

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
March 14, 2022

The March 14, 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 Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Claudia Gazal, Alderman Darrell Jefferson (7:05p), Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert,

Also present were: Administrator Jim Marino, City Engineer Ron Wiedeman, Interim Economic Developer Steve Gulden, Building Commissioner Kirk Wilkins.

Absent were: Alderman Joe Kubal. Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Interim Planner Maura Rigoni, Police Chief Ed Clark, City Attorney Mike Stiff, Finance Director Lisa Banovetz, IT Director Tim Stinnett.

**TOPIC: Update Building Code Ordinance 2015**

Mayor Soliman presented the Update Building Code Ordinance per the memo dated March 10, 2022. Interim Economic Developer Steve Gulden presented a proposal to update the building code from the Building Officials and Code Administrators (BOCA) to the 2015 (International Building Code) IBC. We would change section number references to reflect the proposed code and remove language no longer needed. We would remove the outdated reference to Illinois "State" and "Division of Sanitary Engineering" in reference to the plumbing code. This language is no longer used by the State. An update would be done to the language for fire codes to reflect current State requirements. Remove the language making copies available for examination. We do not offer this, and all codes are available online. Interim Developer Gulden explained that the Building Commissioner suggested going with the 2015 code. He felt this would be the best fit for the city. Alderperson Oberlin asked why we aren't more up to date and using such an outdated code. Are other municipalities up to date. Administrator Marino stated some are typically 1 to 2 codes behind. Alderwoman Gazal asked if we could adopt this and continue to work on the updates.

Developer Gulden explained that is the plan and hopes to have an update again in 6 months. Administrator Marino commented that codes are typically updated every three years. That's when we have the opportunity to adopt the code as is or make changes if necessary. Alderman Albert asked the Building Commission if there is a big difference between the 2000 and 2015 code. Building Commissioner Wilkins explained that Attorney Stiff suggested that we adopt the 2015 codes. In the ordinance it stated that 2000 or newest book. The Attorney had suggested the 2015 code since we were familiar with it. Alderperson Oberlin expressed concern over a homeowner using the past codes and thinking it is fine. Commissioner Wilkins stated the code reads to use the current version that is passed. Treasurer Conklin asked if this would be updated on the website. It would. Alderman Vershay asked Commissioner Wilkins if he agrees with all the updates. He was in agreement.

Mayor Soliman asked for an informal vote on to Update Building Code Ordinance 2015. All members present were in agreement.

**TOPIC: American Rescue Funds – RFQ Selection – Chaney and Center Water Main and Roadway Improvement.**

Mayor Soliman presented the American Rescue Funds – RFQ Selection – Chaney and Center Water Main and Roadway Improvement per the memo dated March 9, 2022. Engineer Ron Wiedeman stated that they received 3 RFQ's. Interviews were done with Engineer Weideman, Director Siefert and Assistant Director Kline interviewing each company on March 2, 2022.

The scoring was as follows:

V3 Companies, LTD, score was 97.7

Robinson Engineering LTD, score was 96.7

CBBEL, score was 92.3

Engineer Weideman explained that he is looking for concurrence from the Council, to begin negotiations with V3. We would then come back before Council at a work session with the final contract prior to formal approval. Alderperson Oberlin asked if we have worked with V3 Companies, LTD, in the past. Engineer Weideman stated we had not, but several local communities have used them. He then explained why V3 scored the highest. Developer Gulden informed the Council that the Village of Romeoville has used them in the past.

Mayor Soliman asked for an informal vote on the American Rescue Funds – RFQ Selection – Chaney and Center Water Main and Roadway Improvement. All members present were in agreement.

Engineer Weideman informed the Council that we had discussion on the timing of the lights by the Menards. He is waiting for the response from the County's subcontractor and will give the Council an update when he has one.

**PUBLIC COMMENTS:** There was no one wishing to address the Council.

**MAYORS UPDATES:**

Mayor Soliman received a phone call from Catfish, with a grand opening date for March 31<sup>st</sup> at 11:00 a.m. This is their second location in the City. Mayor asked if someone could contact the Chamber of Commerce to see if they can attend the grand opening.

**COMMITTEE/LIAISON UPDATES:** There were no committee/liaison updates for tonight's meeting.

**CITY ADMINISTRATOR UPDATES:**

City Administrator Marino informed the Council that in regard to the audio visual system, we are still waiting on information. IT Director Stinnett reached out to 2 companies and will be scheduling another meeting with LVS this week. He also reached out to Comcast and AT&T to see how the current equipment can be utilized at the new facility. Administrator Marino informed the Council that we received word that the Stateville has 1.5 million in vouchers that we are hoping will be approved quickly. He was informed by Director Siefert that Well #12 is in need of a new pump and is getting prices to replace it. We also approved emergency repairs to the lid of the digester and the crane that is needed for the work will be delivered tomorrow. Administrator Marino would like to set up several

dates for a visioning sessions. These are scheduled for Tuesday April 5, 2022 at 6:30 p.m. and April 12, 2022 at 6:30 p.m. We are trying to secure space at the Prairie Bluff Golf Club for the sessions. Alderperson Oberlin said that originally we only broadcast over Comcast. She contacted AT&T and they also began to do broadcasts. She thought that they would have a minimal amount of equipment. Administrator Marino explained that the company's want their own technicians to move their own equipment to the new facility. Alderman Cipiti asked the Administrator to go over the purpose of the visioning meetings. Developer Gulden explained that these meetings will help the City decide what direction we are heading. This would allow the Council and Department heads to meet together and discuss the future of the City. Each meeting will be 2 to 2 ½ hours. This will be a special work session. Alderwoman Gazal asked why we are doing this at Prairie Bluff. Administrator Marino said to get us out of our typical environment, and it is a larger facility.

Alderman Albert asked why there were so many bids that were incomplete. Do we know why they couldn't bid the project property. Administrator Marino commented that 2 didn't have the time to complete the bids as they had other projects that took priority for them. Three others didn't complete the bids. Alderman Albert asked how did they know what to bid. Were they provided with bid packets and were they given a tour of the facility. Administrator Marino explained that Sean provided the companies with an outline on the scope of work that needed to be done. Alderwoman Gazal asked if there is any way we could have a presentation from AVI. Administrator Marino commented no since they did not send in a bid. The only way is to reject all the bids and start over again. We received two bids, and this is what was presented. Alderwoman Gazal asked if he could explain what we mean when we say a bid was incomplete. How did Harbour decide which proposal to accept. If we have to use the current equipment and then upgrade we might have to. Alderman Cipiti asked if we deny all bids what will be the time frame be in the future. Administrator Marino stated that it could add a month to the timeframe and then waiting for the necessary equipment could push it out longer. Alderwoman said that they may not be able to provide the equipment for five or six months. This would make the decision on LVS easier if they can get the equipment more quickly.

Developer Gulden feels that what he is hearing from the Council is that we have a one time to get this project done right. We have to balance the decision on how to do it right, what the budget is and what was proposed. The original proposal was to take all the equipment we have and move it to the new building, and just buy new microphones. The Council did not want that this as they wanted upgraded equipment. We then went to Harbour, and they designed the scope of the equipment based on what they did at the County building. What version of the equipment do we want. The basic or the upgraded. Alderwoman Gazal said that we are still missing the broadcasting portion of the project. Claudia Gazal asked budget wise, what can we afford at this time. Alderman Albert explained that we were advised that the infrastructure will not support the current equipment that we have in place. This equipment is co-ax, and the new facility has fiber optic. Is Harbour qualified for the scope of the work that needs to be done. Developer Gulden said that these decision should have been made several years ago when construction was in the beginning phases. Alderperson Oberlin agreed. This should have been included in the planning phase. Alderman Albert said that we need to decide what needs to be done to move forward with this project and make sure it's the best fit for the City.

Developer Gulden explained that the architect usually has an AV Tech on staff. He felt that Harbour was a good fit as they currently ran the job at the County building. Alderman

Cipiti asked if they worked with an AV person, and Developer Gulden believes that they did. We could hire an AV consultant to work with Harbour but again we are working under a time constraint. Administrator Marino said we can pause where we are at, have a consultant come in and continue from there. Alderman Albert would like to have a pre-work session before the regular council meeting so questions can be answered beforehand. Administrator Marino would like to have a meeting on Thursday to gather more information so we can make a decision on Monday. Discussion followed on the information that the Council is looking for in regard to the broadcast of the city meetings.

Mayor Soliman commented that if enough information is gathered before the Council meeting, we will have a work session at 6p, if not then we will not have the work session before the Council meeting since it will not be on the agenda. We can post the proposed work session on Friday and then cancel it if necessary since notification has to be done 48 hours prior to the meeting. Mayor Soliman felt that when we go out to bid, it is up to an interested party to submit a bid, and then it should not be up to us to check over the bid to see if it is incomplete. That's why we have a bid opening, so that the documents can be reviewed at that time.

Stuart Soifer commented that the same process should be done for this project as it was done for the Roadway Improvement as far as the scoring system. Mr. Soifer stated that he would offer to help with making sure the correct stuff is done. There is currently a supply chain problem. He went over the supply list and equipment that was given to the Council and explained what would be beneficial to the City. Also, who made the determination that some of the bids were incomplete. Mr. Soifer then gave his opinion of the equipment supplier.

Clerk Vershay-Hall asked if we could recess the meeting for a short period of time due to a situation that is occurring.

With the Council's consent the meeting was recessed at 7:49 p.m.

Mayor Soliman announced that there has been an incident with a member of the Police Department and announced that we are going to adjourn the meeting immediately.

The meeting was adjourned at 7:52 p.m.

Approved this 21 day of MARCH, 2021  
As presented                       
As amended                     

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR