

## MINUTES

VILLAGE OF YORKVILLE  
SEWER AND WATER COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
TUESDAY, MARCH 19, 2019

### Call to Order

Sewer and Water Commission President Sherry Gruhn called the meeting to order at 6:30 p.m.

### Roll Call

The following Sewer and Water Commission members were present: Sherry Gruhn, Daniel Maurice, Steve Nelson, Leo DeBrabander and Aaron Alby. Also present were Peter Eitel and Steve Voss representing H&H Fairway Enterprises, Cameron Stoewe, Yorkville Plan Commissioner Douglas Nelson, Sewer Utility District and Water Utility District Manager Gary Hanson, Engineer Mark Madsen and Clerk-Treasurer Michael McKinney.

### Approval of Minutes

*Motion (Maurice, DeBrabander) to approve the February 19, 2019 Sewer and Water Commission meeting minutes as presented, Motion Carried (MC).*

### Approval of Sewer Utility District Financial Reports

*Motion (Gruhn, Alby) to approve the February Sewer Utility District financial reports as presented, MC.*

### Approval of Water Utility District Financial Reports

*Motion (Alby, Maurice) to approve the February Water Utility District financial reports as presented, MC.*

### Approval of Sewer Utility District Invoices

*Motion (Nelson, DeBrabander) to approve Sewer Utility District invoices as presented in the amount of \$21,411.10, MC.*

### Approval of Water Utility District Invoices

*Motion (Maurice, Nelson) to approve Water Utility District invoices as presented in the amount of \$12,501.93, MC.*

### New and Unfinished Business – Discussion and possible action on all of the following:

#### 1340 Grandview Parkway odor complaint

Peter Eitel appeared before the Commission to discuss a complaint he filed with the Village regarding odors coming from this property. He stated that the odor is strongest when the wind

blows towards the golf course from the direction of this facility, adding that he has received multiple complaints from customers about this issue. Nelson recommended that this topic be added to the March 25 Village Board agenda for discussion and requested that a representative of the company located at this address attend the March 25 meeting to address this complaint.

***No formal action was taken by the Commission on this agenda item.***

**Water and sewer connection for an approximately 9,970-square foot clubhouse and covered driving range to be constructed on the parcel located at 14101 Washington Avenue (STH 20)**

Hanson stated that this project would require a separate water connection with its own meter and a separate sewer connection with a sampling manhole. He added that the sewer connection would require the payment of a connection fee to the sewer utility.

***No formal action was taken by the Commission on this agenda item.***

**Water and sewer connection for two approximately 193,740-square foot speculative industrial/warehouse/distribution buildings to be constructed on the vacant 46.45-acre parcel located immediately to the west of 1800 South Sylvania Avenue and 2000 South Sylvania Avenue**

Hanson recommended that the developer of this property be required to install a public water main along the property's south property line to establish a loop in the south end of the water system, which would eliminate two existing dead ends in the system. Madsen stated that this extension would need to be placed within an easement since it would be on private property.

***Motion (Nelson, Maurice) to require that the developer of the vacant 46.45-acre parcel located immediately to the west of 1800 South Sylvania Avenue and 2000 South Sylvania Avenue install a public water main along the southern boundary of said property to establish a loop in the south end of the water system, MC.***

**923 South Sylvania Avenue sewer discharge issues**

Hanson stated that oil was released into the sewer system on March 13 from the business located at this address, adding that the leak originated from a 10,000-gallon underground used oil storage tank. He recommended that no fines be levied against this business at this time but did recommend that this business be required to submit a plan to the utility describing the steps it will take to ensure that such an incident will not reoccur.

***Motion (Nelson, Alby) to authorize the Village's attorney to send a letter via certified mail to the owner of the business located at 923 South Sylvania Avenue regarding an oil leak that originated from said business and entered into the sewer system on March 13 and the steps that must be taken by said business owner in response to said leak, MC.***

## **Sewer service rate changes**

Hanson stated that sewer service rates and surcharges for all commercial and residential sewer customers would be increased by five percent under this proposal.

***No formal action was taken by the Commission on this agenda item.***

## **Recommendation on Resolution 2019-04 Updating sewer service charges for properties within Sewer Utility District No. 1 of the Village of Yorkville**

***Motion (Alby, DeBrabander) to recommend approval of Resolution 2019-04 as presented, MC.***

## **Yorkville Sewer Utility District No. 1 WPDES permit draft**

Hanson stated that he, Tim Pruitt, Art Harrington, Dan Schaefer and Randy Sanford are reviewing this draft, adding that the utility has until March 27 to submit comments on it.

***No formal action was taken by the Commission on this agenda item.***

## **Split of expenses for the Short Elliott Hendrickson Supplemental Letter Agreement for the I-94 Yorkville Village Corridor Master Plan and Comprehensive Plan Update**

***Motion (Maurice, Alby) to authorize the Sewer Utility District and the Water Utility District to each pay one-third of the expenses related to the Short Elliott Hendrickson Supplemental Letter Agreement for the I-94 Yorkville Village Corridor Master Plan and Comprehensive Plan Update, MC.***

## **Furnace and air conditioning system replacement proposal**

Hanson stated that he received a proposal from NORMCO Heating and Cooling in the amount of \$7,575.00 for the replacement of the water utility's two furnaces and air conditioner.

***Motion (Maurice, DeBrabander) to accept the proposal submitted by NORMCO Heating and Cooling as presented in the amount of \$7,575.00 for the replacement of the water utility's two furnaces and air conditioner, MC.***

## **Standby generator repair**

Hanson reported that the standby generator's coolant heater is defective and needs to be replaced.

***No formal action was taken by the Commission on this agenda item.***

## **Adjustment of the monthly Sewer and Water Commission meeting start time**

***Motion (Maurice, Nelson) to adjust the start time of the monthly Sewer and Water Commission meeting from 6:30 p.m. to 6:00 p.m., MC.***

## Reports

**Sewer Utility District Manager's Report** - Hanson reported to the Commission on the following:

- That four sampling manholes were replaced last week

**Water Utility District Manager's Report** - Hanson reported to the Commission on the following:

- That wall repairs have been completed at the water utility building
- That he has investigated what may be a minor water leak on the golf course property, adding that he will have a leak detection company come to investigate this issue further
- That every water utility customer will now have a water softener installed in their business

**Engineer's Report** - Madsen stated that he had no information to report to the Commission.

**Clerk's Report** - McKinney stated that quarterly sewer and water utility bills will be mailed at the end of the month.

## Other – Comments, questions and suggestions

No comments, questions or suggestions were provided.

## Adjournment

***Motion (Maurice, DeBrabander) to adjourn, MC.*** The meeting was adjourned at 7:50 p.m. The next scheduled Sewer and Water Commission meeting is on Tuesday, April 16, 2019, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*