

MINUTES OF THE WORK SESSION
(VIRTUAL MEETING)
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
June 8, 2020

The June 8, 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. Mayor Soliman indicated that the tonight's meeting will be via video conference with Council and Staff members attending from their homes.

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, Community Development Director Scott McMaster, Director of Water/Wastewater Mark Siefert, Public Works Director Tom Migatz.

Absent were: Police Chief Ed Clark, Finance Supervisor Ashli Motyka.

TOPIC: Social Media Discussion.

Mayor Soliman gave a brief presentation on the need for social media for the City. This was discussed with the City Administrator and Police Chief at the end of January. This was then brought up during a presentation from Serafin who is doing the branding for the City. They were scheduled to be at a work session in March but were unable to do so because of the pandemic. Administrator McGuire explained that we got the social media page set up but could not shut off the comments. This is what the majority of the Council requested. The only way to shut off the comments was to make this a group page. We have been posting on a regular basis since it's been up and running. Alderwoman Oberlin expressed concern that this be social media for the City, not an individual. Administrator McGuire explained that the Mayor did an opening statement when the page was started. Since then we have posted curfew updates, and Council contact information, Anyone can view the page without joining the group. Alderman Vershay asked who is updating the information. It would be Administrator McGuire, Director McMaster, and Deputy Chief Hertzman. Director Siefert would have access for emergency water/sewer updates and Assistant Administrator Fulara would be a backup for Director McMaster. Alderwoman Oberlin explained that she has heard comments as to why the Council is not posting messages on the page. Discussion followed. Members of the Council were happy with the page and the fact that we can now share official information rather than it coming from a secondhand source. Alderman Coladipietro asked if a Council member posts information on the City on a personal social media site is it subject to FOI requests. Administrator McGuire explained that it is. The more you share in your official capacity on your social media, the more it becomes a forum. Clerk Hackney explained she had the officials contact information put on the page along with the business license extension. This information was linked back to the City website. Discussion followed on some of the updates that would be going on the website. The Mayor thanked City Staff for their hard work in getting the social media page up and running.

Director McMaster informed the Council that he sent them an email regarding a 36-acre development on Division Street. They are looking at two separate plans. One is for a parking lot and the other is a parking lot with a building. They would like to get the parking lot put in and use it for staging vehicles to ease the traffic on the interior roads and on Division Street. There would be no overnight parking in the lot. This would be allowed without a special use permit. Per the ordinance anything over 5-acres would have to be PUD. This property is located west of the current Amazon facility. They are proposing a building in the future and it would not be a truck terminal. Alderman Vershay felt this would be good to get the trucks off the street. Director McMaster asked that the Council look at the site plan and let him know their feelings. He would like

to have the petitioner at the June 22nd work session. The Mayor feels that we need another access out the business park and this might be the opportunity to get one. He felt that we could put a road through the property to the east where the traffic light is across from Speedway. Alderwoman Oberlin said that there is a truck terminal at the Speedway, and this could benefit the truck drivers. Alderman Coladipietro said that the parking lot has over 900 spots. Are we going to be adding additional trucks in this area. Director McMaster explained that there will be no additional trucks. Alderman Albert asked how the property owner is going to make money. Director McMaster explained that the companies in that area would pay a rental fee for the truck parking. Alderman Albert asked how are we going to enforce no overnight parking. Alderman Albert is concerned about how this is going to affect the Cambridge Crest subdivision, and the water detention. He is not in favor of this project. Discussion followed on the detention and other uses for the parcel. Alderman Coladipietro sees the benefit for the trucks, but nothing for the City. Alderman Kubal was also concerned about the benefits to the City. The Mayor feels that no matter what goes on that property, we should try to get that additional access. Director McMaster said that best benefit for the City would be a parking lot with a building. Treasurer Conklin asked if it would be conditional on an access road being constructed. The developer was not interested in baring the entire cost of the access road. This might be something that all of the property owners could fund. Alderwoman Gazal felt that the Council needs more information before we make a decision. Director McMaster explained that their due diligence ends on June 18th, so they were looking for some type of direction from the Council. Discussion followed on the type of building and what use would garner sales tax. Alderman Coladipietro would like to look into some type of parking lot tax. Administrator McGuire would have to look into a parking tax as there are some differences when you are dealing with home rule and non-home rule. As far as the road, Administrator McGuire explained that it would cost roughly 2 million dollars to put in the access road and this might be something to propose to all of the businesses in that area. Alderwoman Sklare is against the proposal without the access road. Lengthy discussion followed on the parking lot.

Mayor Soliman asked for an informal vote on the proposed parking lot with no building. Alderman Vershay cast a yes vote. The remainder of the Council voted no.

Mayor Soliman asked for an informal vote on the proposed parking lot, a 136,000' building and access road. Council members Kubal, Gazal, Vershay, Dyke, voted in favor. Alderwoman Sklare voted yes but would like to see more discussion on the access road. Council members Albert, and Coladipietro voted no. Alderwoman Oberlin voted no, but it depends on the access road. Director McMaster reminded the Council that we cannot get the access road unless the property owner wants to sell it.

Alderman Vershay asked Director McMaster to look into getting large address numbers on the industrial buildings so that the delivery trucks can see them.

TOPIC: Plan Commission Recommendations-Policy.

Mayor Soliman presented a request for a Plan Commission Recommendation Policy per the memo dated June 5, 2020. Administrator McGuire explained that she was approached by Alderman Albert in regard to controversial cases coming to a Council work session after the Plan Commission votes, but prior to a formal vote. Alderman Albert explained that a lot of times the Council has questions on a case. If you have the petitioner come to a work session, you can ask questions and discuss the case in length. Administrator McGuire explained that the last case we had was a quick turnaround due to the pandemic. We wanted to get it voted on so that the business owner could open. Director McMaster explained that this case was delayed for roughly 2 months. Alderwoman Gazal said that we get the packet prior to the Plan Commission meeting and that gives us an opportunity to ask questions. She feels like we would be disrespecting the Commission if we require the petitioner attend a work session. The Council ultimately has the final vote. Alderwoman Sklare felt we should leave things the way they are. Mayor Soliman said that we had a prior case with the boat facility. They asked to come to a work session to get the Council's feelings on their request before they went through the formal hearing. The Mayor explained that years ago, we used to have a quick turn around to the next meeting after the

Plan Commission. It was changed to the first meeting of the next month to give us a chance to request a petitioner come to a work session if we felt more information was needed. Alderman Albert felt that this would be fine. Director McMaster explained that if he feels the Council is going to have questions on a proposal, he will bring them to a work session before they apply to the Plan Commission and pay their fee.

Mayor Soliman asked for an informal vote to keep the Plan Commission Recommendations-Policy as is. All members were in agreement.

TOPIC: Strand Risk and Resiliency Assessment and Emergency Response Plan Proposal.

Mayor Soliman presented a request for the Strand Risk and Resiliency Assessment and Emergency Response Plan Proposal per the memo dated June 2, 2020. Director Siefert went over the background of the American Water Infrastructure Act of 2018. Municipalities were required to perform vulnerability assessments to prepare for and defend against malicious acts of terrorism towards the water supply. For municipalities the size of the City we are required to have the RRA and Cybersecurity portion of the act completed and certified by June 2021 and the Emergency Response Plan done no later than December 31, 2021. He is seeking approval for a contract with Strand and Associates to complete the Risk and Cyber Security Assessments along with the Emergency Response Plan at the cost of \$43,200.00. Director Siefert went over the requirements for the plan.

Mayor Soliman asked for an informal vote on the Strand Risk and Resiliency Assessment and Emergency Response Plan Proposal. All members present were in agreement.

TOPIC: Resolution for Matching Funds for Rebuild Illinois Grant.

Mayor Soliman presented a proposed Resolution for Matching Funds for the Rebuild Illinois Grant per the memo dated June 2, 2020. Director Siefert informed the Council that he has been working with Assistant Administrator Fulara to secure a grant from REBUILD ILLINOIS in the amount of \$500,000.00. If we receive the grant, we will have \$1,000,000.00 to invest into the televising, cleaning, and lining of the sanitary sewers throughout the City. Alderwoman Oberlin asked if this was the grant she spoke of. Administrator McGuire said that it was. We are applying for any grants right now that the City might be eligible for.

Mayor Soliman asked for an informal vote on the Resolution for Matching Funds for Rebuild Illinois Grant. All members present were in agreement.

TOPIC: Re-Routing of Storm Sewer-1700 Block of Kelly.

Mayor Soliman presented a request for the Re-Routing of Storm Sewer-1700 Block of Kelly per the memo dated June 2, 2020. Director Siefert informed the Council that the City has been made aware of flooding in the 1700 block of Kelly. There is a storm sewer that runs from the corner of Raynor and Ludwig southeast under garages, properties and between garages before ending in the 1600 block of Oakland. It was found that the pipe is undersized for the amount of water that is running through it. The water is surfacing behind 1716 Kelly Avenue. During the Kelly Avenue Watermain Replacement Project staff is asking Council to approve a change order in the amount of \$56,474.83 to reroute and upsize the storm line. This will allow for the water to be diverted and flow away from the properties that have been affected. The Kelly Avenue Watermain Project came in nearly \$500,000 under estimate. This change order would not cause the project to go over budget. Alderman Dyke explained that this has been an ongoing issue and was brought to the City's attention years ago. Discussion followed. Alderman Coladipietro asked if there are possibly other lines like this in the City. Director Siefert explained that there could be other areas affected as this is the older section of town. Alderwoman Oberlin asked if we are mapping the sewer locations for the future. We are. Alderman Vershay asked if this will help the alleviate the water from the property on Ludwig between Raynor and Kelly. It would.

Mayor Soliman asked for an informal vote on the Re-Routing of Storm Sewer-1700 Block of Kelly. All members present were in agreement.

TOPIC: Public Works Flooring Bid Waiver.

Mayor Soliman presented a request for the Public Works Building Flooring per the memo dated June 8, 2020. Administrator McGuire informed the Council that when the Public Works facility was originally proposed we bid it out as a whole and it came in over budget. It was then decided to piece out the phases of the building construction and this came in at budget. She is seeking concurrence from the Council accept the quote from Flooring First, a local business in the amount of \$49,260.87. We did not receive any bids for this phase of the building. This amount is within the construction cost estimates for the facility.

Mayor Soliman asked for an informal vote on the Public Works Flooring Bid Waiver (Flooring First). All members present were in agreement.

PUBLIC COMMENTS: There were no citizens that have filed questions or comments with the City via mail, email, or via phone per confirmation of the City Clerk.

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

COMMITTEE/LIAISON UPDATES: Alderwoman Oberlin informed the Council that yesterday would have been the annual Lidice ceremony. She went to the garden and weeded and planted flowers. She took pictures and sent them to the Czech Council. They were thankful that we still had them in our thoughts.

CITY ADMINISTRATOR UPDATES: Administrator McGuire informed the Council that the budget was placed in their packets. We will be holding the public hearing on June 15, 2020. This will be a virtual meeting with the Mayor and Assistant City Administrator being present in the Council room. We will need to make sure we have less than 10 people in attendance.

Administrator McGuire informed the Council that the electrical bid for street lighting was done and came in at 2.469 and would be for 36-months. Currently we are at 3.16.

Administrator McGuire informed the Council that as far as the re-opening of City Hall, it is her recommendation to wait until the end of the month. This will give us time to get safety measures in place. Alderwoman Oberlin explained that her place of employment re-opened with restrictions. There is an employee posted in the lobby to direct customers as to where they can go, or to get them to use the drive-up. They also have to make sure that they clean every time someone leaves the facility. The City would have to really restrict the number of individuals in the lobby due to the small size of it. Administrator McGuire would like to limit patrons in the lobby to two at a time. It looks like the Governor might open the State up further by the end of the month which would be June 29th. Clerk Hackney reminded the Council that June 30th is the due date for water bills which might cause a larger number of residents to come in. Discussion followed. Alderwoman Gazal questioned the pending liquor license. The Mayor gave the Council an update on the three license that are pending. Alderwoman Oberlin asked if we have a date when we will resume live Council meetings. Administrator McGuire said if we open at the end of June, then we would go live in July. Alderman Coladipietro asked if we had received any complaints regarding the music being allowed outdoors at several of the businesses. The Mayor had not received any complaints.

Alderwoman Gazal asked if we can follow up on the mosquito spraying. It is starting to get bad. Alderman Albert asked for an update on any protests or problems with rioting or looting. The Mayor gave an update. He went over the difficulties trying to stay in contact and coordinating the curfew with the City of Joliet. The Mayor is hoping to go back to no curfew within the next few days. Alderwoman Gazal said that residents are getting frustrated with the curfew hours for our City and how it pertains to other communities. Discussion followed on the protests that have occurred. Alderwoman Gazal informed the Council that there is another planned for McGilvray and Weber on Friday and the Police have been notified.

The meeting was adjourned at 8:48 p.m.

Approved this 15th day of June, 2020

As presented X

As amended _____

Vicki L. Hackney By: 
VICKI L. HACKNEY, CITY CLERK

Raymond R. Soliman
RAYMOND R. SOLIMAN, MAYOR