

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, June 17, 2025, 6:00pm
Yorkville City Hall, East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

IN ATTENDANCE:

Committee Members

Chairman Craig Soling	Alderman Dan Transier
Alderman Rusty Corneils via Zoom	Alderman Joe Plocher

Other City Officials

Community Development Director Krysti Barksdale-Noble
Assistant Public Works Director John Sleezer
Engineer Brad Sanderson, EEI
Alderman Ken Koch

Other Guests: None

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

Citizen Comments: None

Previous Meeting Minutes: May 20, 2025

The minutes were approved as presented.

New Business:

***1. PW 2025-61 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc.
(Countryside Lift Station Improvements – Design Engineering)***

Mr. Sleezer said this is an agreement with EEI to do the engineering for upgrading work inside the lift station. It will include new pumps and new ventilation. There has been wear and corrosion on the pumps so the work will be more extensive. A new gas detection system will also be installed to make it safer for personnel in the basement. Chairman Soling asked what brand meter will be used, however, that is not known at this time. This item moves to the consent agenda.

***2. PW 2025-62 Resolution Approving An Engineering Agreement with Engineering Enterprises, Inc.
(2025 Stormwater Basin Inspections)***

This is also an agreement with EEI. Mr. Sanderson said they have been doing stormwater basin inspections for some time and it is a requirement of the city's NPDES permit. The city has a permit through IEPA related to stormwater and water quality. He said they have been doing these inspections under the city engineering contract and EEI would prefer to have a separate formal agreement. The requirement is to inspect each basin every 5 years. This will move to the consent agenda.

3. PW 2025-63 Resolution Approving a Change Order Relating to the Eldamain Water Main Loop-South

This is a project related to Cyrus 1. Mr. Sanderson said there are two contracts for the water main and this is the southern part. After the bid and design were done, the developer asked to maintain an existing railroad track on the Cyrus 1 property. It is a railroad spur from the BNSF through the property towards the ComEd substation. Cyrus 1 was originally going to eliminate the spur, then decided to keep it and EEI had to bore under the tracks rather than open cutting. The work is complete and the change is a little over \$77,000 and Cyrus 1 will pay for it. It is not known why they wanted to keep the spur and Mr. Sanderson said that may change again. This will also move to the consent agenda.

4. PW 2025-64 Resolution Approving the Release of a Performance Guarantee Bond Related to Ashley Pointe (Prestwick) Subdivision

Mr. Sanderson said City Council had accepted the public improvements in 2020. Now the rest of the punchlist items have been completed. The unfinished item was the park site which has been regraded and reseeded and the Parks and Rec have now signed off on it. The land still needs to be transferred and the bond won't be released until then. This item will move to the regular agenda.

Old Business:

1. PW 2025-50 Resolution Approving a Bid to Construct a 1,500,000 Gallon Standpipe, Related Water Mains and Other Site Improvements (South Receiving Station Standpipe)

At the May Public Works meeting, there was discussion regarding the bids. The bids came late and they were brought to the meeting. There were some questions which the contractor has now answered. One question was why the site at Restore Church was selected. Mr. Sanderson listed the reasons. A larger site (4 acres) is needed for the DuPage Water Commission transmission line, a metering station, a receiving station that the city will own and operate and a storage facility/standpipe. A certain elevation was also needed since gravity is used for the standpipe. The number of suitable sites for purchase was also limited. The church has been very cooperative throughout the process and the purchase has just been formally closed. If the city would have chosen to buy a different site, there are many funding requirements including a lengthy process with WIFIA requiring environmental sign-offs on all sites and construction work which is a 6-8 month process. Land acquisition is also very lengthy and if there is a site change, it pushes the project back 1-2 years. CB&I had asked to push the tank back to 2027/2028 which does not work for the city.

There were also questions on some of the soils and foundation design. There was an increase in cost related to foundation work. EEI subs out work to do soil borings and for the tank project, they drill down 100 feet for a soil profile. It is included in the bid package for contractors. All assumed it would be a shallow foundation until just before the bids when it was changed based on soil and structural engineering. A decision was then made to go from a shallow foundation to a deep foundation and a use of piles, which is not unusual. That change was about \$700,000. He recommended CB&I for timeliness since a delay will jeopardize having a tank by 2027. Only 2 companies can build this type of tank. Mr. Sanderson said he feels the city won't get a better cost by re-bidding. EEI spoke with CB&I about value engineering to revise and reduce some items to save money. A \$350,000 savings is proposed on a couple items and EEI also found some items on which to save money. Mr. Sanderson recommended awarding the bid for full value of \$6.5 million and they would follow up with a change order.

Alderman Corneils asked if EEI had seen data as to why pylons are needed. Mr. Sanderson said it is CB&I's responsibility to design and stamp it and EEI would see the foundation once it's under contract and information would be forthcoming after the contract is awarded. He said it is not unusual to take their word for it. It is double checked after the contract is awarded, he said, and the layer of soil is the reason. Alderman Corneils asked if this is a common occurrence considering the \$700,00 difference. Mr. Sanderson said bidders don't detail the foundation work until later. Typically a pre-bid meeting is held and there is an exchange of questions. With the high volume of work for the tank company, they likely did not look at it closely. He said more has to do with market conditions and probable nothing would change. It is not unusual to go to a deep foundation.

Alderman Soling added that part of the reason the other contractor withdrew is because they would not have enough time to complete it, the excess cost and many other bids they are submitting. Alderman Transier added that CB&I might not re-bid or bid it higher. This moves to the City Council regular agenda.

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

Mr. Sleezer said this is an engineering agreement for the south receiving station. This relates to the item above. It was noted this contract comes in under budget and it moves forward to the City Council regular agenda.

Additional Business:

Alderman Koch asked the city to begin the process to ask Railnet to repair the tracks downtown before school starts. He said this is redone every 2-3 years and they are getting rough again. Mr. Sleezer said repairs could likely be done by regrinding and it would not require the tracks to be fully shut down. Mr. Transier suggested the Eldamain route could be used as an alternate. Anything within 50 foot of the center of the tracks is the railroad's property and any work done within that area requires railroad personnel to be on site, said Mr. Sleezer. Mr. Plocher noted the road has an easement through the railroad, not the railroad through the road. Engineer Sanderson noted his office has a contact at the railroad and they will reach out to start the conversation.

There was no further business and the meeting adjourned at 6:29pm.

Minutes respectfully transcribed by

Marlys Young, Minute Taker

Minutes transcribed from audio, not present at meeting