

**MINUTES
CITY OF ST. CHARLES, IL
GOVERNMENT SERVICES COMMITTEE MEETING
MONDAY, FEBRUARY 28, 2011, 7:00 P.M.**

Members Present: Chairman McGuirk, Aldr. Stellato, Aldr. Monken, Aldr. Carrignan, Aldr. Turner, Aldr. Martin, Aldr. Krieger, Aldr. Bessner, Aldr. Lewis

Also Present: Mayor DeWitte, B. Townsend, M. Koenen, J. Bernahl, R. Gallas, J. Lamb, P. Suhr, T. Bruhl, J. Schelstreet

- 1. Meeting called to order at 7:00 p.m.
- 2.*a. Electric Reliability Report, December 2010

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

- 3.a. Recommendation to Consider an Agreement Pertaining to Improvements at the Arcada Theater

Brian Townsend presented. This item is something that we have been working on for approximately six to eight weeks and will continue to progress very quickly contingent on this Committee’s recommendation and City Council approval next week.

The concept is a grant that would be provided by the City to reimburse for certain capital costs for improvements at the Arcada Theater to allow for a concert series to be produced and recorded for later broadcast on television. We have been working with two local business owners, Ron Onesti from the Arcada Theater and Joe Thomas who owns HD Ready, which is a production company based here in St. Charles. Some of you may know Joe from his local involvement; he also was the producer of another concert series that was broadcast on WTTW for a number of years and had a number of high quality entertainers participate in that. This is the “Successor Series” and is referenced here as the “Spotlight Concert Series”. He wants to produce these performances at the Aracada Theater. Unfortunately, the theater as it exists today cannot accommodate some of the technical requirements needed to be able to film these performances in high definition for later production.

The concept is this; Mr. Thomas will contract for the improvements required to be able to modify the Arcada and produce these programs. The City will reimburse him for the costs of those improvements up to a maximum of \$65,000.00. In exchange, he will give us tickets to these performances. At this point he is committed to three acts and he will give us 400 tickets for each of those acts. We will then be able to sell those tickets at anywhere from \$100-\$200 per seat and more than recuperate the costs of this grant. It’s

important to recognize that the performance we are selling tickets for is not just a musical performance. There are other things involved; there is a meet and greet session with the performer and they are allowed to view the stage rehearsal. It's a premium concert ticket.

The reason the City is so actively involved in providing this grant is because we think this is an outstanding way to help not only bring people to the Arcada Theater for these performances, but bring new people to St. Charles – people who are going to dine in our restaurants, stay in our hotels. There is a production crew/staff who will be staying in hotels, along with the performers. This is truly an economic development initiative and if things work the way we have planned them, the City will more than recuperate the costs of the grant in addition to the economic benefits that we'll get from the consumer spending. This is something that can yield a great number of benefits to the City of St. Charles, and so we have prepared the agreement included in your packet that spells out many of the terms that I just presented to you, and I'd be happy to take any questions that you may have.

Aldr. Stellato: I think that part of our goal as well is to work in conjunction with the Partnership and definitely the restaurants in town need to be involved. We've already seen the economic benefits - the first group coming in, "Foreigner" has already rented out for a whole week a block of rooms at Hotel Baker.

Aldr. Bessner: Is it safe to say that the tickets you'll have to sell will replenish the \$65,000.00?

Mr. Townsend: Yes. We will have a minimum of 1,200 tickets that we will sell at \$100 each, which is the minimum that we think we can sell each ticket for; generating \$120,000.00 in revenue. Even if we don't sell all of those tickets or we have to lower the price a little, there is still a good cushion.

Aldr. Bessner: Will that money go back into the City general fund?

Mr. Townsend: The way the agreement is worded today is the first \$65,000.00 will be used to reimburse the City for the cost of the grant. The next \$45,000.00 will be used to reimburse us for some of the costs of the marquee improvements that we did this past summer and then if there were anything above and beyond that, we would set that money aside in a designated account for future capital improvements at other entertainment or theatrical locations.

Aldr. Lewis: I think this is a very creative solution. However, my concern is how you are planning to sell the tickets?

Mr. Townsend: We would like to be able to work with two or three organizations in the Community, such as the Downtown Partnership, the Convention and Visitors Bureau or the Chamber of Commerce; give them an allocation of tickets and have them work with their businesses, hotels and restaurants, where they can put together overnight packages and dinner packages. People interested in attending the concert would have to work

through one of these St. Charles based establishments. Now, that is the concept. We haven't gotten that far in development with any of those organizations, but that's what we will be pursuing contingent on Council approval. By doing it this way, it relieves us of the obligation but it also gives the businesses the opportunity to sell themselves and generate revenue.

Aldr. Turner: Are they going to be renting generators and electrical equipment?

Mr. Townsend: Yes. They don't have the capacity in the building to be able to power the lighting and the other equipment they need to film these shows, so they are going to rent generators at least for these three shows. If this is successful, there's a potential that they would make that investment in the building at some point in the future.

Aldr. Turner: Would the costs of the permanent electrical upgrades be done the same way as reimbursing the \$65,000.00?

Mr. Townsend: That has not been discussed so I can't speak to how that might be done. We have not been asked to assume that cost at some point in the future and we've not volunteered to do that, either.

Aldr. Carrigan: When you look at the quality of the acts it looks like we are bringing the next level act into St. Charles, but I also think this brings us to where we've been trying to go. This is not only a restaurant destination, but also an entertainment destination, with the emphasis on the word destination where people come here and spend their money downtown. With that, I'm ready to make a motion to approve.

Aldr. Stellato: I think these improvements are helping the Arcada become competitive with Paramount and Hemmens and allow us to draw some acts that would normally go to Elgin or Aurora.

Mr. Townsend: Bret Michaels in summer 2010 was a good example. He came in and sold out two shows and the restaurants and bars that night were packed. That's what this will do for St. Charles.

Aldr. Carrigan: One thing I've always focused on during the past couple years is non-budgeted items. I view this as much more of an investment that offers a return not only to the City, but to the Community Downtown as well. With that, I recommend to the City Council that we approve.

No further discussion.

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

8.a. Recommendation to Approve a Class C2 Liquor License for the Gin Mill Bar & Grill (MOVED UP FROM BOTTOM OF AGENDA)

Mayor DeWitte presented. This is an application for a C2 Liquor License. The application originally came in for the Gin Mill Bar & Grill, which is the former St. Charlie's on West Main Street. All of the applications have been completed. The Police Department has finished their backgrounds checks and has signed off. One note I would share is that this packet is missing the Bassett Certificate that is required. Ms. Reilly, who is with us this evening tells me she has it in her car and promises me before she leaves the building tonight we'll have it. Obviously it will be the packet before this comes before the Council for approval next Monday night.

I also want to add that there were some issues with the previous owner getting an alcohol tax balance taken care of, and that issue was resolved today. As far as I'm concerned this license is clear and subject to approval by the City Council.

Aldr. Krieger: Is this the same type of license that was issued to St. Charlie's Place?

Mayor DeWitte: I'm not sure, but I can find that out before Monday night.

Aldr. Martin: I'm disturbed by the name.

Ms. Reilly: My name is Dawn Reilly; 312 W. Main Street is the location I desire to take over. The original name was "Mug Shots Booze and Burgers" and there was disagreement to that, too. I changed it to the Gin Mill, but I'm open to any suggestions because this has been a difficult task.

Aldr. Martin: Why don't you call it O'Reillys?

Ms. Reilly: I already have a bar called Reilly's in Wheaton. I didn't know if I should go with an Irish name with McNally's down the street from me.

Aldr. Carrignan: I think it's a lot better than The Gin Mill.

Aldr. Stellato: If you just took "Gin" out of the title and called it "The Mill Bar and Grill". It's only the word "Gin" that I have a problem with.

Aldr. Turner: Who are you marketing to? What kind of clientele are you aiming to bring in? We are looking for fairly civil people here.

Ms. Reilly: I understand. If you were to walk into the bar, you'll see I've made a lot of changes. It looks like an old fashioned tavern. I carry a large menu; my food is the feature, especially my BBQ ribs and fried chicken. I also have a tavern in Bartlett and specialize in BBQ ribs there and sell 200 slabs every Saturday night.

Mayor DeWitte: How would you feel about “Mug Shots Bar and Grill”.

Aldr. Carrignan: I still prefer Reilly’s.

Mayor DeWitte: How about if we work this out and have it worked out by Monday.

Chairman McGuirk: We are here about the liquor license, so we’ll deal with that and you can let us know about the name.

Chairman McGuirk: Please call a roll call vote.

K. Dobbs:

Stellato: Yes
Monken: Yes
Carrignan: Yes
Turner: 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.**

4.a. Presentation to Provide Update on Proposed IL Route 64 Projects

James Bernahl presented. I plan to come every month to give you an update on the proposed IL Route 64 projects, and if something comes up before, I’ll send an e-mail to Council.

The three projects scheduled on IL Rt. 64 are Oak Street Intersection Improvements, Rt. 64 from 7th to Dunham (which IDOT has reclassified from 7th to Kirk) and 38th (Kautz) to IL Route 59 in West Chicago.

In regard to the IL Rt. 64 and Oak Street Project, staff is working with the consultant on plans; we’re receiving permits and moving forward. That work consists primarily of roadway widening, new traffic signal interconnections, some curb and sidewalk and rehabilitation of storm and sanitary sewers. IDOT has informed us that everything is primarily complete in regard to the land acquisition. They are still assuming that we are on schedule for an April advertising, which means a majority of the land acquisition will be completed in order to let the project and all finalization should be done before June. Staff is planning to go to bid in May, and in June we should be bringing to Council a

recommendation on a contractor, with work starting late summer. We expect the work to take three months, with all work completed by October 1, 2011.

Aldr. Bessner: So that whole project will be done in July or August?

Mr. Bernahl: It will be done by October 1 of this year.

Aldr. Bessner: And there is a light going in?

Mr. Bernahl: Yes; there is the traffic signal, the improved intersection and roadway widening.

Aldr. Turner: You are going to widen the road from Oak Street west to where?

Mr. Bernahl: To where it currently splits. It will be widened enough to get you through that intersection and then taper back down to the two lane road westbound toward Peck.

In regard to IL Rt. 64 from 7th to Kirk; this project is going to be done in phases. As you may recall, in 2010, the City required a \$100,000.00 CMAQ grant for a traffic signal interconnect. That grant money was transferred to IDOT, who in turn is going to be upgrading the entire traffic signal through the downtown area from the west side to the east side, so that should help improve the flow of traffic.

This project is going to involve sanitary sewer removal and replacement, storm sewer widening, roadway widening, traffic signal upgrading, traffic street lights and sidewalk along the south side from 13th past Dunham. In order to stay ahead of IDOT with the sanitary work, this is going to be a local project, which we plan on letting this June. As for the land acquisition, IDOT has told us there are approximately 78 parcels total; 28 of these parcels have been cleared at this time, with the remaining to be scheduled to be in line with IDOT's June letting. We've met with Nicor, ComEd and Comcast and have determined there is a quite a bit of work they need to do. I don't have a definite schedule of when they are coming to do their work because they are analyzing their system right now. However, they will be out there doing minor investigation work, which is expected to start in the next few weeks. We should get an update from them when they apply to actually start doing larger roadway construction. We will coordinate with them so they are in there before we come in to do our sanitary work. We have informed IDOT that the City will be doing the sanitary main replacement between July and August, which is primarily from 7th Avenue west of Hunt Club. That work will be right down the center of Rt. 64, so there will be traffic congestion.

IDOT has hired Alfred Benesch & Company as their consultant. Benesch will be managing not only 7th to Dunham but Kautz to IL Rt. 59 project as well, which is great because we have one single point of contact for both projects, allowing for better coordination.

This work is expected to begin in April 2011 starting with utility work. IDOT has told us they are on schedule.

Aldr. Stellato: Is there a completion date?

Mr. Bernahl: The completion date that we are being given now is that all work should be done by November 1, 2012.

Aldr. Carrignan: 7th to Kirk and Kautz to Rt. 59 – are they going to run concurrently?

Mr. Bernahl: Yes; they are planning on doing that at the same time, both June lettings.

Aldr. Carrignan: Are we going to be down to one lane each way? Do we know what the traffic configuration is yet?

Mr. Bernahl: We do not know yet. Our sanitary sewer project is in the center of the roadway, so the configuration will always be changing. When the state comes in, it depends on their schedule and staging. When staff met with IDOT, we talked about the difficulties of coordinating the watermain replacement that the City has to do. IDOT graciously volunteered to take over the water main replacement as part of their project, which again, makes this an easier project to coordinate with one point of contact.

Aldr. Carrignan: Once we understand the dates, I think notifying the public as far out in advance as possible is crucial. We should consider a way to let the public know that this is going to be a challenging place to drive through for an 18-month period.

Mr. Bernahl: That's why I will come every month to give you an update. Staff has been working with IDOT in bringing those concerns to Diane O'Keefe. Now that I know who the resident engineer is from Benesch, I can start working with them as well.

Aldr. Carrignan: In the morning if we had two lanes out and one lane back, I think that would be best. It's going to be tough, and I understand this is a priority concern for you.

Mr. Bernahl: Yes; this is why we are trying to stage it in phases. We are planning on private utilities coming in the early part of this year, we do the sanitary between July and August, IDOT will do minor work throughout the rest of the year – nothing invasive, and then the project will go dormant. February of 2012 is when IDOT will come in and start doing their work.

Aldr. Carrignan: When it goes dormant, will we have four lanes?

Mr. Bernahl: The City was informed by IDOT that all four lanes would be open. The City's goal is to keep traffic flowing, especially through the holiday season.

Aldr. Turner: When you rebuilt Rt. 64 and Randall, you did a good job of notifying people and marking the area.

Mr. Bernahl: Yes, and in talking with IDOT, it sounds like as we get closer, there will be large signs east of Rt. 59 coming all the way through. The problem is not having a definitive start date. However, a large portion of the contract document is in regard to notifying the public.

The last project update is for IL Rt. 64 from Kautz to IL Rt. 59. This project involves roadway widening, curb work and a very large bridge replacement in West Chicago near DuPage Airport. The City is planning on extending a watermain on the frontage of the Pheasant Run area to the west side of their main driveway entrance across IL Rt. 64, creating a loop, and leaving that ready to go should it need to be extended to the east. We will also be providing two water services to the new landscape medians. They are actually grass medians now, but we are providing an irrigation system should we decide in the future to move forward with a much bigger landscaping median with beautification to the entrance corridor of St. Charles. There will also be new traffic signals and new street lights; all of this will enhance and beautify the entire corridor.

IDOT is currently still working on land acquisition. We are being told that they are still expecting to make the June letting. The biggest hurdle they have right now is the airport, because they have to go to the FAA to get approval. IDOT may release an earlier contract to start on the bridge so they stay on schedule as they finish the land acquisition. This contract includes upgrading the traffic signals; this is part of the collaborative effort for the traffic signal interconnect which will also complete the Wal-Mart traffic signal; it's ready to be connected to IDOT's signal, which will make it run smoother.

No further discussion.

4.b. Recommendation to Approve Resolution for 2011 MFT Street Rehabilitation Program

James Bernahl presented. This is our annual Resolution that we pass in preemption of letting our contract for the annual MFT Street Rehab Program. This year's resolution is for an allocation of the anticipated expenditure in the amount of \$900,000.00.

No further discussion.

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

4.c. Recommendation to Consider an Agreement Regarding Enhancement of Fox Chase Boulevard Median

Mark Koenen presented. This deals with the section of Fox Chase Boulevard that begins at Dunham Road and extends just to the west of Aintree Road. As you know, this is heavily landscaped with very attractive berms. This landscape median is part of the City's right-of-way, but as a result of some history with the project, the maintenance of the landscaping, that which is not inclusive of the turf and the trees has been maintained by the Aintree Homeowners Association. Through a couple years of working with that group's leadership, they've come about with an idea of creating a foundation, which is discussed in your packet this evening. There is an agreement between the City and the foundation that will allow them to do work out there in terms of maintaining and taking care of that landscape area, and perhaps more importantly, updating it to 2010/2011 landscape plant materials which area sustainable. There are representatives here tonight, if you have any questions.

Staff recommends advancing this to City Council for approval; it's a nice improvement in the Community and also a nice reflection on this neighborhood.

No further discussion.

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

5.a. Update on Discussions with ComEd Regarding Reliability and Maintenance Issues

Thomas Bruhl presented. In your packet you will find the memo regarding the current ComEd Reliability projects. I will add that ComEd is current on all their maintenance programs on all nine circuits coming into the City. Their reinforcement projects have had positive effect. Our last momentary outage was on November 25, 2010 and our last sustained outage was September 7.

Aldr. Turner: How are we doing on the local distribution center on the east side?

Mr. Bruhl: The transformer is on order and the first unit is scheduled for testing this week. The site is not ready yet; the customer is responsible for grading improvements on the Pier One site at 609 S. Kirk, and the foundation is not to grade yet, so that unit will not be shipped and set probably until April.

No further discussion.

6.a. Update Regarding the Emerald Ash Borer (EAB) Control Efforts

Peter Suhr presented. It's been since November that we've updated this Committee on the Emerald Ash Borer, so this month's EAB Summary will include data from December, January and February. Over the past few weeks, we have already started to witness

Woodpecker activity and anticipate this year to be just as active, if not more so than last year, so we will begin to give you a monthly update beginning now.

354 Ash Trees were confirmed with EAB since November. 64 of those were confirmed in December, 91 in January and this past month we confirmed 199. The hardest hit areas include 162 in the northwest quadrant, specifically Greenwood Lane and the Red Gate area and also in the Timbers, just as we saw last year. 104 were confirmed in the northeast quadrant and we've also seen continued activity in the Harvest Hills and Renaux Manor area.

We are proposing to remove 42 Ash Trees in March, most of which are in the far west. Just as a reminder, the purple dots are confirmation that EAB has hit the tree, and a pink dot is added to those trees that have been confirmed for removal and approved by this Committee.

I have provided the proposed removal maps in your packet and would offer any specific questions.

Aldr. Bessner: Are we over the worst yet?

Mr. Suhr: I think we are still right in the middle of it.

Aldr. Krieger: Have we figured out how we're going to handle the Ash Trees on private property?

Mr. Suhr: To date, we haven't had a lot of activity with private property owners contacting our office. We've had a few who have asked for us to give them references on tree removal services, but beyond that, it hasn't gotten to a highly active point.

Aldr. Turner: When you get in the outer areas like Renaux and Harvest Hills, they back up to the Park District and the County. Is their policy to just let them die still the same? Can we get them to do what we do?

Mr. Suhr: I'm not sure what their policy is, but that is a good suggestion. We can certainly make contact with them and share our program. Perhaps they can buy into some of our practices.

Aldr. Monken: I'd like to pay you a compliment; we had a tree in our front yard and the City came out and took care of it and did a very nice job, very efficiently. Job well done.

No further discussion.

6.b. Recommendation to Accept the Annual Grant Authorization for Ride In Kane

Richard Gallas presented. As you are aware, the City of St. Charles is a sponsoring community of the Ride In Kane Program, which serves approximately one dozen communities in Kane County. As such, the City enters into an agreement with the other sponsoring communities approximately every 18 months to continue the program. Every 18 months we seek out additional grant funding to continue to sustain the program. That grant funding is a 50/50 split where the City provides 50% of the sponsorship and the Federal Government provides the other 50% for our citizens. It also binds us together with those communities and requests us to make a financial commitment as I just suggested.

Staff recommends we accept the agreement that is included in your packet to allow us to continue to support the Ride In Kane Program and enter into an agreement for an additional 18 months of service.

No further discussion.

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

7.a. Recommendation to Approve the Adoption of Updated Kane County Natural Hazards Mitigation Plan

Joe Schelstreet presented. This is a housekeeping item; FEMA requires local communities to have a Hazard Mitigation Plan in order to be eligible for State and Federal Grant Funding. In 2003, we partnered with Kane County to complete that plan. The City adopted the plan at that time. FEMA does require five-year updates. Those updates have been completed; the County has submitted it to us, Fire has reviewed it and we have no issues.

Staff recommends approval of the plan.

No further discussion.

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

7.b. Recommendation to Approve Upgrade for Ambulance Cascade

Joe Schelstreet presented. The Cascade System is a system that stores oxygen cylinders when they are empty. In Fire Station 1, we have a series of large bottles to refill them. In order to comply with current FDA Regulations, we need to make upgrades. Staff has done the background. This is a sole source provider. The Tri-City Ambulance Board has already approved it.

Staff recommends approval of the purchase of a new ambulance cascade system.

No further discussion.

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

7.c. Recommendation to Approve a Hold Harmless Agreement for Landscaping Between the City of St. Charles and SP & DP Properties LLC

Joe Schelstreet presented. This is an agreement with SG2, our neighbors of Fire Station 1. We share a very small section of property at the rear where we have some erosion issues. We would like to be able to work with the property owner to install some mulch. We have a plan, but in order to access their property, we need this agreement.

No further discussion.

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

9. Additional Business

None.

10. Executive Session – CANCELLED – DID NOT TAKE PLACE

11. Adjournment

Meeting adjourned at 7:45 p.m.

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