

**CITY OF WARRENVILLE
PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE OF THE WHOLE
REGULAR MEETING
Monday, May 12, 2025, at 7:00 p.m.
City Council Chambers at City Hall
28W701 Stafford Place, Warrenville, IL 60555**

MINUTES

A. CALL TO ORDER

Chairman Barry called the meeting to order at 7:00 p.m.

B. ROLL CALL

Physically Present: Chairman Clare Barry, Mayor Andrew Johnson, and Aldermen: Stuart Aschauer, J.P. Augustynowicz, Kathy Davolos, Craig Kruckenberg, John Lockett, Bill Weidner, and Judy Wilkie

Absent: None

Also Present: City Administrator Cristina White, Assistant City Administrator Alma Morgan, Public Works Director Phil Kuchler, Asset Management Analyst Kassandra Hernandez-Galvan, Utility Maintenance Superintendent Zach Jardine, Capital Maintenance Superintendent Jamie Clark, Street Division Crew Leader Jeff Simmons, City Treasurer Maury Goodman, and Executive Assistant and Deputy City Clerk Dawn Grivetti

Also Absent: City Clerk Julie Clark

C. PLEDGE OF ALLEGIANCE

Chairman Barry led the Pledge of Allegiance.

D. CITIZENS COMMENTS

There were no comments from persons present.

E. OFFICIALS AND STAFF COMMENTS

Ald. Weidner stated the Inclusion, Diversity, Equity, and Awareness Commission honors the following federally recognized heritage months in May: Haitian, Jewish-American, National Asian-American, and South Pacific Islander Heritage.

Ald. Davolos announced several baby bison have been born at Fermilab. The public is welcome to view the bison and visit the Wilson Hall art gallery with a Real ID.

Chairman Barry announced the City's Bike Rodeo will take place Saturday, May 17, from 9:00 -11:00 a.m. in the Stafford Place parking lot across from City Hall.

City Administrator White announced the utility bills were delayed last week due to the software upgrade to a new system. The public was notified, and updates will be provided when the bills are ready for distribution.

F. BUSINESS OF MEETING

1. Presentation of Water Ambassador Award

Asset Management Analyst (AMA) Hernandez-Galvan announced that in February 2025, the Illinois Section American Water Works Association (ISAWWA) confirmed that Warrenville has achieved Gold Level status as a Water Ambassador. Hanting Wang, ISAWWA Board Secretary and Treasurer, presented the City with the Water Ambassador Certificate and street sign, recognizing the City's achievement. Ms. Wang provided an update on the association and the Water Ambassador program and praised the City for the variety of and ways information was distributed to the public.

2. Consideration of Water Treatment Plant Bids

Public Works Director (PWD) Kuchler stated the City received four bids for the Well No. 13 Water Treatment Plant project ranging from \$5,795,000.00 to \$6,666,117.70. He reported that the bids were all significantly higher than the original (2022) \$2,569,000, and the updated (2025) \$4,747,755 engineer's estimates. He offered several reasons for the higher bids including: an increased building size, inflation, water treatment plant equipment cost increases, and specialized subcontractor cost increases.

PWD Kuchler stated staff has confirmed there is sufficient money in the Tax Increment Financing (TIF) District #4 Fund to pay for the additional increases. Staff and the consulting engineers do not believe rebidding the project would result in lower bids. Therefore, staff is recommending the City reject all the bids, waive competitive bidding, and enter into a contract with the second lowest bidder, Whittaker Construction and Excavating Inc. at their bid cost. It was determined that the lowest bidder did not meet the City's requirement to self-perform 51% of the project.

Ald. Lockett asked if the planned design of the building to blend in with the neighborhood impacted the bids. Engineer Dennison replied that the customized structure does add to the increased cost of the project. PWD Kuchler noted that the City has made similar improvements to previous well houses in residential areas.

There was discussion about the increased bids cost of the specialized equipment, and where the City could cut costs to save money such as changing roofing materials or relocating the generator outside the building, which is standard practice. PWD Kuchler stated aesthetic features of the building are based on an agreement the City made with the neighborhood during the planning and zoning process. Staff can work with the contractor to identify cost savings, however, delaying award of the contract to look for savings would delay construction and undoubtedly increase bid costs as well.

There was discussion regarding the delay in bidding the project from the date of the original engineer's estimate in 2022 and the predictability of increased costs. PWD Kuchler cited the delayed property agreement with Thornton's and the fact that the well

and water tower had to be constructed before the water treatment plant as contributing factors to the delay. Changes to the size of the building and inflation offered knowledge of predictable increases, but significant electrical and mechanical subcontractor increases were less predictable. Engineer Dennison confirmed the approved contract will be for a not-to-exceed price and any changes would have to be in the scope of the project.

Ald. Davolos thanked staff and the engineers for their efforts in communicating with the elected officials and reminded the public that TIF district funds have paid for most of the City's public buildings and this project is no different.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council i.) pass a resolution rejecting all bids for the Well No. 13 Water Treatment Plant Project (B2025-02), and ii.) pass a resolution waiving competitive bidding and entering into a contract with Whittaker Construction and Excavating, Inc. of Earlville, Illinois in the amount of \$5,815,000 for the Well No. 13 Water Treatment Plant Project.

MOTION CARRIED VIA VOICE VOTE

3. Consideration of Veterans Memorial Workgroup Recommendations

PWD Kuchler stated that the Veterans Memorial on Stafford Place is aging and in need of repairs. The Memorial workgroup, including Aldermen Lockett and Augustynowicz, City staff, and representatives of the VFW / American Legion and Warrenville in Bloom, met four times between fall of 2024 and spring of 2025 to consider alternative improvements. The group is recommending short-term repairs in FY 2026 to address immediate concerns and a long-term reconstruction of the memorial in FY 2028. The recommendations include contracting with a consultant to develop design and construction documents, and developing an agreement with a volunteer group interested in raising money to pay for the reconstruction.

PWD Kuchler described a preferred concept for the complete reconstruction in FY 2028 and indicated there is no City funding source designated to pay for long-term improvements. He suggested the City's Special Projects fund could be a likely funding source to make up the difference between actual costs and donations received.

Ald. Lockett expressed his enthusiasm for the progress the workgroup has made and the recommended outcomes. He discussed the various ways the public can donate to the improvements.

City Administrator White noted that the large pine tree in the middle of the current memorial is planned for removal in the proposed improvements. Other trees will be planted in place of it. PWD Kuchler noted that the tree is declining in health, and there was no opposition from the workgroup to its removal.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council accept the Veterans Memorial Workgroup recommendations provided in Public Works Director Kuchler's May 7, 2025 memorandum.

MOTION CARRIED VIA VOICE VOTE

4. Consideration of Public Tree Ordinance

PWD Kuchler stated that, when the City accepted the \$19,000 Urban & Community Forestry Grant for Managing Emerald Ash Borer for a Healthy Urban Forest in 2023, one of the requirements was for the City to adopt a Tree Preservation Ordinance for public trees. Staff worked with the City Attorney and the Chicago Region Trees Initiative to develop such an ordinance. He added that, in the future, staff intends to consolidate the tree planting lists of desirable and undesirable trees to one location for better reference. At that time, staff will solicit input from the Environmental Advisory Commission and Community Development on the complete list.

Ald. Weidner asked when the reference material would be updated. PWD Kuchler suggested it might be accomplished within the fiscal year. There was further discussion on public awareness of the availability and location of tree planting. PWD Kuchler indicated staff reaches out to residents in locations where tree cover is lacking to coordinate the best location to plant available trees.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass an ordinance amending the Warrenville City Code regarding the protection of City-owned trees.

MOTION CARRIED VIA VOICE VOTE

5. Consideration of River Road Speed Limit

PWD Kuchler reported that a City consultant recently conducted vehicle speed studies on Warrenville Road and River Road, and recommends the speed limit on Warrenville Road east of Batavia Road be maintained at 35 miles per hour (mph), and the speed limit on River Road be reduced from 40 mph to 30 mph. He noted that the recommended River Road speed limit reduction is due to the single-family residential neighborhood including the presence of Cerny Park and Bower Elementary School, as well as the upcoming project to add curb and gutter to the west side of the road. He added that the improvements will slightly narrow the pavement, and trees will be planted behind the new curb to help encourage traffic to slow down. He referenced a traffic count and vehicle speed summary table to support staff's findings that a speed limit of 30 mph for the collector road is reasonable.

PWD Kuchler discussed staff's recommendation to also lengthen the school speed zone on River Road north to include Cerny Park and to improve signage at both ends of the zone to further address any safety concerns.

Aldermen Lockett and Weidner spoke in favor of reducing the speed limit on River Road to 25 mph, citing national statistics of survival rates from being hit by a car traveling at 25 mph versus 30 mph, stopping distances at those speeds, actions by neighboring communities, and a desire to keep limits consistent on all residential streets. Other aldermen spoke in favor of a 30 mph on River Road, citing staff and consultant analysis and recommendations.

PWD Kuchler insisted that staff's recommendations will reduce traffic speeds and should make the school zone area safer. He added that different types of roads with different functions require different treatment and considerations. River Road is considered a collector street, not a standard residential street, therefore the speed limit can vary.

There was a question whether there is a record of any accidents on River Road under the current conditions and what the speed limits are on other roads where school zones exist. Capital Maintenance Superintendent Clark commented on speed limits on other streets where school zones occur.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council direct the City Attorney to prepare an ordinance amending the Warrenville City Code to create a 30 mile per hour speed limit for River Road after construction of the road improvements is complete.

MOTION CARRIED VIA VOICE VOTE

6. Review and file Public Works FY 2026 Work Program and Decision Package Report
There were no questions or comments.

G. MISCELLANEOUS

H. ADJOURN

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 8:19 p.m.

Approved: May 19, 2025


Dawn Grivetti, Executive Assistant/ Deputy Clerk