

**UNITED CITY OF YORKVILLE  
PUBLIC WORKS COMMITTEE  
Tuesday, October 21, 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 (arr. 6:08pm)

**Other City Officials**

City Administrator Bart Olson  
Engineer Brad Sanderson, EEI  
Public Works Director Eric Dhuse

Assistant City Administrator Erin Willrett via Zoom  
Assistant Public Works Director John Sleezer

**Other Guests:**

Dave Hubert, Fox Highlands

Janice Triptow (via Zoom)

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

**Citizen Comments:**

Mr. Dave Hubert of Kingsmill St. in Ward 1 commented on the water audit and efforts regarding unaccounted water use. He referred to reports from the August and September meetings and explained that he interprets the data differently. From 2012 through 2021, he said there is a consistent pattern of pumped water and unaccounted water ranging from 10-12%. It was 600 million gallons pumped in 2020 and 12% unaccounted which equals 72 million gallons. He said any incremental growth comes from new residents and other usage would remain approximately the same. In 2023-2024 the loss grew to 14% with 700 millions gallons pumped. Using past calculations, that resulted in a 28% increase in the losses and with no additional water main breaks. He believes this calculation needs to be evaluated. He said the figures were consistent for 10 years before it rose dramatically. He does not believe it is a software problem. He believes the city is actually losing much more water than in previous years. Mr. Olson will consult with staff and respond to these questions.

**Previous Meeting Minutes:** September 16, 2025

The minutes were approved as presented.

**New Business:**

***1. PW 2025-94 Quarterly Bond and Letter of Credit Reduction Summary***

This is the standard report with no new activity and is informational.

***2. PW 2025-95 Capital Improvement Projects Update***

Mr. Sanderson said the memo highlights the projects being done. He said 3 of the utility projects related to Cyrus 1 are almost complete. The 2025 water main replacement project on the south side of the river is moving along and it is expected all replacements will be done before the end of the year. He said some of the paving work will be pushed to next year. Also, the east alley water main replacement should be done a couple weeks. In addition, the NW tank and south standpipe, both relating to the Lake Michigan water project, will be started in the next couple weeks. The Road to Better Roads program paving is finished.

**3. PW 2025-96 Water Reports for January 2025 – September 2025**

Director Dhuse said these are the monthly summaries and by IEPA rules, must be adopted by the City Council. The October report reflects the 1.5 million gallon water loss from the large water main break on Crooked Creek. He said there were many new accounts. Chairman Soling asked for more details about the Crooked Creek water main break and Mr. Dhuse replied that there were small holes in the pipe, but the pipe broke very suddenly. There were 2 breaks back-to-back which were repaired. He said 105 feet of new pipe will be installed to replace the 1989 pipe. This item moves to the consent agenda.

**4. PW 2025-97 BNSF Agreement (Quiet Zone)**

Engineer Sanderson said this item was first discussed in September and he recalled the steps that need to be taken for quiet zones. He said BNSF now charges \$28,000 for their work to establish quiet zones. This item will move forward to the regular agenda.

**5. PW 2025-98 South Receiving Station – Contract Award**

Bids were received on October 7<sup>th</sup> for the south receiving station. A similar number of bids was received as was for the north station. Whittaker Construction was the low bidder at \$6,875,000 and they were also the low bidder for the north station. Mr. Sanderson recommended awarding them the bid and the item moves to the regular agenda.

(Discussion on items #6 & #7 was reversed)

**6. PW 2025-99 Resolution Approving an Engineering Agreement with Engineering Enterprises, Inc. (South Receiving Station – Construction Engineering)**

Mr. Dhuse said this is the accompanying agreement for item #5 and will authorize Engineering Enterprises to oversee this project. The budgeted cost is \$362,000 and will be spread over 3 fiscal years. This moves to the consent agenda with committee approval.

**7. PW 2025-100 Resolution Approving An Agreement By and Between the United City of Yorkville and the State of Illinois Acting By and Through the Department of Transportation (IL Route 47/US Route 30 – Waterpark Way to Jericho Road)**

This item is related to a previously passed inter-governmental agreement, said Mr. Sanderson. With the expansion of Rt. 47 from Jericho to Waterpark Way, some of the improvements conflict with city water main in an existing easement. The agreement says that the state will pay for the construction. The design cost was inadvertently omitted from the agreement and this agreement will cover that cost. The committee was OK with this and it will move to the consent agenda.

**8. PW 2025-101 2025 Water Main Replacement – Change Order No. 2**

Engineer Sanderson said this is about 70% complete and funded by IEPA. The IEPA was slower getting the loans out and the project did not start as early as hoped. November was the original finish date, however, he recommends the new completion date of June 2026 to allow for the paving to occur in the next construction season. He recommends acceptance and there is no difference in price. This will move to the consent agenda with committee approval.

**9. PW 2025-102 Water Meter Replacement - Phase II**

Mr. Dhuse gave this update. He said approximately 900 of the 1,200 meters in the first phase have been replaced. The infrastructure on top of the water tower was also changed in the first phase. Almost 4,000 meters will be changed out in Phase II. Some of these meters are now 25 years old. This should help get under the 10% water loss needed. When finished, all will be able to be radio-read remotely and anytime with accuracy. The same company will do the changeout. He said it is important to have this done now to have a full year of water data by October 2027. He said the complete changeout of meters should be done by October 1, 2026. City staff will do the replacement if residents are having issues with their meters, but the company will do the bulk of the replacements. This will move to the regular agenda.

**10. PW 2025-103 Caledonia Phase 3 – Acceptance**

The punchlist items and infrastructure are complete and Mr. Sanderson recommends acceptance. There is a one-year guarantee and a re-inspection will be done at 8 months. This moves to the consent agenda.

**11. PW 2025-104 Grande Reserve – Unit 12 Bond Release**

**12. PW 2025-105 Grande Reserve – Unit 15 Bond Release**

**13. PW 2025-106 Grande Reserve – Unit 22 Bond Release**

These 3 items were discussed simultaneously. Mr. Sanderson said all are on the 1-year maintenance phase and some items were corrected, but all work is now complete and he recommended bond release for all 3. These items move to the consent agenda.

**14. PW 2025-107 Grande Reserve – Unit 28 Plat of Easement Grant**

This apartment complex is located north of railroad tracks. There are water mains and sanitary sewer installed and will be public. Easements are needed and Mr. Sanderson recommends approval of the agreements for the easements. This also moves to the consent agenda.

**15. PW 2025-108 2024 Water Main Replacement - Contracts A and B – WIFIA Change Orders**

Finance Director Rob Fredrickson compiled a memo for the packet which gave the reason for the Change Order. These 2 projects were not included in the original WIFIA package and 24 projects are now desired to be included in the WIFIA package. Adjustments are needed to the 2 contracts, language needs to be added to the construction contract and language needs to be added to the design construction and engineering agreements. When the Change Orders are approved, they can be rolled into the original WIFIA package with no dollar change. Mr. Sanderson recommended acceptance and this moves to the consent agenda.

**16. PW 2025-109 Water Audit and Non-Revenue Water Reduction Consultation – Agreement for Professional Services**

Mr. Olson said this is an agreement with Engineering Enterprises to conduct the water audit as a requirement of the Lake Michigan allocation permit and also includes a cleanup of the 2024 report. It is an estimated cost of \$49,800 which is budgeted and he recommends approval. This moves to the regular agenda.

**17. PW 2025-110 Meeting Schedule for 2026**

The committee approved the schedule at committee level.

**18. PW 2025-111 Windett Ridge Road and Fairfax Way Traffic Control Study**

Mr. Olson said the Mayor had received a citizen complaint about speeding at this location. The Mayor felt there should be a 4-way stop and after an analysis was done, it was determined the stop is warranted. Staff recommends the 4-way stop and a nearby branch will be trimmed by the city. This will move to the consent agenda with committee approval.

**Old Business:**

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

Mr. Olson said there is no update on this yet. He said the city has been doing these inspections on a base contract and approving hourly increases where needed. The inspections are using the hours of the basic contract and it was decided to make this a separate contract. The Mayor has concerns about the trees in the basin and does not want them removed unless necessary. This will be placed on the consent agenda.

**Additional Business:** None

There was no further business and the meeting adjourned at 6:33pm.

Minutes respectfully transcribed by  
Marlys Young, Minute Taker