

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 23, 2018

The 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 Council 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, Finance Director Ashli Motyka, Director of City Services Greg Koch, Economic Development and Zoning Manager Scott McMaster, Building Inspector Kirk Wilkins, City Engineer Dave Vandervelde.

TOPIC: VirTek Renewal agreement.

Administrator McGuire presented the VirTek Renewal agreement. They will provide onsite support two days a week and remote support as needed. They have been currently providing two techs for onsite support. Administrator McGuire went over the cost of the services that will be provided by VirTek. Finance Director Motyka commended VirTek on the service they have already provided to the City. She felt that we should lock into the four-year agreement. Administrator McGuire explained that VirTek has been an asset in getting the licensing and email addresses in the City's name versus the prior IT company's name. As we update our computers they are taking care of the installation of them. The Mayor feels that the techs being in house has been a benefit to the staff. Representatives from VirTek gave a presentation on the services that are offered to the City through their company. He then went over the agreement. Alderman Coladipietro was concerned about the cost of the contract. He would prefer to see an in house IT tech for the amount of money we are spending. Discussion followed on an in house IT Tech versus an outsourced IT Tech. This agreement would be for a four year term.

Mayor Soliman asked for an informal vote. Six Council members were in agreement. Alderman Coladipietro and Alderman Albert were not in agreement.

TOPIC: Root Street Bid Award.

Engineer Vandervelde presented the bids for Root Street project per the letter dated April 17, 2018. Six bids were received. The low bidder was Austin Tyler Construction Co with a cost of \$492,879.78. The Engineer recommends awarding the bid to Austin Tyler Construction Co. Alderman Albert asked for an update on this project. Engineer Vandervelde went over the work that will be completed. The majority of the work is being done in the rear yards and along the Com-Ed easement. Alderwoman Oberlin asked where the water would be directed to. The water would eventually be discharged in the Forest Preserve property. Alderwoman Oberlin questioned flooding along the Forest Preserve property. Alderman Vershay asked if the culvert under Rte. 30 can handle the run off. Engineer Vandervelde explained that it would. Discussion followed on the rain run-off from Rte. 30.

Mayor Soliman asked for an informal vote. Seven members of the Council were in agreement. Alderman Vershay was not.

TOPIC: Engineering Proposal for Root Street Drainage Improvements.

Engineer Vandervelde presented a proposal for the Professional Engineering Services for the Kelly Avenue Water Main Replacement per the letter dated April 6, 2018. This would be with Christopher B. Burke Engineering Ltd. Engineer Vandervelde went over the proposal and the cost of the project.

Mayor Soliman asked for an informal vote. All Council members were in agreement.

TOPIC: Engineering Proposal for Kelly Avenue Water main Replacement.

Engineer Vandervelde presented a proposal for the Professional Engineering Services for the Kelly Avenue Water Main Replacement per the letter dated April 6, 2018. This would be with Christopher B. Burke Engineering Ltd. Engineer Vandervelde went over the proposal and the cost of the project.

Mayor Soliman asked for an informal vote. All Council members were in agreement.

Engineer Vandervelde informed the Council that the City received a grant in the amount of \$21,000.00 to go towards the storm sewer project on Root Street.

TOPIC: Siegel Annexation.

Administrator McGuire presented a request from the Siegel Family per the document dated April 20, 2018, for the annexation of the property known as the "Barn Property". Attorney Mike Hansen representing the Siegels was present. The Barn parcel consists of 7 acres. Administrator McGuire explained that there are several items that need to be addressed. Building Inspector Wilkins is requesting a stamped copy of the plans that were submitted to the County. Some of the items that need to be addressed are the paving of the property, sprinklers, and plans for the property. The Building Inspector will need to determine whether the Barn is a banquet facility or a community center. Currently there are no bathroom facilities available on this property. Also, paving of property that was already annexed into the City needs to be addressed. Discussion followed. They are asking for a time frame to have the necessary items completed. Mr. Siegel would like to have the property annexed in May. Administrator McGuire explained that there are some items that are of concern that will need to be addressed prior to the annexation. Mr. Hansen gave a presentation on the Siegel Farm property. The Barn was built according to Will County codes. They would now like to annex the property into Crest Hill. Mr. Siegel gave a presentation on the existing property and the property he would like to annex. Mr. Siegel went over the types of events that could take place at the Barn property. Discussion followed on the plans that were submitted to the County and if the City would accept them. Mr. Siegel explained that they could keep the property in the County if they so choose, but would have to make some changes for them. Mr. Hansen informed the Council that there is no septic system on the property and per the old annexation agreement they use portable facilities. For a large event they would bring in the bathrooms on wheels. These trailers have their own holding tanks. Discussion followed on the number of parking spaces and paving. The Mayor questioned the number of parking spaces required for 260 patrons. It would be 68 spaces. Administrator McGuire reminded the Council that everything will have to be reviewed. Alderwoman Oberlin is concerned that the building was constructed per the County specifications and now they would like to annex to the City. She feels they should have annexed the property first. She addressed the parking issue that we have experienced

with the current property. Discussion followed on the paving issue and how it relates to the original annexation agreement and the Stonebreaker property. Ms. Siegel gave a brief presentation on the property and the sales tax and taxes it would generate for the City. Director McMaster informed the Council that we receive \$5,000.00 in sales tax and \$3,000.00 in property tax. Discussion followed on the building codes. Alderwoman Oberlin feels that everyone should adhere to the City codes. Discussion followed on the need for sprinklers in the Barn. Alderwoman Gazal asked the Building Inspector to go over the code for sprinklers. Inspector Wilkins explained that he will need to view the prints in order to give the Council a determination. Alderwoman Gazal questioned how food would be prepared without facilities. Mr. Siegel explained that it would be brought in by a catering business. Discussion followed on the addition of a kitchen or permanent bathroom facility in the future. Mayor Soliman asked when the first event is scheduled for the Barn. Mr. Siegel said it would be the end of May. Mayor Soliman explained that it takes three months to get a liquor license and about six months for an annexation to go through. The Mayor is concerned about the safety and health issues such as sprinklers, bathrooms and the paving of the property. We also need to know is this is a community center or a banquet facility. Alderwoman Sklare would like to hear the opinions of the Council members in Ward IV. Alderman Inman if the ordinances are met he has no problem with the annexation. If we require other businesses to meet our codes, they should too. Alderman Albert feels that the annexation brings cohesiveness to all of the issues. This facility is no different than if you rented a pavilion somewhere. Alderman Albert asked that if this annexation is approved, all advertising for the property show Crest Hill rather than Lockport. Discussion followed on the codes being followed. Administrator McGuire explained all of the items that need to be done prior to an annexation taking place. Mr. Hansen addressed the items that the City is requiring. Alderwoman Gazal asked if the Siegel's can obtain a liquor license from Will County until all of the questions on the annexation have been answered. Alderwoman Sklare does not want this to be rushed through. Why wasn't this brought up 2 or 3 months ago. Mr. Siegel thought that because they received temporary liquor license for some of their events it was an indication that the City wanted them to annex in. Discussion followed. Mr. Hansen would like to gather all of the information that the City is requiring and come back before the Council. Mr. Hansen said they would be hiring a caterer to bring in the food and beverages who have their own license. Would they need to obtain one through the City. The Mayor explained that if the property is annexed they will need a liquor license through the City. As the property is now, they would need a license from Will County. The Mayor suggested that Mr. Siegel go to the County and obtain a liquor license from them until all of the issues with the City are worked out. Mr. Hansen explained that they cannot get a County license unless they rezone the property. Administrator McGuire explained that before we can publish an annexation notice in the paper we have to have an agreement. Alderwoman Oberlin would like all of the questions answered before we move forward. Discussion followed on the State and local liquor license. Mr. Hansen would like to come back for a work session on May 14, 2018 for further discussion.

Mayor Soliman announced that there was a need form an executive session on (5 ILCS 120/2(c)(2) collective bargaining and (5 ILCS 120/2(c)(1)) personnel.

Motion by Alderwoman Oberlin, seconded by Alderman Inman, to go into an executive session on (5 ILCS 120/2(c)(2) collective bargaining and (5 ILCS 120/2(c)(1)) personnel. On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive session 8:41 p.m.

The meeting reconvened from executive session at 9:46 p.m.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: The Mayor had no updates for the Council.

COMMITTEE/LIAISON UPDATES: There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES: City Administrator McGuire announced that we will have a public hearing on the budget on May 7, 2018. Alderwoman Gazal questioned the blinds in the Treasurer's Office. Administrator McGuire explained that the blinds were put up due to the temperature issues in the office from the sun. Treasurer Conklin questioned the IMRF allocation. Administrator McGuire would look into it.

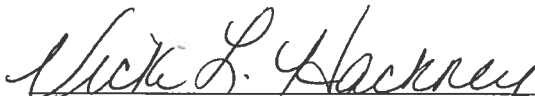
Clerk Hackney informed the Council that the Clerk's Office experienced some issues with the phone service. The issue began on Friday afternoon and was resolved later this morning. Staff were unable to answer incoming calls.

The meeting was adjourned at 9:49 p.m.

Approved this 7th day of May, 2018

As presented ✓

As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR