



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Riverwalk Commission

Wednesday, October 10, 2018

7:30 AM

Municipal Center Lunchroom

A. CALL TO ORDER:

Chairman Pro Tem Buddingh called the October 10, 2018 Naperville Riverwalk Commission Meeting to order at 7:30 a.m. The meeting was held in the Lunch Room of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois.

B. ROLL CALL:

Present: Valla Aguilar; Judy Brodhead; Jeanne Buddingh, Chairman Pro Tem; Bobby Carlsen; Jeff Friant; John Joseph; Pat Kennedy; Bill Novack; Chuck Papanos; and Stephanie Penick

Absent: Debra Lellbach and Geoff Roehll, Commission Chairman

Also Present: Brian Dusak, ERA; Blane Erwin, NCTV; Dick Galitz, Resident; Carl Peterson, GRWA; and Marie Wilson Daily Herald

C. PUBLIC FORUM:

No one from the public wished to address the Riverwalk Commission.

D. OLD BUSINESS:

1. Naperville Jaycees Park - Jeanne Buddingh for Geoff Roehll

The City and Naperville Area Chamber of Commerce hosted a well-attended ground breaking ceremony on September 18, 2018. Construction began soon after. Barring any weather related issues, the project is expected to be substantially completed this fall with the landscaping and final touches completed in the spring.

2. Harmony Park - Jeanne Buddingh for Geoff Roehll

The Rotary Club hosted a ground breaking for Harmony Park on October 3, 2018. The instruments have shipped and construction has begun. Barring any inclement weather, the work should take approximately four weeks to

complete.

3. Maintenance Policy for Additions to the Riverwalk - Bill Novack

Novack reported that Erickson, Joseph and Papanos are working on updating the existing policy to address funding for maintenance for future amenities to the Riverwalk. A draft should be complete in the next couple of months.

4. Moser Tower Assessment - Bill Novack

The draft addendum to the Moser Tower Assessment Report was submitted in the middle of September. Links to the draft addendum as well as the original 2017 report are available on the Riverwalk webpage on the City's website. A press briefing was held on September 27, 2018.

Dusak reviewed the background of the project. The team that did the work for the second phase of assessment consists of Engineering Resource (ERA), EChem, Brush Architects and Golf Construction. The team focused on material assessment, durability, structural service life, aesthetics and accessibility for possible repairs.

Dusak stated that prior to the additional exploration, there were many unknowns regarding how the structure was constructed as it had been built in phases with different architects and contractors with each phase. He explained that the shop drawings were found and having access to them allowed the team to perform their job more effectively. He further explained how the structure gains its stability with the post tensioned rods, compression rings and girders connected to concrete.

The findings show that the tower is currently structurally sound, in serviceable condition and can be repaired. There are areas that need attention to address existing corrosion and concrete deterioration. The concrete encased post-tensioned rods appear to be in good condition. Several of the metal components show evidence of corrosion which must be cleaned, painted and sealed or flashed to prevent further corrosion. There are two types of concrete; pre-cast and cast-in-place. Both have evidence of cracking and spalling, allowing water intrusion to cause steel corrosion. Currently, these issues can be repaired. The biggest issue is water intrusion and the freeze-thaw that occurs in Illinois. Abating the moisture is key to the future of the tower.

Moser Tower is in a proactive repair state where work and repairs can be designed to slow down or prevent additional issues. If left alone, the tower would likely continue to deteriorate into a reactive state where more

significant, immediate, and more costly steps would need to be taken.

ERA will keep the format consistent with the original report. The draft addendum will hone in on the new findings, an updated cost opinion and clarify assumptions made in the original report. It will take several months for the Riverwalk Commission to fully review, digest and discuss the information presented in the addendum prior to making a recommendation to the City Council. In coming months, the Riverwalk Commission will discuss various options for the process moving forward.

Novack shared that funds have been included in the 2019 CIP budget for engineering and the 2020 CIP budget for the repairs. The funds requested are the worst-case scenario and are only place holders until final recommendations have been made.

E. NEW BUSINESS:

No new business was brought before the Riverwalk Commission.

F. REPORTS:

1. Approval of Minutes - Jeanne Buddingh for Geoff Roehl

Approve minutes from the September 12, 2018 Riverwalk Commission meeting

Attachments: [18RWCMminutes0912.pdf](#)

A motion to approve the minutes from the September 12, 2018 Riverwalk Commission meeting was made by Novack, seconded by Friant. MOTION CARRIED.

2. Chairman's - Jeanne Buddingh for Geoff Roehl

No report.

3. Finance - Bill Novack

Novack distributed and reviewed the August 2018 monthly financial report for the Riverwalk CIP and Operations Budgets.

4. Park District - Chuck Papanos

Receive the Park District monthly report.

Attachments: [18ParkDistMemo 1010.pdf](#)

- a. Warming Shelter Remodel
Construction has started on the Warming Shelter. Barring bad weather, the project should be completed by the end of 2018.
- b. Last Fling/Rotary Hill
Papanos distributed photos that showed the turf damage immediately following the Jaycees Last Fling on Rotary Hill and the current condition following repair work which is progressing very well. The Naperville Jaycees provide funding for the complete site restoration.

5. Riverwalk Foundation - Stephanie Penick

All the funding for this cycle has been received for the Jaycee Park as well a couple of unexpected additional donations. The RWF is ready to begin paying invoices.

6. Donor Recognition - Jan Erickson

Erickson reported that the fall order for commemorative bricks has been installed. Three donors were on site to select the locations for their bricks. A process is in place to replace the bricks with failed engraving. Orders are coming in for the 2019 spring installation. The deadline to accept orders is the middle of March 2019.

7. Public Relations - Jeanne Buddingh

Buddingh stated that since our last meeting the Riverwalk was highlighted or mentioned in 32 articles, advertisements and/or videos in the local media. The highlights include the Ben and Jerrys founder distributing free ice cream, the September 11 remembrance events and the Riverwalk Art Fair.

8. Planning, Design, and Construction - Jeanne Buddingh

Receive the October 2, 2018 Riverwalk Planning, Design & Construction Committee minutes

Attachments: [18PDCMinutes 1002.pdf](#)

Buddingh reported that the full minutes from the last PDC meeting are included in the Commission packet and several highlights were covered earlier in the agenda. Buddingh shared that she was on the east extension when she saw a father and daughter dismount when they noticed the new bicycle dismount signage. Unfortunately, she saw them riding their bikes near Rotary Hill later in the day. It was suggested that additional bike

dismount signage be placed at other locations on the Riverwalk.

G. MEETING SCHEDULE:

PLEASE NOTE THE CHANGE OF VENUE FOR ALL UPCOMING PDC MEETINGS.

Planning, Design & Construction Committee, Tuesday, November 6, 2018,
7:30 a.m.

Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Riverwalk Commission, Wednesday, November 14, 2018, 7:30 a.m.

Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

Planning, Design & Construction Committee, Tuesday, December 4, 2018,
7:30 a.m.

Lunch Room, Municipal Center, 400 S. Eagle St., Naperville, IL

H. ADJOURNMENT:

A motion to adjourn was made by Brodhead, seconded by Novack at 8:02 a.m.

MOTION CARRIED

Respectfully submitted by

Janette Erickson, Riverwalk Administrator