



## AGENDA ITEM EXECUTIVE SUMMARY

|   |  |  |  |
|---|--|--|--|
| Agenda Item:  | FY26 Wetlands Management Services for the Eagle Brook and On Brentwood's Pond Subdivisions |  |  |
| Presenter & Title:  | Richard Babica, Director of Public Works   |  |  |
| Date:   | April 21, 2025   |  |  |
| <b>Please Check Appropriate Box:</b>  |  |  |  |
| <input checked="" type="checkbox"/>   | Committee of the Whole Meeting   | <input type="checkbox"/>   | Special Committee of the Whole Meeting                                     |
| <input checked="" type="checkbox"/>   | City Council Meeting   | <input type="checkbox"/>   | Special City Council Meeting   |
| <input type="checkbox"/>  | Public Hearing   | <input type="checkbox"/>   | Other -  |
| Associated Strategic Plan Goal/Objective: QIS I   |  |  |  |
|   |  |  |  |
| Estimated Cost: \$45,200  | Budgeted?  | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | Other Funding? <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <i>If "Other Funding," please explain how the item will be funded:</i>  |  |  |  |
| <b>Executive Summary:</b>   |  |  |  |
| <p>The FY26 Budget provides funding within SSA#11, Eagle Brook and SSA #32, On Brentwood's Pond, to perform Wetland Management Services. The current provider, Hampton Lenzini and Renwick, Inc. (HLR) has performed this service since this maintenance activity was assumed by the city in 2011. Attached for your review is their March 2024 proposal which includes conducting a site assessment for water quality, issuing monitoring reports, invasive plant control, native plant installation and 10 drainage channel maintenance treatments. Their proposal included an optional second- and third-year renewal options at the FY25 rates dependent upon approval by the City Council. Staff, local homeowners, and the Eaglebrook Golf Course owners have been pleased with their previous work and their responsiveness to issues and recommends that the City extend the contract through FY26.</p> |  |  |  |
| <b>Attachments:</b> <i>(please list)</i>  |  |  |  |
| <ul style="list-style-type: none"> <li>• Resolution</li> <li>• HLR Proposal</li> </ul>  |  |  |  |
| <b>Voting Requirements:</b>   |  |  |  |
| <p><i>This motion requires a simple majority of affirmative votes for passage. (City Council Only)</i></p> <p><i>The Mayor may vote on three occasions: (a) when the vote of the alderpersons has resulted in a tie; (b) when one half of the alderpersons elected have voted in favor of an ordinance, resolution, or motion even though there is no tie vote; or (c) when a vote greater than a majority of the corporate authorities is required by state statute or local ordinance to adopt an ordinance, resolution, or motion.</i></p>   |  |  |  |
| <b>Recommendation / Suggested Action:</b> <i>(how the item should be listed on agenda)</i>  |  |  |  |
| <p>Recommend Approval of a Resolution Authorizing Execution of Professional Services Agreement with Hampton, Lenzini and Renwick, Inc. of Elgin, Illinois for Wetlands Management Services for Eagle Brook and On Brentwood's Pond Subdivisions in the amount not to exceed \$45,200.</p>   |  |  |  |

**RESOLUTION NO. 2025-35**

**RESOLUTION AUTHORIZING EXECUTION OF  
A PROFESSIONAL SERVICES AGREEMENT TO PERFORM THE FY26  
WETLANDS MANAGEMENT SERVICES FOR THE EAGLE BROOK AND  
ON BRENTWOOD'S POND SUBDIVISIONS**

---

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GENEVA, KANE COUNTY, ILLINOIS**, as follows:

**SECTION 1:** That the City Administrator is hereby authorized to execute, on behalf of the City of Geneva, the Professional Services Agreement to complete the FY26 Wetlands Management Services for the Eagle Brook and On Brentwoods Pond Subdivisions, in the form attached hereto at Exhibit "A."

**SECTION 2:** This Resolution shall become effective from and after its passage as in accordance with law.

**PASSED** by the City Council of the City of Geneva, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2025

**AYES:** \_\_ **NAYS:** \_\_ **ABSENT:** \_\_ **ABSTAINING:** \_\_ **HOLDING OFFICE:** \_\_

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor

ATTEST:

---

City Clerk



## Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists  
www.hltreengineering.com

March 13, 2024

Mr. Rich Babica  
Director of Public Works  
City of Geneva  
1800 South Street  
Geneva, Illinois 60134

**Re: Eagle Brook and On Brentwood Pond Native Area Management Sites – 2024-2025 with optional renewal for 2025-2026  
Geneva Public Works Department Environmental Agreement**

Dear Mr. Babica:

We have prepared this letter to serve as the agreement between the City of Geneva and our firm for environmental services requested to manage the Eagle Brook subdivision and On Brentwood Pond wetlands located in Geneva, Illinois.

Eagle Brook is a 72-acre site that includes a main wetland with a channel on the west side. Our team has had the opportunity to manage the Eagle Brook site since 2011, giving us detailed insight and understanding of the challenges including invasive species, beaver activity, and drainage concerns.

On Brentwoods Pond is an approximately 1.5-acre naturalized basin located at the southwest corner of Peck Road and Keslinger Road. HLR has been managing this pond since November 2016. Our first priority was cleaning out the built-up vegetation within the outlets and inlets since the site was experiencing drainage issues. Mechanical and chemical control of woody and herbaceous invasive species have been our focus since the 2017 season. Selective removal of woody species has helped reveal views of the pond for adjacent residences, while eliminating fast-spreading, undesirable herbaceous plants has allowed native populations to flourish. Our objective going forward will be to continue this dual methodology to increase the functionality of the pond and enhance the aesthetics of the site.

### Management Scope of Services

Our management objectives will prevent invasive spread, reduce total coverage of invasives, and establish a self-sustaining ecosystem of native plants that can compete in the habitat. We will install aggressive native species that can compete with the invasives.

A combination of maintenance techniques will be utilized on the site. The most effective treatment, based on ecological and economic factors, will be implemented. HLR is proposing a combination of mechanical removal, herbiciding, and mowing, to enhance the native ecosystem and wetland vegetation quality.

### Chemical Invasive Control

Herbicide can be a very effective means of controlling invasive species. The plant communities will be monitored for invasive species including, but not limited to purple loosestrife, reed canary grass and common reed. If populations of these species appear or begin to increase, they will be controlled by “wick” or directed (shielded spray) application of an approved systemic herbicide when the plants reach leaf/flowering stage, but preferably prior to seed head formation, in early summer, with the following exceptions: common reed is best controlled during the flowering stage in late summer, reed canary grass is best controlled in spring just prior to flowering (around May 15) or in fall. Inspections for invasive species will be conducted early in the growing season (between May 1st and June 1st).

The Illinois EPA requires a permit for the application of pesticides on or near water bodies. HLR will apply for a National Pollutant Discharge Elimination System (NPDES) permits for Eagle Brook Subdivision wetlands and On Brentwood

1707 N. Randall Road  
Suite 100  
Elgin, Illinois 60123  
Tel. 847.697.6700  
Fax 847.697.6753

380 Shepard Drive  
Elgin, Illinois 60123-7010  
Tel. 847.697.6700  
Fax 847.697.6753

380 N. Terra Cotta Road  
Unit G  
Crystal Lake, Illinois 60012  
Tel. 847.697.6700  
Fax 847.697.6753

3085 Stevenson Drive  
Suite 201  
Springfield, Illinois 62703  
Tel. 217.546.3400  
Fax 217.546.8116

323 West 3rd Street  
P.O. Box 160  
Mt Carmel, Illinois 62863  
Tel. 618.262.8651  
Fax 618.263.3327

Pond. All herbicide applications will be conducted under the supervision of a wetland specialist. A water safe, systemic herbicide will be utilized for this site. The application of herbicides will be performed only by persons licensed or certified in the State of Illinois for pesticide/herbicide application. Herbicide use will be in strict compliance with all application rates, procedures, warning labels and applicable codes, standards and best management practices.

**Mechanical Control**

HLR is proposing to cut the sites via mowing or brush cutting after all invasives have been successfully treated with herbicide. Mechanical control includes cutting, mowing and/or the digging up of individual plants by hand, with the intention of impeding a plant from reproducing by seed. Cutting or mowing close to the ground (weed-eater or hand-scythe) is effective means of control for annual species and may be implemented in select areas of the sites. Prairie mowing will only be conducted if it is necessary for invasive species control. The mowers will be set to a height of 8 to 12 inches above the ground surface which allows annual invasive seed heads to be cut off and does not damage native plants.

**Enhancement**

Seeding areas is a very effective way of introducing new species. The areas where invasive species are eliminated will be seeded with a customized wetland or prairie seed mix, as necessary. Introducing additional native species will limit habitat for invasive species and prevent future issues. Prairie areas will be overseeded with an aggressive custom seed mix to combat invasive species, enhance the aesthetics of the site, and promote diversity of the ecosystem. In addition to native grasses, aggressive flowering natives that have very long blooming periods will be added, providing an attractive and constructive addition to the ecosystem.

We also will be enhancing the wetland areas with live native plants. As the cattail populations are reduced, the wetland areas will be supplemented with aggressive native species to prevent cattail and common reed seedlings from having space and light to grow. The native species provide habitat and enhance the ecosystem for local wildlife.

**Fee Schedule**

This proposal includes work proposed between May 2024 through April 2025.

| <b>Eagle Brook - May 2024 through April 2025</b>  |                 |
|---|-----------------|
| Conduct a Floristic Quality Assessment (FQA) along 3 transect areas prior to maintenance work | \$1,100         |
| Monitoring report   | \$1,500         |
| Invasive control along west channel   | \$6,000         |
| Invasive control within main wetland area, Fairways<br>Circle berm mow                        | \$12,500        |
| Native Wetland Seed Install   | \$5,000         |
| Native Wetland Plug Install (approximately 800 plugs)   | \$3,300         |
| Native Pollinator Live Plant Install (approximately 1,050 plugs)                              | \$4,400         |
| Native Pollinator Shrub Install   | \$1,500         |
| Drainageway maintenance and debris removal – 10 treatments with hand tools                    | \$6,600         |
|   | <b>\$41,900</b> |

| On Brentwoods Pond – May 2024 through April 2025 |                   |
|--|-------------------|
| Invasive control for spillway                    | \$990.00          |
| Inlet and outlet cleaning                        | \$660.00          |
| Invasive tree removal                            | \$1,100.00        |
| Native Wetland Seed/Shrub/Plant Install          | \$550.00          |
|  | <b>\$3,300.00</b> |

Optional renewal for work proposed between May 2025 through April 2026.

| Eagle Brook – May 2025 through April 2026   |                 |
|---|-----------------|
| Conduct a Floristic Quality Assessment (FQA) along 3 transect areas prior to maintenance work | \$1,100         |
| Monitoring report   | \$1,500         |
| Invasive control along west channel   | \$6,000         |
| Invasive control within main wetland area, Fairways Circle berm mow                           | \$12,500        |
| Native Wetland Seed Install   | \$5,000         |
| Native Wetland Plug Install (approximately 800 plugs)   | \$3,300         |
| Native Pollinator Live Plant Install (approximately 1,050 plugs)                              | \$4,400         |
| Native Pollinator Shrub Install   | \$1,500         |
| Drainageway maintenance and debris removal – 10 treatments with hand tools                    | \$6,600         |
|   | <b>\$41,900</b> |

| On Brentwoods Pond – May 2025 through April 2026 |                   |
|--|-------------------|
| Invasive control for spillway                    | \$990.00          |
| Inlet and outlet cleaning                        | \$660.00          |
| Invasive tree removal                            | \$1,100.00        |
| Native Wetland Seed/Shrub/Plant Install          | \$550.00          |
|  | <b>\$3,300.00</b> |

Services not set forth above are specifically excluded from the scope of the Consultant's services. The Consultant assumes no responsibility to perform any services not specifically listed above.

**COMPENSATION**

**Billing Terms**

For our services we will be paid the lump-sum amount of \$41,900.00 for Eagle Brook and \$3,300.00 for On Brentwood Pond from May 2024 through April 2025. We are including an optional renewal for the 2025-2026 year at the discretion of the City of Geneva for the same amount.

**Payment Terms**

If the Client fails to make payments when due or otherwise is in breach of this Agreement, the Consultant may suspend performance of services upon 30 calendar days' notice to the Client. The Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, the Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the Consultant to resume performance.

If the Client fails to make payment to the Consultant in accordance with the payment terms herein, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the Consultant.

If the Client objects to any portion of an invoice, the Client shall so notify the Consultant in writing within ten (10) calendar days of receipt of the invoice. The Client shall identify in writing the specific cause of the disagreement and the amount in dispute and shall pay that portion of the invoice not in dispute in accordance with the other payment terms of this Agreement. Any dispute over invoiced amounts due which cannot be resolved within ten (10) calendar days after presentation of invoice by direct negotiation between the parties shall be resolved within thirty (30) calendar days in accordance with the Dispute Resolution provision of this Agreement. Interest as stated above shall be paid by the Client on all disputed invoice amounts that are subsequently resolved in the Consultant's favor and shall be calculated on the unpaid balance from the due date of the invoice.

Payments to the Consultant shall not be withheld, postponed, or made contingent on the construction, completion, or success of the project or upon receipt by the Client of offsetting reimbursement or credit from other parties who may have caused Additional Services or expenses. No withholdings, deductions, or offsets shall be made from the Consultant's compensation for any reason unless the Consultant has been found to be legally liable for such amounts.

## **GENERAL TERMS AND CONDITIONS**

### **Changed Conditions**

If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the Consultant are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the Consultant may call for renegotiation of appropriate portions of this Agreement. The Consultant shall notify the Client of the changed conditions necessitating renegotiation, and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the Termination provision hereof.

### **Delays**

The Client agrees that the Consultant is not responsible for damages arising directly or indirectly from any delays for causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters; fires, riots, war, or other emergencies or acts of God; failure of any government agency or utility to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions.

In addition, if the delays resulting from any such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall be entitled to an equitable adjustment in schedule and/or compensation.

### **Indemnification**

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors, and employees (collectively, Client) against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom the Consultant is legally liable.

he Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees, and subconsultants (collectively, Consultant) against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors, or consultants, or anyone for whom the Client is legally liable.

Neither the Client nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

### **Mediation**

In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and the Consultant agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

The Client and the Consultant further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.

### **Notice of Delay**

If the Consultant becomes aware of delays due to time allowances for review and approval being exceeded, delay by the Contractor, the Client, the Client's consultants, or any other cause beyond the control of the Consultant, which will result in the schedule for performance of the Consultant's services not being met, the Consultant shall promptly notify the Client. If the Client becomes aware of any delays or other causes that will affect the Consultant's schedule, the Client shall promptly notify the Consultant. In either event, the Consultant's schedule for performance of its services shall be equitably adjusted.

### **Right of Entry**

The Client shall provide for the Consultant's right to enter the property owned by the Client and/or others in order for the Consultant to fulfill the Scope of Services included hereunder. Although the Consultant will exercise reasonable care in performing its services, the Client understands that use of testing or other equipment may unavoidably cause some damage, the correction of which is not part of this Agreement. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees, and subconsultants (collectively, Consultant) against any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising or allegedly arising from procedures associated with testing or investigative activities or connected in any way with the discovery of hazardous materials or suspected hazardous materials on the property.

### **Standard of Care**

In providing services under this Agreement, the Consultant will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

### **Suspension of Services**

If the Project or the Consultant's services are suspended by the Client for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the Consultant shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the Client shall compensate the Consultant for expenses incurred as a result of the suspension and resumption of its services, and the Consultant's schedule and fees for the remainder of the Project shall be equitably adjusted.

If the Consultant's services are suspended for more than ninety (90) days, consecutive or in the aggregate, the Consultant may terminate this Agreement upon giving not less than five (5) calendar days' written notice to the Client.

If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Consultant may suspend performance of services upon five (5) calendar days' notice to the Client. The Consultant shall have no liability to the Client, and the Client agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach which caused the Consultant to suspend services, the Consultant shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

### **Termination**

In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Consultant for all services rendered and all reimbursable costs incurred by the Consultant up to the date of termination, in accordance with the payment provisions of this Agreement.

The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Consultant not less than seven (7) calendar days' written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project or the Consultant's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

In the event of any termination that is not the fault of the Consultant, the Client shall pay the Consultant, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Consultant in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination.

### **Third-Party Beneficiaries**

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client and Consultant agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

### **Unauthorized Changes**

In the event the Client, the Client's contractors or subcontractors, or anyone for whom the Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other construction documents prepared by the Consultant without obtaining the Consultant's prior written consent, the Client shall assume full responsibility for the results of such changes. Therefore, the Client agrees to waive any claim against the Consultant and to release the Consultant from any liability arising directly or indirectly from such changes.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant from any damages, liabilities, or costs, including reasonable attorneys' fees and costs of defense, arising from such changes.

In addition, the Client agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Consultant's construction documents without the prior written approval of the Consultant and that further requires the Contractor to indemnify both the Consultant and the Client from any liability or cost arising from such changes made without such proper authorization.

If this agreement meets with the City of Geneva's approval, please have the proper official sign and date where indicated below and return one (1) copy for our file. If you have questions on any of the above, please call me at 847-697-6700.

Sincerely,

**HAMPTON, LENZINI AND RENWICK, INC.**



Erica Spolar  
Executive Vice President

**ACCEPTANCE**

The terms and conditions of this letter agreement are hereby accepted by the City of Geneva for native area management activities from May 2024 to April 2025 set forth above.

By \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

**ACCEPTANCE**

The terms and conditions of this letter agreement are hereby accepted by the City of Geneva for native area management activities from May 2025 to April 2026 set forth above.

By \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_