

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 9, 2023

The January 9, 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, Alderwoman Claudia Gazal, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal

Also present were: Administrator Jim Marino, City Engineer Ron Wiedeman, Police Chief Ed Clark, City Attorney Mike Stiff, Finance Director Lisa Banovetz, Katie Napier from Wermer, Rodgers, Doran and Ruzon, Shawn Thompson from Harbour Contractors

Absent were: Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Interim Planner Maura Rigoni

TOPIC: Fiscal Year 2021-22 Audit Update

Finance Director Banovetz informed Council the City received the Certificate of Achievement Award from the GFOA for the fiscal 2021 year and the City will be applying for the 2022 certificate, as well.

Katie Napier from Wermer, Roger, Doran and Ruzon informed the Council in the opinion of the auditing firm they have not seen any problems with the financials.

Discussion followed regarding financials of various accounts, which are as follows:

General fund ended in an approximate balance of \$10.4 million

Water Sewer & Refuse total assets ended approximately \$71 million

Police Pension Fund total assets ended approximately \$25.5 million

The Police Pension Fund had a net decrease in 2022, which was due to the market change.

City made all debt payments in a timely matter

Outstanding IPA loan of \$2.55 million

Police Pension 2021 was a good year in the market with a gain of approximately \$6 million,

2021 – Positive 27.39%

2022 – Negative 7.49%

Alderman Cipiti asked if you had to prioritize the importance on what the City should focus on what would that be? Katie Napier responded the most important and easiest to correct is the review of the general ledger and the bank reconciliation statements.

Mayor Soliman asked Katie Napier, is it a fair statement to say the City is financially healthy and the Police Pension Fund funded at 73.4% is very well? Katie Napier responded that is a fair statement to make.

Mayor Soliman thanked all involved in the audit for all their hard work.

Aldersperson Oberlin thanked Finance Director Lisa Banovetz, City Treasurer Glen Conklin and Katie Napier for all their hard work, as well.

Katie Napier thanked the finance department for all their hard work and always putting their questions first. That helps the audit run very smoothly.

City Treasurer Conklin complimented Katie Napier, Director Banovetz and staff on their great job.

TOPIC: City Center Change Orders

Administrator Marino commented that we will have several change orders at the next council meeting.

Shawn Thompson from Harbour Contractors asked if the Council has any questions on the City Center building, such as cleaning of the building and caulking of the windows.

Shawn commented that the caulking was for the inside of the windows around trim work, that are now completed. These items were discovered, and it was felt that it needed to be addressed and done. There is an expansion joint that needed to be caulked, there are two openings in the Police Department area needing caulking, one on the exterior door on the south side and another spot.

Alderwoman Gazal asked if the original ordering and placement of the windows should have had the caulking done. Sean responds he is referring to all the return jams requires all the sealing. It is the caulking around the framing. The actual caulking for the window was done.

Alderwoman Gazal asked Shawn why there is a change order for the color of the cabinets? Shawn explained how a color was picked by the PDF color chart given. When the cabinets arrived, the color did not look correct. The company is paying for the refinishing of the cabinets to the correct color. The fee the city is paying for is the shipping of the cabinets to the company and back to the site. It is the Police Department cabinets where the public would never see.

Alderwoman Gazal commented that we need to live with the color we have now and we need to focus on the more important projects. It is the Police Department cabinets where the public would never see them. They chose the color and when they received it the color was more on the pink side not beige like it was supposed to be.

Several Council members commented since it is not seen by the public that we leave the color. Alderman Cipiti commented that we need to focus on more of the important items that need to be done in order to finish the building. Further discussion followed on the caulking of the existing windows.

Mayor Soliman asked for an informal vote on the change order for the color of the cabinets. All members present were in agreement to leave the color of the cabinets as is.

The change order in the amount of \$9,300.00 for the color change of cabinets will be removed from the Agenda for the January 16, 2023 Council Meeting.

Alderman Dyke asked about the cleanup in the Police Department, he commented that the contractor should have done the general cleanup in their general area at that time.

Alderman Oberlin commented that the people we had hired were incapable of doing their job correctly.

Alderman Gazal asked Shawn to go over the final cleaning. Shawn explained the Police Department is looking like a final punch list can be executed in the next couple of weeks. The Council chambers will need two separate cleanings. One cleaning will need a lift to do the final cleaning of the ceiling fixtures and the final cleaning would be done after the ceiling fixtures are cleaned and after the carpet is placed. The last section to be cleaned would be the entire City side.

Alderman Gazal asked what all is left to complete. Shawn stated all the broadcasting equipment, electrical work, HVAC retesting and balancing of the system, roof rails, exterior asphalt and markings, carpentry work as far as hardware on cabinets, carpeting in the Council Chambers and Community room still needs placed, security completion in the Police Department which is scheduled for this week, epoxy floor in the Police Department, the security window in the City Clerk's office, which has no confirmed date. Shawn stated he does not foresee any additional items/work that will need to be done or changed besides the items on the Agenda for the January 16, 2023 Council meeting. The remaining carpet in the Council will be completed when all the work in there is done.

Alderman Gazal asked who is responsible for the sign behind the dais; Shawn stated Harbour is not responsible for this. Administrator Marino commented that it will be the same branded city logo sign and he will check on the signage.

Shawn gave tentative date at the end of April for being complete. City Engineer Wiedeman stated he will contact PT Ferro on the paving of the parking lot to see when this can be scheduled and will let Council know.

Mayor Soliman asked for an informal vote on the repainting of different areas, such as the foyer. Council vote was two (2) yes and six (6) no on repainting of foyer. Mayor Soliman states majority votes are no and we will leave alone the repainting of foyers.

Council discussion continued with Shawn regarding prior problems of building. Shawn addressed the discussion and stated he is trying to provide answers to these questions for a time when he was not here.

TOPIC: Fiscal Year 2022-23 Building Spend Update

Financial Director Lisa Banovetz provided the Council members with a summary of what has been spent in total, as of January 9, 2023 for the new City Center building, the Public Works building, and what has been spent on the City Center park.

Overall Project Summary:

City Center 18,380,640.30

Public Works 6,071,265.65

City Center Park 114,673.20

Also discussed was the overage of cost from the original projection of the City Center in the amount of \$5,773,284.51.

TOPIC: Placement of No Parking on the North Side of the 2300 Block of Ardaugh

Police Chief Ed Clark commented about parking that was brought to his attention by Alderman Cipiti. There is a concern of a motor crash and the Police Chief's recommendation is to place the stop sign.

Mayor Soliman asked for an informal vote. All members present were in agreement. This will be placed on the Agenda for the Council meeting on January 16, 2023.

TOPIC: Placement of Stop Signs on Menard Access Road to Len Kubinski Drive

Police Chief Ed Clark commented that the stop sign was brought to his attention by City Engineer, Ron Wiedelman. This would more likely control traffic in the future. Police Chief, Ed Clark recommends this along with City Engineer, Ron Wiedelman. The City Engineer also commented he would have not placed stop signs on the main roads, they should have been placed on the side roads. It was suggested to make it a 2-way stop, changing the north/south sign to an east/west stop sign.

Mayor Soliman asked for an informal vote. All members present were in agreement.

TOPIC: Ordinance Amending Title 15 Building & Construction

City Engineer, Ron Wiedeman stated that they completed a review of the City's Sign code reads. It was noted this would need to be changed to add a code that exempts signs on city property and city right-aways. Any private businesses would need to come before the city for approval.

Mayor Soliman asked for an informal vote. All members present were in agreement. This will be added to the Agenda for the Council meeting on January 16, 2023.

PUBLIC COMMENTS:

There were no public comments.

MAYORS UPDATES:

There was no Mayors updates.

COMMITTEE/LIAISON UPDATES:

There was no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

Administrator Marino explained at a previous meeting a request was made to have a representative from GovHR to come and speak to the Council. Alderman Dyke commented that it wouldn't be necessary to have them come here if it could possibly incur an additional cost; we could have Administrator Marino contact them for their answers.

Mayor Soliman asked for an informal vote. All members present were in agreement.

Mayor Soliman commented that in the future he would like to see that any requests to be added to the Agenda be brought up at a work session, not at a public meeting.

The meeting was adjourned at 9:00 p.m.

Approved this _____ day of _____, 2022

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR