

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE MEETING  
MONDAY, FEBRUARY 25, 2019, 7:00 P.M.**

**Members Present:** Chairman Payleitner, Aldr. Stellato, Aldr. Silkaitis, Aldr. Lemke, Aldr. Turner, Aldr. Gaugel, Aldr. Bessner, Aldr. Lewis

**Members Absent:** Aldr. Bancroft, Aldr. Vitek

**Others Present:** Peter Suhr, Director of Public Works; Chris Adesso, Asst. Director of Public Works - Operations; Tim Wilson, Environmental Services Manager; AJ Reineking, Public Services Manager; Ken Jay, Engineering Manager; Jim Keegan, Police Chief; Erik Mahan, Deputy Chief of Administration; Joe Schelstreet, Fire Chief; Chris Minick, Director of Finance

**1. Meeting called to order at 7:00 p.m.**

**2. Roll Call**

**K. Dobbs:**

**Stellato:** Present

**Silkaitis:** Present

**Payleitner:** Present

**Lemke:** Present – arrived at 7:02

**Turner:** Present

**Bancroft:** Absent

**Gaugel:** Present

**Vitek:** Absent

**Bessner:** Present

**Lewis:** Present

**3.a. Electric Reliability Report – Information only.**

**3.b. Natural Resources Commission Minutes – Information only.**

**3.c. Phosphorus Removal and Digester Improvements Project Update – Information only.**

4. **OMNIBUS VOTE – Items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion.**

**Items \*5.b, \*5.c, \*6.h, \*6.i, \*6.j, \*6.k, \*6.l**

Motion by Aldr. Gaugel, seconded by Aldr. Stellato. No additional discussion. Approved unanimously by voice vote. **Motion carried.**

- 5.a. **Recommendation to approve Street Closures for the Bike MS Event at the Kane County Fairgrounds.**

**Chief Keegan presented.** Bike MS is proud to call St. Charles home for the second year in a row. Again this year, the festivities will take place at the Kane County Fairgrounds. A partial road closure has been requested by event organizers in order to safely deploy their riders each day.

No further discussion.

Motion by Aldr. Stellato, seconded by Aldr. Silkaitis. No additional discussion. Approved by voice vote. **Motion carried.**

- \*5.b. **Recommendation to approve Street and Parking Lot Closures and Amplification License for the Fine Arts Show.**

Approved by Omnibus vote.

- \*5.c. **Recommendation to approve Use of City Plazas/Property and Amplification License for the STC Live and Jazz Weekend.**

Approved by Omnibus vote.

- 5.d. **Recommendation to approve a Resolution for the Contract and Lease Agreement with A.I.D. (Association for Individual Development).**

**Chief Keegan presented.** This is for a Contract and Lease Agreement with A.I.D. The contract is for a social worker in the day to day operations and the Lease for the office space. This is a very well received program.

No further discussion.

Motion by Aldr. Stellato, seconded by Aldr. Lewis. No additional discussion. Approved by voice vote. **Motion carried.**

**5.e. Recommendation to approve the Purchase and Project Implementation of Storage System Solutions for the New Police Department Facility.**

**Erik Mahan presented.** Staff is seeking approval to purchase high density evidence storage systems, weapons storage systems, equipment lockers, and personnel locker systems for installation and use in the new police department facility.

A proposal was obtained from Bradford Systems Corporation. Pricing for these storage solutions has been competitively bid and publicly awarded through National Intergovernmental Purchasing Alliance, Contract #P15-150-DT. The total project bid is \$312,240.

No further discussion.

**Chairman Payleitner:** Kristi, would you call a roll, please?

**K. Dobbs:**

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Absent

**Gaugel:** Yes

**Vitek:** Absent

**Bessner:** Yes

**Lewis:** Yes

**Stellato:** Yes

Motion by Aldr. Gaugel, seconded by Aldr. Silkaitis. No additional discussion. Approved unanimously by roll call vote. **Motion carried.**

**5.f. Recommendation to approve School Resource Officer Agreement for School Year 2019-2020.**

**Chief Keegan presented.** District 303 has approached us and expressed their desire to expand our current School Resource Officer program into Thompson and Wredling Middle Schools.

**Aldr. Lewis:** Will the officers be utilized during the off months when they aren't at the school?

**Chief Keegan:** Yes; they will fill in for patrol and help out with shift shortages. They do take additional training and they are Certified Youth Officers so they are a benefit to both investigations and patrol.

**Aldr. Payleitner:** Do they get additional training to work with middle schoolers?

**Chief Keegan:** Yes.

No further discussion.

Motion by Aldr. Stellato, seconded by Aldr. Gaugel. No additional discussion. Approved by voice vote. **Motion carried.**

**6.a. Presentation of Langum Park Corridor Improvement Project by River Corridor Foundation of St. Charles.**

**Chris Adesso presented.** This is a presentation of the Langum Park Corridor Improvement Project; I would like to introduce John Rabchuk who is representing the River Corridor Foundation of St. Charles.

**John Rabchuk,** 914 Ash Street. Our mission is to improve access to the river, especially while the Active River Project is ongoing. We are not asking for approval of anything tonight, we just want to give you information to see if we are on the right track.

Presentation by John Rabchuk.

**Aldr. Lewis:** Do you have to get permission from the State?

**Mr. Adesso:** Yes, no matter what is done, it will have to be permitted by the State.

**Aldr. Stellato:** You are looking for feedback; I'm good with everything we see here.

**Aldr. Lemke:** I would defer to the Camp Kane people on which option is best.

**Aldr. Bessner:** You mentioned the Active River Project; could this become part of that?

**Mr. Rabchuk:** It could; but we understand even if the Active River becomes a focus, to get to this point is a number of years out.

**Jim Enck, 527 N. 5<sup>th</sup> Avenue:** The sitting area is very similar to the ones that the Park District just did at Ferson Creek Park; they have benches and a trail to the water access.

**Aldr. Turner:** I'm very happy that we are doing something south of the Main Street bridge.

**Aldr. Gaugel:** I like the path idea.

**Chairman Payleitner:** I like that you are complimenting a current use.

No further discussion.

**6.b. Consideration of Communications Equipment Installation on the Red Gate Water Tower.**

**Tim Wilson presented.** Just a quick announcement that all our residents will receive two weeks of free yard waste pick up the weeks of March 18 and March 25 which means no stickers on any bundles of brush and no stickers on bags. This information has been posted on the website and will be in the March DEN.

Presentation by Tim Wilson.

**Aldr. Bessner:** There are currently antennas on a steel pole by the water tower. Are they going to get transferred back?

**Mr. Wilson:** Yes. In order for the City's contractor to safely paint the tower, they had to remove the antennas off the tower and put them on a temporary mast. It's taken them some time to transfer back on to the water tower, and that is one of the concerns City Staff has that we will talk about later.

If the Committee is interested in putting antennas on the water tower, this will be a long process. It's going to take 1-2 years for negotiation and there will be significant attorney fees and structural engineering fees involved. Some of the fees are reimbursable, some are not; generally one of year of income is lost to fees.

Tonight we would like to get your general thoughts on this; do you desire antennas on top of the tower or not? If yes, what is the desired location – on the top, or the stem or both? If you do want us to move forward, Public Works will put out an RFP to get firms interested so we can get the best offers to get the most rent.

**Aldr. Silkaitis:** After all the time and money we spent with this tower, as much as I like the income, I am not in favor of putting anything on this tower.

**Aldr. Lemke:** How would maintenance be done around the bowl?

**Mr. Wilson:** There is a ladder that goes up the center of the tower. Once you get to the bowl, there is a tube, so everything would be accessed by a ladder or by climbing to the top of the tower.

**Aldr. Turner:** I'm all for this; I would prefer the equipment on the top. I also think this is in the best interest of our residents to get them better coverage.

**Aldr. Gaugel:** To echo Aldr. Turner's comments, I'm absolutely all for it. Can we get more than one carrier on it? I like your approach to get an RFP out there to build the competition in.

**Mr. Wilson:** Yes, typically you'll see one carrier on the stem and one carrier on the top.

**Aldr. Bessner:** I'm indifferent, but if we are going to move forward, is there a chance the height of the antennas would be consistent around the top of the tower?

**Mr. Wilson:** If we decide to move forward, I'll get better pictures for Committee to see.

**Aldr. Lewis:** This is a no for me; as I was driving the other day I noticed that it's a really attractive water tower. Can you clarify about all the other equipment that's going on the electric poles – is that for cell phones also?

**Mr. Wilson:** Yes, that is for cell phones.

**Chairman Payleitner:** Will this eliminate the need for those on the electric poles?

**Mr. Wilson:** No, it will not eliminate the small cell antennas that Tom has been talking to you about; this will only be one or two service providers on the tower and there will be other service providers looking at this area trying to increase their coverage.

**Aldr. Lewis:** It's a lot of visual clutter and for the amount of money we might get five years from now after we recoup the money we spend in permits and fees – I say no.

**Chairman Payleitner:** Aldr. Gaugel – do we have contacts for the HOA across the street to find out how they feel before we even take a step?

**Aldr. Gaugel:** I can get that to you.

**Chairman Payleitner:** So we have two strong objections. Staff is looking to take a next step – do you have enough?

**Mr. Wilson:** Yes, we have enough for now; we will wait to hear from the HOA chair and then we'll make a decision.

No further discussion.

**6.c. Recommendation to approve Notice of Award for the 7<sup>th</sup> and Division Lift Station Project.**

**Tim Wilson presented.** These next two items are for the 7<sup>th</sup> and Division Lift Station Project. As you may remember, I brought this to City Council in November. This is an IEPA Loan; they have reviewed all the documents and have approved.

The next document for approval, which will allow us to move forward with construction, is the Notice to Award to Marc Kresmery Construction in the amount of \$642,500. No further discussion.

**Chairman Payleitner:** Kristi, would you call a roll, please?

**K. Dobbs:**

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Absent

**Gaugel:** Yes

**Vitek:** Absent

**Bessner:** Yes

**Lewis:** Yes

**Stellato:** Yes

Motion by Aldr. Turner, seconded by Aldr. Lemke. No additional discussion. Approved by roll call vote. **Motion carried.**

**6.d. Recommendation to approve Notice to Proceed and Contract Agreement for the 7<sup>th</sup> and Division Lift Station Construction Project.**

**Tim Wilson presented.** This is the same project and this is the Notice to Proceed and Contract Agreement to Marc Kresmery Construction for the 7<sup>th</sup> and Division Lift Station Project in the amount of \$642,500.

No further discussion.

**Chairman Payleitner:** Kristi, would you call a roll, please?

**K. Dobbs:**

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Absent

**Gaugel:** Yes

**Vitek:** Absent

**Bessner:** Yes

**Lewis:** Yes

**Stellato:** Yes

Motion by Aldr. Stellato, seconded by Aldr. Silkaitis. No additional discussion. Approved unanimously by roll call vote. **Motion carried.**

**6.e. Recommendation to approve Remaining Construction Costs and Guaranteed Maximum Price Proposal (GMP) for the Police Station Project.**

**Peter Suhr presented.** This item is to approve the remaining construction costs associated with the culmination of multiple bid packages. As you are all very familiar, over the past year, dating back to November 2017, this Committee and City Council approved a Construction Management Agreement including pre-construction services, general conditions and construction management services and also construction bids in six separate bid packages totaling over \$22,000,000.

Tonight we are pleased to be presenting what could be considered the final summary of the total construction costs for the project; this comes in the form of a Guaranteed Maximum Price Proposal or GMP Agreement. This Agreement is between the City and Riley Construction. The GMP is the sum of the construction manager's estimate of the cost of work including contingencies and CMP. Since all of the construction bids have been opened and approved, our total financial forecast for this project is very clear at this point in time considering especially the stage of construction. We are very confident in the final cost projections identified in the GMP Proposal in front of you. We are also very pleased to announce that the total project construction costs have continued to trend down by about \$500,000 less than what was presented to you with our design development estimate in May 2018.

In addition to total construction costs, the GMP also solidifies the anticipated date of substantial completion and that is identified on September 9, 2019, so actually ahead of our original schedule. At this point of the project, our entire project team is confident we will have this building ready for our Police Officers in September and within the total construction costs identified within the GMP.

Therefore, Staff recommends approving the remaining construction costs and Guaranteed Maximum Price Proposal for the Police Station with Riley Construction in the amount of \$2,339,085.

**Aldr. Lemke:** The proposed GMP is equal to the budgeted amount. Was there a budget adjustment to reconcile?

**Mr. Suhr:** This is a project that spanned over a couple different budgets, so instead of using the word "budget", we use the words "cost estimate" which is a better term. We started with a cost estimate on this project back in 2015 and every presentation that I've brought forward - eight or nine of them, last year in particular; we have tended to adjust that cost estimate based on trends. At this point in time, based on that original cost estimate that was established in 2015, we are really close to that number. Recognizing that at the schematic design phase cost estimate which was over a year ago, we were trending \$2.3 million over that number, we brought this project all the way down from that deficit.

**Aldr. Turner:** Did you have enough bond proceeds?

**Mr. Minick:** In 2018 we knew there was a supplemental bond issue; we plan to finalize that when we do the upcoming bond issue this year. It was always planned to do it in two phases because of the way we bid the project.

No further discussion.

**Chairman Payleitner:** Kristi, would you call a roll, please?

**K. Dobbs:**

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Absent

**Gaugel:** Yes

**Vitek:** Absent

**Bessner:** Yes

**Lewis:** Yes

**Stellato:** Yes

Motion by Aldr. Turner, seconded by Aldr. Lemke. No additional discussion. Approved unanimously by roll call vote. **Motion carried.**

**6.f. Presentation of Parking Lot A “Checkerboard Lot” Design Concepts.**

**AJ Reineking presented.** Parking Lot A, commonly referred to as the “Checkerboard” Parking Lot is located in front of City Hall at the intersection of Riverside Avenue and Main Street. The parking lot is scheduled for rehabilitation in FY20.

The City applied for a \$50,000 grant through the IL Department of Commerce and Economic Opportunity and although it is fully expected the City will receive that grant, it is unknown as to when, so our Public Works Department is looking to get a design finalized so the project is shovel ready when funding is received.

This presentation will outline three options for parking lot concepts and highlight several opportunities for site improvements in conjunction with the parking lot construction.

Presentation by AJ Reineking.

**Aldr. Stellato:** I vote for 2 first, if cost is an issue, then 1.

**Aldr. Silkaitis:** I vote for 2.

**Aldr. Lemke:** I vote for 1 or 2.

**Aldr. Turner:** I vote for 1 or 2.

**Aldr. Gaugel:** I vote for 1 or 2.

**Aldr. Bessner:** When you come to restriping, will it create more distance backing out?

**Mr. Reineking:** We have an opportunity to save some of the sidewalk which would widen the drive aisle.

**Aldr. Lewis:** You say your handicap parking spot is where the ramp will be. There are people who don't need to park in a handicap spot but need the ramp; how will they manage?

**Mr. Reineking:** This feedback is important, and we can work on that during the design.

**Aldr. Lewis:** I like option 2, but I would like to talk more about the ramp.

No further discussion.

**6.g. Recommendation Authorize Natural Resources Commission Storm Drain Medallion Project.**

**AJ Reineking presented.** The 2018 America in Bloom judges noted many of our storm drains didn't have the fish symbol that one would see straight out of the foundry on newer storm structures. The Natural Resources Commission has identified a means to convey the message without the requirement to immediately replace all the storm inlets in the area; their solution is to place a silicone medallion on the back of the structure or adjacent curb with an epoxy adhesive.

The Natural Resources Commission is proposing 75 installations until it is determined how the medallions hold up in our weather conditions and the program will be reevaluated after that.

**Aldr. Lewis:** This is the benefit of other people coming into our community and seeing things from a different perspective, so I'm pleased we are able to do this.

No further discussion.

Motion by Aldr. Stellato, seconded by Aldr. Silkaitis. No additional discussion.  
Approved unanimously by voice vote. **Motion carried.**

**\*6.h. Recommendation to approve Changes to the Urban Forestry Management Plan and Update Chapter 12.20.030 of the City Code.**

Approved by Omnibus vote.

**\*6.i. Recommendation to Resolution Authorizing Application to Kane County Riverboat Grant Program.**

Approved by Omnibus vote.

**\*6.j. Recommendation to award Purchase Order for LED Cobrahead fixtures to Border States.**

Approved by Omnibus vote.

**\*6.k. Recommendation to award Purchase Order for Engineering of City Hall Substation 12kV Bus Improvements to Utility Design Services (UDS).**

Approved by Omnibus vote.

**\*6.l. Recommendation to award Purchase Order for Landscape Design Improvements for Electric Services and Environmental Services to Hitchcock Design Group.**

Approved by Omnibus vote.

**6.m. Recommendation to award Purchase Order for Padmounted Capacitors to Wesco.**

**Chris Adesso presented.** Purchasing received three bids and it was a standard bid. The only reason we are bringing this to you is that it is slightly over the \$100,000 limit for omnibus and the lowest bidder took some exceptions with the City's Terms and Conditions so they withdrew their bid; with those two subtleties we wanted to bring this to your attention.

Staff makes a recommendation to award a Purchase Order for Padmounted Capacitors to Wesco in the amount of \$124,042.

**Aldr. Turner:** Where are these going to be?

**Mr. Adesso:** Inside the substation.

No further discussion.

**Chairman Payleitner:** Kristi, would you call a roll, please?

**K. Dobbs:**

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Absent

**Gaugel:** Yes

**Vitek:** Absent

**Bessner:** Yes

**Lewis:** Yes

**Stellato:** Yes

Motion by Aldr. Turner, seconded by Aldr. Bessner. No additional discussion. Approved by roll call vote. **Motion carried.**

**7. Executive Session**

None.

**8. Additional items from Mayor, Council, Staff or Citizens.**

None.

**9. Move to Adjourn Government Services Committee Meeting.**

Motion by Aldr. Stellato, seconded by Aldr. Lemke. No additional discussion. Approved unanimously by voice vote. **Motion carried.**