

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
June 27, 2022

The June 27, 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 Nate Albert, Alderman Joe Kubal.

Also present were: Administrator Jim Marino, Director of Public Works Mark Siefert, Police Chief Ed Clark, Finance Director Lisa Banovetz, Economic Developer Tony Budzikowski.

Absent were: Assistant Public Works Director Blaine Kline, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, City Attorney Mike Stiff, IT Director Tim Stinnett

TOPIC: Liquor License-Chicago Style Grill, Inc. DBA Marsico's El Puerto 3 20645 Renwick Road

Mayor Soliman presented a request for Liquor License-Chicago Style Grill, Inc. DBA Marsico's El Puerto 3 per the memo dated June 27, 2022. This is for Chicago Style Grill located at 20645 Renwick Road. All of the paperwork is in order. The Mayor recommends approval of the restaurant liquor license. Ms. Cardenas was in attendance. She gave a brief presentation on the business. They currently have 2 other businesses in Chicago and is excited to open up in Crest Hill. Hours of operation are Tuesday through Sunday from 11:00 a.m. to 9:30 p.m. The menu will include Mexican food and Seafood. Alderwoman Gazal commended Ms. Cardenas on the food, and staff. Mayor Soliman informed Ms. Cardenas that we will need a copy of the State Liquor License. Mayor Soliman invited Ms. Cardenas to do a business promotion at the next Council meeting on Monday July 5, 2022.

TOPIC: Administrative Hearing Officer

Mayor Soliman presented a request for the Administrative Hearing Officer per the memo dated June 11, 2022. Mr. DeVriendt the candidate for the Hearing Officer was in attendance. Attorney Mike Stiff highly recommended Mr. DeVriendt. His resume and agreement were in the packet for tonight's meeting. Mr. DeVriendt addressed the Council. He has been the hearing Officer for New Lenox for the past two years and is also a former Chicago Police Officer. He has a background as an Attorney and was also an arbitrator for the State. Mr. DeVriendt told a brief story of how he became acquainted with Crest Hill. Alderperson Oberlin asked how he heard about this vacancy. Mr. DeVriendt explained that he learned about this position from the Mr. Orenic, our current Hearing Officer. Alderperson Oberlin asked if he was related to anyone on the Council, and will he still do the New Lenox hearings. Mr. DeVriendt was not related to anyone on the Council and since the New Lenox meetings fall on a different night, he planned to stay on with them. He briefly went over what the New Lenox hearings entail. The Mayor would like the appointment to take place at the next Council meeting with Mr. DeVriendt attending the Administration hearing on July 27, 2022.

Mayor Soliman asked for an informal vote on the Administrative Hearing Officer. Seven members present were in agreement. Alderman Jefferson abstained.

Mayor Soliman asked to deviate from the agenda.

TOPIC: Parking Restriction on Carlton Street

Mayor Soliman presented a request for a Parking Restriction on Carlton Street per the memo dated June 27, 2022. Alderman Albert explained that the President of the HOA is requesting no parking signs by the curve on Carlton Street. The line of site is blocked. They are also requesting striping by the new stop signs that were put in place 2 years ago.

Chief Clark assessed the area and saw 1 truck parked just before the curve. He felt that if vehicles continue to park on the apex of the curve, it could cause a problem. The president of the HOA indicated that they have had a number of near misses at this location. The Chief checked the records for any crashes and did not see any. He suggested placing a sign at the beginning of the curve and at the end of the curve.

Alderman Vershay asked if this would restrict any residents from parking in front of their homes. Chief Clark stated that he doesn't believe it will cause an issue, as there is parking on both sides of the road. Discussion followed on where the signage would be placed.

Mayor Soliman asked for an informal vote on the parking restriction on Carlton Street. All members present were in agreement.

TOPIC: Discuss Council Room Dais Redesign

Mayor Soliman presented the Council Room Dais Redesign discussion per the memo dated June 27, 2022. Shawn Thompson and James Prybys were in attendance to answer questions from the Council. Administrator Marino explained that the pricing information was included in the packet. Mr. Prybys presented the layouts. The radius on the front was changed from 39' to 16' which gives the Council a better view across the dais. Alderwoman Gazal asked if this is the same design that is there right now, just tightened up. It was. The Council has three options to choose from. Option 1 is on an angle, option 2 is straight on and option 3 is on a 45 degree angle which requires a little more work. Mr. Prybys went over the 3 options that were presented. Alderman Cipiti questioned the 45 degree angle. He does not recall this being discussed. Mr. Prybys explained that this was presented as an option and thought it had been brought up in a prior work session. The cost to put the dais at a 45 degree angle would cost \$323,000.00. Alderwoman Gazal commented that we should've done everything that needed to be done to the building and then seen what type of budget we had for the dais. Alderman Jefferson asked why there is such a price difference with the dais at a 45 degree angle. Mr. Thompson explained that there is a wall that would have to be added behind the dais among other items if the Council goes with the 45-degree angle design. He went over the price differences depending on which option is chosen. Alderperson Oberlin commented that we have already wasted so much money already. She is shocked on how many errors and oversights that have occurred. We need to tone the spending down and start saving taxpayers' dollars. Alderman Cipiti asked Mr. Thompson to go over the renderings that were provided to the Council. He is having a little trouble matching them to the estimated cost options. Alderwoman Gazal asked why we are adding so much wood. Why don't we just leave the back wall simple. Instead add the logo and paint the wall. Alderperson Oberlin agreed. We can always come back at a later date and add accents. Mr. Thompson explained that the Council members that came to view the dais liked the tighter design. Discussion followed on the design. Mayor Soliman

commented that the first item is to choose the position of the dais. Alderman Albert liked the design of the 45 degree angle but did not like the cost. He is in favor of the tighter radius.

The Mayor asked for an informal vote to leave the dais in the same place or to put it on an angle in a different location. Council chose to leave it where it is.

Mayor Soliman then asked for an informal vote on the radius of the dais. Alderman Albert, Jefferson, and Alderwoman Gazal chose A-2. Alderman Dyke stated that we should just fix the dais we have rather than changing the layout of radius. The Mayor explained we have 2 options. Number 1 is leave the dais as is and add a wing to each side. Option 2 is to tighten the radius and add the two wings. Discussion followed on the radius and the additional wings.

The Council voted as follows. Option 1: Alderman Kubal, Cipiti, Vershay, Dyke.
Option 2: Alderman Albert, Jefferson, Alderperson Oberlin, Alderwoman Gazal, Mayor Soliman.

Mayor Soliman then asked for an informal vote on a plain wall or a decorative wall behind the dais. Mr. Thompson said that they can come back with some different finishes for the wall. Alderman Cipiti asked to verify that the stonework has to be removed. It does. Alderperson Oberlin would like to see it removed and not put back up. Alderman Albert felt that the City logo should be the focal point of the wall.

The Council likes the idea of a plain wall with the logo and the 2 monitors. There are 3 monitors already purchased and believe they are 85" monitors. Alderman Jefferson asked about some of the materials for the back wall. Mr. Thompson explained that this is for the section of the wall where the City logo would go. There will be a savings if you are not putting up the stonework or wood on the wall. Alderperson Oberlin felt that if we wanted to add something to the wall or change the logo we can do that further down the road. The questions was brought up regarding the countertop and accents. Mr. Thompson thought the general idea was to do wood on the front of the dais and go with some type of quartz. He is trying to see if we can repurpose or sell the existing countertop. Discussion followed on the design of the countertop. It would be wider than what we currently have now. Mr. Thompson explained that he can bring samples to the Council at a future work session for a decision on the finishes of the dais. Alderman Albert questioned the outlets that are currently in place. Mr. Thompson went over how this can be redesigned. They are also going to add speakers behind the Council so that everyone can hear the discussion better.

Mayor Soliman informed the Council that this will be on the next City Council agenda.

TOPIC: City Center Building

Mayor Soliman asked that we focus on the agenda item only. He would like everyone's full attention as we work through this as a group. Let's move forward, not dwell on the past and be respectful to the person speaking. We have had too many side conversations when someone has the floor. Any questions will be on the items spelled out in the paperwork before the Council. If there are questions on the construction of the building it can be addressed to Mr. Thompson. Questions regarding the Police section of the City Center will be directed to the Chief. Questions on the administrative side of the City Center will be directed to the Administrator. The goal is to finish this project and have a first class building, that everyone will be safe in. Administrator Marino informed the Council that they have been provided with a memo and several pictures of items that need to be addressed at the

City Center so that the project can be completed, and staff can move into the building. Harbour was asked to do an assessment of the building and provide us with changes or improvements that can be made. Harbour met with the architects, and the contractors. The Department Heads and staff were asked to give their input on what they feel they need to better do their jobs. The list is broken down into high, medium, and low priority. The majority of the items are high priority. Twenty of the items are tagged low priority. He would like to focus on the items that are high and medium priority. Administrator Marino is looking to get concurrence from the Council so that we can approve a change order at the next Council meeting. Harbour would then continue with the project.

Alderman Dyke questioned the relocation of the lunchroom door. This is an item that would be low priority and could be eliminated. Alderman Dyke questioned C-2, the locks on the bathroom doors. There are currently none in place. This was addressed by the Police Department as a safety issue, with someone hiding in the facility. The doors would be locked after hours. Alderman Dyke questioned item C-5. Are we still going to utilize the cabinets that are not needed by the Police Department. Mr. Thompson explained how they will be refigured for the mail room, with electric being added. This is one of the areas that staff gave their input on. Alderman Dyke questioned item C-6, the reconfiguration of the front counters and the addition of a panic button. Mr. Thompson explained that when the panic button is activated, it will notify the Police and the remote doors would automatically lock. The next item was C-9, heating of the basement. Is this something we can utilize in the future. Mr. Thompson explained where the heaters are located and the reason for the location. Item C-13, the drop box lane. Will we be changing the island for cars to access the drop box, or can we put in a box with a long neck on it. Mr. Thompson explained that we were going to eliminate four parking spaces. We are looking at placing a drop box and a postal box. He explained the configuration. The next item is C-15, ceiling fans. Mr. Thompson explained that we will have to put in electrical boxes and the fans. The next item is C-20, locks for the folding partition door. Item C-21 basement window tinting. Mr. Thompson explained this is so that no one can view what is in the basement through the courtyard windows. Item C-27 add coat closet/room. Administrator Marino explained that this would be located where the employee entrance would be. C-28 gas lines. Mr. Thompson explained that the two feeders for the generators are only 8 inches down. For extra precaution they have proposed to encase them in concrete. C-29 relocate dumpster to east side of building. Alderman Dyke was concerned about the cost. Mr. Thompson explained that we can reconfigure the materials. It is currently near the Police Department in a bad location. He explained where it would be relocated to. Item c-32 courtyard fencing and gate. Mr. Thompson explained originally the fence was located on top of the retaining wall at the courtyard. This does not work well and does not limit access to the courtyard. He went over the new configuration. Alderman Dyke said as far as the Police Department, he previously addressed his concerns to the Administrator.

Alderman Vershay asked if the gas line, C-28 could be encased in a plastic pipe versus concrete. Mr. Thompson said they could do a plastic pipe but is concerned that once the pipe is cut to put the plastic sleeve on, you could compromise the line. They felt the best solution would be the concrete.

Alderman Jefferson explained that he stopped halfway through reviewing the list. He is disappointed that this is new construction and there are so many things that need to be corrected. This is a total failure.

Alderwoman Gazal commented that the way we are doing this discussion is wrong. She feels that we should be able to respectfully ask questions when another Council member is

talking. We were given this information over the weekend, and it is overwhelming. With the high and medium items are we addressing those all now or are there priority items. Administrator Marino explained that we are seeking approval of the items that are marked high and medium priority as one change order. Once we do this, then Harbour can move forward with the items that need to be addressed. Alderwoman Gazal said we have to move forward. We are spending an additional \$800,000. She also asked about the heating in the basement, are we adding this. Mr. Thompson said that this is included in the list. This was item C-9 and P-27. It would cost \$153,000.00 to add the heat to the basement. Alderwoman Gazal questioned the staff closet. Why can't we add cabinets like the remaining staff in the offices have. Administrator Marino explained that there would be one closet placed at the employee entrance of the building that the staff will be using. It would not be in the view of the public. This would be for all of the front offices and Building.

(Tape #1 failed, the remainder of the discussion on the City Center is from notes).

Mr. Thompson explained that the engineering firm may recommend that the ADA window be changed in size depending on the wall. Alderwoman Gazal asked about the water pressure for the RPZ. Mr. Thompson explained that the problem was located. Staff will fix the problem. The problem was located at the hydrant. C-19 Power to floating desk in Mayor's office. Mr. Thompson explained that they need to add a power supply to it.

Alderperson Oberlin asked how could we build something that is not ADA compliant. C-1, relocating a door if doesn't involve safety issues. Why do it. Will the counter tops be changed. Mr. Thompson explained they would. As far as the pillars coming into the building there are holes in the motor or bricks. Sound resistance is needed in the rooms. Alderperson Oberlin would like to know who signed off on the RPZ and are there any reports. She will not blindly support anything that was presented.

Alderman Cipiti said with all due respect, he doesn't care for the way the Mayor informed the Council that they cannot have discussion amongst one another and it's a great discouragement. He didn't prepare a list on the items that need to be repaired. He doesn't feel its right to deny the Council the opportunity to have a discussion when another member asks a question. He also felt that that the staff should have separate closets not just one to share.

Alderman Albert questioned the heating of the basement. Why the difference in heating costs. Mr. Thompson explained that one side of the basement is occupied. The other side is not. The Police Department has their work out room down there. P-9 Stainless steel countertop in the Police Department. The laminate needs to be changed to stainless steel, to prevent injuries.

Alderman Kubal gave his opinion on this. Administrator Marino and Harbour worked together on making the changes to designate the items as medium or high priority.

Administrator Marino asked how would the Council like Harbour proceed. He proposed bringing a change order for approval minus the cost of the coat closet. Administrator Marino also commented that they can give each employee a hanger for their cubicles.

TOPIC: Approve execution of a seven-year financing agreement with Tax Exempt Leasing Corp for the purchase a Vactor combination sewer jetting truck to perform sewer rodding and vacuum excavation.

Mayor Soliman presented a request to Approve execution of a seven-year financing agreement with Tax Exempt Leasing Corp for the purchase a Vactor combination sewer jetting truck to perform sewer rodding and vacuum excavation per the memo dated June 21, 2022. Director Siefert explained that the interest rate came down with 1 bank. We have 2 options that can be held until July 5th. A budget amendment will need to be made. Director Siefert is asking for an informal vote tonight to meet the deadline of the interest rate. We would then take a formal vote on July 5th.

(Tape #2 begins)

Alderman Vershay questioned what the truck would be used for. If you are using water and sewer funds you can't use the vehicle for other things. Discussion followed on how the truck would be utilized. Director Siefert commented that he is fairly sure it can be used for both water and sewer work.

Alderman Oberlin and Alderman Cipiti thanked Director Siefert for his recommendation and work on this vehicle.

Mayor Soliman asked for an informal vote to Approve execution of a seven-year financing agreement with Tax Exempt Leasing Corp for the purchase a Vactor combination sewer jetting truck to perform sewer rodding and vacuum excavation per the memo dated June 21, 2022. Council agrees to move forward. Director Siefert thanked Finance Director Banovetz for her work on the project.

TOPIC: Fiscal year 2022-23 Revenue Fee Increase.

Mayor Soliman presented the request for the Fiscal year 2022-23 Revenue Fee Increase per the memo dated June 27, 2022. Administrator Marino explained that this was discussed during budget meetings. There are two new proposed fees. The eating tax and the video gaming machine license fee. Finance Director Banovetz explained that these are user fees. They are only imposed on the people that use them. Alderwoman Gazal asked if these were discussed in length at the budget meetings. They were. Treasurer Conklin said that this is only a portion of what was discussed. Alderman Albert questioned the eating tax and the rebate. Administrator Marino explained that we would collect the tax and give a portion back to the business. Alderman Albert questioned the cannabis business. Administrator Marino explained that this would be discussed in the future. Alderman Jefferson asked if the money gained is a projected item and do we have anything in place if these fall through. Director Banovetz said that there's often an offset in the budget. Alderman Oberlin would like to know more about the eating tax. She has no problem with the other fees. Alderman Albert questioned the gambling fee. He feels that we are placing the burden for the fee on the business owners. Discussion followed.

Mayor Soliman said that there are 6 fees that will either be raised or created. Eating: 2% fee on total bill. Tobacco License \$750.00 per license. Alarm Fees increase to \$100.00 per year. False Alarm Fee increase to \$50.00 for second false alarm and \$100.00 for subsequent false alarms. Solicitor Fees increase to \$50.00 per person. Gaming Fees increase to \$250.00 per video gaming machine. Alderman Kubal asked if we are still charging businesses \$50.00 for a business license. We are. Alderman Dyke asked if there is anything we can impose on vape shops. Treasurer Conklin believed we can charge them if they sell tobacco. Otherwise we collect sales tax fees.

Mayor Soliman asked for an informal vote for the Fiscal year 2022-23 Revenue Fee Increase per the memo dated June 27, 2022. Alderman Oberlin was unsure. Alderman

Albert was concerned about the video gaming fee. Alderman Kubal, Dyke, Jefferson. Alderwoman Gazal asked if we could lower the price for the video gaming. Treasurer Conklin said that there was a bar in another city that was making about \$17,000.00 a month on video gaming. He believes that the machines are provided to them and maintained. Alderman Albert said that you can't charge more to play the machines. Also, any of the establishments that serve food will also have to charge the eat in fee.

TOPICS: Building and Sign Permit Fee

Mayor Soliman presented the Building and Sign Permit Fee per the memo dated June 27, 2022. Director Budzikowski explained that this was part of the budget discussions with staff and interim staff. We have not done increases in 20 years. There are 32 proposed increases which are around \$20.00-\$25.00 per permit. Director Budzikowski commented that this fee increase does not include business license. We would notify everyone 30-60 days prior to the increases going into effect. He went over some of the fee increases. Alderman Albert asked if it makes a difference if we use square feet versus cubic feet. Discussion followed. Alderman Dyke asked about the fee schedule for windows. Director Budzikowski went over the fees. Alderman Dyke asked if we are now going to have to inspect replacement windows that are the same size. Director Budzikowski felt that we are looking out for the residents by having an inspection done. Alderman Vershay asked what would happen if the homeowner is doing the window replacement themselves. They would still have to apply for a permit. Alderman Dyke felt that if you are changing the size of the windows it should have a higher fee than replacing same size windows. Director Budzikowski explained that this was presented to staff, and it is in line with other communities. Discussion followed on the fee. Alderman Dyke felt that it should be \$25.00 for same size windows. Alderman Vershay said that we never had an inspection for same size windows. Mayor Soliman questioned the residential permit for roofing. There is no fee for residential roofing, but the contractor has to be registered. Alderman Cipiti felt that we should have a permit just to make sure the roof is done right. Director Budzikowski said that other communities require permits.

Mayor Soliman asked for an informal vote on the Building and Sign Permit Fee. Alderman Albert, Kubal, Oberlin,

Aldermen Cipiti, Jefferson, Vershay, Dyke, Alderwoman Gazal, are fine with the fee schedule except for the window replacement with no size change.

Director Budzikowski asked if the Council has a recommendation for the fee for same size windows. Twenty-five dollars was the suggested permit fee. Alderman Albert asked if we could get information from other communities as far as re-roofing and their permit fees and inspections for residential. Alderman Oberlin questioned the driveway permit and the fee.

PUBLIC COMMENTS:

Glenn Conklin doesn't like the new format the Mayor put in place and hopes that the Mayor does not consider adopting it. Part of the process is for the Council members to have an open debate. He feels that it is not right that the Mayor is able to give his comments and opinions without being asked to do so. Mr. Conklin doesn't like the way the Mayor conducted tonight's meeting and hopes this does not continue in the future as he will excuse himself from the meeting.

MAYORS UPDATES:

Mayor Soliman informed the Council that Burger Rebellion has closed. Crusade Burger is planning to take over the site. This will be Crusades 3rd restaurant. They came in today to apply for a liquor license. They will be opening prior to receiving the liquor license for the purchase of food and non-alcoholic beverages only. Alderman Albert asked what the name might be. The Mayor was not sure what name they were going with.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison reports.

CITY ADMINISTRATOR UPDATES:

Administrator Marino informed the Council that we will be presenting the City Center change order. The dais, furniture and Harbour's fee will be separate. Alderwoman Gazal asked when this would be presented. Harbour's fee will be presented at the next meeting. Alderwoman Gazal asked why we didn't get that information tonight. Administrator Marino did not include it. Alderwoman Gazal felt that we need to have discussion on it if there are any questions. Treasurer Conklin asked if the Council will be updated on what we have spent to date, what we have committed to and then other associated costs in a consolidated format. He feels like we are operating blindly on where we are at on this building. Director Banovetz explained that she would like to provide a report to the Council every two weeks for the buildings. Treasurer Conklin felt that this information should have been provided to the Council all along. Alderperson Oberlin asked if this report would include all of the overtime that has gone into this project. It did not. Treasurer Conklin did not ask for this to be included as he felt it wasn't part of the building budget. It was agreed that this would be provided to the Council in the report. Alderperson Oberlin said that we thought we would save money by using a formula, and it ended up costing more in the long run. She would like to see everything spelled out. Director Banovetz would have the information for the next packet.

The meeting was adjourned at 9:52 p.m.

Approved this 5th day of July, 2022

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR