

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
August 14, 2023

The August 14, 2023 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderperson Scott Dyke, Alderperson John Vershay, Alderperson Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderperson Mark Cipiti, Alderperson Nate Albert.

Also present were: City Engineer Ron Wiedeman, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Alderman Joe Kubal, Police Chief Ed Clark, Assistant Public Works Director Blaine Kline, Interim Planner Maura Rigoni, Finance Director Lisa Banovetz.

TOPIC: US Route 30 from Leness Lane to Theodore; Theodore from U.S. Route 30 to Broadway and Broadway Street from Theodore to Chaney Water Main Lining project – Design Engineering Services

City Engineer Ron Wiedeman commented that this is a continuation of the U.S. Route 30 lining that is currently taking place from east of Susanna to six corners. Engineer Wiedeman stated that he is looking for approval to move forward with the design. It is designed as one piece but eventually broken up into smaller pieces based on funding. He commented that the capital plan is showing \$2,000,000.00 a year and will be every year moving forward. The lining costs all together will be between \$12,000,000.00 - \$15,000,000.00 and broken into four individual contracts to fit into different budget years. Engineer Wiedeman commented that the age of these water mains varies in range as follows:

- Broadway water main was installed in 1950
- Theodore water main was installed between 1950-1965
- US Route 30 water main was installed in 1972

Engineer Wiedeman stated he is seeking an approval to execute a service agreement with Strand & Associates to perform the design engineering services and bid preparation for contract one of four for the watermain lining on U.S. Route 30 from Leness Lane to Theodore; Theodore from U.S. Route 30 to Broadway and Broadway Street from Theodore to Chaney for a not to exceed amount of \$396,100.00.

Alderperson Oberlin asked if this would be compatible with Lake Michigan Water. Engineer Wiedeman stated that this is compatible and will help decrease the amount of water loss that we have and extend our service life fifty years or more. Mayor Soliman stated we are currently at 12% water loss, and we need to be under 10% water loss.

Alderman Albert asked if the stretch between U.S. Route 30 from Leness to Theodore is newer than the section we are lining now? Engineer Wiedeman commented that they are about the same age, around the early 1970's.

Alderman Jefferson asked if this is in conjunction with other water main projects we have going on or beginning of a series of water mains. Engineer Wiedeman commented that this is more of an operational maintenance project. He commented that we have capital projects and operational maintenance projects and there are also capital water main replacement projects, and these projects will be going on in conjunction with other water main projects.

Mayor Soliman asked for an informal vote.

AYES: Albert, Cipiti, Oberlin, Gazal, Jefferson, Vershay, Dyke.

NAYES: None

ABSENT: Ald. Kubal

Alderman Albert asked when we do this lining to these water mains, does it clean up any unused service lines as well? Engineer Wiedeman commented that they will be identified during the construction, and we will determine if it is an abandoned line or if it is illegally connected or if we still need it. He also commented that currently on U.S. Route 30 they have not found anything but weird connections which are paying customers. Alderman Albert asked if we know when this project will be completed? Engineer Wiedeman commented that it should be completed by the end of October.

TOPIC: US Route 30 Water Main Lining Project – Change Order #1

City Engineer Ron Wiedeman commented that back when the project was awarded, he had commented that he would bring this back to the Council with a change order reduction. This was a project that came in over budget and the staff has worked with the contractor to reduce the project cost but maintaining the quality of work. The items discussed where savings have been found are:

- The location and number of pits for this project were reviewed and revised to eliminate the number of access pits required. With this change the number of roadway plates required for this project were reduced. This change reduced the contract by \$13,000.
 - Alderperson Oberlin commented that reducing the steel plates is a good idea since there has been so much talk about the steel plates. Engineer Wiedeman commented that he pushed to get the lane closed but Illinois Department of Transportation (IDOT) would not allow the lane to close due to the amount of traffic. Engineer Wiedeman commented that they are doing the section from Sycamore to six corners, and this will be done at night.
- Eliminate Video Recording of 10" Main Prior to Cleaning. This change reduced the contract by \$17,687.00.
- Place temporary water service above ground instead of below ground as proposed in the contract. This change reduced the contract by \$78,750.00.

- Place temporary water service above ground instead of below ground as proposed in the contract. This change reduced the contract by \$6,075.00.
- Revise the restoration from sodding to seeding. This change reduced the contract by \$85,725.00.
- Revise the restoration from sodding to seeding. This change reduced the contract by \$40,725.00.
- This work is required to repair private water spigots to back feed water through these spigots so the business or residents can still be supplied water during the lining of the existing water service. This change will reduce the number of service pits and having to restore them after the lining work is completed. The reduction of digging these pits and restoring them will be seen later when the final quantities are determined since some location will need to have a service pit dug up and restored. This change increased the contract by \$15,681.92.

Engineer Wiedeman commented that this is a total reduction in the contract of \$226,280.08.

Alderperson Oberlin asked why does the water service temporary lines and the restoration lines have two separate entries of dollar amounts and the same for the seeding and sodding? Engineer Wiedeman commented that that is his mistake, and he will amend this for the next meeting but the total actual dollar reduction for all items is the correct amount.

Mayor Soliman asked if anyone had an objection to the reduction change order. There were no objections.

TOPIC: Digital Sign Easement – Menards Follow Up

City Engineer Ron Wiedeman commented back on July 10, 2023 work session he had presented a sign easement agreement with Menards. He stated back in July he had direction from the Council to adjust two things:

1. Products at Menards
2. Litigation

Engineer Wiedeman stated that Menards did not have a problem with changing the litigation, but they are unwilling to change the language of the products. Engineer Wiedeman did research and found that there is an existing Kinder Morgan gas line that runs between the County right-of-way and Menards right-of-way. We did an initial contact with Kinder Morgan through the attorney, and they said they would give us promising that we might be able to install this at the corner of Weber Road and Caton Farm Road.

Engineer Wiedeman commented that he is looking for direction from the Council to keep moving forward with the new location. BRT stated that this is a 'top' location and they are happy to have the sign there.

Alderman Cipiti asked what the size of the sign would be. Engineer Wiedeman stated we are proposing the same size which was ten feet across by eight feet tall and double sided. There is no change in sign just change in a new location.

Alderman Albert asked if we should reconsider the placement of the sign at Kubinski and Caton Farm Road since these signs are relatively close. Engineer Wiedeman stated he does

not feel we do. They will be the same sign, but one is at the back entrance and BRT did not have an issue having it there. Alderman Albert stated he felt this is a much better location.

Alderman Cipiti asked if we originally asked BRT's opinion on placement. Engineer Wiedeman commented that BRT selected the location originally. He also stated that when we started looking into this and investigating more, we found a thirty-three feet wide piece of property between the County and Menards.

Alderwoman Gazal wanted to make sure that Menards would not have any control over the sign. Engineer Wiedeman commented that they would not have any control over the sign.

Mayor Soliman asked if anyone has an objection to moving the sign to the northeast corner of Weber Road. There were no objections.

TOPIC: Crest Hill Municipal Plaza

City Engineer Ron Wiedeman commented that staff is looking for directions on the Crest Hill Municipal Plaza, which is the park next to City Hall. Engineer Wiedeman commented that the current plans and construction documents have been completed to a 50% level and based on the current proposed plan completion the costs range from \$1.8 million to \$2.5 million dollars for a complete build-out of the park.

Staff would like to get the final grading plan completed, and get the irrigation and storm sewers installed, determine where our water and sanitary cuts will be, and plant grass. Engineer Wiedeman stated seeding would be better than sodding and would cost less but would take a couple of years for growth. He commented that this would be something you could use for events such as a Movie Night or National Police Night Out. The grass would only be from City Center Boulevard to the gate entrance of the Police Department parking lot on the west side of the building.

Engineer Wiedeman commented he would like direction for staff to finalize the civil plans for the municipal plaza which would include finalizing the plans for the entire Municipal Plaza and include the following: final grading plan, water and sanitary service stubs, final lighting system, and finalize ComEd requirements and work with them to determine service requirements. This work is estimated to cost between \$30,000.00 - \$40,000.00 and is currently funded in the 2023 budget. Engineer Wiedeman stated that this also would include designing of irrigation system that will work for the entire Municipal Plaza. He commented that this would be a different system than we have now. The system would have a fifty feet diameter which would be less heads in the ground.

Engineer Wiedeman also stated to finalize an agreement with Lockport Park District for the installation and maintenance of the playground. An agreement needs to be determined/finalized for ownership of equipment and property where playground is planned to be constructed, and the cost responsibility for initial construction of playground and future maintenance. Engineer Wiedeman commented that we are a city and not in the business of playgrounds. The playgrounds should technically be under Lockport Townships Park Districts control and should be broken out as their own parcel. He reminded the Council that playground equipment must be replaced every 10 years which costs about \$500,000.00 every ten years. Engineer Wiedeman commented that the Park District can get grants for this and will receive them before the city receives the grant.

Engineer Wiedeman commented that the staff was informed of grants that came with playgrounds called 'Open Space' grants and if you take that grant then the property you use the grant money on must stay an 'open space' forever. As of now, the city center is all one parcel and he suggested that they split up the parcel between City Hall, the playground, the park, and a large parcel in the back. If you use an 'open space' grant you can not split that parcel it must remain as one 'open space' and the city could never sell off a piece of the parcel in the future. With that said, if we split the parcel and the Park District used an 'open space' grant for the playground that would not affect us.

Alderdwoman Gazal commented that we must start somewhere and the \$30,000.00 - \$40,000.00 to start the park would be a good start and help the city start having events for the community.

City Treasurer Glen Conklin asked if this is just getting the plans done and nothing else. Engineer Wiedeman commented that it is for the plans only no construction, but he would like to get quotes for irrigation, seeding and grading and the storm sewer work. This way it will determine if we have enough in the budget or need to budget next year.

City Attorney Mike Stiff commented that when and if approved to allow to split up the parcel, this will need to go through Plan Commission.

Alderdwoman Gazal asked if we would be looking at starting this Spring of 2024? Engineer Wiedeman said his goal is hopefully March through May of 2024.

Alderman Albert asked if making changes to the current plan is an option. Engineer Wiedeman commented that we can amend the plan. Alderman Albert commented that the playground equipment was closer to the library than City Hall and thought it would be nicer if the playground is closer to City Hall. Engineer Wiedeman commented that he can put the plan on a future work session and talk about it and then go back to Hitchcock to revise the plan. Discussion followed about where to place the playground. Engineer Wiedeman stated that he would bring this to a work session and make sure we are moving forward with the right plan. Mayor Soliman commented that we have more parking than the library.

Mayor Soliman asked for an informal vote:

AYES: Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None

ABSENT: Ald. Kubal

TOPIC: Building Services RFP Results:

Building Commissioner Don Seeman submitted three (3) proposals in response to the RFP for building services to replace the company contracted currently for building review and inspections. Commissioner Seeman commented that Administrative Clerk Zoe Gates, Interim Planner Maura Rigoni and Mayor Soliman and himself interviewed two companies. Commissioner Seeman also stated that the Administrative Clerk Zoe Gates and himself interviewed the last company due to scheduling conflicts. Based on all the conversations, and reviewing the proposals, the Building Department recommends contracting Donald E. Morris Architects out of Willowbrook. He commented that their lead

guy is out of Plainfield, and they are a smaller company. Commissioner Seeman commented that we really need them for our plumbing inspections on a regular basis and their schedule is 1:00 p.m. to 4:00 p.m. Monday through Friday. Commissioner Seeman stated that we currently have cost with the current company through 7/31/2023 of \$24,897 for review and \$2,384.00 for inspections. These fees would be recouped from the permit applicant as part of the permit fee.

Alderman Oberlin asked if anyone at this company has any direct connection to anyone in the city? Commissioner Seeman commented that there is no affiliation. Alderman Oberlin commented that three months down the road we are not going to find out there was any city affiliation. Commissioner Seeman stated that Donald E. Morris' proposal states that they have no direct or indirect connections with the City of Crest Hill.

Commissioner Seeman commented that this company is smaller and not as large as the other companies and the bigger companies stated that their rates could be increased.

Alderman Cipiti asked how much do the proposals differ in their charges? Commissioner Seeman stated that their proposals state their inspection fees are lower than the two proposed, and the review fees are comparable with the company we have now. Commissioner Seeman stated that since he started here the goal was to limit the inspections that an outside company does other than plumbing and we have done a good job of that. He commented that they are doing the smaller reviews in-house and the bigger reviews would be sent out.

Alderman Oberlin commented that she is comfortable with their choice if there is no affiliation within the city.

Mark asked about the proposal differences. Don commented that they will be doing the big projects, that all little ones will stay in-house.

Mayor Soliman asked for an informal vote:

AYES: Oberlin, Cipiti, Albert, Dyke, Vershay, Jefferson, Gazal.

NAYES: None

ABSENT: Ald. Kubal

TOPIC: Quotes for iPads for Building Inspectors

Building Commissioner Don Seeman stated that when he started, he wanted to bring the department to this century and have iPads to be able to review drawings and anything else that would be needed while in the field. He stated that the two quotes he received are from AIS and Verizon. He commented that Verizon is \$294.06 less than the AIS quote and he would recommend going with Verizon.

Alderman Oberlin asked if the mobile broadband unlimited is a monthly charge on each iPad? Commissioner Seeman commented that it is, and it is like a cell phone to be able to have wi-fi out in the field and that is the price they gave. Alderman Cipiti asked if this is

who we are currently using for service. Commissioner Seeman commented that this is the same service provider we are already using. Alderperson Oberlin commented that she feels this is a little high and is there a contract stipulation or can they raise this price at any time. She would like the contract to be locked in so they cannot raise the rates. Alderman Cipiti asked if he could assume this would be an unlimited amount of service since they will be using it all the time. Commissioner Seeman stated that yes, it is unlimited data, and these are not to be taken home and the use would be for in the field only. Commissioner Seeman stated that currently if we are in the field and see someone doing work, we would have to call the department and verify if this address has a permit and with the iPads, they can look it up while in the field. Alderman Cipiti stated that he totally supports this type of thing and if you do not have this in today's world you are inefficient but wonders how the iPad would be assigned to the individual. Commissioner Seeman commented that it would be himself and the two inspectors to have the iPads. Alderman Cipiti asked if this would be city issued to the individual and they would be accountable for the iPad. Commissioner Seeman stated that is correct. Commissioner Seeman stated he would see if he can get a locked in rate.

Attorney Stiff commented that under the Freedom of Information Act (FOIA) allows people to view documents via email or pay for copies and sometimes people do not want to pay for copies, or they do not have an email address. He stated when this happens under the FOIA rules people are entitled to view the documents. He stated that he had asked City Clerk Christine Vershay-Hall and Deputy Clerk Karen Kozierka if there is an extra laptop with 'barebones' that has a thumb drive capability where people can view the documents, they are requesting on a thumb drive with no other sensitive information to view besides what they requested. He commented that Clerk Vershay-Hall was going to look into an electronic device we could use for this purpose. It is not something that happens very often but there are no extras laying around. He commented that this will be on a future work session.

PUBLIC COMMENTS:

There were no public comments.

MAYORS UPDATES:

There were no mayor updates.

COMMITTEE/LIAISON UPDATES:

No committee updates tonight.

Mayor Raymond Soliman asked to deviate from the regular agenda for an executive session on personnel 5 ILCS 120/2(c)(1), 5 ILCS 120/2 (c)(11)

(#1) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into an executive session.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: Ald. Kubal

There being seven (7) affirmative votes, the MOTION CARRIED.

Executive Session 7:55 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to reconvene from the executive session.

On roll call, the vote was:

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: Ald. Kubal

There being seven (7) affirmative votes, the MOTION CARRIED.

Reconvened at 8:49p p.m.

The meeting was adjourned at 8:50p.m.

Approved this _____ day of _____, 2023

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR