

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 14, 2019

The , 2019 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 Tom Inman.

Also present were: City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Director of Water/Wastewater Mark Siefert, Public Works Director Tom Migatz, Finance Advisor Nick Narducci.

TOPIC: Deputy Liquor Commissioner

Mayor Soliman presented a recommendation for the appointment of a Deputy Liquor Commissioner. The Mayor would like to appoint David Stengele to replace Vic Pavlich who recently passed away. Mr. Stengele is an acquaintance of the Mayor and Mike Gale. Mr. Gale is our current Deputy Liquor Commissioner. Mayor Soliman introduced Mr. Stengele to the Council. Mr. Stengele went over his background and qualifications. Mayor Soliman went over the requirements for the position. Mayor Soliman asked for comments or questions from the Council. There were none.

Mayor Soliman asked for an informal vote. All members present were in agreement with the appointment of David Stengele as Deputy Liquor Commissioner.

TOPIC: Liquor License Silver Hawk Restaurant 1841 Knapp Drive

Mayor Soliman presented a request for the issuance of a liquor license for Silver Hawk Restaurant 1841 Knapp Drive. The business will be located between 12 Handles and the new boutique that recently opened. Sammy Bobby and PK Bobby, the owners were in attendance. The background checks have been completed and the paperwork is in order. There are two other partners involved in the business and their paperwork is also in order. Mr. Bobby addressed the Council. He went over the companies background and the existing businesses they operate. Mr. Bobby informed the Council of the hours of operation and the type of food that would be served at the establishment. Alderwoman Gazal questioned the limited menu. Mr. Bobby explained that they have partnered with the surrounding food establishments to provide other menu items. The majority of the clientele would be in the establishment to use the gaming machines. Alderman Coladipietro questioned the liquor license process. What if a business is ready to open and the Council does not want to approve the liquor license. The Mayor explained that the restaurant liquor license is granted by the Mayor and does not need the Council approval. Discussion followed. The official name of the establishment would be Sophia's.

Mayor Soliman asked for an informal vote. All members present were in agreement with the issuance of a restaurant liquor license to Silver Hawk Restaurant for Sophia's.

TOPIC: Public Works Engineering Proposals

Administrator McGuire introduced Brian Welch from Christopher Burke Engineering, Brett Duffy from Spaceco Inc, Robert Gebel from United Architects, Nick Narducci and Chris Spesia. Administrator McGuire announced that the City rejected the bids that were received for the Public Works Building due to the cost being higher than the budgeted amount. The original bids were coming in at \$216.00 per square foot and we are looking at roughly \$106.00 to \$133.00 per square foot. Nick Narducci has been working with City Staff to get bids that are more comparable to what the City has budgeted for. Mr. Narducci went over the background of the proposed building. Mr. Narducci discussed the cost sheet that was provided to the Council with the proposed low bid and high bid estimates. A number of the materials needed to construct the building can be secured through CMS. We would not have to go out to bid on that. The proposed site where the building is to be constructed has not changed in the last two years. The alignment of the building itself has changed. Mr. Narducci went over the proposed layout of the new building and the aesthetics of the exterior. Discussion followed on the aesthetic changes to the building and the cost cuts. Mr. Narducci talked about the bidding process and the possibility of breaking ground in the spring. Alderwoman Oberlin asked why the previous proposed building was so elaborate when all we really need is a functioning garage. Discussion followed on the aesthetics of the original proposal. Administrator McGuire explained that we originally thought we could get everything that we wanted with the price we budgeted for. In reality we could not. Alderwoman Oberlin feels that we need a building that fits our needs. Not something elaborate. Discussion followed on the reduction in the number of overhead doors, the salt storage facility and fueling station. Alderman Vershay asked if there would be a ceiling in the garage or would it be open to the rafters. Alderwoman Gazal was concerned about the cost for heating the space. Mr. Narducci explained that Com-Ed is currently working on an energy study and that this building would have a small mezzazine . Discussion followed on the type of heating that is proposed for the garage. Mayor Soliman asked for comments and questions from the Council. Mayor Soliman asked for comments from the audience. There were none. Mayor Soliman asked that the individuals that are involved with this project introduce themselves. Alderman Albert asked how much has been spent on this project already. Discussion followed.

Mayor Soliman asked for an informal vote on United Architects Ltd. in the amount of \$37,000.00. All members present were in agreement.

Mayor Soliman asked for an informal vote on the site engineering agreement with Spaceco, Inc. in the amount of \$29,500.00. All members present were in agreement.

TOPIC: Raynor/Pasadena Engineering Proposal

Administrator McGuire informed the Council that the Kelly Avenue water main engineering has been done. It was found that the problem on Kelly would not be eliminated until we took care of the issues on Pasadena and Raynor. We will be pushing the Kelly Avenue project back one year until the other issues are taken care of. Director of Water/Wastewater Mark Siefert gave a presentation on the influx of water going into the system due to rain water and flooding issues. There are areas where rainwater is going through yards. There is a piece of pipe that is running under several homes that goes down to Cowing Lane. Director Siefert went over the extent of the project to eliminate the flooding on Kelly Avenue. Director Siefert then went over the work that needs to be done on Pasadena Avenue. The proposal for tonight is to combine the engineering of the projects together for a cost savings. Discussion followed on the truck routes near Pasadena Avenue. The Mayor asked that notification be given to the residents on Kelly Avenue explaining why the work is going to be delayed for a year.

Alderman Albert questioned the problem that occurs with flooding at the end of Center Street. Director Siefert explained that the lines run near some homes in that area and we have done some work on them already. We have not received a complaint in about a year. Public Works Director Tom Migatz explained that we have started a program to keep the storm sewer intakes clear of debris. We are also looking into the lines themselves. Alderman Vershay questioned a manhole that is on a residential lot. Director Siefert explained that he is not familiar with this and would speak with the Alderman afterwards.

Mayor Soliman asked for an informal vote on the Kelly Avenue, Pasadena/Raynor project. All members present were in agreement.

TOPIC: Old Timers Baseball Association Donation

Mayor Soliman presented a request for a donation to Old Timers Baseball Association for their annual banquet to be held on January 31, 2019. The amount of the donation would be \$100.00. We have donated to this organization in the past.

Mayor Soliman asked for an informal vote on the \$100.00 donation to Old Timers Baseball Association. All members present were in agreement.

TOPIC: Senior Services of Will County Donation

Mayor Soliman presented a request for a donation to Senior Services of Will County. The amount of the donation would be \$100.00. We have donated to this organization in the past.

Mayor Soliman asked for an informal vote on the \$100.00 donation to Senior Services of Will County. All members present were in agreement.

EXECUTIVE SESSION

Mayor Soliman asked for an executive session on land acquisition (5 ILCS 120/2(c)(5) and personnel (5 ILCS 120/2(c)(2)).

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive session 8:02 p.m.

Return from executive session on land acquisition (5 ILCS 120/2(c)(5) and personnel (5 ILCS 120/2(c)(2)) at 8:17 p.m.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman informed the Council that we received a thank you card from the Pavlich Family and also the Hicks Family.

The Mayor announced that he is asking to reduce the number of Class A liquor license from 8 to 7 due to the closing of Bada Brew. The establishment was vacated, but the lights, television, music and liquor was left behind. The Mayor was able to contact the property management company and they changed the locks on the doors, removed the mail and put all of the liquor on the floor so that it was out of sight. The unit is in rough condition and needs updating. The Mayor also informed the management company that he is reluctant to issue another Class A license to this location. He would like to see a restaurant or liquor store instead. Discussion followed on the condition of the establishment. There is also a large past due water bill that is due to the City.

Mayor Soliman informed the Council that the Police Department wrote 58 tickets for vehicles that were not removed from the streets after the recent 2" snowfall.

Mayor Soliman received an invitation in regards to the Caton Farm Road Bridge. The meeting will be on January 24, 2019. The City of Lockport and Homer Glen are wanting to redo the configuration of the road.

Mayor Soliman announced that there will be a grand opening for the McGuire & O'Connor Offices in the Crest Lake Building on January 16, 2019 from 4:00 p.m. to 6:00 p.m. with the ribbon cutting to take place at 5:00 p.m.

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

CITY ADMINISTRATOR UPDATES: The City Administrator had no updates for the Council.

The meeting was adjourned at 8:26 p.m.

Approved this 21st day of January, 2019

As presented ✓

As amended _____

Vicki L. Hackney) By: [Signature]
VICKI L. HACKNEY, CITY CLERK

Raymond R. Soliman
RAYMOND R. SOLIMAN, MAYOR