

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 28, 2022

The March 28, 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, Alderperson Tina Oberlin, Alderman Mark Cipiti,, Alderman Joe Kubal.

Also present were: Administrator Jim Marino, Director of Public Works Mark Siefert.

Absent were: Alderman Nate Albert, Assistant Public Works Director Blaine Kline, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, Police Chief Ed Clark, City Attorney Mike Stiff, Finance Director Lisa Banovetz, Interim Economic Developer Steve Gulden, IT Director Tim Stinnett

TOPIC: Memorial Fountain Design Options

Mayor Soliman presented the Proposed Landscaping Contract for City Center per the memo dated June 17, 2021. In 2019 the Council voted on the initial design for the memorial garden site at the City Center. We lost a year in 2020 to Covid. In March of 2021 we brought in KD Landscaping who gave a presentation. The cost would be \$420,000.00. This was for the entire City Center property including the Memorial Garden. At that time discussion was held regarding a granite stone in the center, with a water feature. This was tabled. Discussion was held with a fire department staff member who had a side business on the possibility to move all existing stones and flag poles to the new location. Staff attempted to contact the fire department staff member but received no response. In January 2022, KD came back regarding the waterfall and stones, which came at a cost of an additional \$190,000.00. It was determined that this was an excessive amount of money for a water fall system. Eliminating the water feature results in a change order of \$40,785.00. We would keep the granite stone and have it illuminated.

Dan Stone from KD Landscape explained that the landscaping plan hasn't changed, except to exchange daylilies for other perennials. He went over the details of the proposed fountain. It was determined it was not cost affective and was removed from the design. Instead of a fountain we will have columns placed that will be 10', 9', and 8' tall with lights. Mr. Stone explained how this feature would be installed. Alderwoman Gazal asked if the color of the lighting is going to be what is depicted in the drawing. They are looking into getting a lower voltage light that would be similar to what is proposed for the flagpoles. Alderperson Oberlin asked if we would have the ability to change the colors. Mr. Stone was unable to answer as this is something that is handled by the electrical contractor. You may be able to get lenses that you can swap out to change the lighting color. Alderman Dyke would like to see the color be interchangeable. Discussion followed on the various types of lighting that are available. Mr. Stone then went on to explain how the garden would be laid out with the landscaping, paving and memorial stones. The benches in the center of the memorial garden will be backless and the benches around the outside will have backs to them. The stones that are in the existing memorial garden will be placed around the garden with military flag poles spaced within. Mr. Stone showed the Council an overhead

3D view of the garden. He then went over the layout of the Police Memorial area. Alderperson Oberlin asked if the benches will be sitting on concrete. The benches will be bolted down into the concrete. Alderman Cipiti asked if there is a way that some of the benches can be removed in case of overflow at a ceremony. Mayor Soliman explained that they have provided for an additional area for this. Mr. Stone went over the general lighting of the space. As a part of the contract they will be moving all of the existing monuments and bronze plaques that are in the existing garden. Alderman Cipiti asked how long construction would take for this project. Mr. Stone explained that the flagpoles have been changed from black to silver, the benches and flagpoles are ordered, the pavers are on site already. The pillars are approximately 4 weeks out. From the start date to completion would be 3 to 3.5 weeks but there will be additional work that needs to be done such as electrical and concrete. They are hoping to have it completed before Memorial Day. Mayor Soliman explained that they will not know if the project will be completed before Memorial Day until mid-April. He thought that we might have one more ceremony at the current city hall location. Alderwoman Gazal agreed that we should do it in the existing garden as to not rush the project. Alderman Cipiti asked if there is a delay in the plantings due to the supply shortage. Mr. Stone has the supply in stock. Discussion followed. Alderman Vershay asked if the walkways would be concrete. Mr. Stone went over the specs for the walkways and the materials to be used. Alderman Vershay asked if there will be wire meshing in the concrete. Mr. Stone was not sure. Alderman Vershay was concerned about the concrete shifting and cracking. Discussion followed on the durability of the materials that are being used. Mayor Soliman asked if any of the Council is in favor of the waterfall at the cost of \$150,000.00. There were no comments.

Mayor Soliman asked for an informal vote on the Change order in the amount of \$40,785.00 Memorial Fountain Design Options. All members present were in agreement.

TOPIC: West Plant Loan Ordinance

Mayor Soliman presented the West Plant Loan Ordinance per the memo dated March 24, 2022. Director Siefert informed the Council that he is seeking approval of the ordinance for the issuance of waterworks and sewerage revenue bonds. We recently passed an ordinance for the East Plant phosphorus project. The total cost for the West Plant project is \$39,984,000.00, which is an increase of 2% since October due to inflation. The design is almost complete. We are on track to advertise the project in May. This puts us in line to receive funding through the State in July. The City could receive up to \$5,000,000.00 in forgiveness on the loan in addition to an interest rate of 6.5%. We also anticipate 4 to 5 companies to bid on this project. By approving the proposed ordinance it will take the city's best interest into consideration. Treasurer Conklin questioned the total amount being requested which is \$49,500,000.00. Director Siefert explained that we want to make sure that we have a cushion. This has happened in the past with another project that came in higher than what we have qualified for. We are asking for the option in this ordinance to borrow up to the \$49,500,000.00. If we only need \$39,984,000.00. than that's what we will apply for. Alderman Jefferson asked if there are any State grants or funds available for the project. Director Siefert explained that is what the \$5,000,000.00 loan forgiveness is. This is how the State works with their loans. Currently we are one of the top three on the loan list.

Mayor Soliman asked for an informal vote on the West Plant Loan Ordinance. All members present were in agreement. Alderperson Oberlin thanked Director Siefert for all of the hard work that he has done on this project.

TOPIC: Lake Michigan Water Allocation Update

Mayor Soliman presented the Lake Michigan Allocation Update per the memo dated March 24, 2022. Director Siefert explained that in January we signed on with the Regional Water Commission. As part of the requirements we had to turn in an application for Lake Michigan water allocation by the end of March. This was submitted on Thursday of last week and consisted of 500 pages of documentation. He went over some of the required documentation. Director Siefert thanked all of the City Staff members who provided documentation and worked on this project. All of their hard work is appreciated. Now that the documentation has been submitted we will have to attend hearings before the IDNR. These hearings should take place in Chicago within 90 days with a question and answer session taking place. Alderperson Oberlin asked if anyone could ask questions during these hearings or just industry professionals. Anyone including residents, special interest group or anyone that is for or against can submit questions. Alderwoman Gazal asked if the objectors or participants would have to be a resident to speak for or against their particular place of residency. They would not. But there are a number of those who are going to speak in favor of our city. Mayor Soliman said that he recently attended a meeting, and the group is looking for a lobbyist to help secure grants and loans.

Alderman Vershay informed Director Siefert that the gate was open again at the Caton Farm/Oakland Avenue facility yesterday and it was a Sunday. Director Siefert said that staff were in yesterday due to some well issues, and he would look into it. Alderman Dyke asked for an update on the fence that was damaged on Rte. 53 (Broadway Street). Director Siefert explained that it is currently in the hands of the States Attorney Office and have not gotten an answer on this as of yet. He would see if there is anything that our Attorney can find out. Alderman Cipiti asked for the background on the fence. Director Siefert explained that the original fence on the State property was damaged by a vehicle. The City replaced the fence with the approval of the Council as it was an eyesore. The fence is necessary due to the 40 foot drop off directly behind it. Director Siefert would follow up on this. The fence was replaced in 2016. Alderman Vershay asked if the potholes have been fixed by the viaduct. The holes have been patched and the middle column has had repairs done to it.

TOPIC: Extension of Outdoor Seating

Mayor Soliman presented the Extension of Outdoor Seating per the memo dated March 22, 2022. He is requesting that we extend the outdoor dining permit for taverns and restaurants, per ordinance #1842 until October 31, 2022. There were six establishments that took advantage of the outdoor dining last year. The Mayor received a call from one establishment looking for an extension. The insurance requirements would remain the same. He does not anticipate as many request for this as we had last year. Per a conversation with the Attorney we don't have to do this every year, we only need Council's concurrence on it. He would reach out to the businesses that participated in the past and make them aware of the extension.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES:

Mayor Soliman informed the Council that he received an email from a past Governmental League staff member, who has taken a new position with the County. The email was in reference to the Caton Farm Road Bridge which has been in discussions since the 70's. It appears that the County wants to back off from the project. There was a list of questions that the County would like the City to answer.

The questions were as follows:

1. Given the total cost of the project, within the City estimated at \$140,572,733.00 would the City be willing to participate for our segment of the project.
2. Would Crest Hill be willing to act as the local sponsor, lead of your segment of the road.
3. Would Crest Hill be willing to be the project sponsor and lead for the bridge portion over the waterway project which has a 2021 project estimated cost of \$288,523,186.00.

Aldersperson Oberlin said she is not in favor of it. Mayor Soliman felt that the project should be under the jurisdiction of the State of Illinois or County of Will, not the municipality. Alderman Jefferson asked for some background on this project. Mayor Soliman explained that in the 1970's there was a proposal for a bridge from Caton Farm Road, over the waterway ending in Lockport. The engineering was done for the portion of the project in Lockport. Aldersperson Oberlin reminded the Council that in one of the proposals, they were going to turn Gaylord Road into a cul-de-sac at our six corner intersection. Alderman Jefferson asked if this project would qualify for the Build America funding. The Mayor felt that most of the Build America funding in our area would be used for the rehabilitation of the I-80 bridge. An audience member asked if there was a second bridge into Lockport in the past. Treasurer Conklin explained there was a swing bridge that was removed many years ago.

Mayor Soliman informed the Council that he received an email from Officer Outlaw who is our DARE representative. DARE will be celebrating their 39th Anniversary. Officer Outlaw asked if the Mayor could do a proclamation for the anniversary. We have been involved with DARE for about 30 years. The Mayor is hoping to have the proclamation done by the next meeting and would like to have Officer Outlaw in attendance.

COMMITTEE/LIAISON UPDATES: There were no updates.

CITY ADMINISTRATOR UPDATES: City Administrator Jim Marino informed the Council that the audio and visual for the City Center is still be worked on.

Administrator Marino informed the Council that we are currently receiving applications for the Economic Developer position. The due date is April 8th.


Alderswoman Gazal informed the Council that the gate that was discussed in the past has been put in place

Alderman Cipiti asked about the Council packets information that we are now getting through email. Do we have an update as to where we are with the iPad. Administrator Marino explained that they are still configuring them and is hoping to hand deliver them within the next few weeks. Aldersperson Oberlin informed the Administrator that she is not receiving emails through her City email and has asked numerous times in the past that this be corrected

The meeting was adjourned at 8:08 p.m.

Approved this 4 day of APR, 2022
As presented ✓
As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR