

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 13, 2023

The March 13, 2023 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, 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, City Engineer Ron Wiedeman, Police Chief Ed Clark, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Alderwoman Claudia Gazal, Interim Planner Maura Rigoni, Finance Director Lisa Banovetz.

TOPIC: Building Inspector Appointment

Mayor Soliman discussed the process of interviewing for the Building Inspector appointment with the candidate Steven Valenti. Mayor Soliman explained Mr. Valenti had gone through two rounds of interview sessions. The first session Mr. Valenti was interviewed by Building Commissioner Don Seeman, Building Inspector Terry Kosicek, Employee Relations Manager Lindsay Cabay and Administration Clerk Zoe Rogers. The second session Mr. Valenti was interviewed by Building Commissioner Don Seeman, Administrator Jim Marino and Mayor Raymond Soliman. Mayor Soliman stated there were three other applicants, however, Mr. Valenti was the most qualified applicant for the appointment.

Mr. Steven Valenti introduced himself to the City Council and explained he currently is a carpenter contractor for over 30 years. Mr. Valenti is an owner/operator of a remodeling and furniture cabinet company. Mr. Valenti stated he was a former Building Inspector in the State of Colorado and holds an ICC Residential Building Inspector Certificate. Alderperson Oberlin asked why did you choose the City of Crest Hill? Mr. Valenti stated he is familiar with the area and wants to service a City that is near to where he lives. Alderman Dyke asked why he left the Building Inspector position in the State of Colorado? Mr. Valenti commented that he was sick and out of work for two weeks with no paid time off and the Human Resources made the decision to terminate him. Mr. Valenti stated after that happened, he decided to move back home to be with his family. Alderman Dyke asked if he ever pursued going to another community? Mr. Valenti commented that he decided to be self-employed and help with their daughter while his wife worked outside of the home but now his daughter is older, and he is ready to get back in the working field. Mayor Soliman commented that everyone that was involved in the interviewing process with Mr. Valenti were in favor of appointing the applicant.

Mayor Soliman asked for any objection regarding appointing Steven Valenti as the Building Inspector. No objections were made. Mayor Soliman also commented that they

will probably discuss this later in the meeting and this would be on the agenda for next Monday, March 20, 2023.

TOPIC: Liquor License for 2424 Plainfield Rd.

Mayor Soliman explained Chris Avila is in the audience who is the owner/operator of Oasis Mexican Restaurant, along with his brother, Adrian Avila. Mayor Soliman stated they have had many requests for alcohol and would like to expand their license to include liquor. Mayor Soliman explained he met with the owners, along with Deputy Chief Opiola on February 16, 2023 to discuss the request to obtain a Class H license. Mayor Soliman explained the owners have gone through the application process and passed the background checks with the Police Department. The restaurant will be open from 9a-10p and would like to serve bottled beer, margaritas and a small selection of mixed drinks. They have no plans currently to have any type of entertainment or video gaming. Mayor Soliman stated the owners are in complete agreement with the rules and regulations of everything that was asked of them. Mayor Soliman stated all background information came back good.

Mr. Chris Avila introduced himself and informed Council they have had several requests for margarita's from customers. He also commented he has a popular dish called birria tacos but also sells burritos, tacos, and enchiladas. Alderman Cipiti asked if this would only be alcohol for consumption while dining in and not for packaged liquor sales? Mr. Avila answered stating this would only be while the customer is dining in the restaurant, no package liquor sales. Mayor Soliman commented it is Mayor's choice and he will be granting the liquor license, but Mr. Avila will need to bring the five items they previously discussed to the City to obtain the license.

TOPIC: City Center Moving Discussion

Administrator Marino commented that this moving project plan started back when Steve Gulden was Interim Administrator. Administrator Marino stated he had asked City Engineer Ron Wiedeman to obtain quotes from moving companies. Administrator Marino stated we had a staff discussion regarding this topic this afternoon and will have a follow up conversation next week with more logistics on moving.

Engineer Wiedeman commented that he has met with each department on what needs to be moved. Engineer Wiedeman stated the main thing we need to decide is the amount of boxes that will be needed to move. Engineer Wiedeman stated once we get further direction from Council, we can meet with department heads and discuss specifics. Engineer Wiedeman discussed the first proposed plan which would be closing the office for two consecutive days preferable a Thursday and Friday. The move date targeted would-be May 4th and May 5th. Engineer Wiedeman explained this way we are moving before a City Work Session meeting instead of City Council Meeting and are not having to get Agendas together and items ready for the Council meeting. Engineer Wiedeman also stated we would be moving after the parking lot has the final layer and the striping is done.

Engineer Wiedeman contacted five moving companies and three have responded back. The estimates were based on staff packing bins provided by the moving company and staff unpack the bins at the new City Center. There estimates are as follows:

Engineer Wiedeman stated Two Men & a Truck were the lowest bidders. The estimates were as follows:

Two Men & a Truck \$16,550.00

Midwest Movers	\$18,935.00
Advanced Movers	\$16,592.00

Engineer Wiedeman asked for Council recommendation to use Two Men and Truck to provide moving services for the City Center move for a not to exceed amount of \$19,900.00. While their estimate is for \$16,550.00, approval of a not to exceed amount of \$19,900.00 is recommended to cover unanticipated work or additional time needed to complete the move. Alderperson Oberlin asked what happens if we don't meet the moving date? Engineer Wiedeman commented that the estimate with the moving company is good for the year. Engineer Wiedeman also stated we will need to start working on advertisement of the move and information will be placed on the website that the City is planning on moving and will be closed. Alderman Cipiti asked what if the date must be changed and the moving company has another job? Engineer Wiedeman stated we must give the company a two week notice and figure in a new date. Alderperson Oberlin asked if the Police Department would need to be moved with a chain of command. Police Chief Ed Clark stated the inventory will be scanned in when taken and then moved and then scanned in and retagged with a new location number. Alderman Vershay asked how many trucks would be moving the Clerk's office with the Finance Office? Engineer Wiedeman stated there would basically be eight movers with two trucks for all.

Mayor Soliman asked for an informal vote. All members present were in agreement for Two Men and Truck Company.

TOPIC: 3 Year Capital Roadway and Water Main Plan

City Engineer Ron Wiedeman commented he put together a Three-Year Capital Roadway and Water Main Plan. Engineer Wiedeman would like to get this posted to the website and would like to know if any Council members have any questions. Engineer Wiedeman explained the plan was put together based on the following assumptions: \$2 million will be available out of the water fund each year and \$2.5 million to \$3 million will be available either through the general fund, bonds, or combination of both each year. Alderperson Oberlin asked about where exactly is the Gaylord/Caton Farm/Susanna Way Watermain Lining Project? Engineer Wiedeman commented that is basically the six corners area by Walgreens. Alderman Albert commented that some of the streets are spelled wrong on the plan and should be corrected before placing on the website. Alderman Cipiti asked where Caton Farm Road falls into the plan? Public Works Director Mark Siefert explained they are not wanting to redo the road when the transmission main will come through in 2026-2027. He also stated that Engineer Wiedeman is working with contractors to get patching done on this road. Once the determination is made with the water commission and the limits are set on what they will replace; then this will determine what amount of the road the City of Crest Hill would be responsible for. Alderman Albert asked if there is a way to spread the word out about Caton Farm Road? Engineer Wiedeman commented that when we put the City-wide patching contract on the website, we can add this as well. Alderman Dyke commented that Oakland was built for heavy trucks and when it is redone will it be strong enough to handle truck traffic again. Engineer Wiedeman commented that it will be rebuilt for heavy truck traffic. Alderman Vershay asked if Caton Farm Road will be widened? Engineer Wiedeman commented he is unclear at the moment not knowing where the water main will be located yet, and he would like to get some MFT funding to make it three lanes. Mayor Soliman commented it is a very aggressive plan. Director Siefert commented that every year money is put away for these projects. Alderman Albert asked when did we start replacing watermain at the same time as the road projects? Director Siefert stated the first road and watermain project was redone in 2009 and any road before 2009 would have the

old watermain. Alderman Jefferson asked if there is grant money opportunities to help with this? Engineer Wiedeman stated there are more funds available, and they are looking for this additional funding.

Alderman Albert commented he wasn't comfortable putting the dates on the website; he likes putting the plan but not the dates? Alderman Albert also commented if the dates get pushed back that will start a possible issue. Engineer Wiedeman stated he can take off the 'estimated construction column' and leave the budget years; so, it is more generic.

TOPIC: Approve change order with Vissering Construction for deduct of \$1,338,041.00

Public Works Director Mark Siefert presented a change order with Vissering Construction for a deduct in the amount of \$1,338,041.00. These items were discussed previously at a meeting. In total the project originally cost \$50,640,000.00 and now the total project has decreased to \$49,301,959.00; which created a deduction in the total project amount of \$1,338,041.00. Alderperson Oberlin asked if any of these changes would jeopardize anyone's safety, performance, or process? Director Siefert commented not at all, that the savings came from simple things such as using the furniture we have or changing the elevator to a lift instead.

Mayor Soliman asked if there is anyone present who would reject this request to approve a change order with Vissering Construction for a deduction in the amount of \$1,338,041.00. No Council members present had objections.

Director Siefert commented that Public Works week is coming up and he would be going to each school for a 'Touch a Truck' Event and discuss water conservation and recycling. There would be more information to come on this topic.

PUBLIC COMMENTS:

There were no public comments.

MAYORS UPDATES:

Mayor Soliman announced there will be a representative at the next Council Meeting from the Canal Corridor Association to receive a Proclamation for the 175th Anniversary for the I & M Canal.

City Treasurer Glen Conklin announced the Richland School Volleyball Team won Sectionals and will be moving forward to State.

COMMITTEE/LIAISON UPDATES:

There where no updates at tonight's meeting.

CITY ADMINISTRATOR UPDATES:

Administrator Marino commented there was a walk-through with Shawn Thompson and other staff members last week at the new Police Department to put together the final punch list of the final items that need finished. Administrator Marino also commented the walk-through for the City Hall side will take place this Thursday.

Administrator Marino stated he received a call last week from the broker informing that there is another interested party and will talk with the Mayor and Maura regarding what type of development is wanted here and get back to Council. The site will need to get ready for development which means getting the environmental and asbestos assessment done so

we can go out to bid and find out the costs of demolition and clean up of the building. He also stated the question arises who will pay for this, and this will depend on the type of development and what the developer is offering towards demolition and cleanup.

Administrator Marino commented the Mayor, Planner Maura Rigoni and himself met with the developer last week from Gas and Wash which is a seventy-four-acre property development, and some revisions were made as requested, and will be meeting with the Fire Department on what is needed.

Alderman Cipiti asked if this was the developer who backed out on this property? Treasurer Conklin commented yes, due to the City requesting to have retail on the site. Alderman Cipiti asked if they did not know this before they submitted their bids? Administrator Marino stated he did not know what their broker had told them. Administrator Marino commented we have everything spelled out for them. Administrator Marino also commented the broker is providing the interested parties with the basic information that we are looking for here but it is a case by case basis and what type of development is being proposed.

Alderman Oberlin stated how many car washes and gas stations do we need in this City. Alderman Kubal asked if there is some timeline for construction on the gas station, Administrator Marino commented that all documentation has not yet been given to the City. Alderman Albert asked if the seventy-four acre property is not 100% age restricted can we make sure the School District is involved in those conversations. Administrator Marino stated as we get further along in the process, and it is decided to move forward with the developer, we will get the School District involved and give them more specifics.

Mayor Soliman announced if there is a need for an executive session. There being no need for an executive session, the meeting was adjourned.

The meeting was adjourned at 8:14 p.m.

Approved this _____ day of _____, 2023

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR