

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE MEETING  
MONDAY, NOVEMBER 27, 2017, 7:00 P.M.**

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

**Members Absent:** None

**Others Present:** Ray Rogina, Mayor; Mark Koenen, City Administrator; Peter Suhr, Director of Public Works; Chris Adesso, Asst. Director of Public Works - Operations; Karen Young, Asst. Director of Public Works – Engineering; Tom Bruhl, Electric Manager; AJ Reineking, Public Works Manager; Jim Keegan, Police Chief; Dave Kintz, Deputy Police Chief; 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  
**Turner:** Present  
**Bancroft:** Present  
**Gaugel:** Present  
**Vitek:** Present  
**Bessner:** Present  
**Lewis:** Present

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

**3.b. Active River Project Update – Information only.**

**3.c. Tree Commission Minutes – Information only.**

**4.a. 2021 Scarecrow Fest Parade – for Discussion Only.**

**Police Chief Jim Keegan presented.** Mr. Fred Martin is here; he came to the City a couple weeks ago because they hope to host the Shriners Convention in 2021 at Pheasant Run. He would like to do a short presentation and then ask the Committee if they would entertain the Shriners putting on a parade to coincide with Scarecrow Fest that same weekend.

**Fred Martin, 7 Woods Creek Court, Algonquin, IL:** Thank you; I appreciate your time this evening. As Chief stated, I met with him and a couple City Fathers to have a brief discussion about what is going to happen here in four years.

Power Point presentation by Mr. Martin.

**Aldr. Lewis:** About how many entries would there be?

**Mr. Martin:** Around 150.

**Aldr. Lewis:** So this would be about a two hour parade?

**Mr. Martin:** Approximately. We are looking to see if we can see include the high schools, etc. to make this a family parade

**Aldr. Lewis:** We have never had a parade this big; can we stage one this big?

**Deputy Chief Kintz:** We have plenty of experience with this; by comparison, St. Patrick's Day is our largest parade with 90-100 units. There are only two other places we know of that we run a major parade with a major festival; one is Geneva with Swedish Days and the other is Sycamore with Pumpkin Fest. I already spoke with Geneva; they have about 130 entries and it's about 2 ½ hours and goes 18 blocks. Our total path is 9 blocks. This is going to be rather large for our staging areas, and we are going to have to look at a completely different route.

**Aldr. Lewis:** With the highway closed, how do we bring people into St. Charles for Scarecrow Fest on Saturday?

**Deputy Chief Kintz:** I have a feeling the people coming in will stay from the parade for the Fest. There won't be a separation of events. But we are going to have to look at something completely different from our current model.

**Aldr. Gaugel:** I think this is great. I would love to see this happen. What time are you thinking for the parade?

**Mayor Rogina:** Mr. Martin and I talked about an early parade, 9:00 a.m. and be done before the Noon hour. We have four years to work on this so it makes all the sense to make this happen.

**Aldr. Vitek:** I think this is great. My only comment is different than Swedish Days, this parade will be one time and we won't have it again. So my comment to the planners is to be cognizant if we build around this for four years, it's going to go away. It's not negative, just something to be aware of.

**Aldr. Stellato:** I read something about 4,000 people attending the convention at Pheasant Run, so I see the economic impact being great. I would like to make this happen however we have to do it.

**Aldr. Turner:** Just don't forget about parking.

**Deputy Chief Kintz:** Absolutely; that's why I say the model is going to have to change, not only for the staging area but for the exit.

**Aldr. Lewis:** Thank you for thinking of St. Charles. I'm just curious why you picked St. Charles to have this conference, I'm very flattered.

**Mr. Martin:** Because this is where I have my business.

**Chief Keegan:** Just a reminder that the Police Station will be constructed by then with additional parking and additional staging areas.

**Chairman Payleitner:** Sounds good; everyone is in favor, no concerns.

No further discussion.

**5.a. Recommendation to award Contract to Riley Construction for Professional Construction Management Services related to the Police Facility.**

**Peter Suhr presented.** A couple months ago, we reported to you that our Architects, FGM were diligently completing the design of the new Police Station and we are also finalizing the purchase of the Valley Shopping Center site. While those efforts are continuing, tonight we would like to focus on securing the third and final component to our project team which includes the owner, architect and now the construction manager.

Unlike a traditional design/bid/build scenario, we are recommending that the construction manager be hired as part of the architect and owner team early on in the process for several reasons. First, the construction manager will provide specialized project management techniques to oversee the planning, design and construction of the project. In other words, the construction manager has an expertise and a pulse on the construction market to help our team make really good decisions on things like building materials, site

design and phasing of the project. Also, the construction manager will provide much more detailed schedules and cost estimates and will be responsible for competitively bidding all the various trades.

In search of a qualified construction management company, City staff prepared a Request for Qualifications and we were very fortunate to receive responses from 11 very qualified CM Firms. The project executive committee includes me, Chief Keegan, Commander Eric Mahan, Chris Adesso, Chris Minick, and FGM Architects and we reviewed every written proposal. Based on qualifications, we short listed that group to the top four firms to be interviewed. Based on their written proposal and interview, Riley Construction Company was selected by our Committee to be the Construction Manager best suited for our project for several reasons.

Riley Construction is based in Kenosha, WI and is also currently building an office in Mt. Prospect. They have extensive project management experience, a vast resume of similar police projects and have been respected as a leader in their field for the past 52 years. Some of the projects they recently completed include Police facilities for Skokie, Glenview, Lake Zurich, Kenosha, Arlington Heights and Lake Forest. One of the other things that set them apart is their project team that they assembled specifically for our project. We were also impressed with their use of sophisticated construction management techniques and technology which will result in substantial cost savings by utilizing a process called LEAN and 3D computer modeling software called BIM. Riley is estimating project cost reduction as much as \$350,000 and a faster overall construction schedule – 14 months instead of 16 months which will also yield another estimated \$100,000 in estimated total project savings.

It is important to note that Riley Construction self performs both carpentry and concrete work. What this means is that they'll have an opportunity to competitively bid on each one of these trade packages and if successfully awarded that work, they have also agreed to reduce their total fee by an additional combined \$50,000. Riley Construction will provide all these services at a very competitive price compared to the other proposals we received; more specifically, they will provide construction services for a lump sum fee of \$51,176, they will provide construction management services for a lump sum fee of \$1.6% of the total project construction costs which equates to about a \$272,000 based on a \$17 million construction cost and they will also provide general conditions for construction for an estimated cost of \$972,000. After negotiations with Riley, all these fees are the lowest we received from the top four qualified lowest proposers and are under the original budget that we established for these services.

For that reason and for all the reasons mentioned, if there are no questions, we recommend award of the contract for Professional Construction Management Services for the Police Facility to Riley Construction Company.

**Aldr. Gaugel:** I think this is a good way to go. By hiring this firm, we are trading off change orders in the long run, so I think it's a good decision. Can you clarify how they

are going to bid on certain aspects of the actual work? How will they be an impartial respondent?

**Mr. Suhr:** For the work they self-perform or for all of it?

**Aldr. Gaugel:** For the work they self-perform.

**Mr. Suhr:** It won't be their selection; it will be our team's selection. Ultimately it will be your decision, and they are sealed bids, so we go back to a traditional model. The bid packages are set up for each trade group – for concrete for example, it's the construction manager's responsibility to put the bid package together to explain the scope of work based on the architect's drawings. Once that bid package is established, it goes out to competitively sealed bids to many different concrete companies. If Riley happens to be the lowest bid at that particular time, we can select them. If not, we don't select them as the lowest bidder.

**Aldr. Gaugel:** Makes sense, but my direct question is how can it not be seen that they wouldn't have a competitive advantage to anybody else bidding on that?

**Aldr. Bancroft:** I'm going to put another question on that – why would anyone else waste their time knowing they have a competitive advantage?

**Mr. Suhr:** This isn't new to them, but typically they don't get all the work they bid on. It's a 50/50 win ratio. Perhaps there is a competitive advantage, but the good thing is a \$50,000 savings to us and it is still competitively bid, so the other trades are competitively bidding the work and we are truly seeing the lowest price.

**Aldr. Gaugel:** If I was another firm knowing they were fully engaged in this process, I would be reluctant to submit a proposal. I'm not questioning the integrity of it; I'm just telling you my thought of what I see as the other firms and how we might be limited in responses. I think once we get to that process I would proceed with as much caution as possible to ensure its fair for everybody who would potentially be submitting proposals.

**Mr. Koenen:** I would add when we built the Public Works Garage in 2005 and when we remodeled Fire Station 1 using a Construction Management firm, there was an element of self-performance as Peter refers to on both those projects. At the time, the economy was relatively strong and what impacted bidding had less to do with the fact that the construction manager was submitting but more of how much work was out there and what their back log was. But we did get competitive numbers.

**Mr. Suhr:** It is something we can take into consideration at a later date. The way we have the contract set up, Riley isn't guaranteed that they can bid that work; if they are too busy at the time they may not bid the work. That is certainly a discussion we can continue to have.

**Aldr. Gaugel:** Again, I'm not opposed to them; it's just a potential inequitable balance on submitting proposals and I would like to proceed with caution.

**Aldr. Stellato:** How many opportunities are there for them to self-perform?

**Mr. Suhr:** Concrete and carpentry; that's it.

**Aldr. Stellato:** What if we pulled those two out to satisfy Aldr. Gaugel and Aldr. Bancroft's concerns and said they could not bid on those; what would their fee be?

**Mr. Suhr:** We can look at that as an alternative. The fee will not change; it's actually a reduction in fee if they do get the work, but it's the same fee if they don't.

**Aldr. Silkaitis:** This sounds like a conflict to me. I would like to proceed, but I'm not comfortable with the process as it is.

**Aldr. Turner:** Is this a turnkey project?

**Mr. Suhr:** No. We still have \$17 million worth of subcontractor's bids to open and every one of those will be approved by you.

**Aldr. Lemke:** Are the subcontractors in the local area?

**Chris Siefert, Riley Construction, 219 N. Maple Street, Mt. Prospect, IL:** Yes, all the subcontractors are local to this area.

**Aldr. Bancroft:** How many people did you beat out when you were awarded a contract?

**Mr. Siefert:** There was an average of two to six, depending on the time of year.

**Aldr. Bancroft:** How do you assure me of two things; since you are my owner's rep, what if I have an issue with the concrete that you are now pouring for us; how do you resolve that conflict when you win a bid? Second, how do you make me feel good about the fact that your participation doesn't quell competition?

**Mr. Siefert:** Ultimately as the construction manager we are responsible for it anyway, so we have even more responsibility having our own crews doing the work. In terms of ensuring the participation and integrity of it, we have gone so far as making sure that everyone knows we are bidding it and then we make sure we submit at least 24 hours early and all bids are opened publicly and read aloud so there are no games that can be played.

**Aldr. Lemke:** With respect to the concrete, would you have an independent firm like TSC on site to test the deliveries and cure times?

**Mr. Siefert:** Absolutely, we always have third party testing; it is part of the local building code.

**Chairman Payleitner:** So we have a top notch organization that is under budget. Moving forward Peter, you heard the concerns; just make sure there is extra scrutiny.

**Mr. Suhr:** Understood.

**Aldr. Turner:** Move for approval.

**Aldr. Lemke:** Second.

**Aldr. Stellato:** If you are asking for a vote tonight, I'm going to vote no. I think we need to go back and ask the construction manager if they will take a look and withdraw their offer of self-performance just because of objectivity, transparency and the concern if something does goes wrong. I have no problem with the firm; not at all. If we can award the contract without those issues on there, I'm ok.

**Aldr. Bancroft:** Maybe under the contract itself, if it's still the option of the owner to choose to allow them to bid, then maybe it's not about voting no on this and more about them having to come back to us.

**Aldr. Stellato:** There is still the concern about competition.

**Chairman Payleitner:** What would you advise, Peter?

**Mr. Suhr:** We still have a week before City Council approval; we can talk about it between now and next Monday to finalize that decision.

**Aldr. Stellato:** I think you just have to take a vote and we'll see how it goes Monday night.

No further discussion.

**Chairman Payleitner:** Kristi, could you call a roll please.

**K. Dobbs:**

**Stellato:** No

**Silkaitis:** No

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** No

**Gaugel:** No

**Vitek:** Yes

**Bessner:** Yes

**Lewis:** Yes

Motioned by Aldr. Turner, seconded by Aldr. Lemke. Approved 5 to 4 by roll call vote.

**Motion carried**

**5.b. Recommendation to award the Bid for Snow and Ice Removal Services for the 2017/2018 Winter Season.**

**AJ Reineking presented.** The Public Works Department utilizes contractual assistance for Downtown parking lots and sidewalks as well as eight cul-de-sac and alley routes throughout the City. We generally call them in when we experience two inches or more.

Last year we bid this work and awarded it to six individual contractors; Schollmeyer Landscaping, Clean Sweep Environmental, Skyline Tree Service, Cornerstone Partners, Countywide Landscaping and Tovar Snow Professionals. Tovar was used as back up to our staff drivers in our commercial manufacturing district and they have indicated that they require a more consistent utilization than we are prepared to give them for this coming year so they will not be returning. The other five contractors were very pleased with the utilization and have offered to maintain their 16/17 rates for the upcoming season.

Based on their listed available equipment, staff resources and past performance, it is my recommendation to extend the contract for snow removal services to the five aforementioned bidders in their submitted bid rates not to exceed the budgeted amount of \$154,000.

**Aldr. Gaugel:** What we are really approving is the rates, because if we were to get blasted in the next four weeks and we use up the whole \$154,000, you will be back us asking for more anyway, correct?

**Mr. Reineking:** Yes; each contractor provided their individual rate. We are going to utilize them simultaneously based on those rates. If we get close to our budgeted amount, I will be back here.

**Aldr. Silkaitis:** Since Tovar isn't participating, will the price be going down?

**Mr. Reineking:** No, the ceiling is still the budgeted amount.

No further discussion.

**Chairman Payleitner:** Kristi, please call a roll.



**K. Dobbs:**

**Stellato:** Yes

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Yes

**Gaugel:** Yes

**Vitek:** Yes

**Bessner:** Yes

**Lewis:** Yes

Motioned by Aldr. Gaugel, seconded by Aldr. Silkaitis. Approved unanimously by roll call vote. **Motion carried**

**5.c. Recommendation to authorize a Purchase Order for Anti-Icing Chemicals for the 2017/2018 Winter Season.**

**AJ Reineking presented.** The City of St. Charles was an early embracer of liquid technology utilization in its snow fighting arsenal. Liquids are used to pre-treat roadways before a storm as conditions warrant, and well as to treat salt prior to spreading from the truck. A typical anti-icing liquid contains an organic material, salt brine, and a chloride – such as calcium chloride.

In addition, last year staff began researching and sampling chloride free products for utilization on concrete surfaces, such as parking decks and sidewalks. Because each manufacturer and supplier has their own special blend, or utilizes their own proprietary material, we met with three area suppliers to review their product offerings and to get apples to apples comparison.

After reviewing the information and price quotes from these vendors, staff determined that Industrial Systems Limited, of Lakemoor, IL, provided the lowest pricing quote for premium products in both a traditional as well as a chloride-free anti-icing material. The City has utilized Industrial Systems anti-icing material in the past and had good results.

It is my recommendation to authorize a Purchase Order for anti-icing materials to Industrial Systems, Ltd. not to exceed the budgeted amount of \$40,000.  
No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Silkaitis. Approved unanimously by voice vote. **Motion carried**

**5.d. Recommendation to approve Purchase Order with Von's Electric for Substation Emergency Generators.**

**Tom Bruhl presented.** Each of our substations has a small emergency generator in the event we lose total power to the substation from ComEd; it keeps our communications up to get the station back up and running. This year we have to replace the unit at the DuKane Drive Substation and also the Legacy Substation so we combined those two units on a single bid.

Purchasing received five bids; Von's Electric of St. Charles was the low bidder. We validated that they understood the bid requirements.

I make a recommendation to award a Purchase Order with Von's Electric for Substation Generators in the amount of \$35,397.20.

No further discussion.

Motioned by Aldr. Lemke, seconded by Aldr. Turner. Approved unanimously by voice vote. **Motion carried**

**5.e. Recommendation to approve Purchase Order with Border States for Substation Reclosers.**

**Tom Bruhl presented.** Substation reclosers are a key element in our system; we have about 45 of them. These devices sense problems on the system and create those momentary blinks. We have had a number of catastrophic failures over the last couple years, some from wildlife, some mechanical. When we looked at that and saw the reliability statistics and looked at our fleet, one of them is turning 50 years old this year. We developed a program to go through and replace the oldest reclosers. We also need three for the Legacy Substation.

Purchasing received five bids; one bid offered only one small part which is an alternate control device for the reclosers and this did include both the replacements which do not need a controller and the brand new ones which do need a controller.

Border States, which is an Eaton Manufacturer, met all the bid requirements and there were no exceptions. With that, I make a recommendation to approve a Purchase Order with Border States for Substation Reclosers in the amount of \$285,912.

**Aldr. Gaugel:** Are you familiar with this vendor at all? I looked them up and it appears as though they have been in business for quite a long time.

**Mr. Bruhl:** Yes, they are an Eaton distributor out of Wisconsin.

No further discussion.

**Chairman Payleitner:** Kristi, please call a roll.

**K. Dobbs:**

**Stellato:** Yes

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Yes

**Gaugel:** Yes

**Vitek:** Yes

**Bessner:** Yes

**Lewis:** Yes

Motioned by Aldr. Lemke, seconded by Aldr. Turner. Approved unanimously by roll call vote. **Motion carried**

**5.f. Recommendation to approve Pole Attachment Agreement with MCImetro Access Transmissions Service Corp. (Verizon).**

**Tom Bruhl presented.** The next two items relate to an agreement we have with Wide Open West to string fiber on our poles for the purpose of back hauling communications to the Verizon mini cells. There are six Verizon mini cells which increase the 4G capacity for the residents in those neighborhoods. They had done an evaluation of dead spots and they selected six locations of these mini cells.

Verizon has negotiated with WOW to take over that fiber and as such, we started with a brand new Pole Attachment Agreement modeled on the one we just did with MetroNet, it made a couple of enhancements to the WOW Agreement and if this is approved, subsequently we will terminate the WOW Agreement.

The agreement is attached, Attorney McGuirk has reviewed it. My recommendation is to authorize the Mayor and City Clerk to execute this Pole Attachment Agreement with MCImetro Access Transmission Service Corp.

**Aldr. Lemke:** Will this be a seamless transition? One won't be turned off until the other is ready to go?

**Mr. Bruhl:** They will not be turned off at all; only the ownership is going to change.

No further discussion.

Motioned by Aldr. Turner, seconded by Aldr. Bessner. Approved unanimously by voice vote. **Motion carried**

**5.g. Recommendation to Terminate Pole Attachment Agreement with Wide Open West LLC (WOW).**

**Tom Bruhl presented.** Assuming the Verizon Agreement is approved, WOW will no longer need pole attachment rights, and this is an agreement that will terminate the previous WOW agreement.

I make a recommendation to authorize the Mayor and City to execute a Pole Attachment Termination Agreement with Wide Open West, LLC.

**Chairman Payleitner:** Where are the six mini cells?

**Mr. Bruhl:** The Fire Station, Public works, First Street just north of Prairie, 6th and Oak, Walnut and 4<sup>th</sup>, and 13<sup>th</sup> by the tracks.

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Silkaitis. Approved unanimously by voice vote. **Motion carried**

**5.h. Recommendation to approve Master Services Agreement between the City of St. Charles and EX2 Technology LLC.**

**Tom Bruhl presented.** The City has an extensive fiber network that extends to all the City buildings, District 303 schools, two County facilities, substations, wells, lift stations, and Tri-Com. We have not had any major fiber related issues that we couldn't handle with staff, but during a major tornado or similar catastrophe, our five meter and communication staff would quickly become overwhelmed and would not be able to restore critical communication services.

I reached out to other municipalities who have fiber related services to inquire about municipal aid opportunities in the event we had a problem. In talking to Batavia, they use a company called EX2 for this exact service and they have engaged with them a number of times to perform fiber splicing and commissioning.

Batavia shared with me their Master Services Agreement; I contacted EX2 to see if they would extend their same terms to the City of St. Charles and with minor customizations, we moved forward. We will not be using this vendor; they are just sitting on the bench in the event we had a major catastrophe. If needed on an emergency basis, any Purchase Orders would be coming to you for approval.

It is my recommendation to authorize the Mayor and City Clerk to execute the Master Services Agreement with EX2 Technology, LLC.

**Aldr. Gaugel:** The terms were the same as Batavia; does that include the rates?

**Mr. Bruhl:** Yes.

**Aldr. Gaugel:** Do we know when those rates were negotiated? Was it recently?

**Mr. Bruhl:** They change every year. That's why they would only hold them until May, 31, 2018. So I will have to bring this back if we decide to use continue this. I am also investigating the vendor the County uses to see if there are more opportunities.

No further discussion.

Motioned by Aldr. Turner, seconded by Aldr. Bancroft. Approved unanimously by voice vote. **Motion carried**

**5.i. Recommendation to approve Amendment to the Pole Attachment Agreement between the City of St. Charles and ComEd.**

**Tom Bruhl presented.** Similar to the pole attachment agreements that other organizations have with us to use our poles, we have a commitment with District 303 to provide fiber maintenance to their schools, some of which are outside City limits. For the schools outside City limits, we typically get there via ComEd poles. As part of the pole attachment work we have been doing, we realized the rates we had in the 2001 ComEd Agreement were no longer competitive, in fact, they were up to \$52 a year with a 5% escalator on them every year and this gets them down to \$13 which is consistent with what we are charging MetroNet and all the others. The School District saved \$6,000 by doing this.

It is my recommendation to authorize the Mayor and City Clerk to execute the pole attachment agreement amendment.

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Turner. Approved unanimously by voice vote. **Motion carried**

**5.j. Recommendation to approve Acceptance of Electric Easement at 875 Country Club Road.**

**Tom Bruhl presented.** We have extended our Electric systems to serve this property within the last two years. The owner has provided an easement for the new underground lines and equipment and this gives us the right to go in and maintain those lines.

It is my recommendation to authorize the Mayor and City Clerk to execute the Electric Utility Easement at 875 Country Club Road.

**Aldr. Turner:** We had a cold November; did we sell more power to make up for the summer?

**Mr. Bruhl:** September was a good month, but we were 3% below estimated for August. The cold weather doesn't provide us as much revenue as the hot weather does.

No further discussion.

Motioned by Aldr. Bessner, seconded by Aldr. Turner. Approved unanimously by voice vote. **Motion carried**

**5.k. Recommendation to award the Bid for Wild Rose Valley Siphon Rehabilitation.**

**Chris Adesso presented.** The City has been working systematically through the rehabilitation of our siphons which carry wastewater from primarily the west side of the river to the east side of the river interceptor sewers and then down to the main treatment plant. There are several siphons that carry wastewater under the river and the City has been working systematically rehabilitating them through the last couple years.

About four years ago the City competitively bid this work and received one bid from Marc Kresmery Construction. Since that time, John Lamb had been presenting to you essentially an extension to that contract to rehab the next two siphons. This time, Staff decided to competitively bid the work since we hadn't been out to test the market in a few years. We did send out a Public Bid Notification in October, unfortunately we only received one bid even though we contacted more than 12 vendors. The good news is that Marc Kresmery is the bid we received and we are confident he can do the work; we are familiar with him, he is familiar with our siphons and we think we have a fair and equitable deal with Marc Kresmery.

This work is cleaning, televising, testing and identification of possible repairs. You'll notice the proposed cost for this contract is substantially less than the budgeted amount; that's because of the unknown repair amount. Kresmery may identify areas that need to be lined or repaired and then the remaining budget is to take care of those repairs. Any lining work that is to be done later will either be done by Marc Kresmery and quoted out by other contractors or be tagged on to our larger sewer lining project that comes later in the year.

Unless there are any questions, I would like to make a recommendation to award the Wildrose Valley Siphon Rehab in the amount of \$72,930 to Marc Kresmery Construction.

**Aldr. Lemke:** How are the rates compared with the prior experience with Kresmery?

**Mr. Adesso:** I believe the proposed cost is within 5% of the last time we did it. The last one we did was Illinois which is a much larger siphon, however, this siphon has a very inconvenient location and the only access to it is easement trails.

No further discussion.

**Chairman Payleitner:** Kristi, please call a roll.

**K. Dobbs:**

**Stellato:** Yes

**Silkaitis:** Yes

**Lemke:** Yes

**Turner:** Yes

**Bancroft:** Yes

**Gaugel:** Yes

**Vitek:** Yes

**Bessner:** Yes

**Lewis:** Yes

Motioned by Aldr. Turner, seconded by Aldr. Silkaitis. Approved unanimously by roll call vote. **Motion carried**

**5.1. Recommendation to approve Budget Addition to the 7<sup>th</sup> Avenue Creek Project.**

**Karen Young presented.** The next two items on the agenda relate to the purchase of properties for the 7<sup>th</sup> Avenue Creek project, which were identified in the development of the overall master plan.

The first item relates to the Budget Addition for the purchase of the properties. As part of the budget process, funding was added as a placeholder as we weren't sure the extent of properties that we would be able to acquire to achieve the goals of this project in the first year.

It is my recommendation to approve a Budget Addition for the 7<sup>th</sup> Avenue Creek Project in the amount of \$40,000 for property acquisition.

**Chairman Payleitner:** How many properties have we bought so far?

**Mrs. Young:** We bought nine that we are demolishing, this one specifically is vacant property. We haven't been actively pursuing them, it's more recently been people inquiring about their properties being purchased and they happen to be properties that fall in these areas. For next year's budget, we do have funds to continue the process.

**Chairman Payleitner:** We are still looking at how to long term budget this, correct? I have had some concerns with that. When I asked about it in the summer, you said it was ok because if nothing else, the people whose properties we are taking, they are getting relief. Now this one, it's vacant, so we aren't offering any relief. Then when I saw the land is to be used as open space....

**Mrs. Young:** If you recall, we were here a while ago applying for the funding for the next stage of the project. This is the next stage of the project that we applied for the grant for, so it will remain open space, this just happens to be property that doesn't have homes on it. We won't have demolition costs that we had associated with the other properties, but this is the next piece of the puzzle needed. This is the epicenter area that we talked about.

**Aldr. Turner:** Are we about half way through purchasing the properties?

**Mrs. Young:** We are probably a little ahead of that. We have some that we are going to hold off until more toward the end of the project. But in this immediate area, we are definitely half way done.

No further discussion.

Motioned by Aldr. Bancroft, seconded by Aldr. Stellato. Approved unanimously by voice vote. **Motion carried**

**5.m. Recommendation to approve Real Estate Purchase Agreement for Lots 5 & 6 in Block 2 G.W. Minards' Resubdivision located at the southeast corner of East Main Street and South 9<sup>th</sup> Avenue.**

**Karen Young presented.** This is for the purchase of the properties for Lots 5 & 6 in the Minards' Resubdivision at the southeast corner of East Main and South 9<sup>th</sup> Avenue.

It is my recommendation to approve the Real Estate Agreement for Lots 5 & 6 of the G.W. Minards' Resubdivision to the City of St. Charles in the amount of \$40,000 with Lorna Meiresonne with the Public Works Director authorized to execute all appropriate documents.

**Aldr. Turner:** Karen, I just want to say you did a great job on the Rt. 31 sidewalk project.

No further discussion.

Motioned by Aldr. Turner, seconded by Aldr. Bancroft. Approved unanimously by voice vote. **Motion carried**



**5.n. Recommendation to award the Bid for Roof Replacement on George's Sports Building to Schramm Construction.**

**Peter Suhr presented.** In February/March 2017 we had several discussions about the George's property in regards to its condition. We are pushing up against another winter season; therefore, staff is recommending we move forward with the replacement of the roof as we continue to evaluate the piece of the George's building.

Staff hired Schramm construction to help us manage the bidding and coordination of that work, and Schramm received five competitive bids and are recommending Langlois Roofing to do the work based on their ability and lowest overall bid.

**Aldr. Stellato:** Great job, Peter. I would be prefer to go with the original quote of \$56,744 without the deduct.

**Mr. Suhr:** We agree.

No further discussion.

Motioned by Aldr. Stellato, seconded by Aldr. Silkaitis. Approved unanimously by voice vote. **Motion carried**

**6.a. Recommendation to approve an Ordinance Extending the Residential Sprinkler Moratorium until December 31, 2019.**

**Fire Chief Schelstreet presented.** On January 1, 2012, the Residential Building Code requirement for the installation of fire sprinklers in all new constructed single family structures within the City went into effect. That was done in accordance with the provisions of the 2009 edition of the International Residential NFPA Safety Code as adopted in 2010.

However, at that time, the economic conditions were not favorable for development purposes and the Council adopted a temporary moratorium on the residential fire sprinkler provision. Since that time, we have adopted to the updated 2015 of the International Residential Code. I have been in communication with our peers in Geneva and Batavia as we desire to have a similar language in all three communities. The feeling at this time is while economic conditions are starting to improve, we are not at the point currently where we believe that lifting the moratorium is the appropriate course of action.

At this time, I would like to propose and request the Mayor to be authorized to execute an Ordinance extending the Residential Sprinkler moratorium until December 31, 2019.

No further discussion.

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