

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
June 10, 2019

The June 10, 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 Joe Kubal.

Also present were: City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Community Development Director Scott McMaster, Director of Water/Wastewater Mark Siefert.

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

TOPIC: Pretreatment Ordinance Enforcement Response Plan

Mayor Soliman presented the Pretreatment Ordinance Enforcement Response Plan per the memo dated June 4, 2019. Director of Water/Wastewater Mark Siefert informed the Council that the City has been working with Robinson Engineering on this plan for a pretreatment plant. Steve Zehner from Robinson Engineering gave a presentation on the pretreatment enforcement plan. He explained how the various permits are issued and what the requirements are and how they would be enforced. The fines for non-compliance would start at \$100.00 and increase from there. If the business continues to be in violation, they could eventually go to court. Alderwoman Oberlin said that we have run into a situation in the past with a business. Discussion followed on the proposed ordinance. Alderman Coladipietro asked if the businesses will be notified. Anyone who is a discharger will be required to file for a permit and will be notified. Alderman Vershay asked who would be doing the inspections. Director Siefert explained that he would be doing the inspections. Clerk Hackney asked which department would be issuing the permits. Director Siefert explained that his department would be issuing the permits. There are no fees associated with the permits. Alderwoman Oberlin felt that if a business does not comply they need to be fined. Mr. Zehner explained that in the ordinance, there is a recoup of fees that the City might incur.

Mayor Soliman asked for an informal vote to move forward on the Pretreatment Ordinance Enforcement Response Plan. All members present were in agreement.

TOPIC: Strand Task Order 18-04 Amendment #1

Mayor Soliman presented the Strand Task Order 17-03 Amendment #1 per the memo dated June 3, 2019. Director Siefert explained that Strand and Associates are currently under contract for two separate wastewater contracts for the treatment plants. The first is the East Plant phosphorus removal design. We are looking to move this into an IEPA loan funded project. The first amendment to Task Order No 18-04 for the East Plant re-rating contract would change the scope of work from only preparing a re-rating document to include a project plan for ESTP. Going with an IEPA loan would save the City 1.5 million dollars. Director Siefert explained that the pre-applications have been turned in

for the funding of the project. There are three tiers to the process. We are at the third tier, where the project and construction plans would be submitted. Alderman Vershay asked for an explanation of the phosphorus levels. Discussion followed.

Mayor Soliman asked for an informal vote on Strand Task Order 18-04 Amendment #1. All members present were in agreement.

TOPIC: Strand Task Order 17-03 Amendment #1

Mayor Soliman presented the Strand Task Order 17-03 Amendment #1. Director Siefert explained that this is for the changing of the bid documents and specifications to IEPA approved contract language. Discussion followed on the changes to be made.

Mayor Soliman asked for an informal vote on Strand Task Order 17-03 Amendment #1. All members present were in agreement.

TOPIC: Public Works Building Options

Mayor Soliman presented the Public Works Building Renderings per the memo dated June 3, 2019. Administrator McGuire presented three color options for the new building. Discussion followed on the three available options. Administrator McGuire was in favor of option #2, which was in shades of grey. These colors would be similar to what is on the administration building at the East Plant.

Mayor Soliman asked for an informal vote on the Public Works Building Options. Alderman Kubal and Coladipietro chose option #3. The remainder of the Council was in favor of option #2.

Administrator McGuire informed the Council that she is in receipt of the space needs analysis from United Architects for the proposed City Hall and Police Department. The cost would include three renderings for the Council. This was not on tonight's agenda as the paperwork was received in the mail today. Mayor Soliman asked that the Council review the analysis for the meeting on Monday night.

TOPIC: Amendment to Sign Code

Community Development Director Scott McMaster presented the Amendment to the Sign Code. Alderwoman Oberlin asked if this would include for sale signs in residential properties. Administrator McGuire explained that this would be for the signs that advertise rental units. The fee per year would be \$100.00. Alderman Albert asked if this type of sign needs to go through any kind of inspection process. Treasurer Conklin mentioned a sign that has been up for a number of years. Director McMaster explained that some of the properties are looking for new tenants on a regular basis.

Mayor Soliman asked for an informal vote on the Amendment to the Sign Code. All members present were in agreement.

TOPIC: Broadway TIF Discussion

Director McMaster presented the Broadway TIF Discussion per the memo dated June 10, 2019. Director McMaster explained that the Broadway area is in disrepair. The TIF incentive may be able to revitalize the area. There is currently someone who is interested in the property on the corner of Broadway and Theodore. Discussion followed on the need for water on the east side of the street. This would be the time to eliminate some of the residential properties along Broadway. Director McMaster went over the types of business the City would like to see in this area. Alderwoman Oberlin asked if any of the

property that's in disrepair is up for sale. Discussion followed. Alderwoman Oberlin questioned the City acquiring the property and avoiding the court cost that we would incur if we went to court.

Mayor Soliman asked for an informal vote on the Broadway TIF Discussion. All members present were in agreement.

TOPIC: IML Conference

Mayor Soliman presented the IML Conference discussion. Administrator McGuire informed the Council that in the past the elected officials have been approved to attend. This includes the conference, lodging and parking. Each year we send a staff member and this year Public Works Director Tom Migatz would be allowed to attend. Alderwoman Sklare asked is the hotel paid for with the understanding the official would attend the meetings the next day. Discussion followed. Alderwoman Gazal would like confirmation that the officials attend the meeting and not just go to have fun. Discussion followed. Administrator McGuire informed the Council that there is proposed legislation that would prohibit Municipalities from paying for educational conferences or seminars. Mayor Soliman suggested Alderman Kubal attend the new officials conference. Administrator McGuire asked that the Council let Marybel know if they would like to attend and which days and to also email her.

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

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman announced that the legislation that was passed for the new budget will allow six video gaming machines in each establishment. We are currently averaging \$13,000.00 to \$15,000.00 per month. Mayor Soliman asked the Council if anyone has an objection to the increase in machines from 5 to 6. There were no objections.

Mayor Soliman announced that the age to purchase tobacco has been raised from 18 to 21 starting July 1, 2019. They did not change the State statutes. You can't purchase tobacco until your 21, but you won't get in trouble if you are in possession of tobacco if you are 18.

Mayor Soliman announced the Jackie's Slot and Shots had their motorcycle run. There were no complaints received during the event.

COMMITTEE/LIAISON UPDATES: There were no reports.

CITY ADMINISTRATOR UPDATES: Administrator McGuire informed the Council that there was recently a gathering on Pioneer Drive. Everything went very smoothly. Administrator McGuire informed the Council that cannabis will soon be legal in the State of Illinois. The Council will have to decide how to handle the sale and distribution in the City. Mayor Soliman informed the Council that in regards to the recent gathering on Pioneer Road, there were roughly 35 people in attendance. The family involved was appreciative to the City for the assistance.

Administrator McGuire announced that we are working to get the annexation papers completed for the property on Gaylord Road. Alderwoman Oberlin asked for an update

on the street sweeper. Discussion followed. Alderman Coladipietro asked if we are going to discuss zoning for cannabis manufacturing. Administrator McGuire said that this is something that can be discussed in depth at a work session. Alderman Albert asked how many gaming facilities do we have. The Mayor said 15. Alderman Albert asked if we are going to allow more, or put a restriction on the number we are going to allow. Discussion followed.

City Clerk Hackney informed the Council that there is a request from Remington Lakes HOA for the use of the Council chambers on Tuesday October 15, 2019 from 7:00 p.m. to 9:00 p.m. per the memo dated June 5, 2019. This date is available. The request will be before the Council at the June 17, 2019 meeting.

Clerk Hackney informed the Council that the Administrator has reviewed the executive session minutes. They are available for review by the Council. There is roughly one paragraph that needs to be reviewed.

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

The executive session began at 8:09 p.m.

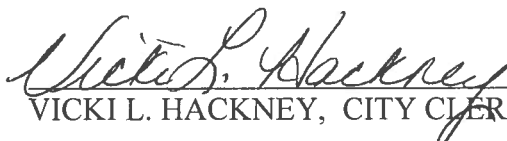
The meeting was reconvened at 8:28 p.m.

The meeting was adjourned at 8:29 p.m.

Approved this 17th day of June, 2019

As presented X

As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR