

**CITY OF WARRENVILLE  
PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE OF THE WHOLE  
REGULAR MEETING  
Monday, June 9, 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, Assistant Community Development Director Kristine Hocking, Capital Maintenance Superintendent Jamie Clark, Asset Management Analyst Cassandra Hernandez-Galvan, 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 wished the public a Happy Father's Day and reminded the public of the Warrenville Park District Multicultural Event happening Saturday, June 14, from noon until 6:00 p.m. in the Stafford Place parking lot across from City Hall.

**F. BUSINESS OF MEETING**

1. Consideration of Temporary Parking Ordinance for 3S580 River Road

Assistant Community Development Director (ACDD) Hocking presented a request for a temporary use permit allowing off-site parking at 28W289 Warrenville Road to support the operation of a home furnishings retail store in the historic Blacksmith Building located at 3S580 River Road. Since the River Road property lacks adequate parking, four parking spaces, including one accessible space, will be reserved on the Warrenville Road property for employees and patrons. The temporary use permit will

expire 18 months after approval or when sufficient off-street parking is provided on the River Road property. Extension provisions are included in the ordinance for the property owner to construct additional parking. The permit requires compliance with zoning codes, signage, and striping requirements, and will expire or be revoked if the conditions are not fulfilled.

There was discussion regarding existing parking currently available for use of other commercial businesses in the area, and the existence of sidewalks connecting the proposed business to the off-site parking spaces.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass an ordinance approving a temporary use permit for temporary off-site parking at 28W289 Warrenville Road and 3S580 River Road.

MOTION CARRIED VIA VOICE VOTE

2. Consideration of Contract for FY 2026 GIS Management Services

Public Works Director (PWD) Kuchler stated the FY 2026 Budget includes a decision package for geographic information systems (GIS) management services for \$120,000. Staff is recommending approval of a contract with Cultivate Geospatial Solutions (CGS) to continue to provide such services to the City. He added that CGS has made good progress in updating the City's GIS data so far. Many new City software services rely on accurate and complete GIS data to fully utilize the software solutions and provide access and analysis using custom dashboards.

PWD Kuchler clarified that the City will continue to own and manage the data in the event the City changes management services.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass a resolution approving a professional services agreement for FY 2026 GIS Management Services with Cultivate Geospatial Solutions, LLC.

MOTION CARRIED VIA VOICE VOTE

3. Informational Update on Ride DuPage PACE and Rideshare Access Programs

Asset Management Analyst (AMA) Hernandez-Galvan provided an update of the Ride DuPage PACE and Rideshare Access programs, which provide 24-hour bus or taxi/vehicle-for-hire services for individuals requiring travel assistance due to physical or cognitive limitations.

In FY 2025, the number of registered riders increased by 33% over FY 2024, the total number of rides increased by 18%, and the total expense for the programs is estimated at \$20,000, which is less than what was budgeted for the year.

Committee members remarked on the increased number of registered riders and rides while recognizing the decrease in costs over the year. Staff was thanked for monitoring the program and providing the summary. A suggestion was made to include the average distance per ride and the rate of use per rider to the next summary.

AMA Hernandez-Galvan provided instructions for registering for both programs. Residents can consult the City website or contact the City for more information.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

4. Consideration of Updates to the Enterprise Maintenance and Replacement Plan

PWD Kuchler reminded the Committee that the Enterprise Maintenance and Replacement Plan (EMRP) monitors lifespan, funding levels, and replacement costs of the City's water and sanitary sewer systems infrastructure. The Plan is to be updated annually in conjunction with the preparation of the operating budget. This update last occurred in April 2023.

He stated that recommended updates to the Plan include two years' worth of inflationary increases and acceptance of public improvements from private developments. Inflationary increases account for approximately 88% of the overall increase from 2023 to 2025. He added that the EMRP does not include the new water tower and treatment plant, as those projects have not been completed yet.

There was discussion regarding when annual cost increases are added by the Finance Department.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council accept the updates to the Enterprise Maintenance and Replacement Plan, per the staff memo dated June 4, 2025, and direct staff to incorporate those adjustments into an updated EMRP document.

MOTION CARRIED VIA VOICE VOTE

5. Consideration of Updates to the Capital Maintenance and Replacement Plan

PWD Kuchler stated that the Capital Maintenance and Replacement Plan (CMRP) monitors roadways, streetlights, storm sewers and fleet facilities. The Plan is required to be updated annually in conjunction with the preparation of the operating budget but has not been updated since 2023.

He stated that recommended updates to the Plan include two years' worth of inflationary increases and public improvements. The inflationary increases account for 64% of the two-year increase in average annual expenditures.

There was discussion regarding the revenue side of the CMRP. PWD Kuchler identified a variety of revenues that contribute to the plan.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council accept the updates to the Capital Maintenance and Replacement Plan, per the staff memo dated June 4, 2025, and direct staff to incorporate those adjustments into an updated CMRP document.

MOTION CARRIED VIA VOICE VOTE

6. Informational Update on FY 2025 Sustainability Highlights

AMA Hernandez-Galvan provided a review of sustainability projects and initiatives that the City has accomplished, are ongoing, and are considered for future endeavors. She offered a summary of events and accomplishments that took place during FY 2025.

Staff was thanked for their efforts in compiling the summary of information. There was discussion regarding the availability of hybrid vehicles. Capital Maintenance Superintendent (CMS) Clark replied that the City has acquired two hybrid vehicles and will be ordering two more in the immediate future.

There was discussion regarding the City's coal tar ban, solar energy, drug recycling, and the availability of grants for additional tree planting. Residents were informed of ways to recycle alkaline and non-alkaline batteries.

City Administrator White indicated more information about coal tar regulations can be found on the City website.

NO COMMITTEE ACTION WAS TAKEN NOR REQUESTED

7. Consideration of Disposal of Surplus Personal Property

CMS Clark indicated staff has identified one piece of equipment and three vehicles that are no longer utilized, necessary, or useful to the City because of age, condition, and changes to the mowing of City property. Currently, City property is mowed by an approved contractor, therefore the equipment is no longer necessary, and staff is recommending disposal of the surplus property using an auction service.

ALDERMAN WEIDNER MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass an ordinance approving the disposal of surplus personal property owned by the City of Warrenton.

MOTION CARRIED VIA VOICE VOTE

8. Consideration of SCADA Improvements for Wells, Water Towers, and Lift Stations

PWD Kuchler presented staff's request for upgrades to the City's Supervisory Control and Data Acquisition (SCADA) system that includes hardware and software that allows staff to monitor and control the water and wastewater infrastructure. He stated that staff is recommending the City contract with Metropolitan Industries, Inc because it provides the current services for the City, and upgrading the system with a current vendor is more cost effective than starting over with a new vendor. He indicated that

the proposed contract cost is less than the amount staff had originally estimated for this work and will overlap into FY 2027.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council pass a resolution approving an agreement with Metropolitan Industries, Inc. for Lift Station and Water System SCADA Upgrades.

MOTION CARRIED VIA VOICE VOTE

9. Consideration of Contract Lease of Sewer Camera with Edge AI Solutions Inc.  
PWD Kuchler stated the City's existing sewer camera, purchased in 2019 for just less than \$183,000, has required frequent and costly repairs (\$16,800 since 2021) with increasing downtime and no remaining warranty coverage. Originally expected to last 10 years, he indicated the camera is proving unreliable and inefficient for the City's sanitary sewer maintenance needs. To improve operations, staff recommends entering into an 18-month lease agreement for a new modern, portable, and cloud-based system that offers significant advantages for \$32,100 over the 18-month agreement. Staff will evaluate the system during the lease period and may recommend its purchase, with lease payments credited toward that cost.

There was discussion regarding the life expectancy and proposed cost savings of the new camera system.

There was discussion regarding the progress of the inflow and infiltration (I/I) evaluation and repair program. PWD Kuchler indicated the City would perform more pipelining in the next few years to resolve infiltration issues in sewer lines.

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to recommend the City Council pass a resolution approving a subscription agreement with Edge AI Solutions, Inc. for the provision of a camera and related software for sewer inspections.

MOTION CARRIED VIA VOICE VOTE

10. Consideration of Generator Replacement at Fox Hollow Lift Station  
PWD Kuchler stated the generator at the Fox Hollow sanitary sewer lift station is failing and is need of immediate repair. Staff determined there was not sufficient time to allow for the City's normal bidding process and acquired two quotes from vendors for a replacement generator. Staff is recommending the City waive the bidding process and approve a contract with Frank Marshall Electric Midwest, LLC for a replacement generator at a cost of \$61,387. He indicated that staff budgeted \$75,000 in FY 2026 for the proactive replacement of the Emerald Green generator, however, the Fox Hollow generator has now become a higher priority. Staff is recommending the immediate purchase of the Fox Hollow replacement generator and moving the replacement of the Emerald Green generator to FY 2027. He indicated that both purchases are included in the EMRP.

ALDERMAN LOCKETT MADE A MOTION, seconded by Ald. Wilkie, to recommend the City Council pass a resolution waiving bidding and approving a contract with Frank Marshall Electric Midwest, LLC for Fox Hollow Lift Station generator replacement.

MOTION CARRIED VIA VOICE VOTE

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

**G. MISCELLANEOUS**

**H. ADJOURN**

ALDERMAN KRUCKENBERG MADE A MOTION, seconded by Ald. Davolos, to adjourn.

MOTION ADOPTED VIA VOICE VOTE

The meeting adjourned at 7:47 p.m.

Approved: June 16, 2025

  
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Dawn Grivetti, Executive Assistant/ Deputy Clerk