

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 28, 2019

The January 28, 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 (arrived at 7:10 p.m.), Alderman John Vershay, Alderwoman Barbara Sklare (arrived at 7:15 p.m.), Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert.

Also present were: City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Director of Water/Wastewater Mark Siefert, Public Works Director Tom Migatz.

Absent were: Alderman Tom Inman, Police Chief Ed Clark, Director of City Services Greg Koch, Finance Supervisor Ashli Motyka.

TOPIC: VirTek Backup as a Service Proposal

City Administrator McGuire presented a request from the Water/Wastewater Department for approval to extend a contract with VirTek to provide critical backup as a service storage for the wastewater plants per the memo dated January 25, 2019. Director of Water/Wastewater Mark Siefert informed the Council that Alex and Anthony from VirTek were in attendance to go over the proposal. Director Siefert explained that he contacted seven companies. SWC and All Information Services provided a quote for stand alone BaaS. The remaining companies would only provide BaaS in conjunction with what is currently being provided by VirTek. Alex and Anthony went over the services that VirTek provide to the City. Director Siefert explained that VirTek presented the lowest proposal in the amount of \$30,600.00 for the 3-year extension. Mayor Soliman commended the staff from VirTek on the support that they are currently providing for the City. Mayor Soliman recommended to extend the contract with VirTek to provide BaaS.

Discussion followed.

Mayor Soliman asked for an informal vote on the extension of a 3-year contract with VirTek for BaaS. All members present were in agreement.

TOPIC: Draft Sign Ordinance

Administrator McGuire presented a request for the final revisions of the draft sign ordinance per the memo dated January 8, 2019. Maura, Dana and Steve from Robinson Engineering were in attendance for a presentation. Economic Development and Zoning Manager Scott McMaster went over the background of the proposed revisions. Maura gave a presentation on the revisions to the sign ordinance. Alderwoman Oberlin questioned the sign setbacks and a correction to the wording. Alderwoman Oberlin questioned the inspection fee. She feels that the fee is too low. Discussion followed on the inspections on signage. Administrator McGuire said that there is a section of the ordinance that refers to the maintenance of landscaping and signage. Discussion

followed on the requirements and the yearly sign inspection fee. Alderman Coladipietro questioned the pole signs and the aesthetics. Alderman Albert questioned the size of the signage. Are we going to have more people petitioning for variances in height and size of signage. Discussion followed on allowable square footage for signs. Alderman Albert said that recent variances are looking for bigger square footage. Alderman Albert asked if the electronic portion of the sign is included in the square footage and height. It is included in the height, but not the square footage. Maura went over the background of the square footage and height. Administrator McGuire explained that we have taken input from the staff and what has been requested in the past and merged them together. Alderman Albert asked where the new digital billboards would fall into this. These are larger than 50 square feet. Alderwoman Oberlin asked if we allow billboards in the City. Discussion followed. Mayor Soliman is concerned that if we have too many restrictions we will chase potential businesses away. Alderman Albert thought that we were trying to be more accommodating of the businesses. Aren't we trying to avoid sending property owners to the Plan Commission for variances. Maura explained that some of the smaller businesses would likely keep the smaller signage. It would be the larger businesses or developments that would request the larger signage. Alderman Albert asked if there is an entity that has a special event and they pay the \$25.00 for a temporary sign, can they put up several signs for that fee or would they have to pay \$25.00 per location. Administrator McGuire said that we can exempt the fee for other taxing bodies or allow a certain number of locations for one fee. Maura explained that you can designate certain areas and allow the Park District or School Districts to place signage there. Alderwoman Oberlin said this is similar to a request that the Italian Club comes before the Council for. She has no problem waiving the fee, but would still like to see what kind of signage is being placed and where. Maura explained that you could set restrictions on the placing of the sign, the time limit and the organizations that would be allowed to do it. Administrator McGuire said that she didn't feel that we have locations specifically that would be designated locations. We currently prohibit parkway signage.

Mayor Soliman asked for an informal vote on the Draft Sign Ordinance with the amendments discussed tonight. The majority of the Council present were in agreement.

TOPIC: Floodplain Ordinance

Dana from Robinson Engineering presented the Floodplain Ordinance Update per the letter dated January 24, 2019. FEMA has updated the Flood Insurance Rate Maps and Flood Insurance Study for the City. This would replace the old maps that the City is currently using. Dana went over the updates to the current ordinance. Administrator McGuire explained that due to the technicality of the ordinance we had Robinson Engineering work on the updates. There is a timeline for the passage of this ordinance.

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

TOPIC: Draft Pretreatment Ordinance

Administrator McGuire presented a request for the Pre-Treatment Ordinance First Reading per the memo dated January 22, 2019. Once this is passed at the City level, it must be presented to the USEPA for their approval. Steve from Robinson Engineering gave a presentation on the Pre-Treatment Ordinance First Reading. The City needs to make sure that what is coming into the plants can be treated and discharged and meet water quality standards. There will be some impacts to industrial users. This ordinance is to make sure that the infrastructure that the City has put in is as robust as possible. Administrator McGuire explained that this ordinance will give the ability to go after the

businesses that are not in compliance. This will give us the ability to fine them and also disconnect them from the sanitary service. Alderwoman Oberlin asked if this will help address the problem we are experiencing with a business on Theodore Street. Alderman Coladipietro asked if there will be any grandfathering of the ordinance. There would not be. Director Siefert explained that all of the businesses have received a survey. This gives Robinson Engineering the information that they need. These businesses will get a permit from the City designating what they can discharge and what amounts. Alderwoman Oberlin understands how we can monitor the larger companies, but what about the smaller ones, for example the one on Theodore Street. Director Siefert explained that if we have a business that discharges grease, they will be required to provide us with a report from their grease hauler what the consistency of the grease they picked up was. Also, if we see something unusual in a manhole, we will have the ability to take it to a certified State lab. If it comes back not in accordance with the permit, it will give us something to work with. Administrator McGuire explained that we have pulled jumpsuits from Stateville from the lines and this is something that can be addressed. Discussion followed. Steve explained that once this is submitted to the EPA, it will take them roughly six months to get back to us with comments and questions.

Mayor Soliman asked for an informal vote on the Pre-Treatment Ordinance First Reading. All members present were in agreement.

TOPIC: Rejection of Bids-Collection System Diversion Structure

Director Siefert presented a request for the Rejection of bids-Collection System Diversion Structure per the memo dated January 22, 2019. A wide range of bids were received. The estimate of the project was \$213,000.00. The low bid we received was \$298,000.00 and the high bid was \$600,000.00. There are two ways to bring the costs down on the project. Combine it with the East Plant Phosphorus Removal Project slated for the near future. Combining these two projects would allow a larger contractor to bid the project more effectively. You can also combine the project with the potential future West Plant Rehabilitation. This will again allow a larger contractor to bid the project more effectively. Director Siefert requests the rejection of all the bids for the Diversion Structure. Alderman Coladipietro asked where the structure would be located. Director Siefert explained that it would be south of the Christofaro property is on Caton Farm Road near the train tracks. Director Siefert explained how we would access the property through easements. Alderwoman Oberlin questioned the property that the City purchased from CN. This was an old spur track. Administrator McGuire would look into it.

Mayor Soliman asked for an informal vote on the Rejection of Bids-Collection System Diversion Structure. All members present were in agreement.

Public Works Director Tom Migatz gave an update on the recent snow removal and water main breaks that occurred. Director Migatz gave an update on the plant operation during the inclement weather. Director Migatz informed the Council that residents have been throwing snow back into the middle of the road after the plows have made a pass. Discussion followed. Alderman Albert asked if we have written any tickets for placing the snow back on the road. Administrator McGuire said she would have to speak with the Chief. Alderwoman Sklare said that you have to catch the resident putting the snow back on the roadway. Alderman Dyke then expressed concern over the intersection of Weber and Patrick. The road does not go anywhere and looks like it could be another entrance to Menards. He asked if we can push the snow back a little further so no one gets stuck in a snow bank. Director Migatz would like into it.

TOPIC: Lockport Township Park District-Cambridge Crest Playground Permit Fees Waived

Mayor Soliman presented a request from the Lockport Park District for the waiving of the permit fees for the replacement of the Cambridge Crest Playground per the letter dated January 15, 2019. Administrator McGuire went over the background request. The estimated permit fee is roughly \$1,800.00. Alderman Albert asked if we had spoken with the Park District about waiving their fees in exchange for the City's use of their facilities. Discussion followed. Alderwoman Oberlin had no problem waiving the fee, but was disturbed by the tone of the letter. She has no problem waiving the fee for this project, but would like to re-visit the request for a blanket waiver of all fees.

Mayor Soliman asked for an informal vote on the Cambridge Crest Playground Permit Fee Waiver. All members present were in agreement.

TOPIC: Sunday Liquor License Hours

Mayor Soliman presented a request to amend the Sunday liquor hours per the memo dated January 23, 2019. The Mayor was approached by a business to change the liquor hours on Sundays. Some of the other Municipalities have between a 6:00 a.m. start to a 10:00 a.m. start. The Mayor spoke with the Chief and the Deputy Liquor Commissioners in regards to the request. They all agreed that it should be left as is. Alderman Coladipietro asked if more than one business has made this request. There was only one. The Mayor and Commissioners were concerned that the bars were going to request a 6:00 a.m. opening also. The Mayor feels that we should leave the hours as is. Alderman Dyke asked if we could charge an extra hour fee for extended Sunday hours. Discussion followed on a possible fee. The only type of business that the Mayor would consider would be a package liquor extension. This would be to accommodate anyone that is heading out on a trip and are leaving early. The Mayor recommended keeping the liquor hours as is.

Mayor Soliman asked for an informal vote to keep the Liquor License Hours as is. All members present were in agreement.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman announced that Tom Larson a resident and longtime attendee at the Council meetings recently passed away. Visitation is on Friday February 1, 2019 at Fred C. Dames, with funeral services to follow at St. Anne's Church. The Mayor informed the Council that we will have a moment of silence. Alderwoman Gazal asked if we could dedicate a chair in the Council Chambers to Mr. Larson. Discussion followed. The Council felt that if we do it for one person, we will have to do it for everyone.

Mayor Soliman gave the Council an update on the Caton Farm Road Bridge project. Roughly eight years ago there were three sets of alignments to extend Caton Farm into Lockport. This has been in the planning stages since the 1960's. Mayor Soliman went over the three alignments that have been proposed. An engineering study was done and it was the recommendation of the Mayor of Lockport to change the middle alignment to a new alignment that would terminate at 159th Street using Gouger Road. There are some steps that would need to be taken. The first step is a public meeting so that the public can view the proposed map. They are hoping to do this in February or March. The next step would be for the Council to give their approval. It would then go before the Federal Highway Administration for their approval, which could happen in May. It would then

go before the County Board in June so that they can change their records to show the new terminus. After that there would be a public hearing. This could be an 18 to 24 month process. The engineering cost for the second phase of this project could be over \$300,000.00. It was the decision of the Bridge project board to have The City of Lockport bear the cost of the engineering. Alderwoman Oberlin asked if the cul-de-sacing of Gaylord Road was brought up again. Mayor Soliman said that it had not.

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

CITY ADMINISTRATOR UPDATES: Administrator McGuire informed the Council that there was an application for a Municipality Review of Permit Application. She asked that the Council hold onto this for a future Council meeting. This is for a bus shelter across from the existing one at Hillcrest Shopping Center.

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Inman.

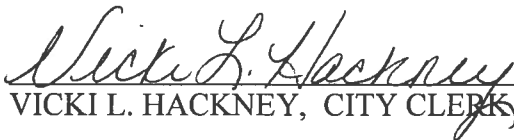
There being seven (7) affirmative votes, the MOTION CARRIED.

Executive session 8:37 p.m.

Reconvened from executive session on personnel (5 ILCS 120/2(c)(1)) at 8:54 p.m.

The meeting was adjourned at 8:55 p.m.

Approved this 4th day of February 2019
As presented ✓
As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR