city accepted the improvements and a 1-year warranty period follows. All punchlist items have now been completed and he recommended full release. This moves to the consent agenda.

5. PW 2025-49 Resolution Approving a Change Order Relating to the Bluestem Water Main Replacement Project

The contract was awarded a few months ago and was for the Lake Michigan water project. An 8 inch water main needed to be replaced by a 16 inch main. It was found that GIS information was incorrect and further investigation was done by Mr. Dhuse's staff. They discovered that one more block needed to be included in this project at an increase of \$177,000 for a total of \$642,000. Alderman Corneils asked what prompted further investigation by Public Works. Mr. Dhuse replied they were checking valves prior to shutdown and found there were smaller valves than what was needed. No further changes are anticipated and this moves to the regular agenda.

6. PW 2025-50 South Receiving Station Standpipe – Contract Award

Mr. Sanderson said this is a Lake Michigan related project. There are 2 receiving stations being constructed, one by Grande Reserve and the other along Rt. 126 at Restore Church. At the southern station, additional storage is needed and it was determined long ago that a standpipe was the appropriate solution. Two bids were expected and he noted there are a limited number of tank companies for this volume. In the end, CBI was the only bidder at a cost of \$6.6 million, about \$700,000 above the budgeted amount. Staff reached out to the other expected bidder, Caldwell, who said they did not bid due to the soils being difficult prompting a more intense foundation, and also the 19 other bidding processes in which they are involved.

CBI was also contacted about the substantial increase in their prices. They cited a steel increase, foundation issue will add to cost along with a 80 pilings needed, it is a complex project with multiple contractors, there is also the DWC metering station at this site, a long warranty and high volume of tanks. Mr. Sanderson said CBI also asked if they could delay the completion date until 2028, which the city cannot. He outlined the options for the committee saying the city could move forward with the project with the cost increase of \$700,000, delay the decision until next month and try to bring down costs, or, all bids could be rejected. However, to reject the bids would not be a viable option due to higher costs and jeopardizing the schedule. Also, he said the city does not own the property near the church as of yet, though the church has agreed to a price. A meeting is scheduled soon with the land acquisition specialist to complete the sale.

The Alderman had several questions regarding the contract. Cost of the pylons was discussed and thought to be about \$200,000. Soil borings were done with no detectable issues. The style and heavier foundation is the reason for the cost and not unusual according to Mr. Sanderson. Alderman Funkhouser said he would not object to delaying the decision a month for more feedback and he doesn't feel much re-negotiation would be gained. Alderman Corneils asked what the savings would be with the value engineering option. Mr. Sanderson felt it would be \$50,000 to \$150,000. Changing sites is not an option either and would push the project back 1-2 years. Alderman Soling asked if the foundation issues stem from the standpipe vs. a tank. Mr. Sanderson said a spheroid would likely be more money. Alderman Transier asked if CBI has given a reason for using the pilings vs. the mat foundation. The company has been asked, however, not given an answer. It was decided that if answers about the foundation are received soon, this matter will be forwarded on to City Council and if no answers, then back to committee in June.

7. PW 2025-51 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station Standpipe - Construction)

The committee decided this item will follow item #6.

8. PW 2025-52 2025 Road to Better Roads Program – Contract Award

Mr. Sanderson said there was good competition on the roadway bids. This second portion of Road to Better Roads portion will use MFT funds and likely start in July, finishing at year end. D Construction is the low bidder at over \$1 million and under the estimate. There is a map in the packet for the work north of city hall, Beecher and Water Park Way. Concrete patching will be done as well. He recommended awarding the bid to D Construction.

Alderman Soling asked that D Construction not allow oil to leak all over the street similar to what occurred in Conover. Mr. Dhuse said the contracts have tightened due to past incidents. Alderman Funkhouser asked if Prairie Meadows had been accepted. It has been accepted and buckling has occurred. Expansion panels have been added and joints were cut to prevent this. If “D” is not meeting expectations, Alderman Corneils asked if another contractor could be used. With MFT and state-related projects it is more difficult due to MFT. Mr. Sanderson said you have to build a record of deficiencies and speak with IDOT if you are not awarding to the low bidder. Alderman Corneils asked if there is enough evidence for that, however, there is not enough now. Mr. Sanderson it could be documented and then reach out to IDOT to see what they require. It might incentivize “D” to improve. Mr. Sleezer said he and Mr. Dhuse will be on site each day along with EEI personnel. If deadlines are not met, liquidated damages can be pursued, said Mr. Dhuse. This moves to the regular agenda.

9. PW 2025-53 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (2025 Road to Better Roads Program – Construction Engineering)

This is a standard agreement with EEI and extends one year beyond the contract duration. The cost is \$114,950 and \$120,000 was budgeted. This moves to the regular agenda.

10. PW 2025-54 Faxon Road and Beecher Road Reconstruction – Contract Award

This is related to Cyrus 1 and they are funding. There were several bidders and D Construction had the lowest bid and below estimate and \$1.4 million budget. It is a full reconstruction. Right-of-way needs to be acquired and the project is contingent upon that. Staff has met with owners and their signatures are required. They also briefly discussed the improvements to Beecher. This will move to the consent agenda.

11. PW 2025-55 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (Faxon Road and Beecher Road Reconstruction – Construction Engineering)

Cyrus 1 will be paying for this project and the cost is \$199,944. With committee approval this moves to the consent agenda.

12. PW 2025-56 Resolution Approving a Second Change Order Relating to the Southern Sanitary Sewer Connection

This change order is related to Cyrus 1 and is the sanitary sewer being extended along the train tracks. The original plan called for a 20 inch steel casing under the creek, but during construction many boulders were found and they tried to remove them without success. It was decided it would be more effective to change the casing size to 30 inch pipe. Cyrus 1 approved and will pay 100% of that cost. The Change Order is for \$85,000 + and Mr. Sanderson recommended approval. This moves to the consent agenda.

13. PW 2025-57 BNSF Railway Company License Agreements

a. Southern Sanitary Sewer Connection

b. Eldamain Water Main Loop South

Mr. Sanderson explained this is the license agreement related to utility projects for Cyrus 1. Any time a railroad is crossed, these agreements must be signed. They were reviewed by the attorney and the license fee is \$3,700 per crossing, which Cyrus pays. He recommended acceptance and this moves to the consent agenda.

14. PW 2025-58 Resolution Approving a Change Order Relating to Well No. 9 Emergency Repairs

This is a balancing Change Order, said Mr. Dhuse. The estimate of \$156,000 was exceeded in the time and materials and a problem with the threads on the well pipe was also found. That resulted in a \$19,000 increase,

however, the overall cost was still below the \$375,000 budget. He said the preventative maintenance should be good for another 10-12 years. This moves to the consent agenda.

15. PW 2025-59 Resolution Authorizing the Purchase of a Replacement Generator for the Blackberry North Lift Station, in an Amount not to Exceed \$73,464

This original portable generator was provided by the original developer in 1995 and needs to be replaced. Parts are no longer available, Mr. Dhuse said. A Caterpillar generator was chosen and is \$73,464, below the budget amount of \$100,000. This requires a super majority since it is sole source and moves to the regular agenda.

16. PW 2025-60 Weight Restrictions on Neighborhood Roads – Cannonball Estates and Kylyn's Ridge Subdivisions

Director Dhuse said he is providing suggestions for sign placements and possible restrictions. Alderman Funkhouser asked about the 8 tons and “local traffic only”. Mr. Dhuse explained the rules pertaining to trucks and deliveries, etc. Enforcement is done by the police and it was noted that enforcement officers recognize trucks that are over 8 tons. Trucks were seen going to the lettuce farm and drivers are being instructed to not use the restricted roads or residential neighborhoods. It will take about 2 weeks to receive the signs. There are certified scales at Gas N Wash. The committee discussed examples of weights. If these suggestions are approved, signs will be installed in about 3-4 weeks. Mr. Funkhouser also noted a “no parking” sign near Northland and Blackberry Shores has not been installed yet after discussion last year. This moves to the consent agenda.

Old Business:

1. PW 2025-18 Northland Lane Parking Restrictions - Discussion

This was brought back from last month's meeting. Alderman Funkhouser suggested a conversation with Parks & Rec to manage the parking incurred from the travel team who does pay a usage fee. If the parking was modified as discussed, the cost would be \$430,000. This will be sent to the Park Board for further discussion.

2. PW 2025-33 Pavement Management Study – 5 Year Plan

Engineer Sanderson said this came from the March committee meeting where the results of the study were presented. It was requested that a 5-year plan be compiled. Several exhibits for the 5-year plan were included in the agenda packet and the budget is \$3.5 million. The Kendall County Council of Mayors will be selecting new projects toward the end of the year. He said there are some potential projects which will be announced at year end including some of the streets that will be damaged by water pipe replacement. In 2026, areas of concentration will be south of the river, Rivers Edge and Raintree. A general consensus is needed for this. An engineering agreement will be brought forth in August or September. He also said concrete patching needs to be continually budgeted and crack sealing and rejuvenation is also necessary. Alderman Funkhouser noted that he was very pleased with all that has been accomplished since 2012. This moves to the regular agenda.

Additional Business:

Alderman Funkhouser asked about rejuvenation and if restriping or cleaning stop bars will be done. He said the issues are with ADA ramps, some of which were replaced and grinding of the panels is needed. He also asked about last years' road program and curb replacement, and if punchlist items are still being done. There is some bond left per Mr. Dhuse.

There was no further business and the meeting adjourned at 7:05pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker