

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
April 9, 2018

The April 9, 2018 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The following members were present: Mayor Raymond Soliman, City Clerk Vicki Hackney, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Barbara Sklare, Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert, Alderman Tom Inman.

Also present were: City Administrator Heather McGuire, Assistant City Administrator H/R Director Megan Fulara, Finance Supervisor Ashli Motyka, Director of Water/Wastewater Mark Siefert.

**TOPIC: Tracy's Bistro 2220 Plainfield Road for a liquor license.**

Mayor Soliman introduced Peter Sikaras the owner of the business. The background check came back on the application and is in order. This will be a food and gaming establishment. Mr. Sikaras went over his background and the background of the business. This will be his 14<sup>th</sup> location in the State. They are hoping to be open by the end of May with an official ribbon cutting. Discussion followed on the updates that are being done to the location. Mayor Soliman asked for an informal vote on approval of the liquor license. All members were in agreement.

**TOPIC: Re-appointment of Commissioners.**

There are five individuals that are up for re-appointment to the Police Pension Board and Plan Commission. The first is the re-appointment of Philip DeChiara for a two-year term to the Police Pension Board. The Mayor informed the Council that Mr. DeChiara is no longer a resident of the City. Mr. DeChiara submitted his resignation from the board when he moved, but stayed on the board until the end of his term. The Mayor has not had any other individuals apply for the position, but feels Mr. DeChiara is an asset to the board. Alderman Albert feels that any member of a Commission or Board should live in the City. City Treasurer Glen Conklin spoke in favor of Mr. DeChiara and what he has contributed to the Pension Board. Administrator McGuire explained there are no State Statutes pertaining to residency. There is a City ordinance that requires residency. The Council can override the ordinance if they so choose. Discussion followed on the residency requirement. Treasurer Conklin explained that he feels Mr. DeChiara is an asset to the Board. Alderman Albert is not doubting Mr. DeChiara's qualifications. He would prefer to see a resident on the Board of Commission. The Mayor asked for an informal vote. Alderman Albert and Alderwoman Oberlin voted no. The remainder of the Council were in agreement with the appointment.

Mayor Soliman announced there is a need for the re-appointment of Pat Camden to the Civil Service Commission with the term to expire on May 1, 2021. The Mayor asked for an informal vote. All were in favor of the re-appointment of Pat Camden to the Civil Service Commission.

Mayor Soliman announced that there is a need for the re-appointment of Ken Carroll to the Plan Commission for a term to expire on May 1, 2021. Mr. Carroll was in

attendance. Mr. Carroll has served three terms on the Plan Commission. The Mayor asked for an informal vote. All were in favor of the re-appointment of Ken Carroll to the Plan Commission.

Mayor Soliman announced that there is a need for the re-appointment of David Izquierdo to the Plan Commission for a term to expire on May 1, 2021. This will be Mr. Izquierdo's third term. Mayor Soliman asked for an informal vote. All were in favor of the re-appointment of David Izquierdo to the Plan Commission.

Mayor Soliman announced that there is a need for the re-appointment of Joe Casagrande to the Plan Commission for a term to expire on May 1, 2021. The Mayor asked for an information vote. All were in favor of the re-appointment of Joe Casagrande to the Plan Commission.

**TOPIC: Garbage Rates.**

Administrator McGuire went over the proposed ordinance for the annual assessment of a garbage removal surcharge. Discussion followed. This ordinance would be voted on April 16, 2018. The rates would go into effect on May 1, 2018. There is one year left on the current contract. Alderwoman Oberlin would like the City to discuss electronics pickup. Discussion followed.

**TOPIC: Budget Work Session #3 (Capital).**

Finance Supervisor Motyka presented the capital replacement program. This is the fourth year of the vehicle replacement program. City Staff member Semplinski compiled a list of the vehicles in the program. Discussion followed on making the replacement program a four-year program versus a three-year program. The vehicles will be evaluated after three years and a decision would be made at that time if they need to be replaced. Supervisor Moytka went over the cost of vehicles and how many are slated for purchase. Supervisor Motyka updated the Council on the computer replacement and technology program. Discussion followed on the technology for the squad cars. Alderman Coladipietro asked for a breakdown of the phone upgrade. Supervisor Motyka explained that we currently have a Toshiba phone system and it is obsolete.

**TOPIC: PMA Bond Presentation.**

Administrator McGuire gave a presentation on the upcoming projects for the City. She gave a presentation on the City finances in regards to the building funds. Administrator McGuire informed the Council that City Staff has done tours of other Municipal Buildings to get an idea of space and layouts. Administrator McGuire introduced Robert Lewis from PMA. Mr. Lewis gave a presentation on the municipal bond market and regulations. He discussed the reduction in the corporate income tax rate from 35% to 21% and also the elimination of advance refunding. Mr. Lewis gave a presentation on short and long term rates and how inflation affects them. He then discussed the creation of the Municipal Advisor Rule (MA Rule). The MA Rule requires that non-broker dealer financial advisors be registered and be subject to new regulations qualifications and testing. MA has a fiduciary duty to the issuer which means it must put the issuer's interest before its own. Mr. Lewis went over PMA's role as an advisor to the City in formulating and executing a debt financing plan and also as an underwriter to purchase bonds from the City with the intent to resell them to investors. They will also draft the official disclosure statement. Discussion followed on competitive Municipal Bond financing transactions. Mr. Lewis presented the plan of finance review. This involves common financing assumptions for capital projects, general fund overview, history and projections on non-home rule sales tax, and alternate revenue bond options. Mr. Lewis

then presented the GO credit rating analysis involving the consideration of switching rating agencies, credit rating scales and definitions, S&P credit scenario builder, analysis of other S&P rated Municipalities, and rating considerations. The last item for discussion is a review of call option for 2010 Build America Bonds (BABS). Mr. Lewis gave a summary on refunding of 2010 BABS in 2020 at current market rates and 2010 BABS in 2020 at current market rates plus 0.50%.

**TOPIC: Continuation of the Budget Presentation.**

Supervisor Motyka presented further information on the capital replacement purchases, the updated list of all city owned vehicles and those to be replaced. She went over the annual transfer costs to the various accounts. Discussion then followed on the project fund budget which is the Build America Bonds.

Director of Water/Wastewater Mark Siefert presented the water/sewer capital projects. Discussion followed on engineering and water main design for various street projects. Administrator McGuire explained that the infrastructure is being replaced if deemed necessary during road construction. These could be done as part of the MFT projects. Director Siefert went over the mains that need to be replaced this year. There is also a need for additional security cameras at the treatment plants. The pumps for Well #10 have arrived and that project will continue. The sewer inlet maintenance project will continue this year. There are several projects that are scheduled for the West Treatment Plant, Plum Street lift station and the diversion project on the Christofaro property. Alderman Coladipietro questioned the repairs that are needed at the West Treatment Plant. Discussion followed.

Supervisor Motyka presented information on the proposed Public Works facility, Municipal Building and Police Building. Administrator McGuire explained that they would like to have the budget ready for approval at the first meeting in May. Alderman Coladipietro asked if we are going to have one building for Administration and Police or two separate buildings. Administrator McGuire explained that we would be looking into one building. Discussion followed.

**PUBLIC COMMENTS:** Mr. Gallagher commended the Council on how well the City is run and complimented the City Staff.

**TOPIC: Mayors Updates.**

Mayor Soliman announced that there was an incident that occurred in the City and two of the residents helped out with the situation. Chief Clark will be doing a presentation to these residents at the April 16, 2018 Council meeting.

**TOPIC: Committee Liaison Updates.**

There were no liaison updates.

**TOPIC: City Administrator Updates.**

Administrator McGuire announced that the final joint work session on the proposed updates to the zoning ordinance will be on Tuesday April 24, 2018 at 7:00 p.m.

Mayor Soliman informed the Council that there was a need for an executive session on personnel (5 ILCS 120/2(c)(1)).

(#1) Motion by Alderwoman Oberlin, seconded by Alderwoman Gazal, to go into an executive session on personnel (5 ILCS 120/2(c)(1)).

On roll call, the vote was:

AYES: Ald. Albert, Coladipietro, Oberlin, Gazal, Sklare, Vershay, Dyke, Inman.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Executive session 9:22 p.m.

Return from executive session at 9:46 p.m.

The meeting was adjourned at 9:47 p.m.

Approved this 14th day of April, 2018

As presented ✓

As amended \_\_\_\_\_

  
VICKI L. HACKNEY, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR