

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
June 14, 2021

The June 14, 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 Christine Vershay-Hall, City Treasurer Glen Conklin, Alderperson Scott Dyke, Alderperson John Vershay, Alderperson Claudia Gazal, Alderperson Darrell Jefferson, Alderperson Tina Oberlin, Alderperson Mark Cipiti, Alderperson Nate Albert, Alderperson Joe Kubal.

Also present were: City Administrator Heather McGuire, Director of Public Works Mark Siefert, City Engineer Ron Wiedeman, Attorney Mike Stiff.

Absent were: Police Chief Ed Clark, Interim Planner Maura Rigoni.

Mayor Soliman announced that there is a need for an executive session on 5 ILCS 120/2(c)(11) litigation.

(#1) Motion by Alderperson Oberlin, seconded by Alderperson Jefferson to go into an executive session at 7:02 p.m.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

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

The executive session began at 7:02 p.m.

The meeting was reconvened at 8:09 p.m.

TOPIC: Resolution Cancelling Stateville Intergovernmental Agreement.

Mayor Soliman presented a resolution cancelling Stateville Intergovernmental agreement per the memo dated June 7, 2021. Public Works Director Mark Siefert informed the Council that in 2015 the City and Stateville entered into an agreement whereby the City provides a water operator to act as the responsible operator in charge. Stateville has compensated the City \$1100 to \$1500 dollars per month. The fee associated with the IGA has increased \$100.00 per year over the last four years. The cost and other factors are starting to outweigh the compensation we receive. Staff recommends the cancellation of the IGA with Stateville and send them the required 30-day notice pending Council approval. Alderperson Oberlin asked if they would have to find their own operator. They will. Alderperson Cipiti asked why we are being subpoenaed for a lawsuit by Stateville for the water quality. Administrator McGuire explained that it is not Stateville, but the inmates that are complaining and this is something that periodically happens. Director Siefert explained that we test the water going into the facility. Once it gets into the distribution system of the prison facility it is out of our hands. Alderperson Cipiti asked how cancelling the IGA will prevent the City for having lawsuits filed. Director Cipiti

explained how this would work. Attorney Stiff gave a brief presentation on how the cancellation of the IGA would affect the City.

Mayor Soliman asked for an informal vote on a resolution cancelling Stateville Intergovernmental agreement per the memo dated June 7, 2021. All members present were in agreement.

TOPIC: Paint Colors for City Center.

Mayor Soliman presented a request for the paint colors for the City Center per the memo dated June 14, 2021. Administrator McGuire informed the Council that Carrie is in attendance from Flooring First with paint samples for the various areas of the new City Center. The suggestion was to pick a color for the offices, one for the hallways and one for the Council chambers. A representative from Flooring First gave a presentation to the Council on the color choices that Carrie put together. Members of the Council discussed the color choices that were presented. Clerk Vershay-Hall asked if they could go over the flooring choices for the new members of the Council. Administrator McGuire asked if everyone was okay with the navy color for the Council Chambers. They were. Administrator McGuire asked if the Council was okay with the pewter color. They were. Administrator McGuire asked the Council to then decide between the colors named Kendell and Wall Street.

Mayor Soliman asked for an informal vote for the paint colors for the City Center per the memo dated June 14, 2021. Four members were in favor of Wall Street, three in favor of Kendall and one undecided. The Mayor chose Wall Street. Clerk Vershay-Hall and Treasurer Conklin chose Kendall. After further discussion, the color that was chosen was Wall Street.

TOPIC: Geotechnical Services Agreement with SEECO.

Mayor Soliman presented the Geotechnical services agreement with SEECO per the memo dated June 9, 2021. Director Siefert informed the Council that staff has been working through the design phase for the West Sewage Treatment Plant. Part of the process is for soil borings. Strand and Associates created a list of borings and tests that need to be completed to configure the building and tanks at WSTP. It was determined that it would be best to partner with SEECO Consultants as they have done soil boring work for the City in the past. This agreement would be for a total of 24 soil samples at a cost of \$44,300.00. Alderperson Jefferson asked how the tests work. Director Siefert went over the soil boring process.

Mayor Soliman asked for an informal vote on the Geotechnical services agreement with SEECO per the memo dated June 9, 2021. All members present were in agreement.

TOPIC: MFT Sidewalk and Concrete Removal and Replacement Award Discussion.

Mayor Soliman presented the MFT sidewalk and concrete removal and replacement award discussion per the letter dated May 27, 2021. Engineer Wiedeman is seeking approval for the awarding of the concrete repair and replacement contract. Bids were opened on May 27, 2021. J & J Newell Concrete Contractor, Inc. was the low qualified bidder in the amount of \$290,854.00. Treasurer Conklin asked if possible we could include an area on Rock Run Drive in the program. There is a large section of concrete missing. Engineer Wiedeman explained that this has been addressed and taken care of. Alderperson Vershay asked if we have worked with this company before. We have worked with them in the past.

Mayor Soliman asked for an informal vote on the MFT Sidewalk and Concrete Removal and Replacement Award. All members present were in agreement.

TOPIC: Bidding and Construction Services Agreement with Strand and Associates.

Mayor Soliman presented the bidding and construction services agreement with Strand and Associates per the memo dated June 7, 2021. Director Siefert is seeking approval of an engineering agreement with Strand Associates to provide bidding and construction-related services for the East STP Phosphorus Improvements. The amount would be \$397,900.00. An additional \$15,000.00 of "If-Authorized Services" have been included to assist with any issues that occur during the one year project correction period. He went over the spectrum of the project. This project has been identified to receive funding via a low interest loan, as well as 15% principal forgiveness in the amount of \$795,000.00. The remaining project amount, which is \$4.5 million, will be funded with a 20 year loan at an interest rate of 0.63%.

Mayor Soliman asked for an informal vote on Bidding and Construction Services Agreement with Strand and Associates.. All members present were in agreement.

TOPIC: Public Works Staffing Discussion.

Mayor Soliman presented a request for a recommendation for Public Works administration staffing per the memo dated June 11, 2021. Administrator McGuire explained that after years of maintaining three positions within Public works, staff determined that there was not enough work to have two separate subordinate positions within the department. With Director Siefert's licenses, and the addition of a City Engineer the need to have a licensed Director of Water/Wastewater, has become unjustified. By structuring a position as an Assistant Director we should be able to draw in a more diverse applicant pool that is interested in advancing their career. Administrator McGuire went over the projected salary, pension, and benefits for the position. Alderperson Cipiti asked who is taking on the responsibility of Director of City Services and Director of Water/Wastewater. It would be Director Siefert. We currently have a part time person helping out in the Water/Wastewater Department. Discussion followed on the process of hiring for the position and where it would be advertised.

Mayor Soliman asked for an informal vote on the Public Works Staffing Discussion. All members present were in agreement.

TOPIC: Rejection of Flooring Bids.

Mayor Soliman presented a request to reject City Center flooring installation bids per the memo dated June 14, 2021. Administrator McGuire informed the Council that we did not receive any qualified bids for the flooring installation. Therefore, she is asking for concurrence to reject the bids.

Mayor Soliman asked for an informal vote on the Rejection of Flooring Bids. All members present were in agreement.

TOPIC: Economic Development Discussion.

Administrator McGuire informed the Council that there is a need for the hiring of an Economic Development Director. This can be discussed at a future work session in more detail. Alderperson Gazal asked for an update for the property on Division and Weber. They are currently submitting applications to the Plan Commission. Alderperson Cipiti asked for an update on the proposed businesses on Plainfield Road. Administrator McGuire gave an update on Goofy G's. Discussion followed on some of the business

property that have had damage done and are going through the insurance process to begin repairs. Alderperson Gazal questioned several businesses that are slated to open and their status.

PUBLIC COMMENTS: There were no public comments.

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

COMMITTEE/LIAISON UPDATES: There were committee/liaison updates.

CITY ADMINISTRATOR UPDATES: Administrator McGuire updated the Council on the search for a Finance Director. There were 33 candidates. Five of the candidates were recommended for an interview. Alderperson Gazal said that she has been in contact with the Building Department in regard to the temporary signs that are being placed throughout the city. Administrator McGuire explained that the Inspectors try to tag them as soon as they see them out. Discussion followed. Alderperson Albert asked for an update on the rental properties. Administrator McGuire gave the Council an update.

The meeting was adjourned at 8:57 p.m.

Approved this 6th day of July, 2021.

As presented X

As amended _____


CHRISTINE VERSHAY HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR