

UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, September 19, 2017, 6:00pm
Yorkville City Hall, Conference Room
800 Game Farm Road

IN ATTENDANCE:

Committee Members

Chairman Joel Frieders	Alderman Ken Koch
Alderman Jackie Milschewski	Alderman Seaver Tarulis

Other City Officials

City Administrator	Engineer Brad Sanderson, EEI
Interim Assistant City Administrator Erin Willrett	
Public Works Director Eric Dhuse	Alderman Chris Funkhouser

Other Guests:

Matt Weiss, Terracon	Julie Schlichting, Imperial Investments
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The meeting was called to order at 6:00pm by Chairman Joel Frieders.

New Business: (out of sequence)

7. PW 2017-64 Overview of Downtown Brownfields

Matt Weiss from Terracon opened the discussion and said his company is evaluating the Riverfront Park and Grainco sites to determine if they meet the program requirements for remediation. The Brownfield status was initiated in 2005 when a grant became available for environmental assessment. Groundwater was tested and petroleum impacts were found in front of Grainco where there was a previous fueling station. Heavy metals including lead were also found in fill material. A work plan was submitted to EPA and approved by them. The site is now enrolled in a remediation program and the City is waiting on a development plan from Imperial Investments.

Mr. Weiss said there are two types of remediation: industrial and residential and the site was evaluated using the residential standards. It was also noted that the park site is not included in the Brownfield project. Mr. Koch asked if there are grants available for the cleanup if needed, in the second TIF. A revolving loan fund is also available through the EPA.

There is no penalty to keep the Brownfield project open, however, new regulations could be introduced and EPA purges their list of projects after 5 years if there is no action. Mr. Olson recommended staying in a “holding pattern” at this time unless the State moves to purge the list. When the project is

finished, the State issues an “NFR” letter which releases the City from further liability. Mr. Weiss said

that the three properties were bundled for remediation because private owners are not eligible for grants. The City can also proceed with just their portion if they wish. Alderman Funkhouser suggested a public/private partnership for the remediation and requested cost estimates. Mr. Olson said the cost in 2012 was \$600,000 to \$700,000.

Citizen Comments: None

Previous Meeting Minutes: July 18, 2017

The minutes were approved on a unanimous voice vote.

New Business:

1. PW 2017-58 Water Department Reports for April, May and June 2017

Mr. Dhuse noted that since this report is for the summer months, the usage is higher. These reports move to the Council consent agenda.

2. PW 2017-59 Autumn Creek Unit 2C Acceptance

Pulte requested acceptance of the unit north of Kennedy Road. All punchlist items are done and Mr. Sanderson recommended acceptance. There is a 1-year maintenance period for any other items that might surface. Lighting issues that Alderman Tarulis had brought forward are being addressed. This moves to the Council consent agenda.

3. PW 2017-60 Kennedy Road Shared Use Path (ITEP) – Authorization Nos. 1 and 2

Two change orders were received with one being for a warning system for pedestrians at the railroad and the other is for unstable materials which required extra excavation. The City's cost is 20% of the \$8,000 overage, but the project is still below the budget and state agreement. Also discussed was the high cost of the vinyl plastic marking material near the tracks. These change orders move to the consent agenda.

4. PW 2017-61 Road to Better Roads Programs for 2018

An outline for next year's program was presented early to take advantage of low bids. Several streets were listed for repair consideration. The Council will need to adopt the suggested roads for repair so bids can be started. Mr. Sanderson also recommended an update of the road study which was last done in 2012. This moves to the Council consent agenda.

5. PW 2017-62 Traffic Control Review

a. Blackberry Woods

Four intersections were studied for possible traffic control devices and Cannonball at John and Independence streets were recommended for stop signs.

b. Autumn Creek area

No changes in signage were recommended.

This report will move forward to the Council consent agenda.

6. PW 2017-63 Water Ordinance

Ms. Willrett said the water ordinance has been thoroughly reviewed by staff and the attorney and some changes have been recommended including: changes in fees based on EEI studies, new multi-tenant buildings will have separate meters with the landlord being ultimately responsible for charges (older units not required to retrofit when there is only one meter) and increase in turn-on fees. She also provided a comparison of all changes. The committee was OK with these and this moves to the regular Council agenda.

7. PW 2017-64 Overview of Downtown Brownfields (discussed earlier)

8. ADM 2017-70 Building Conditions Survey Results

Ms. Willrett reported on the survey and said EMG met with staff regarding all aspects of city structures. The data will be compiled into an on-line portal. Alderman Frieders suggested this survey be kept on the agenda each month and Alderman Milschewski asked for a breakdown by building. Mr. Olson said there are 10 buildings to consider. The committee discussed various methods of reviewing the volume of data, some of which are life-safety issues.

Alderman Funkhouser suggested a joint meeting of Public Works and Administration next month. This topic will also be discussed at the goal-setting meeting. Mr. Olson said they will bring an easy and difficult topic to discuss.

Old Business:

1. PW 2017-49 Selection of YBSD Liaison

Joe Plocher was selected to be the YBSD liaison and Jackie Milschewski will be the liaison for the library.

Additional Business:

Alderman Milschewski asked if the City could install stops signs with blinking lights at Heustis and Van Emmon. Mr. Dhuse said they are solar powered and cost \$1,600 each. It was also noted there is a sight distance issue due to an overgrown evergreen at that location.

Alderman Tarulis noted increased use of the Kennedy Road path and suggested more trees on top of the berms.

It was noted by Alderman Frieders that Autumn Creek Boulevard at Rt. 34 will be shut down to all traffic except emergency vehicles. He also noted the traffic light at Rt. 47 and Galena has been blinking recently causing traffic backups. It is the State's responsibility and they have been notified.

There was no further business and the meeting was adjourned at 7:51pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker