

CITY OF WARRENVILLE

MEMORANDUM

To: Mayor and City Council
From: Philip M. Kuchler, Public Works Director 
Subject: AGENDA SUMMARY FOR JUNE 9, 2025, PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE OF THE WHOLE MEETING
Date: JUNE 4, 2025

Please contact the City Administrator or the corresponding department head by noon on the day of the meeting if you have questions pertaining to agenda items or this summary.

F. BUSINESS OF MEETING

1. Temporary Parking Ordinance for 3S580 River Road (Attachment)

This ordinance approves 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. The permit requires compliance with zoning codes, signage, and striping requirements, and will expire or be revoked if the conditions are not fulfilled. Assistant Community Development Director Hocking will make a brief presentation and answer questions at the meeting.

Committee Action Requested: 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.

Staff Recommendation: Assistant Community Development Director Hocking and Community and Economic Development Director Emery recommend this action.

Budgetary Impact: Not applicable.

Other Resources Required: Staff time to coordinate with the property owner.

Strategic Plan Goal: #1 Energetic and Healthy Economy – Business Retention and Expansion

2. Cultivate Geospatial Solutions FY26 GIS Management Services Contract (Attachment)

Staff is recommending approval of a contract with Cultivate Geospatial Solutions (CGS) to provide GIS management services in FY26 for \$10,000 per month, totaling \$120,000. The BS&A Enterprise Resource Planning (ERP) software, VUEWorks Enterprise Asset Management (EAM) software, and Granicus Citizen Engagement software solutions rely on accurate and complete GIS data to fully utilize those software solutions. Creation of dashboards that will extract and summarize data from the new ERP, EAM, and Citizen Engagement software solutions is included in this contract. These dashboards will be

utilized by senior staff to monitor, evaluate, and report on information from the software systems. Public Works Director Kuchler will make a brief presentation and answer questions at the meeting.

Committee Action Requested: Recommend the City Council pass a resolution approving a professional services agreement for FY 2026 GIS Management Services with Cultivate Geospatial Solutions, LLC.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: A decision package for the \$120,000 expense was approved as part of the FY26 Budget.

Other Resources Required: Staff time to coordinate with CGS.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

3. Ride DuPage PACE Program and Rideshare Access Program Update (RAP) (Attachment)
Ride DuPage is a transportation initiative that offers bus or taxi/vehicle-for-hire services for individuals requiring travel assistance due to physical or cognitive limitations. The City of Warrenville has been involved with Ride DuPage since late April 2019. The staff has been diligently tracking the usage of the Ride DuPage programs. Included with the agenda backup materials is a memo providing details of the programs and historical data. Asset Management Analyst Hernandez-Galvan will make a brief presentation and answer questions at the meeting.

Committee Action Requested: For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #2 Engaged and Connected Community – Unique Programs and Events

4. Updates to the Enterprise Maintenance and Replacement Plan (EMRP) (Attachment)
One of the commitments in the Enterprise Maintenance and Replacement Plan (EMRP) is that the plan be updated annually in conjunction with the preparation of the operating budget. This update last occurred two years ago in April 2023. Included with the agenda backup materials is a staff memo from Public Works Director Kuchler, dated June 4, 2025, detailing the recommended adjustments to the EMRP. If the adjustments are approved as recommended, the total EMRP average annual expenditures will increase by \$353,685 or 7.2% to a new annual average of \$5,262,858.

Committee Action Requested: 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.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: Not applicable.

Other Resources Required: Staff time to update the EMRP document and related schedules.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

5. Updates to the Capital Maintenance and Replacement Plan (CMRP) (Attachment)

One of the commitments in the Capital Maintenance and Replacement Plan (CMRP) is that the plan be updated annually in conjunction with the preparation of the operating budget. This update last occurred two years ago in April 2023. Included with the agenda backup materials is a staff memo from Public Works Director Kuchler, dated June 4, 2025, detailing the recommended adjustments to the CMRP. If the adjustments are approved as recommended, the total CMRP average annual expenditures will increase by \$319,800 or 9.9% to a new annual average of \$3,557,145.

Committee Action Requested: 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.

Staff Recommendation: Public Works Director Kuchler recommends this action.

Budgetary Impact: Not applicable.

Other Resources Required: Staff time to update the CMRP document and related schedules.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

6. FY25 Sustainability Highlights (Attachment)

The list of sustainability highlights that was first compiled by staff in 2016, was recently reviewed and updated. The review highlights projects and initiatives the City has accomplished, that are ongoing, and future endeavors. Asset Management Analyst Hernandez-Galvan will highlight updates and some of the accomplishments that took place during FY25 and answer any questions at the meeting. A copy of the draft Sustainability Highlights report is included with the agenda backup materials.

Committee Action Requested: None. For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: #3 Quality City Services – Deliver Services Sustainably

7. Disposal of Surplus Personal Property (Attachment)

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. Past practice for disposal of such City-owned equipment and vehicles has been to sell the property at auction. Obenauf Auction Service, Inc., would be utilized to sell the equipment and vehicles in an online auction. The City has previously utilized their services and found them to be professional and well run. Proceeds from the auction will be returned to the City, minus an assessed six percent service fee. Included with the agenda backup materials is an ordinance listing the property for disposal. Capital Maintenance Superintendent Clark will make a brief presentation and answer questions at the meeting.

Committee Action Requested: Recommend the City Council pass an ordinance approving the disposal of surplus personal property owned by the City of Warrentville.

Staff Recommendation: Public Works Director Kuchler, Capital Maintenance Superintendent Clark, and Utility Maintenance Superintendent Jardine recommend this action.

Budgetary Impact: Any money received from the sale of equipment will be deposited into the Capital Maintenance and Replacement Fund or the Water and Sewer Fund, as appropriate.

Other Resources Required: Staff time to coordinate the disposal of property.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure

8. Supervisory Control and Data Acquisition (SCADA) Improvements (Attachment)

The FY26 budget includes a decision package for upgrades to the City’s SCADA systems that monitor and manage the water and wastewater infrastructure. SCADA systems are essential for real-time monitoring, control, and data analysis to ensure operational efficiency, regulatory compliance, and the delivery of safe, reliable water and sanitary sewer services. The proposed upgrades will modernize outdated systems, improve cybersecurity, enhance reliability, and provide more advanced analytics for resource management and maintenance planning. These improvements will ultimately reduce long-term operational costs and help protect public health and the environment. Public Works Director Kuchler will present this item and answer questions at the meeting.

Committee Action Requested: Recommend the City Council pass a resolution approving an agreement with Metropolitan Industries, Inc. for Lift Station and Water System SCADA Upgrades.

Staff Recommendation: Utility Maintenance Superintendent Jardine and Public Works Director Kuchler recommend this action.

Budgetary Impact: The FY26 Budget includes \$300,000 for this project (\$125,000 in water and \$175,000 in sewer). This project is anticipated to continue into FY27, and the remaining \$37,388 will be included in the FY27 budget.

Other Resources Required: Staff time to coordinate with the contractor.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

9. Contract Lease of Sewer Camera with Edge AI Solutions Inc. (Attachment)

The City’s existing sewer camera has required frequent and costly repairs (\$16,800 since 2021) with increasing downtime and no remaining warranty coverage. Originally expected to last 10 years, it 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, including high-definition 360-degree imaging, post-inspection coding, reduced field time, and full maintenance support 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. A staff memo providing more detail with the resolution and subscription agreement are included with the agenda backup materials. Public Works Director Kuchler will present this item and answer questions at the meeting.

Committee Action Requested: Recommend that 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.

Staff Recommendation: Utility Maintenance Superintendent Jardine and Public Works Director Kuchler recommend this action.

Budgetary Impact: Sufficient funds are included in the Sewer Capital Maintenance to cover the \$16,050 FY26 expense. The remainder of the lease would be included in the FY27 budget.

Other Resources Required: None.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

10. Generator Replacement at Fox Hollow Lift Station (Attachment)

Staff is recommending the replacement of the generator at the Fox Hollow sanitary sewer lift station for \$61,387. The existing unit is an 80-kilowatt natural gas generator originally manufactured in the 1970s. It was repurposed and relocated from the old Warrenville Public Works building to the Fox Hollow lift station, where it has served as a critical backup power source for several decades. Given its age and history of relocation and reuse, the generator has significantly exceeded its expected service life. Typically, the life expectancy of a well-maintained industrial-grade gas generator ranges from 20 to 30 years. At over 45 years old, this generator is well beyond its anticipated operational lifespan, making replacement necessary to ensure continued reliability and system resilience. Upgrading this equipment will enhance the lift station's reliability during power outages and reduce the risk of service disruptions or emergency repairs. Public Works Director Kuchler will present this item and answer questions at the meeting.

Committee Action Requested: Recommend that 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.

Staff Recommendation: Utility Maintenance Superintendent Jardine and Public Works Director Kuchler recommend this action.

Budgetary Impact: \$75,000 was included in the FY26 budget to proactively replace the generator at the Emerald Green lift station. This generator is now a higher priority, and the Emerald Green generator will be pushed to FY27.

Other Resources Required: Staff time to coordinate the removal and replacement of the generator.

Strategic Plan Goal: #3 Quality City Services – Maintain and Replace City Infrastructure.

11. Public Works FY26 Work Program and Decision Package Status Report (Attachment)

The Public Works Department Work Program identifies specific projects and initiatives staff expects to advance during the current fiscal year, in addition to normal day-to-day core operational and service-delivery responsibilities of the department. Staff has updated the FY26 Public Works Department Work Program to provide the status of department projects. A copy of the report is included with the agenda backup materials.

Committee Action Requested: None. For informational purposes only.

Staff Recommendation: Not applicable.

Budgetary Impact: Not applicable.

Other Resources Required: Not applicable.

Strategic Plan Goal: Not applicable.

PK/KHG