

**UNITED CITY OF YORKVILLE
PUBLIC WORKS COMMITTEE
Tuesday, August 15, 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 Craig Soling
Alderman Rusty Corneils via Zoom (6:04pm)

Other City Officials

City Administrator Bart Olson
Public Works Director Eric Dhuse

Assistant City Administrator Erin Willrett via Zoom
Engineer Brad Sanderson, EEI

Other Guests: None

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

Citizen Comments: None

Previous Meeting Minutes: July 18, 2023

The minutes were approved as presented.

New Business:

1. PW 2023-67 Water Reports for April – June 2023

Mr. Dhuse noted the many new customers each month. Alderman Soling mentioned the big increase in water usage as the weather warmed up and Mr. Dhuse replied that it is for pools, watering sod and Raging Waves which uses one million gallons. Flushing water mains also uses about 800,000 gallons. These reports move to the City Council consent agenda for approval and then are forwarded to the IEPA.

2. PW 2023-68 Well No. 7 Standby Generator – Design Engineering Agreement

Mr. Olson said this is the big standby generator that is funded in the budget. The city attempted to do this 4-5 years ago and was lacking some needed switch gears. Now the project has increased to \$1.2 million. This equipment will protect against water outages and will allow staff to transfer water between different areas of town during long-term power outages. It will be bid next year and EEI has estimated \$52,000 for a design engineering agreement with a slightly changed scope. Mr. Olson said the cost is a bit more than expected but there is savings from other projects. Alderman Soling asked if this equipment will still be useful when Lake Michigan water is used. Mr. Duse replied yes, that the equipment is sized for use with the lake water. This moves forward to the regular agenda.

3. PW 2023-69 Well No. 7 Rehabilitation – Change Order No. 1

The rehab of this well is complete and this is the balancing Change Order which reflects a decrease of \$20,000 from the contract. Mr. Sanderson recommended approval and this moves to the consent agenda.

4. PW 2023-70 Ordinance Amending the Yorkville City Code, Title 7, Chapter 5, Section 7-5-3A

This item was also discussed a couple months ago, said Mr. Olson. There are updated charts and figures and information regarding competitive impact fees.

Rather than move to a flat-based fee system, the city decided to keep the PE method which is a population

equivalency based system. The current connection fees are \$1,500 to \$5,500. Calculations had been done to justify the legal limits of what was thought could be charged. In the calculations, staff took the total costs of all components of the Lake Michigan project and divided it by the number of people it would serve for a per person amount. The question arose--should new residents pay into the costs of water projects started many years ago, considering they benefit from it. Staff arrived at a cost of \$6,500 to \$10,500 for water connection fees. The information has been sent to builders and developers with no responses from them as of yet. In the past, there was a moderate response to increases, but most understood the need. They are more concerned about impact fees.

For commercial or non-residential, the same calculations were used, with a \$5,000 increase spread out over 5 years. He also noted that Ms. Barksdale Noble did an analysis and said that some subdivisions have fee locks and Grande Reserve has their own water system. He also mentioned a few of the other subdivisions and their status. Mr. Olson said staff is prepared to move forward with this recommendation to generate additional revenue.

Alderman Koch asked about fee locks if development stalled. Mr. Olson explained that when the fee lock expires, a notification is given and staff has a conversation with the builder to ask their plans. The builder usually pays in advance and at the lower amount and they may prepay for others they will build in the near future. Alderman Marek asked if some builders may pay in advance, then request a fee lock. Mr. Olson said developers or owners might ask for fee reductions. The current rates have been in place since 2017.

The committee briefly discussed Bristol Bay and the development there. They do not have fee locks and there is mixed ownership. Alderman Marek asked how many spaces are available on the north side and Mr. Olson will research.

This moves to the regular agenda.

5. PW 2023-71 Tandem Axle Dump Truck Purchase

Mr. Dhuse said this is a scheduled replacement for a truck that had been rehabbed. An additional 7 years was gained from that truck. He said they switched brands to Western Star since the County Highway Department switched to them with standing orders every year. This truck will save \$60,000 in the budget, but the manufacturers are reluctant to give a time frame. When the new truck is received, a trade-in estimate will be obtained, but Mr. Dhuse said he may keep the old truck. This moves to the regular agenda.

Old Business: None

Additional Business:

Mr. Dhuse said stop signs have been placed in Grande Reserve and the police have put up a message board.

Alderman Soling asked about the hydrant in the middle of the road—Mr. Dhuse said it is now removed.

There was no further business and the meeting adjourned at 6:27pm.

Minutes respectfully transcribed by
Marlys Young, Minute Taker