

**MINUTES  
CITY OF ST. CHARLES, IL  
GOVERNMENT SERVICES COMMITTEE MEETING  
CHAIRMAN RONALD SILKAITIS  
MONDAY, FEBRUARY 22, 2021**

**1. CALL TO ORDER**

**2. ROLL CALL**

**Present:** Payleitner, Silkaitis, Lemke, Bancroft, Gruber, Vitek, Pietryla, Bessner, Lewis

**Present via Zoom:** Stellato

**Absent:** None

**3. ADMINISTRATIVE**

- a. Electric Reliability Report – Information Only
- b. Natural Resources Commission Minutes – Information Only

**4. OMNIBUS VOTE**

**Items with an asterisk (\*)** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

Motion by Ald. Lemke, second by Ald. Payleitner to approve the Omnibus vote.

**Voice Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**5. POLICE DEPARTMENT**

- a. **Recommendation to Approve a City Parking Lot Closure for the 3<sup>rd</sup> Street Dance & Theatre Academy Performance.**

Motion by Ald. Stellato, second by Ald. Vitek to approve item 5.a.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

## 6. PUBLIC WORKS DEPARTMENT

### a. **First Street Plaza Project Update and Request to approve Professional Services Agreement with Serena Sturm for Design Development Phase.**

Presentation by Mark Koenen regarding Resident Survey.

Aldr. Vitek thanked Aldr. Gruber and the subgroup because they really helped pull the survey together and got people to respond.

Aldr. Payleitner asked if the survey mentioned the cost and Mr. Koenen stated that it did identify it was a \$4m project with high level information at the preface. Aldr. Payleitner asked how much the City committed to, Mr. Koenen stated \$1.4m which includes grant money and a variety of other sources.

Presentation by Peter Suhr regarding First Street Plaza Project.

Staff is recommending approval of a Professional Services Agreement with Serena Sturm for the First Street Plaza Design Development in the amount of \$165,435. In consideration of the public/private partnership for this project, the St. Charles Initiative will pay \$34,000 of those fees. In essence, that leaves a balance of \$131,435 for the City to move to the next phase of this project. With approval of the next phase of this project, the Phase 1 project can remain on schedule. Staff anticipates being back in front of this Committee in April with an update and consideration if we want to move forward to the next phases after that.

Aldr. Lemke asked if the soldier pile wall is anticipated to be installed on the dry side and Mr. Suhr stated yes. Aldr. Pietryla asked how we chose this architect; Mr. Suhr stated that it started with the design part of the concept. The St. Charles Initiative hired the architect and several months ago we decided to move to the next phase of the project and the team discussed whether to look for another architect/engineer or keep the same person in place and consistent through the project; that is the same approach we are taking tonight. The architect provided the team with the entire estimate for professional services all the way through the project, essentially the architect locked in rates. They may adjust minimally, but at least we have a baseline.

Aldr. Lewis stated this was a very nice presentation and asked how much it will cost to just fill the hole and Mr. Suhr stated we have \$927,000 available today. In talking to project team, we can get that project done for that amount and there may be some contingent money if we wanted to extend the hard surface, that can be discussed later. Aldr. Lewis asked if funds would be out of the 20/21 budget and Mr. Suhr stated yes. Aldr. Lewis asked about the 21/22 budget and Mr. Suhr stated the City has not budgeted any further dollars for the project, nor is proposing to, so it would be a budget addition if we wanted to move forward beyond that or it would be completely funded by private donations. Aldr. Lewis stated this is somewhat of a wish list, and is concerned about moving forward with next years budget. Aldr. Lewis reiterated the money we are spending tonight is to fill the hole and Mr. Suhr stated yes, and it will also keep the

design moving forward. Every step we saw tonight can be saved until we are ready to move forward.

Aldr. Lewis asked about the cantilever area; Mr. Suhr stated the team realized that area was very expensive to build and we were able to maintain the concept of the design by pulling it back into the existing parameters of the project which is The Manor wall.

Aldr. Lewis stated she has made the request before, but she feels we need to put in public outdoor restroom facilities.

Aldr. Bessner asked if the \$927,000 is separate from the \$3.2m cost and Mr. Suhr stated no.

Aldr. Bancroft complimented staff on presenting the project; the phasing is excellent.

Aldr. Lemke asked if concrete portions are between the pilings? Mr. Suhr said those type of details will be discovered in the next eight weeks. Aldr. Lemke asked if we can bond any of the project and Mr. Suhr stated that Finance Director Minick would be best to answer that.

Aldr. Payleitner commented the phasing is fabulous and asked about the architecture bill for \$691,000 in the packet; Mr. Suhr stated that is for the whole project, and the next time we move to the next design phase, we can look back at that document.

Aldr. Vitek commented on the phasing of the project and how the team is focusing on fundraising to make sure we don't bite off more than we can chew.

Aldr. Lewis asked when the project for filling in the hole will start and Mr. Suhr stated after Labor Day.

Chairman Silkaitis asked if the stop light will be staying and Mr. Suhr stated yes. Chairman Silkaitis then asked about the solar panels; will they be able to store electricity for the evening when it's dark? Mr. Suhr stated they don't store electric right now as the budget doesn't include that, but they do provide power to kiosks, etc.

Aldr. Payleitner asked if the 3D digital is available, and if so, how? Mr. Suhr stated that is available in-house right now, and we could put it on a computer for an interested party. We will also put tonight's presentation on the website.

Aldr. Pietryla asked if we will be approving the full amount or only the \$131,435 and Mr. Suhr stated that we will be approving the full amount and being reimbursed.

Motion by Ald. Payleitner, second by Ald. Gruber to approve item 6.a.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**\*b. Recommendation to approve Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission.**

Motion by Ald. Lemke, second by Ald. Payleitner to approve the Omnibus vote.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**c. Recommendation to award the Bid for Substation #3 Concrete Pier Work.**

Motion by Ald. Bessner, second by Ald. Lemke to approve item 6.c.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**d. Recommendation to award the Bid for the IL Rt. 31 and Roosevelt Sewer Main Replacement Project.**

Aldr. Lewis asked if this project is going all the way up Roosevelt and Mr. Wilson responded that it is going all the way up Roosevelt to Elm; the rough schedule is mid to late summer when they will be working their way up Roosevelt. Mr. Wilson stated he understands the roadway is narrow and public communication will be key.

Aldr. Lewis asked if it would be possible to bury electric wires while the road is torn up; Mr. Wilson stated burying electric utility lines is not included in the budget.

Aldr. Pietryla asked if receiving 11 bids is typical and Mr. Wilson said we have been seeing good responses lately.

Aldr. Lemke asked if there is any place where this work will be done between houses and not entirely in the street and Mr. Wilson responded that it is all within the road or City right-of-way. Aldr. Lemke asked if we are replacing it in the same location or replacing and relocating and Mr. Wilson said we are leaving it where it is and just replacing it.

Motion by Ald. Bessner, second by Ald. Vitek to approve item 6.d.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**e. Recommendation to approve Professional Service Agreement for the IL Rt. 31 and Roosevelt Sewer Main Replacement Project.**

Motion by Ald. Bessner, second by Ald. Lewis to approve item 6.e.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**f. Recommendation to award the Bid for the South Tyler Road and Production Drive Water Main Replacement Project.**

Aldr. Payleitner complimented Public Works Staff on website updates as a means of communication to residents.

Motion by Ald. Payleitner, second by Ald. Lemke to approve item 6.f.

**Roll Call Vote:** Ayes; Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.  
**Motion Carried.**

**g. Recommendation to award the Bid for Sanitary Manhole Rehabilitation.**

Aldr. Bessner asked about the discrepancy in bid amounts and Mr. Wilson stated it is based on approach and different product lines; each company has their own product they can provide, so that's where the discrepancy comes in.

Aldr. Lemke asked if the manholes were originally built out of brick or are they concrete? Mr. Wilson stated both, and before we move forward with lining we evaluate the manhole and determine if it's worth lining or if its better suited for full replacement. Aldr. Lemke then asked if we know which manholes have had a high degree of infiltration and Mr. Wilson said yes, we gather that information through the CMOM and Smoke Testing Programs.

Motion by Ald. Payleitner, second by Ald. Lemke to approve item 6.g.

**Roll Call Vote:** Ayes: Unanimous; Nays; None: Chairman Silkaitis did not vote as chair. **Motion Carried.**

**\*h. Recommendation to approve Resolution Authorizing Application to Kane County Riverboat Grant Program.**

Motion by Ald. Lemke, second by Ald. Payleitner to approve the Omnibus vote.

**Roll Call Vote:** Ayes: Unanimous; Nays; None: Chairman Silkaitis did not vote as chair. **Motion Carried.**

**\*i. Recommendation to Waive the Formal Bid Procedure and Authorize a Purchase Order to Bluff City Materials.**

Motion by Ald. Lemke, second by Ald. Payleitner to approve the Omnibus vote.

**Roll Call Vote:** Ayes: Unanimous; Nays; None: Chairman Silkaitis did not vote as chair. **Motion Carried.**

**7. EXECUTIVE SESSION**

None.

**8. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS**

**9. ADJOURNMENT**

Motion by Ald. Lemke, second by Ald. Payleitner to adjourn the meeting at 7:57 pm.

**Voice Vote:** Ayes: Unanimous; Nays; None: Chairman Silkaitis did not vote as chair.

**Motion Carried.**

:kd