

**MINUTES
CITY OF ST. CHARLES, IL
GOVERNMENT SERVICES COMMITTEE MEETING
MONDAY, MAY 23, 2011, 7:00 P.M.**

Members Present: Chairman Stellato, Aldr. Monken, Aldr. Carrigan, Aldr. Payleitner, Aldr. Turner, Aldr. Rogina, Aldr. Martin, Aldr. Krieger, Aldr. Bessner, Aldr. Lewis

Also Present: Mayor DeWitte, B. Townsend, M. Koenen, J. Bernahl, R. Gallas, J. Lamb, P. Suhr, J. Lamkin, C. Minick, P. Mullen, C. Tiedt

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

2.*a. Electric Reliability Report, April 2011

Motioned by Aldr. Carrigan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

2.*b. Tree Commission Minutes

Motioned by Aldr. Carrigan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

3.a. Recommendation to Waive the Bid Process and Accept Low Proposal to Complete the Public Streets and Replace Sidewalk on Lot 6 in the Remington Glen Subdivision

Chris Tiedt presented. At the direction of Council in January, staff secured funds from the letter of credit to complete public streets, replace existing sidewalk on lot 6 and complete the outstanding storm sewer punch list items for the Remington Glen Subdivision.

Staff has already contracted with P&M Sewer & Water, Inc. to complete the storm sewer punch list work; work on those items has actually already begun. This is a request to waive the bid procedure and accept the low unit price proposal from Harden Paving Services for the remainder of the aforementioned improvements. This work will include removal and replacement of damaged curbs and sidewalk, base repairs, removal and replacement of existing binder and installation of new surface course. Staff solicited and received six proposals for this work, with Harden Paving Services giving the low proposal.

At this time Staff is requesting to waive the bid procedure and accept the low unit price proposal.

Aldr. Turner: In talking with people out there, they realized it was a wet spring and they are very happy this is going to be done in a reasonable amount of time.

No further discussion.

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

4.a. Presentation of Non Exclusive Lease Agreement with St. Charles Downtown Partnership for Placing Murals in Parking Garage Located at 100 Illinois Street

Peter Suhr presented. For this agenda item Peter Suhr represented the Public Art Committee of the Downtown St. Charles Partnership to request approval for the installation of art murals in the First Street Parking Deck. There are three separate murals currently located on the elevation of a downtown building at Third Street and Cedar Avenue that depict images of classic cars. At their current location, the murals have experienced considerable fading from exposure to the sun and weather and are in an area prone to damage and vandalism.

The recommendation includes removing the auto murals from their current location and installing them on Levels 2, 3 and 4 of the parking deck. In your packet, you will find a rendering of the murals as they would appear in the parking deck. If there are any specific questions, Diana Brown is here along with other representatives from the Public Arts Committee. If none, City Staff recommends approval of the non-exclusive lease agreement with the St. Charles Downtown Partnership for placing murals in the First Street Parking Garage.

Aldr. Krieger: What about vandalism? Do we still have cameras in the parking deck?

Mr. Suhr: The cameras are not located in that specific location. It is in the lease agreement that vandalism is not the City's responsibility.

No further discussion.

Motioned by Aldr. Martin, seconded by Aldr. Krieger. Approved by roll call vote. **Motion carried.**

4.b. Recommendation to Waive the Bid and Approve Park Shore Siphon Rehabilitation Project

John Lamb presented. This item discusses several combinations of sewer lines that run underneath the river. One of concern here is the Park Shore (apartments) siphon. These lines are critical to maintaining flow from the west part of town tributary to the east side wastewater plant. This siphon has not been inspected in over 12 years, due to the

configuration of the vaults as well as concern about staff and their safety. With the assistance of Trotter & Associates, we have contacted several companies who perform this type of work. Proposals were requested from three different companies for this work and only one has responded. While Staff did request proposals, staff did not advertise for bids for this so we are asking for a bid waiver and award a contract to Mark Kresmery Construction in the amount of \$169,083.08.

Aldr. Carrignan: I understand the specialized nature of the work, but why did we not advertise?

Mr. Lamb: We didn't advertise because we wanted to make sure that the companies who were going to do the work knew what they were doing. We met with several companies who we've worked with before and had confidence in. Two of those companies actually elected not to respond because they themselves had concerns about the project.

No further discussion.

Motioned by Aldr. Carrignan, seconded by Aldr. Turner. Approved by roll call vote.
Motion carried.

4.c. Recommendation to Approve Water Hydrant Painting Program

John Lamb presented. The City has approximately 2,700 fire hydrants in town and they haven't been sandblasted or repainted in 15 years and we feel this is overdue. We've kept this out of the budget as a measure for budget reduction, but we put it back in this year and it was approved. We want to do a five year program. We did go out to bid on this and had two bids. The low bidder came in at \$85 per hydrant; at that rate we can do about 500 hydrants per year over the next five years.

No further discussion.

Motioned by Aldr. Carrignan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

4.d. Recommendation to Proceed with PACE Advertising Shelter Program

Richard Gallas presented. City staff recently met with PACE representatives regarding a program to improve the conditions of bus shelters that are in our City or to add bus shelters where there are currently no bus shelters. The concept is very simple; the City would allow very specific advertising on the bus shelters. In exchange for that advertising space the firm, in partnership with PACE would come in and clean those bus shelters and keep them looking appealing. In cases where we don't have a bus shelter, they would come in and install them. We also expect to recuperate some revenue from the advertising. As I said, the City currently has five locations, and in those five locations, some of them have a structure.

You will find in your packet tonight an informational brochure which will give you some idea of what these structures look like and what the advertising would look like. There are guidelines in terms of what we can expect from the advertising. We have the ability to create an agreement that controls what we would permit on our structures. Tonight I'm introducing the concept and gauging your interest in proceeding with this type of arrangement. The next step would be to work with Community Development to allow advertising on the structures, and the final step will be to bring the final agreement to you with your very specific guidance in terms of what we will and will not condone in terms of advertising on these structures.

Chairman Stellato: The term is 10 years; do they take any term less than that, in case we aren't happy with their service? My next concern is the content on the shelter.

Aldr. Carrignan: Is that a permitted use vs. a special use? I'm trying to understand how we will accept advertising.

Mr. Gallas: I think we would do a permitted use but I think we would want to consider having it come back to you and to show you what they intend on publishing.

Aldr. Carrignan: For each ad?

Mr. Gallas: That would be up to you to decide. We could start with that until we gain some comfort level with the process and then have a designate verify content.

Mr. Koenen: The agreement that we enter into with PACE does have guidelines for advertising that we can work from, but we will establish that criteria as a function of our contract with them. The zoning requirements that will have to be modified will be tailored for this specific use so it wouldn't be more broadly applicable in other locations for other purposes.

Aldr. Rogina: Do we have any sense as to how much of the advertising in the aggregate would be local?

Mr. Gallas: I asked that very same question, but to be honest with you, the number one advertiser is McDonalds, and that's universal throughout the PACE system, primarily because they are certainly the best benefactor of that, and most people who ride the bus also drink a cup of coffee, so the likeness is there. The good news is they pay their bills, so it's a steady source of revenue from them.

Aldr. Martin: The recommendation on guideline 4 says they do not permit alcohol and tobacco beverages ads on the interior and exterior of the buses, yet they would allow them in the shelters. I would ask that we deny the alcohol and tobacco ads.

Mr. Gallas: Noted. These guidelines are simply that.

Chairman Stellato: This is for information only, right?

Mr. Gallas: Yes.

No further discussion.

4.e. Update Regarding the Emerald Ash Borer Control Efforts

Peter Suhr presented. 65 Ash trees were confirmed with EAB this month. We are proposing to remove 72 trees this upcoming month. 31 are in the southwest quadrant, and then spread out through the rest of the City. The maps are in your packet; if you have any specific questions, I'm glad to answer them.

Aldr. Carrignan: Do we have any way of knowing how many are being taken off private property? Do we get information from DeMar or other such firms?

Mr. Suhr: No. If I were to put a percentage on it, I would say fewer than 5%.

Aldr. Carrignan: I've seen several in my neighborhood that have gone down in the last three weeks.

Mr. Suhr: We have in the last three to four weeks have seen an increase. This is a time of the year we can spot it a little easier.

Aldr. Rogina: I appreciate your timeliness on an issue in Red Gate recently regarding this.

No further discussion.

4.f. Recommendation to Approve Parking Lot Sweeping Maintenance Contract with Alliance Sweeping in the Amount of \$30,554.00

Peter Suhr presented. Since 2008, the City has been utilizing Alliance Sweeping to help maintain our City parking lots and parking decks. Starting in the spring and continuing up to our first snow event, Alliance sweeps our parking lots and decks one time each week. This year we have budgeted just over \$30,000 for sweeping services. As part of a multi-year agreement, Alliance Sweeping has agreed to hold their pricing for a second consecutive year. Staff recommends approval of the proposal from Alliance Sweeping in the amount of \$30,554.00.

Aldr. Carrignan: Do we use restitution for this type of work?

Mr. Suhr: We do for sidewalks and plaza areas, but these are machines that require drivers.

Aldr. Krieger: Will they clean out the spiders from the corners of the ground floor of the parking deck? I get a call once a week from a lady who parks on the lower level of

the parking deck, she parks by the entrance off Second Avenue and it's always full of spiders.

Mr. Suhr: Noted.

Aldr. Lewis: How is our "Green Machine" is doing? Do we use it to clean up any of this stuff?

Mr. Suhr: We use it with City staff operating it, of course. We've used it for special events clean ups, and it does a lot of public works facility clean-up, but it has been downtown and out on the public streets.

No further discussion.

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

4.g. Recommendation to Approve Sidewalk Maintenance Contract with Raise Rite in the amount of \$30,000

Peter Suhr presented. Over the past nine years, the City has utilized Raise Rite to help maintain our City sidewalks. Raise Rite is a specialty contractor who levels the concrete sidewalk by lifting the concrete slab, therefore mitigating any tripping hazards. This year we estimate the lifting services provided by Raise Rite will be approximately \$30,000.00, which is a budgeted item.

Staff recommends approval of the proposal from Raise Rite in the amount of \$2.50 per square foot as per their proposal.

Chairman Stellato: So is it \$30,000.00 or \$2.50 per square foot?

Mr. Suhr: It is \$2.50 per square foot. The \$30,000.00 is a rough guesstimate and a budgeted amount.

Chairman Stellato: Not to exceed \$30,000.00 roughly?

Mr. Suhr: The next item is Safe Step that I will be asking for approval, and Safe Step is a similar process. Depending on the square we are looking at, we may choose to mud jack it and raise the surface or cut the surface from the top. So those numbers can play a little bit depending, but last year we spent about \$30,000.00 and the program seems to be working.

No further discussion.

Motioned by Aldr. Carrignan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

4.h. Recommendation to Approve Sidewalk Maintenance Contract with Safe Step in the Amount of \$20,000.00

Peter Suhr presented. Another option we utilize for maintaining sidewalks is to level the concrete by grinding the top surface, mitigating any tripping hazards. Over the past three years the City has been utilizing Safe Step to do so. This year we estimate the grinding services provided by them will be about \$20,000.00 and again, this is a budgeted item. Safe Step has agreed to hold their pricing from the past two consecutive years. Staff recommends approval of the proposal from Safe Step in the amount of \$22.75 per inch/foot.

No further discussion.

Motioned by Aldr. Carrigan, seconded by Aldr. Krieger. Approved unanimously by voice vote. **Motion carried.**

No further discussion.

5.a. Presentation of the IMEA Refrigerator Recycling Program

Glynn Amburgey presented. This first item tonight is for your information concerning the IMEA Refrigerator Recycling Program. As a member of IMEA, their energy efficiency and conservation committee allows us to participate in this program at no charge to us. If someone has an old refrigerator that is operating in their basement or their garage and they want to dispose of it, they can call and the refrigerator will be picked up and the customer will be given a \$35 gift card. It helps us by removing some capacity off of our system, specifically during peak times. IMEA is hesitant to release any exact dates because it is a first come first serve program based on a fixed dollar amount throughout the State of Illinois and they want to make sure everyone has the same opportunity to participate.

Aldr. Carrigan: How are we notifying people when it does come out?

Mr. Amburgey: There will be an advertising campaign through IMEA.

Aldr. Lewis: What constitutes "old"?

Mr. Amburgey: Anything. The program is designed to take less efficient units off the system, but equipment of any age qualifies.

No further discussion.

5.b. Recommendation to Authorize Ordinance Amendment to Chapter 13.08 Electric for Power Factor Correction

Glynn Amburgey presented. This is our Power Factor Correction Program. A power factor is basically a means for establishing a loss amount in electric power systems specifically related to motors and how large motors operate. This is a significant problem in large industrials; some of our Rate 7 customers who have a high load may have a very poor power factor. This program is an incentive to correct the power factor on their side of the system. This is an industry standard throughout utilities all over the country, they have this clause in their rates.

Staff recommends we implement this power factor correction rate. The plan is that this would go into effect six months from Council decision so we will be providing all of our rate 7 accounts with a letter each month telling them what their power factor is and what the impact will be on them once the program goes into effect. There will also be some selected rate 5 customers on this plan.

Chairman Stellato: How many people will be impacted? Have we spoken with them yet?

Mr. Amburgey: If I have contact with the industrial customers, I've been advising them this may be coming up. There are 47 rate 7 customers and right now we have 23-25 rate 5 customers that would fall into this classification.

Chairman Stellato: I heard an analogy about a glass of beer? Can you do that as well to help clear this up?

Mr. Amburgey: If you have a glass of beer, you've got the beer and you've got the foam on top. You drink the beer, and the beer is refreshing, but the foam doesn't do anything for you. The foam is the power factor.

Chairman Stellato: It's a waste.

Aldr. Carrignan: I thought it would be a horsepower reduction factor. Does that basically turn into something along those lines?

Mr. Amburgey: Generally the power factor will manifest itself in heat loss.

Aldr. Carrignan: Why only 23 of our rate 5 customers? What qualifies them; is it the type of machinery they are running?

Mr. Amburgey: Yes. For example - a grocery store, even though they have motors in their refrigeration, they generally will not have a poor power factor. An injection molding company would have a very poor power factor due to the amount of heat that is dissipated.

The other part of this is that we don't have metering installed everywhere to monitor power factor. We have power factor recording equipment on all of our rate 7 accounts right now. Most of our rate 5, we don't. We have to change the meters out to be able to measure power factor on the rate 5 accounts. We have already begun to do that on the ones we suspect to be of question.

No further discussion.

Motioned by Aldr. Carrignan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

6.a. Presentation to Provide Update on Proposed IL Rt. 64 Projects

James Bernahl presented. The first update is IL Rt. 64 and Oak intersection improvement. We just found out that our consultant is working with IDOT on some changes. We are still on schedule, but we are anticipating going out to bid June 1, 2011, with a bid opening of June 23. Staff is still planning on presenting this at the June 27 meeting. No additional information.

For IL Rt. 64 from 7th Avenue to Kirk; the City has gone out to bid for the sanitary main work and the off-site watermain work. We anticipate having a bid opening on June 9, with mandatory pre-bid meeting to talk with the prospective contractors to make them aware of the sensitivity relative to the project. According to IDOT, land acquisition is still on track. They are still planning on going to be in September, 2011. No additional information.

Aldr. Krieger: What is the update on 5th Avenue that was going to be started about May 1?

Mr. Bernahl: For anyone not familiar, this is the grind and resurfacing project we brought forth last month. We are currently planning on a June 1 start date. Notification letters will be going out soon. The entire contract is to be completed in approximately 35 days.

Aldr. Turner: On 7th to Kirk Road. We aren't going to be opening bids until the end of the summer. Does the State plan to do any actual construction this year?

Mr. Bernahl: The schedule IDOT has right now is that they still plan on going out to bid in September. We are probably looking at November-December by the time the contractor is ready to go. If anything, I would anticipate only minor mobilizing taking place. But the first couple months of 2012 is probably when you will start to see them do work. Their goal is to get everyone out of their way before they come in, which would include private utility companies. Staff has been in contact with Nicor to talk about where they are going to be relocating their equipment. The City is still on track working cohesively with them, but I don't anticipate any work until the early part of 2012.

Aldr. Turner: But the City will do its work this summer.

Mr. Bernahl: Correct. We are going to get the sanitary main replaced within that designated IL Rt. 64 section between 7th and west of Hunt Club Drive and the off-site watermain work in preparation so when IDOT does come in, everything will be ready.

Aldr. Turner: And that sanitary line is right down the middle of the road?

Mr. Bernahl: Correct. One thing I would add is one of the City's environmental consultants who tests the soil as part of the IEPA permitting requirement will be out here Thursday, May 26.

For IL Rt. 64 from Kautz to IL Rt. 59, there are no new updates. They are still looking at going to bid in September. I have met with IDOT; they are up to date with their plans. They are still working with the airport on land acquisition, but they still foresee going to bid in September.

From 7th Avenue to IL Rt. 59 there is the advance tree removal contract. Staff has sent notices to all affected property owners. We have been told the contractor is beginning June 1, but we don't know where they will start. The total contract is 35 days.

No further discussion.

6.b. Presentation of Quarterly Report for Travel Times Along IL Rt. 64 and Illinois Street/Avenue

James Bernahl presented. Overall, there has been no change. On IL Rt. 64 through the downtown area, we noticed a slight decrease. On Illinois from 7th to 7th, it's relatively the same. On IL Rt. 64 from Oak to Pheasant Run, it's plus or minus one minute. It's been very consistent.

Chairman Stellato: So for the first quarter of this year, no change at all.

Mr. Bernahl: That's correct. As a note, since we are going to begin work on IL Rt. 64, we are going to suspend the quarterly updates, so the first one you'll see again will be in spring of 2013, if everyone agrees.

Chairman Stellato: Agree, that makes sense.

No further discussion.

6.c. Red Gate Bridge Update

- i. Status
- ii. Request for Authorization to Proceed with Advertising for Bids for Construction Phase I

Mark Koenen presented. The purpose for tonight's conversation is to build a communication bridge in terms of the Red Gate River Crossing to where we think we are heading and offer a Staff recommendation on the first phase of construction.

Power Point presentation by Mark Koenen and Christopher Minick.

Mr. Koenen: In terms of Staff recommendation, we would ask that the Government Services Committee direct us to proceed with bidding for the advance phase construction work and return to the City Council with a bid for award as soon as possible. Again, that advance phase construction work is the \$3-\$3.3 million project, it's the first phase of construction and we have the money on hand in our organization today.

Aldr. Lewis: I think this is a wonderful presentation you put together. You have obviously been working very hard on this project and have thought it through. I appreciate your hard work, and I am in favor of it.

Aldr. Bessner: In regard to vehicles, can you explain what types of vehicles can and cannot use this bridge?

Mr. Koenen: It would be exactly like Prairie Street Bridge and have a load limit. We wouldn't skimp on the design so that it couldn't carry big trucks, but we would limit it to emergency vehicles.

Aldr. Bessner: So for the vehicles that cannot use this bridge, is this a permanent restriction for the life of the bridge and is it based on the integrity of what the bridge can hold or just the plan as it is?

Mr. Koenen: The integrity of the structure is not the question here. We could change our mind. But we are choosing to make it a sub-regional bridge, not a regional bridge like Stearns Road is intended to be. Stearns Road is the location where trucks carrying a heavy load can use.

Aldr. Martin: I was part of the group way back when that decided we needed a bridge north of Main Street to alleviate traffic. I'm pleased that we've reached this status.

Aldr. Rogina: There was a lot of conversation regarding what the bridge is going to cost, but what is most impressive from my perspective is the 45% that comes from grant money. As a resident, to me, that is very impressive.

Aldr. Turner: I've supported the bridge from day one, and I think you've done a great job. But Chris and I always go back and forth on the bond issue. We both agree that the bond market at this point is fickle. Looking six to seven months out for possible bonding; according to your figures, this 5% could hold a municipal bond rate much higher than what is out there right now.

Mr. Minick: According to the figures, yes. Assuming we were to get the \$1.9 million grant, we'd have roughly a \$6 million cushion between what we would anticipate the bond would be vs. what our bonding capacity would be. That would put us safely in the realm of being able to afford the bridge. I believe interest rates could rise and we could still afford the bridge within the revenue structure we have.

Aldr. Turner: That is my concern, I would expect the bond rate in January or February to be higher than it is now. According to this, we do have the capacity to handle that?

Mr. Minick: That's correct. I would anticipate that as well. Barring some kind of catastrophic event or rise in rates, I'm comfortable stating we have the bonding capacity to be able to afford the bridge.

Aldr. Carrigan: Mark showed us before the meeting the 1928 Comprehensive Plan. With full acknowledgement that there has been improvement in transportation technology since 1928; how many bridges do we show in that?

Mr. Koenen: Nine.

Aldr. Carrigan: Nine bridges across the river. Your point about knitting the community is extremely viable and I think it's important. Can you show the impact of the Stearns Road Bridge? Probably not, because it's so small.

Mr. Bernahl: Yes, it's too small.

Aldr. Carrigan: Looking at your records, at best Stearns Road took 720 cars off Main Street in the month of April (due to decrease regionally in transportation volume). So do you feel that's a viable number?

Mr. Koenen: Yes, absolutely.

Aldr. Carrigan: Statistically it's not important; Red Gate Bridge is important. I think it will truly assist the City in growing and moving forward. I'm all in favor.

Aldr. Monken: I think your presentation laid it out very clearly, and I think the point made with the grants we have available and to have the permits in hand, I think is important. To the point you made with the economy being what it is and when we do go to bid on construction, now is the time. The longer we wait, the more we pay down the road. Now is the time and I appreciate your efforts.

Aldr. Krieger: Under the best case scenario, when will I drive across the bridge?

Mr. Koenen: Thanksgiving 2012. But that would contemplate us moving ahead with the first phase of construction starting this summer and then moving ahead with the second phase of construction very early 2012.

Aldr. Martin: I move we move forward with the approval of advertising for bids for construction phase I contract.

Aldr. Carrignan: Second.

Chairman Stellato: Please call a roll on this.

K. Dobbs:

Monken: Yes

Carrignan: Yes

Payleighter: Yes

Turner: Yes

Rogina: Yes

Martin: Yes

Krieger: Yes

Bessner: Yes

Lewis: Yes

Chairman Stellato: Voted unanimously!!! Great job by the Staff; Mark, your team, Jim, Chris, you guys did a great job; Brian as well. Thank you for your help and support. I know a lot of research went into this. Great presentation; again, you all did a great job.

No further discussion.

Motioned by Aldr. Martin, seconded by Aldr. Carrignan. Approved unanimously by voice vote. **Motion carried.**

7.a. Recommend Approval for Class B2 Liquor License for White Stag Tavern

Mayor DeWitte presented. This is an application for a new liquor license for the White Stag Tavern. You will note on the application it states Steel Town Restaurant and I'm going to ask the applicant to clarify which title he intends to use. This building has been shuttered since 2009. Chief Mullen has put particular requirements and endorsements on the status of the building to ensure all equipment, particularly fire sprinkler, fire alarm, fire extinguishers and kitchen fire suppression systems are all up to speed and operable. The Police Department has completed their investigation and review process and has signed off. Barring any questions from the Committee, I would request your approval for this B2 license.

Chairman Stellato: Please state your name and address for the record.

Mr. Youanovic: Christopher Youanovic, 667 Nichole Lane, Geneva, IL.

Chairman Stellato: Steel Town Restaurants is the Corporation name, White Stag Tavern will be the name of the restaurant.

Chairman Stellato: Is it predominately food?

Mr. Youanovic: Yes. We will be serving draft beer and a full liquor bar.

Chairman Stellato: Please call a roll call vote.

K. Dobbs:

Monken: Yes

Carrignan: Yes

Payleighter: Yes

Turner: Yes

Rogina: Yes

Martin: No

Krieger: No

Bessner: Yes

Lewis: Yes

No further discussion.

Motioned by Aldr. Carrignan, seconded by Aldr. Monken. Approved unanimously by voice vote. **Motion carried.**

8. Adjournment

Meeting adjourned at 8:10 p.m.

Motion by Aldr. Carrignan, seconded by Aldr. Monken. No additional discussion. Approved unanimously by voice vote. **Motion carried.**