

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 12, 2020

The October 12, 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, Community Development Director Scott McMaster.

Absent were: Director of Water/Wastewater Mark Siefert, Police Chief Ed Clark, Finance Supervisor Ashli Motyka.

TOPIC: Candidate Police Pension Board

Mayor Soliman presented a request for the replacement of Phil Dicharro on the Police Pension Board due to health reasons. Roger Kramp has submitted an application and resume and is interested in the position. Mayor Soliman went over Mr. Kramp's background. Mr. Kramp was present and gave a brief speech. Alderman Albert said that he was happy to see a resident interested in the appointment to the board.

Mayor Soliman asked for an informal vote on the appointment of Roger Kramp to the Police Pension Board (2-year appointment). All members present were in agreement.

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

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

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 7:07 p.m.

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

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 7:52 p.m.

(Tape #2 begins)

TOPIC: Bistro Liquor Class

Mayor Soliman presented a request for the creation of a Bistro Liquor Classification. This is per the request of Alderman Albert. The Mayor presented a draft ordinance designating Class K as a Bistro liquor license and limiting the number to seven. There is a question of what the Council would like to charge as a yearly fee for the Class K license. Currently we are charging them \$1,200.00 under the restaurant liquor license. Tavern license are \$1,500.00 per year. Alderwoman Gazal asked that we clarify that this was a joint effort between Alderman Albert, Alderman Dyke, and herself. Alderman Albert would like to make sure that we keep the bistros spread out in the city and not right next to each other. As far as the fee, the current \$1,200.00 that we are charging them under the restaurant liquor license seems sufficient. Alderman Coladipietro felt that they should be charged the tavern fee. Alderwoman Oberlin felt we should leave the fee at \$1,200.00.

Mayor Soliman asked for an informal vote on the creation of a Class K, Bistro license with an annual fee of \$1,200.00, and a limit of seven license. All members present were in agreement.

TOPIC: Logo Design Company Proposals

Mayor Soliman presented a request for the City Logo Design Proposals per the memo dated October 12, 2020. Community Development Director McMaster informed the Council that we have received proposals from three companies. All companies submitted logos. Administrator McGuire informed the Council that Serafin asked if they should submit any additional proposals. Discussion followed. One of the companies submitted samples of a Crest Hill logo. Discussion followed on the designs that were submitted and the background of the three companies. Administrator McGuire informed the Council that we can have the companies attend a work session and present their ideas. It was decided that the Council would like to hear the proposal from A5 first.

TOPIC: Property Annexation on Plum Street

Mayor Soliman presented a request for the Plum Street Annexation per the memo dated October 12, 2020. Director McMaster explained that Mr. Gibson who is the owner of an unincorporated parcel on Plum Street approached the Council in 2009 to possibly annex the property into the City. Mr. McMaster advised after working with the Clerk's Office, they were unable to find any documentation on the proposed annexation. Included in tonight's packet was proposed agreement between the City and Mr. Gibson. Mr. Gibson addressed the Council and gave a presentation. He would like to build a home and outbuilding on the property. There are currently two vacant lots and Mr. Gibson would join the two lots together. Director McMaster explained that if this is annexed there may be other property owners interested in becoming a part of the City. Alderwoman Oberlin questioned the recapture of water and sewer fees. Administrator McGuire explained that the agreement that was presented can be amended. Discussion followed on the location of the two lots. They are behind the storage facility west of the Speedway station. Mr. Gibson is before the Council tonight to see if they would be interested in annexing the property before he goes any further. Discussion followed on where the current City boundaries are. Mr. Gibson explained that he went to Will County in the past with his proposal. He could build the house, but not the outbuilding because there would not be enough room with the septic system. Alderman Albert questioned the outbuilding. Mr.

Gibson explained that this would be for the storage of his personal vehicles and would not be used as a business. The Mayor is concerned about what the outbuilding could be used for if Mr. Gibson were no longer the owner. Administrator McGuire explained that we can review everything and see if there is a way to make it work for everyone involved. Alderman Dyke explained that there is a property similar to this on Theodore Street where an outbuilding was constructed. Alderman Albert said that Mr. Gibson could sell the two lots, have two homes built that would be on top of the other. He would rather see one house built with the outbuilding in the rear.

Mayor Soliman asked for an informal vote on the annexing of the Plum Street property per the request of Mr. Gibson. All members present were in agreement.

PUBLIC WORKS GRAND OPENING:

Administrator McGuire informed the Council that prior to the Covid pandemic we had talked about having a grand opening for the new Public Works facility. In speaking with the employees, there were some concerns that were addressed. She is asking Councils opinion on pushing the grand opening off until at least May, 2021. We can reevaluate the situation then. Mayor Soliman informed the Council we are going to face the same dilemma with Winterfest, the employee party at the bowling alley and the annual City luncheon. We are not going to be able to have a large gathering of people and still social distance. Alderwoman Gazal asked if we can do some type of virtual tour of the new building. Administrator McGuire said that we can do some pictures on our sites. Alderman Albert asked if we are going to put signage on the building. Administrator McGuire explained that we are waiting for it to come in.

Mayor Soliman asked for an informal vote on the cancelling of the Public Works grand opening. All members present were in agreement.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman had no updates.

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

CITY ADMINISTRATOR UPDATES: Administrator McGuire informed the Council that we would like to push back the small business grants from the CARES Act until we can figure out the best way to handle it. She would like to discuss this at a future work session.

Administrator McGuire announced that we will be holding a public hearing at the next Council meeting on the IEPA loans for the east plant phosphorus removal. The abatement ordinance for the taxes for the new bonds will be coming before Council in the next few weeks. Mayor Soliman said that there is a letter in the packet from PACE announcing that they are eliminating the 507-bus route which goes to the mall in Joliet. Alderman Albert asked if we could have discussion at a future work session regarding property that is in disrepair. Administrator McGuire asked that the Council give her a list of the property's that they would like to discuss. Alderman Albert would like to discuss the ones that have gone beyond the hearing stage.

City Clerk Hackney questioned the property tax rebate form. According to the instructions on the form, residents must complete the application in full and submit a

copy of their 2019 Will County Real Estate Tax Bill. According to the form if you don't provide complete and accurate information the application can be rejected. Clerk Hackney asked the Mayor if he is calling residents who have not filled out the form correctly and requested they call him back on a personal cellphone. The Mayor said that he is. Clerk Hackney asked why the Mayor is involved in this. Mayor Soliman explained that Director Motyka came to him with forms that were filled out incorrectly or did not have the correct information attached to them and explained her office is overloaded with work. This is the second year we have sent out the form and they are being turned in at a high rate. The Mayor offered to make phone calls and would do the same in the future. Clerk Hackney said it is her understanding that no calls were made last year. She inquired if any other political candidates on the Council were asked to help make the phone calls. She inquired why the Mayor is leaving a personal cellphone number rather than the phone number to City Hall. The Mayor was concerned that residents would think this was a scam and he received a number of call backs after hours. Clerk Hackney asked what are you going to tell the residents that don't receive a rebate check and didn't get a phone call. Perhaps all residents should just receive a rebate. If you are going to make a call regarding City business, you should leave a call back number for the City Hall. Alderman Albert asked if these are the forms that were mailed in or turned into the office. Clerk Hackney explained it was her understanding that staff were not allowed to review the forms being turned in. Alderwoman Oberlin asked why staff is not being allowed to review the forms at the front window. Administrator McGuire explained that we assisted the residents last year because it was the first year. Alderwoman Oberlin asked why the departments aren't working together on this. Clerk Hackney said that we help the Water Department and in turn they help us with our business license. Administrator McGuire said that she has no problem with us looking over the form, but a lot of the problems we encounter are residents being upset because we can't copy or print out their tax bill. Treasurer Conklin felt that calls should be coming from a City Hall phone number, not a cellphone. Alderman Vershay asked if we received more forms this year than last year. We have received more forms earlier this year than last year. Alderman Vershay said he didn't get a rebate last year due to not attaching his tax bill. He didn't get a phone call. Clerk Hackney felt that if you are going to make calls, they should be from a City phone number. Clerk Hackney indicated she overheard the Mayor make a call when she was in the building on Friday. In his message he indicated he was calling from his personal cellphone. The Mayor agreed. He wants to make sure he has the right number when the person is stating their phone number. Alderwoman Oberlin asked why the office staff was not asked to make the phone calls. Administrator McGuire was not aware of the calls being made in the beginning because she was not part of the initial discussion. Treasurer Conklin asked if these types of calls are advisable during a campaign time. Administrator McGuire said that it is appropriate for staff members to make calls. The Clerk, Mayor and Treasurer have a different role than the Council members do. Treasurer Conklin asked if you would recommend someone who is campaigning for office to be making these calls. Administrator McGuire did not want to comment on campaign issues. The Mayor is not prohibited from doing City business due to the fact that it's an election year. Discussion followed on the wording of the rebate form. Administrator McGuire explained that making calls in regard to the rebate checks is no different than calls that are made regarding business license due dates. There are a number of things that we modified this year to help the residents get their rebates. We can have just the office staff make the phone calls and leave all of the elected officials out of this.

Mayor Soliman announced that there is a need for an executive session on property sale (5 ILCS 120/2(c)(6)).

(#3) Motion by Alderwoman Oberlin, seconded by Alderman Coladipietro, to go into an executive session on property sale (5 ILCS 120/2(c)(6)).

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.

Executive session 8:56 p.m.

(Tape #3 begins)

Return from executive session 9:16 p.m.

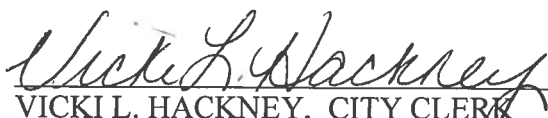
Alderman Dyke asked why non-employees are being given tours of the new Public Works facility. Alderwoman Oberlin asked what is going on during the evening hours at the facility. Administrator McGuire explained that there have been contractors back in the building to finalize minor items. Assistant Administrator/HR Director Fulara explained that we have also been doing job testing at the facility. Administrator McGuire explained that Director Siefert taught a class in the evening. The Council is welcome anytime to contact her or Director Siefert to get a tour of the building. Alderman Dyke is concerned about outsiders being in the building. Administrator McGuire said that we would accommodate someone who would like to see the facility, we just don't want a large group coming in. Alderwoman Gazal asked what classes were being taught. Administrator McGuire went over the classes being taught and that they are a cooperative with other government agencies. Alderman Vershay said we have been doing these types of classes for years. Alderwoman Gazal asked why there are two kitchens at the Public Works facility. One is a kitchen and the other is a training room. Why are there stainless-steel double ovens. Administrator McGuire explained they were the most cost effective and are used by the employees especially during the snow removal season for their meals.

The meeting was adjourned at 9:22 p.m.

Approved this 19th day of October, 2020

As presented ✓

As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR