

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, June 20, 2023, 6:00pm
Yorkville City Hall, East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

IN ATTENDANCE:

Committee Members

Chairman Ken Koch
Alderman Matt Marek

Alderman Rusty Corneils
Alderman Craig Soling

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Alderman Chris Funkhouser (via Zoom)

Public Works Director Eric Dhuse
Engineer Brad Sanderson, EEI

Other Guests:

Mr. Chris Hansen, Kluber Architects
Dave Guss

Mike Krempski

The meeting was called to order at 6:00pm by Chairman Ken Koch.

Citizen Comments:

Minutes for Correction/Approval: May 16, 2023

The minutes were approved as presented.

New Business:

1. 2023-51 Resolution Approving an Agreement By and Between the United City of Yorkville, Kendall County, Illinois and Illinois Railway, LLC

Mr. Dhuse provided an update for the cost of the railroad repair at the Poplar Drive crossing. The railway needed to go out for bids because they could not do the repairs in stages as they originally thought. They would have needed to raise the tracks so much that they decided to repair the entire 80 feet at one time instead of stages. They will construct a gravel road for access for the 5-7 day project. Some cleanup and repaving will also be done bringing the total time of the project to 2-3 weeks and the crews will work nights as well. The increase was approximately \$20,000. Director Dhuse said the railroad is waiting for city approval and will begin immediately. This moves forward to the Council consent agenda for approval.

2. PW 2023-52 Public Works Facility Discussion – Scope and Cost Comparisons

Mr. Olson discussed two options for the Public Works facility compared to other municipalities. In the agenda packet, Kluber Architects and Engineers provided square foot costs for some of the nearby projects. Kluber has built or designed more Public Works building than any other firm in Illinois. There was an article in the *Beacon News* that reported the cost of the Montgomery facility and that Yorkville was so much higher. Mr. Hansen did an analysis and found that Montgomery had bid out 2 years prior and also eliminated some items. He also found information on salt and material storage, fuel facility and if similar costs are included in the estimates. He provided those figures to the committee to try and compare “apples to apples”.

Mr. Hansen has also bid part of Aurora's Public Works facility and compared the Yorkville and Aurora costs for

similar features. He has bid on 2/3 of that project since doing it in stages capitalizes on the market which has corrected itself downward about 2%. However, he noted that union workers recently received a 4.2% increase.

Mr. Olson said no action is needed at this meeting, however, a smaller version may need to be chosen. The next step is to choose a scope prior to selecting an architect.

Comments from Aldermen: Alderman Funkhouser suggested an L-shaped building for wall-sharing cost savings. Mr. Hansen added that a box-like footprint would also save considerable money. Alderman Corneils asked if Public Works has hired a fleet mechanic. The position will not be filled until the facility is done. Alderman Soling asked if there is enough space for employees. Mr. Dhuse replied that he has asked for employee input and Tim Evans also provided ideas. The Facilities staff will also join Public Works. Alderman Koch cautioned against comparing Aurora and Yorkville, since Aurora has a larger revenue stream. Alderman Funkhouser said he likes the idea of 100% coverage for vehicles and equipment and does not want to compromise on that. (*Zoom connection was lost for part of his opinion*). He asked about a Morton-type building. Mr. Hansen said it could be explored but might be difficult since some pre-fab structures have trouble complying with the energy conservation code. He said tilt-up precast is generally the most cost-effective in this type of building. Chairman Koch asked about funds to repair more roads and if road repairs will be decided before the new facility. This will need to be determined by the Council, said Mr. Olson. However, he said the Lake Michigan project is the top priority.

3. PW 2023-53 2023 Water Main Replacement Contract B – Contract Award

Mr. Sanderson reported bids went out last week. This was the additional water main added at the urging of IDNR to reduce water losses below 10%. The low bidder was above both the estimate and budget since this is not the ideal bidding time. The Council decided earlier this year to authorize this work. There is much underground work being done in northern Illinois and thus a higher level of contractor need. To bring the project within budget, Mr. Sanderson recommended moving a block of Colton St. replacement to 2024, thereby saving \$190,000. If approved, a Change Order would be issued. He said that 30% of that project is road work. The recommended bid is for Winner Excavating and Alderman Corneils noted a correction needed in the amount shown in the memo. The correct bid is \$1,983,518.

Mr. Sanderson said part of the IDNR permit requires the city to replace all water main prior to 1983. The city has 2 years to reduce water loss to below 10%. Mr. Dhuse said he is hoping to have all construction done by 2025 to reach that goal. Chairman Koch asked if the problem areas are known and Mr. Sanderson said they are and they will be targeted. Alderman Soling commented that it's easier for the residents if all the work is done at one time. This moves to the regular agenda for a vote.

4. PW 2023-54 2023 Water Main Replacement Contract B – Construction Engineering Agreement

Mr. Olson said this is the construction engineering agreement at a cost of \$198,000 plus there is \$10,700 direct expenses for sub-contractors, both which he recommends for approval. This moves to the regular agenda.

5. PW 2023-55 E. Main Street Improvements – Balancing Change Order

Mr. Sanderson said this was the large water replacement project last year and the work is now done. It is being closed out with a Change Order increase of about \$24,000. He noted the Council had added sidewalk a year ago which added about \$59,000. That work was never formally adopted in a Change Order and the Order will memorialize this increase. He said \$53,000 of the balance is already included. He recommends approval and it moves to the consent agenda.

6. PW 2023-56 Water Connection Fee Analysis and Recommendations

Mr. Olson said this is a 2-part discussion of how water connection fees will be decided. First, the city must justify fees to buyers/builders which are based on permits issued for new housing starts and based on legal calculations and second, decide what's reasonable. He said the first component of the water system is well #10 to provide current capacity and later backup capacity. It will serve 8,400 people at a cost of \$6.6 million. The second component is the Lake Michigan costs totaling \$120 million. He provided an approximate estimate of

each person's share of the cost. For residential, some towns have a flat connection fee and charge the same for a condo or a house. Commercial and industrial fees are based on water meter size per code at this time. He does not know if Montgomery and Oswego will change their fees. Additionally, Yorkville will be more costly since it is farther away.

He also referred to a memo by Community Development Director Krysti Noble showing where existing platted units are located and possible fee locks. He noted that Grande Reserve built their own water system, water towers, treatment plant and the city canceled out the water connection fees. He also discussed other developments within the city as a justification of fee increases.

Committee members had a discussion of nearby towns' costs compared to Yorkville. Alderman Koch noted that builders and realtors will express displeasure when rates are raised. Alderman Funkhouser said impacts like these can be detrimental and if there are no fee locks, the building may not occur here. He's not against raising fees, but he cautioned about how it's done. Some developments have fee locks with varying time spans. This is for information.

Old Business: None

Additional Business:

Alderman Koch asked if the street light in Windett Ridge was fixed. Mr. Dhuse said it was fixed the same day they were notified. Mr. Koch also asked about the ownership of some bushes in Greenbriar and it was determined they belonged to the nearby resident who is free to cut them down. Mr. Dhuse said there is a conservation easement around the perimeter of the subdivision and she is not required to maintain the right-of-way in her yard. Mr. Koch also said there is an issue with motorized mini-bikes speeding down the trails of Windett Ridge. Mr. Olson said that must be reported when it occurs, though officers have had a difficult time catching them. They also discussed possible signage.

There was no additional business the meeting adjourned at 7:01pm.

Minutes respectfully transcribed by Marlys Young, Minute Taker