

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 9, 2020

The March 9, 2020 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, Assistant City Administrator/HR Director Megan Fulara, Public Works Director Tom Migatz, Finance Supervisor Ashli Motyka, City Mechanic Brian Semplinski, Financial Advisor Nick Narducci, Building Inspector Kirk Wilkins.

Absent were: Community Development Director Scott McMaster, Director of Water/Wastewater Mark Siefert, Police Chief Ed Clark.

TOPIC: AICS-Festa Italiana 2020

Mayor Soliman presented a request from the American Italian Club regarding the 2020 Festa Italiana. The Chairmen have chosen to step down after 7 years of running the Festa. Dan and Sandy Brandolino are going to be the new Chairmen. The Mayor met with all four individuals last week. They have a few new ideas they would like to present to the Council. They would like to move the entertainment across the street to the Laborers Union Hall parking lot. They would keep the food and alcohol on their property. The problem is the transfer of alcohol off of their property. They would have to have some type of fenced in area for the consumption of alcohol, additional security and checking of ID's. This would take up a lot of the area where vehicles parked in the past. They would like to have additional parking at Richland School and then bus patrons to the fest. They are also thinking about expanding the Festa to Friday night in addition to the regular hours on Saturday and Sunday. Dan and Sandy gave a presentation on the Festa. As the Council is aware, the fest is becoming pretty crowded. They are looking for a way to alleviate some of the congestion. They have looked into using another facility such as St. Joes Park, but the kitchen would not meet their needs. Alderman Albert asked how many parking spots would they be giving up if they move the entertainment across the street. They would lose roughly 50 to 60 spaces. The volunteers park in a separate lot. Alderman Albert suggested parking in Hillcrest Shopping center or the furniture store. That way the shuttle would not be driving through a residential area to drop off patrons. The Mayors concern were that patrons would not wait for the shuttle and walk across Plainfield Road. As far as the street closure, this would be to keep cars from driving through the fest. There would not be any structures placed in the street in case of emergency. Discussion followed on the parking. Alderman Albert suggested parking at the ball diamonds off of Root Street. Dan explained that if it is a rainy weekend, you are going to tear up the grass. Alderwoman Oberlin said that if you have parking at the school, you can go Caton Farm to Rte. 30 and not disrupt the neighborhood. You are also going to have more vehicles parked along the streets which might make it harder for a bus to maneuver. Administrator McGuire said that we do have provisions for special event permits and parking. Alderman Albert agreed that the Festa

has grown and needs to expand, but we have to be mindful of traffic and parking. Discussion followed on the expansion of the Festa, parking and addition of Friday night. Sandy asked if the Council would allow the addition of Friday night, keep the Festa as is and hold off until the following year with the parking and beer garden. They would serve something simple like pizza and have a small band on Friday night. They would then come back before the Council in the future for the other requests.

Mayor Soliman asked for an informal vote to allow the American Italian Club to add Friday night to the Festa schedule. Alderman Vershay, Dyke, Kubal, Alderwomen Gazal, Sklare, Oberlin were in agreement. Alderman Coladipietro and Albert abstained as they are members of the club.

TOPIC: City Center Bid Update

Mayor Soliman presented a request for the City Center Sub Contract Recommendation per the memo dated March 9, 2020. Administrator McGuire informed the Council that members of City Staff who have worked on the plans for the new City Center were in attendance. The facility will be 40,000' with a 20,000' basement which can be used for future expansion. There are a number of bid items before the Council for their approval. As far as the steel and framing, the recommendation is to stay with Corsetti and Cosgrove. As far as the remainder of the bids, Administrator McGuire recommends going with the formal Public bids as spelled out on page two of the memo. There are still some items that need to be bid out for the project. Financial Advisor Nick Narducci gave a power point presentation to the Council on the new City Center. They would like begin excavation as soon as possible and are estimating construction to take 430 days. He would like to see us lock into contracts and get on the schedule with the subcontractors. Mr. Narducci went over the layout of the buildings and memorial garden. He is asking the Council to waive the bidding process for the steel and assembly and to approve the remainder of the bids at the Council meeting scheduled for March 16, 2020. Alderman Kubal asked for an explanation on the bid waiving process. Mr. Narducci gave a presentation on the waiving of the bids. Mr. Narducci commended Staff members Brian Semplinski and Kirk Wilkins for the hard work that they have put into the Public Works facility.

Mayor Soliman asked for an informal vote on the City Center Bid Update. All members present were in agreement.

TOPIC: Public Works Facility Contract

Mayor Soliman presented a request for the Public Works Facility Contract per the memo dated March 9, 2020. Administrator McGuire informed the Council that we did not receive any bids for the demising walls and the versetta stone. City Staff has secured a contractor for both items at a cost of \$77,125 for both which is approximately \$20,000.00 less that other quotes and bid prices. The recommended contractor is Vogt Construction Company from Shorewood, IL. Staff is recommending the work be awarded to Vogt Construction.

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

TOPIC: Folding Stop Signs at Signalized Intersections

Mayor Soliman presented a request for an Inter-governmental Agreement with Will County for Folding Stop Signs at Signalized Intersections. Public Works Director Tom Migatz informed the Council that the County will no longer allow folding stop signs at

signalized intersections without an inter-governmental agreement with the requesting municipality. This agreement would be for the signs to remain and the City to upkeep the maintenance of them. Alderman Albert asked why they are getting rid of the folding signs. Director Migatz explained that the majority of the signals now have battery backups. There are four intersections along Weber Road that have these folding stop signs in place. If we choose to keep them, then it would be up to the City to maintain them. If we don't approve the agreement, then the County will remove them from Weber Road. Alderman Coladipietro asked if we had others in the City. Administrator McGuire explained that we do, but they are under our jurisdiction. Alderwoman Oberlin asked what type of maintenance would need to be done on the signs. Director Migatz explained the maintenance on the four signs would be minimal. Administrator McGuire explained that if we remove the signs, then we would have to physically take signs out when the traffic signals are not functioning. Alderman Albert asked if we would be responsible if there was an accident because the signal was functioning, and the signs were still down. Administrator McGuire explained it would be dependent of the situation. Director Migatz informed the Council that one other Municipality is entering into an agreement with the County to keep the signs.

Mayor Soliman asked for an informal vote on the Folding Stop Signs at Signalized Intersections. All members present were in agreement.

TOPIC: Budget Work Session #1

Mayor Soliman presented a request for Budget Work Session #1 per the information dated March 9, 2020. Administrator McGuire gave a presentation on the Budget. Finance Supervisor Ashli Motyka went over the new software and accounting structure.

Supervisor Motyka presented the budget for Motor Fuel Tax. Director Migatz went over the road projects and expenses that are proposed for the budget year. Alderman Albert asked if Pioneer Road is the only project proposed for the year. Administrator McGuire explained it will be the only one using MFT Funds. Kelly Avenue improvements will come out of water and sewer funds. Alderman Albert felt that there were also some streets that need attention in Ward IV. Administrator McGuire explained that we are having an evaluation of the streets done, but Pioneer was at the top of the list in need of repairs. Alderwoman Gazal feels that the five-year plan is too long to wait to repair a street. We need to come up with the funds to get some of the work done sooner. Discussion followed on the condition of the roadways.

Supervisor Motyka presented the Non-Home Rule budget and expenses. There is a new line item for the bonds for the construction of the City Center. There is also a decrease in the property tax rebates. The amount of the checks is \$284,044.00 versus \$548,246.20 that had gone out in the past. This decrease is due to the residents having to fill out a form this year and not providing all of the necessary information. We will be requiring that the form be filled out each year in order to receive the rebate. Alderman Albert asked if we have a report on the percentage of forms that were returned. Administrator McGuire would include this in a future report. Supervisor Motyka went over the list of items that would prevent someone from receiving a check. One of them is a past due water bill. We send out roughly 550 to 600 shut off notices every two months. This is for bills that are 4 months past due. By the time we are at the shut off date, the list is down to 50 or less.

Administrator McGuire announced that the next three sections of the budget were for the TIF funds. Supervisor Motyka gave a presentation on the water/sewer debt. She gave an update on the bonds and the debt service charges.

Supervisor Motyka gave a presentation on the General Fund Debt. This is the account for the City Center. She went over the debt service summary. Supervisor Motyka presented the refuse account. Administrator McGuire explained why we have a deficit in this account of roughly \$19,206.85. Discussion followed on the garbage contract and the discrepancy we had with the current contractor. Administrator McGuire explained that we are working on it. We have the evidence to back up our numbers.

Mayor Soliman asked for an informal vote on the Garbage Fund. All members present were in agreement.

Supervisor Motyka gave a presentation on the Police pension budget and went through the line items. Administrator McGuire informed the Council that her and Treasurer Conklin have spoken with the Police Pension board regarding the changes that the State has made. The recommendation is to hold the \$150,000.00 in an interest-bearing account until we find out exactly what the State is going to do. There are still many unanswered questions. Discussion followed.

Mayor Soliman asked for an informal vote on the Police Pension Fund (\$150,000.00 placed in an interest-bearing account). All members present were in agreement. Alderman Albert asked that we follow up with Mr. Sawyer regarding his email from 1-30-2020.

Supervisor Motyka gave a presentation on the Police Special Asset fund. She explained what this account is used for.

TOPIC: City Center Phase 2

Mayor Soliman presented the City Center Phase 2 plans per the memo dated March 6, 2020. Alderman Kubal informed the Council that he met with representatives from the Lockport Park District. Before the Park District puts money into the build out of the basement of the new City Center, would the Council prefer they invest in a band shell, or some type of outdoor recreation space. Alderman Kubal felt that the basement space would be well used, but the outdoor facility may be a better fit. Administrator McGuire explained that we have left some open space when designing the City Center for a community space. In discussions with the Park District, they felt it would be better served to do some type of outdoor facility. They did indicate that they cannot do the basement and an outdoor facility. Alderwoman Gazal felt that we need more activities for the residents. If we did the build out on the basement, what would the duration of the lease be. Alderwoman Gazal would like to see further information from the Park District. Administrator McGuire explained that the Park District will need to budget the funds to either do the build out of the basement or an outdoor facility. They estimate it would cost them 2 million dollars to do the build out. Alderman Albert is in favor of the outdoor facility. Alderwoman Oberlin agreed with the outdoor facility. Discussion followed on an outdoor facility and band shell. Alderman Albert suggested contacting Lockport Township to see if they would be interested in the basement space. Administrator McGuire explained that they have talked about adding another staircase to the exterior of the building to access the lower level. Treasurer Conklin felt that the township would be a better fit for the lower level. Alderman Kubal thought the cost for the build out would be \$200,000.00 not 2 million. Alderman Coladipietro would like to see the City build

their own band shell so that we can keep control of it. The City was promised a lot of things were going to be done with Hassert Park and none of it has happened. Administrator McGuire explained that we can draw up an intergovernmental agreement for the construction schedule and future maintenance. Alderwoman Oberlin was concerned about who would be able to use the band shell and if the Park District builds it are they going to charge us rent.

Mayor Soliman asked for an informal vote on the City Center Phase 2. All members present were in agreement. Alderman Kubal would send an email to the Park District letting them know that the Council was more inclined to an outdoor facility.

TOPIC: NIMEC Municipal Electric Rates

Mayor Soliman presented a request for the NIMEC Municipal Electric Rates per the memo dated March 6, 2020. Administrator McGuire explained that we have done this every time a contract expires. The new rate would be 4.3160 and would be for a three-year contract.

Mayor Soliman asked for an informal vote on the NIMEC Municipal Electric Rates. All members present were in agreement.

TOPIC: A.B. Gustos-1 Day Liquor License Waiver

Mayor Soliman presented a request for a one-day liquor license waiver from A.B. Gusto's. They would like to have entertainment on June 28, 2020 from noon to 2:30 p.m. and again from 2:30 p.m. to 6:00 p.m. They would also like to do a pasta dinner and the proceeds would go to the 100 Club of Will County. They will be having a bags tournament outside and that's where the liquor license waiver would come into play.

Mayor Soliman asked for an informal vote on the A.B. Gusto's 1 Day Liquor License Waiver. All members present were in agreement.

Mayor Soliman announced that there is a need for an executive session on personnel (5 ILCS 120/2(c)(1)).

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The executive session began at 9:12 p.m.

(#2) Motion by Alderwoman Oberlin, seconded by Alderman Coladipietro, to reconvene from the executive session on personnel (5 ILCS 120/2(c)(1)).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The meeting was reconvened at 9:16 p.m.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman informed the Council that he provided them with a copy of donation letter that was sent out from the Memorial Committee.

COMMITTEE/LIAISON UPDATES: There were no committee updates.

CITY ADMINISTRATOR UPDATES: City Administrator McGuire had no updates.

The meeting was adjourned at 9:18 p.m.

Approved this 16th day of March, 2020

As presented

As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR