

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 10, 2022

The January 10, 2022 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 Ray Soliman, City Clerk Christine Vershay-Hall, Treasurer Glen Conklin, Alderman John Vershay, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal

Also Present: City Administrator Jim Marino, Attorney Chris Spesia, Public Works Director Mark Siefert, Police Chief Ed Clark, Management Consultant Steve Gulden, Interim Planner Maura Rigoni, Chris Ulm from Strand & Associates.

Absent were: Alderman Scott Dyke, Alderperson Tina Oberlin

TOPIC: Reginal Water Commission Key Principles Update

Mayor Soliman presented the Summary of Lake Michigan Water Preliminary Agreement and 12/21/2921 Key Principles per the memo dated January 5, 2022. Attorney Spesia went over the handout that was in the packet. There will be 1 elected official that will be able to vote at the water commission. Chris Ulm explained that restrictions will need to be put into place. The wells cannot be decommissioned and will be needed as an additional emergency source. Alderman Vershay asked if we will get refunded if we don't use all the water that will be allotted to us. Chris Ulm explained that we pay for usage up to the maximum amount allowed. Alderman Jefferson asked if we will be charged for any additional growth. Director Siefert explained that we would need to reallocate for more water if there is a large growth. Currently there are 6 municipalities that are in the water commission. Director Siefert went over the next steps that will need to take next week at the Council meeting. A resolution will need to be passed, approving a max date, and naming of the representatives. Mayor stated that he would be asking Council to be the representative for the city. We would need an alternate and he recommends Alderman Albert. We would then need an administrator and that would be Administrator Marino, with the alternate being Director Siefert. The Technical Advisor would be Director Siefert, and the alternate would be Assistant Public Works Director Kline.

Mayor Soliman asked for an informal vote on the Reginal Water Commission Key Principles Update. All members were in agreement.

TOPIC: Economic Development Consulting Contract

Mayor Soliman presented a request for the Economic Development Consulting Services Agreement per the memo dated January 10, 2022. An email was sent out by the Mayor in regard to retaining Steve Gulden for Economic Development Consulting Services. He would work 20-25hrs per week at \$85.00 per hour. This contract expires July 16, 2022 and can be extended by mutual agreement. The City would use GovHR to look for a consultant and would also need to hire a planner per Administrator Marino. GovHR would line up the applicants and we would do the interviewing and hiring. Section 2.07 (i) was placed into the contract regarding litigation. This would then fall under the city insurance if needed. If this were not added to the contract then the Economic Developer would need to hire their own lawyer at their cost.

Mayor Soliman asked for an informal vote on the Economic Development Consulting Contract. Five members were in agreement. Alderman Jefferson abstained

TOPIC: 1716 Tomich Court Unit B, Special Use Auto Sales

Mayor Soliman presented the 1716 Tomich Court Unit B, Special Use Auto Sales per the memo dated January 10, 2022. Bays Industrial Park LLC has applied for a special use for auto sales. The building will hold more vehicles than they are looking to have at the property. They would like to use the facility to rebuild vehicles which will then be put up for auction. The maximum number of cars would be approximately 5 in the building. There will be no vehicles outside with for sale signs on them. The maximum number of cars that can be sold in a year is 5. If they sell more than that they would need a dealer's license. The City will get sales tax on each vehicle he sells. This will need to go before the Plan Commission for special use request.

Attorney Spesia suggested not doing an informal vote at this time, since the plan commission has yet to hear the case.

TOPIC: Comcast Contractors for City Center and Police Station

Mayor Soliman presented the Comcast Contracts for City Center and Police Station per the memo dated January 6, 2022. The contract cost is \$4,856.72 for equipment and splicing. The contract waives the fiber construction costs of approximately \$28,000.00. The Mayor will need to sign the contract as quickly as possible.

Mayor Soliman asked for an informal vote on the Comcast Contractors for City Center and Police Station. All members in attendance were in agreement.

TOPIC: East Water Reclamation Facility Phosphorous Removal Upgrades Contract

Mayor Soliman presented the East Water Reclamation Facility Phosphorous Removal Upgrades Contract 2-2021 per the letter dated January 4, 2022. Director Siefert is asking for the Council concurrence to award the contract to Williams Brothers Construction Inc.

Mayor Soliman asked for an informal vote on the East Water Reclamation Facility Phosphorous Removal Upgrades Contract. All members in attendance were in agreement.

TOPIC: Bus Bench Replacement Contract

Mayor Soliman presented the Bus Bench RFP Update per the memo dated January 10, 2022. This subject was tabled.

TOPIC: Entertainment License Waiver – Library

Mayor Soliman presented a request for the waiving of the one day special event liquor permit per the letter dated December 29, 2021. The library will be celebrating the 100 year anniversary and is asking for the liquor license be waived. They will be having a party on February 4th to celebrate this occasion.

TOPIC: 2022 Liquor/Tobacco Licenses

Mayor Soliman presented the liquor License update for the 2022 year. Currently have 40 liquor license. Mayor Soliman presented the tobacco license update for the 2022 year. We currently have 20 license.

Executive Session

Mayor Soliman announced that there is a need for executive session 5 ILCS 120/2 (11), litigation and 5 ILCS 120/2 (6), sale of property owned by a public body.

(#1) Motion by Alderman Cipiti, seconded by Alderwoman Gazal, to go into an executive session on 5 ILCS 120/2 (11), litigation and 5 ILCS 120/2 (6), sale of property owned by a public body.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Dyke, Oberlin.

There being six (6) affirmative votes, the MOTION CARRIED.

ABSENT: Ald. Dyke, Oberlin.
There being six (6) affirmative votes, the MOTION CARRIED.
Reconvened 9:09 p.m.

Public Comments

There were no citizens wishing to address the Council.

Mayor's Update

Mayor Soliman announced that we are going to have 3 resolutions on the agenda for the next Council meeting.

Mayor Soliman announced that we received a Christmas card from NuMark Credit Union. Inside were 10 gift cards for Great American Bagel for \$5.00 each. They were distributed to the elected officials.

Council Committee Updates

There were no committee updates.

City Administrator Updates

City Administrator Marino had no updates.

The meeting was adjourned at 9:30 p.m.

Approved this 17 day of JANUARY, 2022
As presented ✓
As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR