

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 1, 2021

MINUTES

INFRASTRUCTURE COMMITTEE

March 4, 2021 7:00 P.M.

1. **Call to Order, Roll Call, and Establishment of a Quorum.** Chairman Beifuss called the meeting to order at 7:00 P.M. Roll call found Alderman James Beifuss present in-person, and Aldermen Heather Brown, Sandra Dimas, Matt Garling, Alton Hallett, and Joe Morano present via Zoom teleconference. Alderman Jeanne Short was absent.

Staff present in-person included Director of Public Works Robert Flatter. Administrative Assistant Ashley Heidorn and Utility Division Superintendent Rocky Horvath were present via Zoom teleconference. Mayor Pineda has determined that in-person meetings are not practical and prudent.

2. Approval of Minutes

A. **Infrastructure Committee Minutes of February 4, 2021.** Alderman Brown made a motion, seconded by Alderman Hallett to approve the Meeting Minutes of February 4, 2021.

Roll call was taken. Voting Yea: Aldermen Beifuss, Brown, Dimas, Hallett, and Morano. Voting Nay: 0. Abstaining: Alderman Garling.

3. Public Participation / Presentations. None.

4. **Items for Consent.** Alderman Brown requested discussion on Consent Items B, C, and E, and Alderman Beifuss requested discussion on Consent Item F. **Alderman Dimas made a motion, seconded by Alderman Brown to approve:**

- A. Resolution No. 21-R-0012 – Contract Award – Starnet Technologies for Services Related to the Lift Station #1 Control Building Repair Project
- D. Resolution No. 21-R-0015 – Contract Award – Emerald Tree Care, LLC for the 2021 Emerald Ash Borer Insecticidal Treatment Program

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, Hallett, and Morano. Voting Nay: 0.

5. Items for Discussion.

4.B. Resolution No. 21-R-0013 – Contract Award – Hillside Addition and Roosevelt Highlands Subdivision Rehabilitation Project. Alderman Brown inquired about the bid results for this project. Mr. Flatter noted that A Lamp Concrete Contractors, Inc. was the lowest bidder on this project, and with any kind of sealed bid the City generally moves forward with the lowest bidder if they are determined to be the lowest responsible bidder. A Lamp Concrete has done satisfactory work for the City in the past, and the provided references were still checked to make sure no problems or complaints have come up since then. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, Hallett, and Morano. Voting Nay: 0.

4.C. Resolution No. 21-R-0014 – Contract Award – KLM Engineering, Inc. – Professional Engineering Services Related to the 2021 Booster Station #4 Ground Storage Tank Rehabilitation Project. Alderman Brown inquired if KLM Engineering, Inc. looked into these conditions when they were doing some work for the City in 2019. Mr. Flatter explained that the work in 2019 was actually for a different structure but the work being done on Booster Station #4 at that time resulted in the inspection and evaluation of the ground storage tank. Mr. Horvath noted that prior to 2019 the last time inspections were able to be completed was sometime in the 1990s because the station was constantly in use. Mr. Flatter explained that it is common practice to conduct inspections towards the end of the tank's expected useful life so as not to expose the water or system to contamination by more frequent inspections. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, Hallett, and Morano. Voting Nay: 0.

4.E. Resolution No. 21-R-0016 – Contract Award – Layne Christensen Company for Professional Services Related to the 2021 Well Station No. 10 Rehabilitation Project. Alderman Brown asked if it was worthwhile to use a different company for this project given previous failures after utilizing Layne Christensen in the past. Mr. Horvath explained that the issues at Well Station No. 10 have not really been an issue of workmanship or materials but a result of the water quality that the well actually pumps. In the past when the City has worked with other vendors they have not been as successful for the City as Layne has been. Mr. Flatter noted that Layne installs and services Byron Jackson pumps and motors, which staff believes to be the top of the line well products to use. This well is used almost daily so the rehabilitation is almost to be expected given the environment it must operate under; it is not a reflection of the workmanship of Layne Christensen or the quality of the Byron Jackson pump and motor. Alderman Beifuss inquired what would happen if the motor is determined to be bad, and Mr. Horvath explained that a new motor has been quoted at \$115,772.00 if inspection determines that the current unit cannot be reused. Staff does not believe this will be the case, so that amount would not be spent unless absolutely necessary. Alderman Brown asked if the City should start budgeting more in the future for other pumps and motors. Mr. Flatter noted that Mr. Horvath actually monitors electric usage and pumpage daily from the nine wells the City has, which gives staff a clue as to when maintenance will be needed in the future. **Alderman Dimas made a motion, seconded by Alderman Brown to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, Hallett, and Morano. Voting Nay: 0.

4.F. Resolution No. 21-R-0019 - Contract Award – Crystal Maintenance Services Corporation for 2021 Janitorial Services for Municipal Buildings. Alderman Beifuss requested a status update on this Item. Mr. Flatter explained that Crystal Maintenance provided contractual janitorial services for the City in 2019 as lowest responsible bidder, and the City gave them a one-year extension to provide services in 2020 as well. The City went to bid in 2021, and Atalian US Midwest, LLC, came in as the lowest bidder. Staff checked Atalian's references, which came back with good recommendations, and Atalian began services on January 3, 2021. On January 11, 2021, Atalian began having difficulty retaining staff and fulfilling its contractual obligations. Then on February 21, 2021, Atalian notified City staff that it was without any personnel to provide janitorial services for any City facility. As a result, the City terminated Atalian's Contract Agreement on February 22, 2021. City staff turned to Crystal Maintenance for interim cleaning services. Crystal Maintenance submitted the fourth lowest bid for the 2021 Janitorial Services, however, as demonstrated by Atalian, there are no performance guarantees and risks are increased with hiring unknown contractors. Given the urgency and the fact that Crystal Maintenance staff is already familiar with the operations, it is staff's recommendation to execute a contract with Crystal Maintenance for 2021 Janitorial Services. **Alderman Dimas made a motion, seconded by Alderman Hallett to approve.**

Roll call found the vote unanimous for approval. Voting Yea: Aldermen Beifuss, Brown, Dimas, Garling, Hallett, and Morano. Voting Nay: 0.

6. Unfinished Business. None.

7. New Business. Alderman Brown inquired if the City has other water tanks in need of inspection. Mr. Flatter explained that all of the City's tanks were inspected in 2020 and repairs are being budgeted for over the next four-to-five years.

Mr. Flatter indicated that the Illinois Department of Transportation reached out to the City regarding the concrete retaining wall along Route 59 near Forest Avenue, which holds up Hahn Place. In January, Mr. Flatter provided review comments on their preliminary design for the wall and suggested a block texture design with paint or stain and graffiti coating, rather than solid concrete, for an aesthetic appeal as part of the gateway into the City. IDOT indicated they would include that in the specifications but they expect the City to incur 100% of the costs, which could be an estimated \$50,000.00. As an unfunded project that would be paid for out of the Capital Projects Fund, Mr. Flatter wanted to confirm the Committee's thoughts on paying for a more aesthetically pleasing design. Discussion followed. Aldermen Brown and Dimas expressed that they thought a solid concrete wall would be sufficient. Aldermen Beifuss, Garling, and Hallett believed the block design would be more attractive as a gateway to the City. **Alderman Garling made a motion, seconded by Alderman Hallett, to approve the aesthetic improvements recommended by City staff for up to \$60,000.00.**

Roll call was taken. Voting Yea: Aldermen Beifuss, Dimas, Garling, Hallett, and Morano. Voting Nay: 0. Abstaining: Alderman Brown.

8. Reports from Staff. None.

9. Adjournment. At 8:14 P.M., Alderman Hallett made a motion to adjourn, seconded by Alderman Dimas. Roll call found the vote unanimous for approval.

Respectfully submitted,

Ashley Heidorn
Administrative Assistant of Public Works