

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 26, 2021

The April 26, 2021 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 Joe Kubal.

Also present were: City Administrator Heather McGuire, City Engineer Ron Wiedeman.

Absent were: Interim Director of Public Works Mark Siefert, Police Chief Ed Clark, Interim Planner Maura Rigoni.

TOPIC: Logo Presentation

Mayor Soliman opened the discussion for the Logo Presentation. Administrator McGuire announced that Don Harris was in attendance from A5 Branding to give a presentation on the updated logo. Mr. Harris explained that we have narrowed the choice down to one option. He went over the changes that were made to the color and fonts. Discussion followed on the various shades of blue and green. Members of the Council would like to see “City of Neighbors” in blue rather than green. The majority of the Council chose font “B”. As far as the tag line “City of Neighbors”, the majority of the Council chose blue. After a brief discussion option B was selected.

TOPIC: Crest Hill Business Center and Equimax Business Center-Roadway Ownership/Maintenance

Mayor Soliman presented a request for the Crest Hill Business Center and Equimax Business Center Roadway Ownership/Maintenance per the memo dated April 26, 2021. City Engineer Ron Wiedeman informed the Council that we are running into an issue with the ownership and maintenance of the roadway along the Equimax property. An HOA was to be created to provide maintenance and snow removal for the roadways. The developer went out of business and never set up the HOA. During the past winter, the roadways did not have snow removed and a section of the roadway needed maintenance repairs due to a pothole. There is also a roadway light that was hit and is currently laying on the ground. There are a few options that the City can pursue in regard to this matter. The City could send out a letter to all property owners requesting that an HOA be set up. The HOA would provide maintenance and the City would issue violation notices if maintenance was not completed. The City could take over the maintenance portion only such as potholes and snow removal and charge the HOA. This would include the section from Ryan Drive to Executive Drive. Alderwoman Gazal said that the property manager of the strip mall wanted to create an HOA for the businesses. Engineer Wiedeman explained another option is that the City take over ownership of all the roadways by collecting from each of the property owners an amount equal to a certain number of years of maintenance. Alderwoman Gazal felt this was a long term option and everyone might not agree to it. Administrator McGuire explained that we need to get some cooperation from the property owners so that we have some one that would be responsible for the maintenance of the roadway. Discussion followed on what solution would work the best. Treasurer Conklin

asked if what we are discussing is a roadway that at one time was finished. Engineer Wiedeman explained that at one time it was but has fallen into disrepair over the years. We also need to find out what the legal options are for the City. Treasurer Conklin asked what recourse the City has if an HOA does not maintain their roads. Administrator McGuire explained that we would treat them the same as a private parking lot and ticket the HOA. Discussion followed on individual property owners and bank owned property. Alderwoman Gazal asked if there is something we can do to help the businesses get the two entrances plowed during the snowfall. Administrator McGuire explained that if an HOA is set up it would eliminate that problem. Mayor Soliman said that the businesses could possibly go in together to hire a snow removal company. Alderwoman Gazal explained that they have a snow removal service for the parking lot but not the entrances. Engineer Wiedeman explained that these entrances are actually a part of the parking lot. These are not roadways.

Mayor Soliman asked for an informal vote Crest Hill Business Center and Equimax Business Center-Roadway Ownership/Maintenance and the creation of a potential HOA. All members present were in agreement.

TOPIC: Concrete Repair and Restoration Award

Mayor Soliman presented the CDBG 2021 Concrete Repairs or Restoration Contract Award Letter per the letter dated April 23, 2021. Engineer Wiedeman informed the Council that we went out for bid and Thursday April 22,2021. Two bids were received from J&J Newell Concrete Contractor Inc. in the amount of \$14,267.00 and PT Ferro Construction Co in the amount of \$22,045.00. Engineer Wiedeman recommends awarding the bid to J&J Newell Concrete Contractor Inc. in the amount of \$14,267.00. This work has been budgeted for.

Mayor Soliman asked for an informal vote on the Concrete Repair and Restoration Award to J&J Newell Concrete Contractor Inc. in the amount of \$14,267.00. All members present were in agreement. Alderwoman Gazal questioned the removal of the old Com-Ed poles on Weber Road. Engineer Wiedeman would look into it.

TOPIC: Swearing in Ceremony

Mayor Soliman presented the request for the Swearing in Ceremony for May 3, 2021. Administrator McGuire informed the Council that she was approached by several members of the Council regarding the restriction on the number of guests allowed the night of the swearing in. Clerk Hackney informed the Council that the number that agreed upon was two guests due to the Covid restrictions. Alderwoman Gazal felt that we need to amend this. Alderman Albert felt that you should be able to have as many guests as you would like and just have them wait in the lobby to take their turn. Clerk Hackney reminded the Council that we do have a sign in the lobby limiting the capacity to two people at a time. Administrator McGuire explained that we can have 50% capacity in the Council Chambers which is 40 persons. We will have 11 Council members with 4 additional staff members. Mayor Soliman asked the incoming and outgoing Council members how many guests would they have in attendance. Discussion followed on how we can accommodate the Council and guests. Mayor Soliman questioned returning the Council to their original seating for one night to accommodate the guests.

Mayor Soliman asked for an informal vote to return the Council and staff to their original seating arrangement. All members present were in agreement.

Mayor Soliman announced that on the night of the swearing in we will have a priest come in for the blessing. Once this is done he will then depart. Under new business on the agenda, we will have the presentation of the resolutions and plaques to the Council members who are leaving. We will pass the budget and any other items that need to be voted on prior to new business. Clerk Hackney will be the last to receive her resolution and plaque. She will then swear in Chris Vershay-Hall as the new clerk. Once this done, Chris will then swear in the incoming Council members. After the swearing in we will continue with the regular agenda.

TOPIC: Commission Re-Appointments

Mayor Soliman informed the Council that there are five Commissioners whose terms are set to expire on May 1, 2021. Patrick Camden has agreed to serve another three year term on the Civil Service which would end on May 1, 2024.

Mayor Soliman asked for an informal vote on the reappointment of Patrick Camden to the Civil Service. All members present were in agreement.

Ken Carroll has agreed to serve another three year term on the Plan Commission which would end on May 1, 2024.

Mayor Soliman asked for an informal vote on the reappointment of Ken Carroll to the Plan Commission. All members present were in agreement.

Bill Thomas has agreed to serve another three year term on the Plan Commission which would end on May 1, 2024.

Mayor Soliman asked for an informal vote on the reappointment of Bill Thomas to the Plan Commission. All members present were in agreement.

Mike Gale has agreed to serve another four year term as Deputy Liquor Commissioner which would end on May 5, 2025.

Mayor Soliman asked for an informal vote on the reappointment of Mike Gale as Deputy Liquor Commissioner. Seven of the Council members were in agreement. Alderman Albert voted no. He has no ill feelings toward Mr. Gale but felt that the person being appointed should be a resident of the City. Mayor Soliman went over the background of the Deputy Liquor Commissioner and the reason for his choices.

Dave Stengele has agreed to serve another four year term as Deputy Liquor Commissioner which would end on May 5, 2025.

Mayor Soliman asked for an informal vote on the reappointment of Dave Stengele as Deputy Liquor Commissioner. All members present were in agreement.

Mayor Soliman informed the Council that he is currently looking for an appointment to the Police Pension Board and two appointments to the Plan Commission.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman had no updates.

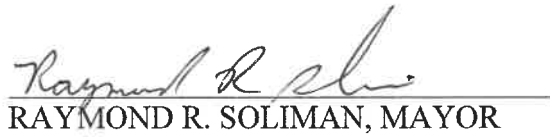
COMMITTEE/LIAISON UPDATES: There were no committee updates.

CITY ADMINISTRATOR UPDATES: Administrator McGuire announced that Dan Price and John Price will be retiring shortly. We also have another employee that has not submitted his resignation but will be doing so shortly.

The meeting was adjourned at 8:07 p.m.

Approved this 3rd day of May, 2021
As presented ✓
As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR