

***Proceedings of the Council of the City of Joliet, Illinois
held on the 2nd day of January, A.D. 2007***

REGULAR MEETING of the Council of the City of Joliet, Illinois held on Tuesday, January 2, 2007 at 6:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

An Invocation was delivered by Pastor Herb Brooks, St. John's Missionary Baptist Church, 104 E. Zarley Boulevard, Joliet, Illinois.

Pastor Brooks then led the pledge to the flag.

MAYOR PRO-TEM QUILLMAN stated that Mrs. Willie Jaeger, the City Council Liaison, is retiring and they would like to honor her this evening and she asked Willie to step up to have her picture taken with the Council.

Mrs. Jaeger stated it has been a pleasure to work with the Council and she really has enjoyed it. She said she has had a wonderful career with the City.

The City Manager said on behalf of the staff he would like to thank Willie for the many hours that she has put in making the staff and Council look good and taking care of the residents of the City. He said Willie has been the Liaison to the Council for quite a few years. He said she takes care of any concerns and complaints that the City Council may receive from the citizens, goes out into the field to verify what the problem might be and then ascertains what might be the solution and works it out with the staff. He said she has been a blessing for us and has been our eyes, our ears and our legs out in the field and she has done a great job.

ROLL CALL

PRESENT: MAYOR PRO-TEM JAN QUILLMAN and DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: MAYOR ARTHUR SCHULTZ.

ALSO PRESENT: CITY MANAGER JOHN M. MEZERA and CORPORATION COUNSEL JEFFREY S. PLYMAN.

APPROVAL OF MINUTES

COUNCILMAN DORRIS moved that the minutes of the Regular Meeting of the Council of the City of Joliet, Illinois held on Tuesday, December 19, 2006 at 6:30 p.m. stand approved as recorded.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, DORRIS, GIARRANTE, LEDESMA, SHETINA, TURK, UREMOVIC and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

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COUNCIL COMMITTEE REPORTS AND AGENDA ITEMS

A. Land Use

COUNCILMAN SHETINA stated the Land Use Committee is going to meet this Thursday at 3:30 p.m.

B. Public Service

COUNCILMAN TURK reported that the Public Service Committee met and discussed the change orders, pay estimates and final payments and found them all to be in order and recommended them for approval.

There were no other Committee reports.

CONSENT AGENDA

A. Position Vacancies
(Council Memo #1-07)

A communication from the City Manager contained his recommendation that he be authorized to fill one Police Sergeant position, one Patrol Officer position and any subsequent vacancies directly related to these positions.

COUNCILMAN GIARRANTE moved that the recommendation of the City Manager be concurred in.

Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

AYES: COUNCILMEN DORRIS, GIARRANTE, LEDESMA, SHETINA, TURK,
UREMOVIC, BROPHY and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

PUBLIC HEARINGS

A. Public Hearing re: Proposed Amendment to the Joliet City
Center Redevelopment Plan and the Addition of Territory to the
Joliet City Center Redevelopment Project Area
(Council Memo #3-07)

The City Clerk noted that this is a public hearing so any comments would be in order at this time.

The City Manager explained that tonight is a public hearing for the expansion of the City Center Tax Increment Financing (TIF) District and the final vote on the issue will be taken on January 17, 2007.

The City Manager said the existing TIF was established in 2000 and it has resulted in some very good projects for the City including the Louis Joliet Hotel, the Loughran Building, the former Kline's building, the YMCA and the Monroe Apartments. He said we would like to expand the district to include some more buildings in the City Center and areas around the City Center. He said the expansion includes areas west of Joliet Central High School, parts of Cass Street, the Joliet Junior College parking areas and parts of Joliet Street in and

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around City Hall. He said there are about 45 buildings that would be included and about 52 acres in terms of the expansion.

The Director of Community and Economic Development stated that the original TIF district included a lot of the historic buildings downtown, and what's being proposed now is an expansion to some of the more developable types of private properties which are close to or in the downtown. He said what the TIF does is it takes vacant properties or somewhat dilapidated properties and tries to assess what type of finances would be generated by that project if it were redeveloped. He said then the incentive is to give that back to the developer for taking the risk of buying a vacant piece of property or a boarded up building and putting it back on the tax rolls. He said whatever increase in taxes that is generated from the improvement is paid back to the developer. He said the TIF period is 23 years. He said in this particular case, State law mandates that we send out a certified letter to give notice of the TIF District to everybody located within 750 ft. of the affected area.

Mr. Kon Savoy of Teska Associates explained that their firm is responsible for the study that is being considered tonight which is the Tax Increment Finance Plan. Mr. Savoy then explained Exhibit A in the plan which includes both the existing TIF area and the area that is being added to the existing TIF. He said this is an amendment or an expansion to what's already there. He said this expansion is almost equal in size to the existing City Center TIF area.

Mr. Savoy said TIF is a financial tool to provide an incentive to developers or property owners to undertake projects that might not otherwise be practical given the market conditions for this area. He said some of those conditions may be rehab of structures. He said in the existing TIF district there were a number of significant historic structures that were in a state of decline and TIF dollars could be used to rehab and stabilize those areas for new uses. He said clearance of buildings that are beyond repair and the establishment of new parking lots and structures to support existing businesses is another reason for the TIF.

Mr. Savoy said he wants to mention the fact that part of the process to establish a TIF district which is in the report is an eligibility study. He said by State Statute we have to meet a very specific list of criteria in order to establish a TIF District. He said we have done that study and in the report we make the finding that the expanded TIF area, which is true of the existing TIF, qualifies as what is referred to as a conservation area. He said there are several factors that are present within this area. He said as a conservation area you have to find first that there are 50% or more of the structures in the TIF district that are 35 years old or older, and in addition, there has to be a combination of 3 or more factors from a list of an additional 13. He said in addition to the age factor we have 4 additional factors under the Statute: deterioration, obsolescence, lack of community planning and lack of growth in the equalized assessed value of the property of the TIF district.

Mr. Savoy said he also wants to highlight in terms of long term to the community is the estimate of the ultimate property value that could be realized if the properties in the TIF district are redeveloped. He said in Exhibit D there is a guideline, not a cast-in-stone plan, but our vision of what we believe could happen with regard to redevelopment of some key properties in the TIF area. He said if these projects were to go forward, we estimate that the incremental increase in property taxes over the term of the TIF in 2006 will be over \$53 million. He said that is new money generated to the community that everyone

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will benefit from. He said the current equalized assessed property value within this expanded TIF area is just a little over \$5 million. He said if we see that amount of new property value created that would generate a new equalized assessed value of over \$116 million which is the equivalent of almost 100% growth per year over 23 years.

COUNCILMAN SHETINA said we're picking up about 52 acres in addition to the current 44 acres, and he asked what the triggering mechanism is to cause this increase in expenditure and assessed valuation as a result of the expenditure.

Mr. Savoy said the key aspect or trigger of TIF is the incentive that the City is able to provide and a use of the new value that is created from development. He said if you have a property that is assessed at \$1 million and new development is assessed at \$5 million, the difference of \$4 million can be used to assist the developer in overcoming some of the potential blighting conditions on the project, improving streets, sidewalks, demolishing and rehabbing buildings and so forth.

COUNCILMAN SHETINA asked if there is an increase in assessed valuation immediately upon the definition of the TIF and if the dollars that are available from that are going to help people rehab property.

Mr. Savoy said there will not be an immediate increase. He said the only increase you would find, if nothing was done, might be a modest increase just over the natural increase in property value maybe at the inflation rate or something less.

The City Manager said the trigger or what causes something to happen is the Council's action. He said if the Council approves this on January 17th it puts the City in a position where we can provide an incentive to the owners of property within this area. He said the taxes that will be paid on any of these properties in their redeveloped state will no longer go to all the taxing bodies. He said the taxing bodies have all had a meeting and they've said we'll go ahead with this TIF, but we're going to negotiate with the developers on a portion of that real estate tax that could go back to the developer as an incentive for him to move ahead with a redevelopment project. He said as soon as the Council approves this we will be in a position where we can offer an incentive. He said the incentive isn't available on day one because once the project is completed it will take about a year for the taxes to go up and for there to be an increment, and at that point the first increment could be available to the developer. He said over 23 years they could recoup a rather substantial portion of their investment and that's what really makes this whole thing go.

COUNCILMAN SHETINA asked about vacancies and said there is one vacancy out of 46 buildings.

Mr. Savoy said in the amended area we didn't find vacancy as a qualifying factor. He said in the existing TIF vacancy it was a factor, but not in the amended area.

COUNCILMAN SHETINA said so in the amended TIF area the 52 acres that you are talking about expanding into, there is only one vacancy that you found.

Mr. Savoy said yes, at the time of the survey.

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COUNCILMAN SHETINA asked what does that do immediately then for the heavy 70% vacancy factor that you have in the existing TIF district. He asked if that was helping that.

The City Manager said it doesn't do anything to that. He said it gives each of those new parcels added value because they can come in and work with us to obtain an incentive. He said it gives them an incentive to maybe even change the use of some of those properties. He said even though some of those properties may not be vacant, they may be used for storage in the upper floors. He said there could be a lot of different uses that are not the highest and best use of the properties. He said some of the properties may need to be expanded to provide for some additional uses and the assessed valuation will come from the new investment in those properties.

COUNCILMAN SHETINA said you had a lot of data in here and you talked about at least an exterior examination of each building and using public record to determine code violations, etc. on what their conditions are in the interior. He said did you then give that individual data to the City staff or is that part of your file.

Mr. Savoy said he doesn't recall if we've given it to staff but it is available. He said anyone can have access to that.

COUNCILMAN SHETINA asked what was the predicate you used to outline the boundary of the new 52 acres.

Planner Alfredo Melesio said we looked at different areas in the TIF where we thought development would be possible and have the biggest impact. He said obviously the biggest impact we had with the first TIF were the Louis Joliet Apartment building and the Kline's building. He said everybody sees those and sees the successes. He said there are particular areas in the downtown and outside this area where we have talked to developers in the past about some potential opportunities and so we tried to look at those areas as well as far as targeting these key sites. He said they include Jefferson Street which is a gateway into the City Center and Cass Street which is another entryway into the City Center. He said that's how we targeted the areas.

The City Manager said we also looked at clustering of buildings that could be rehabbed and at larger and more difficult buildings which may not get rehabbed unless they have some sort of an incentive. He said those are the kind of things that we looked at in addition to what Mr. Melesio said. He said we want to make sure that if there is a TIF that we use it on some of the most important, major buildings. He said we don't want those buildings to be demolished; we'd like them to be rehabbed, if possible.

COUNCILMAN UREMOVIC said let's use St. Mary Carmelite Church as an example. He said if a developer comes in and says we want to take advantage of the TIF financing, what would they do.

The City Manager said the developer would come in and we would talk to him about what he would like to do with the building and what his investment is going to be. He said let's say if the developer came in and on the first floor of the project he wanted to do residential, whether it's the St. Mary's Carmelite Church or another building, we might say to him no we're not going to provide any incentive for you if you're going to put residential on the first floor because we're

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not really looking for residential on the first floor, we're looking for retail. He said so we might talk with him about the building and say if it was a 5 story building we might want retail on the first floor and we might want to see offices above that. He said if they give us the right kind of combination of high quality materials and a good exterior historic preservation of the building, then we would agree to give them up to say a 50% reimbursement of the taxes that they would pay in the future. He said we would then bring that to the City Council in terms of a development agreement so you would get to see each of the projects and see what the recommendation is in terms of sharing of the TIF revenues.

COUNCILMAN UREMOVIC said so the Center for Economic Development will get this information also as they're marketing the downtown properties.

The City Manager said absolutely.

COUNCILMAN BROPHY said the important thing here is that when a developer comes in with an idea for approval of such a benefit, they are not reaching into the City coffers for the money, they are going to their financing source to use those future benefits as their down payments or as credits as part of their financing package. He said while we hold the approval, we don't have to necessarily lay out the money. He said it is private funds and public approval coming together. He said that's kind of the win/win here in this kind of thing and that's the point he wanted to make.

COUNCILMAN BROPHY said at the stage we are at now, we can not include a parcel that isn't included in this map and has not gone through this process. He asked if that is correct.

The Corporation Counsel said that's correct.

COUNCILMAN BROPHY asked if we can exclude a building or a block or a piece of property that we didn't want for some reason at some point.

The Corporation Counsel said yes.

COUNCILMAN BROPHY said this map is still undetermined until we vote on it and then it's set in stone for the duration of the TIF.

The Corporation Counsel said it's set until 2023.

COUNCILMAN BROPHY asked if we can change that with a future Council vote or is the TIF map unchangeable until that time.

The Corporation Counsel said the TIF boundaries can be amended at any time by the Council by using the statutory process which we're in the middle of tonight. He said it also requires some degree of contact with the State of Illinois. He said there is a notice procedure which has been done in this case with the Department of Commerce and Economic Opportunity. He said the Council basically controls the boundaries.

The City Manager said what we also do is we get together with the other taxing bodies because this is a great benefit to have. He said we're actually using some funding that could go to the other taxing bodies as an incentive for development so the other taxing bodies would not want to see this grow very big. He said that would limit their ability to share in the future beyond say a 50% to

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75% level or whatever we're going to be doing. He said the school districts have participated with us on this and they've looked at the boundaries and the buildings and they've said this is reasonable and these buildings need help. He said if we don't do something they are not going to derive any new tax money off those buildings for a long, long time, so they're willing to include these buildings in a TIF district. He said if we wanted to take this TIF district and send it all the way up Jefferson Street and out Essington Road, first of all those areas would probably not qualify, but if they did qualify they would generally not want us to do that on a wholesale basis. He said you want to do it on a somewhat limited basis and focus this incentive on those buildings that really need it.

COUNCILMAN BROPHY said the school district is purchasing the old Rendels property on the eastern most parcels, and he asked how that works when another government body buys it. He asked if they can use the TIF at all.

The Corporation Counsel said they don't pay taxes so therefore there is no increment to return to them. He said if the property was used in some taxable way, the property would generate new revenue and therefore an increment could be allocated by the City Council. He said if there is a tax exempt body that owns and occupies the property, no taxes are billed and no taxes are collected and so there are no taxes to return to any land owner or developer.

COUNCILMAN BROPHY said then when we first drew the map this parcel still had a private owner and we didn't know that was going to occur.

The City Manager said yes, but there is a benefit. He said for instance the Joliet Junior College owns the Renaissance Center and we've already talked to them about the potential of them entering into an agreement with a private developer to come in and develop the entire property. He said that would be taxable if it's used for private uses. He said that tax would be paid by tenants, either Joliet Junior College in tenancy or some other private users, and that tax could then be captured to pay down the debt service on the construction of the building. He said the same thing could be done with the Joliet Township High School property that you were referring to.

COUNCILMAN GIARRANTE stated the City Manager said all of the taxing bodies are on board but they reserve the right to negotiate, is that correct.

The City Manager said the taxing bodies have the right to participate in a panel and that panel has already met and they have already discussed the project and they said this is a good project. He said that is really the end of the negotiations. He said from now on the City controls the TIF district and the proceeds of the TIF district.

COUNCILMAN GIARRANTE said if a developer comes in with a proposal, a taxing body can't sit down and say OK we'll go along with this but we want more taxes.

The City Manager said no. He said the City makes the call from now on.

COUNCILMAN LEDESMA said he knows there is an area with very old buildings west from Broadway Street up Ruby Street to Raub Street. He said Mr. Melesio just mentioned they chose areas with main entryways and Ruby Street is one of them. He said he is very surprised that Collins Street was left out of the TIF district as was Jackson Street. He said those are also main routes into the City

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Center. He said he is very concerned and he would like to see some of these TIF benefits go to those particular areas especially Collins Street. He said there were private developers that didn't come to the City or anybody for any benefits and they took it upon themselves probably out of ignorance and went to the bank and got their loans and built brand new buildings and we didn't give them any benefits. He said he would like to see something spread out towards the Ruby Street area and Collins Street and Jackson Street, south of Chicago Street, which is the main entry as soon as you get to the bridge. He said it doesn't go that far and he thinks that it should. He said we should look into this very closely and not vote on it tonight like it's being recommended.

The City Manager said the action tonight is to take any comment that anyone may have and set the date for your action to be January 17, 2007. He said he would suggest if you want to look at a lot of other areas like Collins Street, Ruby Street, South Chicago Street and any other arterials, we can make further amendments to this in the future. He said this is a process that has been going on for a long time with all the other taxing bodies and it would be in the City's best interest to proceed with this and get this done so that at least we can proceed with projects if they were to come along now. He said if we want to start in a few months and look at some more areas we can still do that and it wouldn't stop this area from proceeding and it would allow the other ones to go ahead. He said we would just start another process.

COUCNILMAN LEDESMA said for example Ruby Street, how long would it take before it would qualify for TIF funds.

The City Manager said the process would probably take about 6 months.

Mr. Jim Roof of First Midwest Bank said he would like to commend the City on taking this step because downtown is in need of having these incentives so people will look at development and investing their capital in facilities that will enhance the overall quality of downtown Joliet. He said First Midwest is obviously a very significant resident of downtown Joliet. He said we have three different locations here as well as 4 or 5 locations on the west side of town. He said looking to our downtown facility, we've been looking for a number of years at how to take the property and make it better and have even considered a sale and building a new building on the same property. He said there is a piece of property that we think got missed also. He said we have a very significant area along Washington Street and the railroad tracks from Ottawa Street going west to just south of City Hall that we would like to see considered in the future as part of that amendatory process that takes place. He said this is something that the City should be commended for taking action on because downtown is the center of our City and it is also our County Seat, and we need to incent people to enhance the overall environment that we operate and live in downtown. He said he supports the City's action in that regard and asks along the same lines as COUNCILMAN LEDESMA that you look at other areas for future amendments that may be incorporated as well.

Mr. John Bays said right now he has about 300,000 sq. ft. of office space downtown and he also owns the Kline's building. He said the TIF really made a difference for them in filling that building up with tenants. He said a lot of cities that he's working with right now have different ways of giving people incentives and rebuilding downtowns. He said all across the country downtowns are a problem, especially cities with riverboat casinos. He said some have a Mayor's fund where they issue money if you're doing a big project in a downtown area.

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He said he just did a major renovation in Evansville, Indiana and the City gives you a percentage of what you spend, which is a little bit different than a TIF situation. He said he has already spent \$15 million to \$20 million downtown on his buildings. He said a big issue here is that we need more free parking downtown. He said nobody wants to tear a lot of these old buildings down, but you need parking space. He said another thing he feels is a big issue which is a touchy subject is the liquor license being extended downtown. He said for instance on New Year's Eve he threw a party in downtown Evansville. He said downtown Evansville is something like Joliet; it's not a booming area. He said we took in \$186,000 at this party. He said he also did one previously in Kentucky and took in \$240,000. He said downtown Owensboro, Kentucky is like a ghost town and is a lot worse than Joliet. He said he built a 5,000 seat outdoor beer garden in Owensboro and spent \$2 million on it. He said that beer garden has been 95% sold out every night that it's been open. He said it's getting people downtown and it's really making a big difference. He said in Evansville they are building a 2,000 seat outdoor beer garden right now and a lot of people think that brings crime, but we have very little problems there.

MAYOR PRO-TEM QUILLMAN asked what the hours of the liquor licenses there are.

Mr. Bays said on Sundays he is the only one in either City that has a liquor license. He said so he had a captive audience on New Years Eve because even on New Years Eve they don't let you have a liquor license on Sunday unless you own a convention center. He said Joliet really needs a lot of things done to get people downtown. He said you have to look at the whole picture to bring business downtown. He said out of his 300,000 sq. ft. in property space he has less than 1,000 ft. vacant in Joliet and that is very, very good. He said he believes the only building he has that he's getting any TIF assistance out of is the Kline's building. He said if you fix up these buildings properly and spend the money you can bring the businesses downtown, but you have to open up other reasons for people to come downtown. He said he thinks Joliet, even though there are parking meters all over and he knows you can't stop charging for parking, needs more free places to park if you want to get retail business. He said if you could just knock some of these old buildings down you could make parking lots or parking decks and that would really help.

MAYOR PRO-TEM QUILLMAN asked Mr. Bays again what the hours of the liquor licenses were down south.

Mr. Bays said he believes it is 2 a.m. in Owensboro and he thinks his Evansville license is 3 a.m. He said it's all about tourism and he thinks they brought close to \$100 million in new business to Owensboro. He said the same thing could happen here if we had more things to attract people downtown. He said he's real worried about some of the banks pulling out downtown. He said if they don't have customers and if you don't work downtown what's the use of coming downtown. He said you should come up with something besides just the TIF. He said the TIF is a great thing. He said with his TIF money his tenants pay no real estate taxes, they only pay rent. He said believe it or not that has filled up a lot of buildings for him. He said he really thinks everyone should sit down and look at some of these other options.

COUNCILMAN GIARRANTE asked what kind of residency Evansville and Owensboro have downtown. He asked if there were quite a few people that live downtown or is it strictly business or what.

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Mr. Bays said it is mostly business, but they are working on putting condos in downtown.

COUNCILMAN BROPHY told Mr. Bays his comments are certainly welcome and his contributions are extremely valuable and we know he is an important stakeholder downtown. He said he'd like to invite Mr. Bays back to a Land Use Committee meeting if Chairman Shetina would allow it where we could have more of this discussion, because what we're talking about now is going beyond the TIF item. He said we really would like to have Mr. Bays there and we can kick some of these ideas around. He said there is plenty of room to grow.

Mr. Nick Polykandriotis of JCM Uniforms said he agrees with Mr. Roof that there is a great opportunity here and he sees what you're trying to do. He said he understands that it can't be added onto now, but there may be an opportunity in the future because he sees a couple entryways into the City where Cass Street could be helped. He asked if the assessed valuation of the current members in the TIF will go up.

The City Manager said there will be no change in the current assessed valuation. He said the only time the assessed valuation really changes is when the assessor might come through and see the need to reassess it or if you were to do a project and you were to make a large investment in the building, and that would be reflected in your assessment.

Mr. Polykandriotis said so the current people being brought in won't have any extra tax.

The City Manager said no, there will be no change whatsoever.

Mr. Rich Pagliaro, Assistant Superintendent for Joliet Township High School District #204, stated he wanted to speak on behalf of the Board of Education and the administration. He said they have been in communications with the City regarding this project and they do support it. He said anything that is going to help redevelop and reenergize the east side of the downtown area we definitely support. He said we know that in the short term it's not going to help us, but in the long term of 10 to 15 years down the road as this project moves along, it is going to benefit the future administrators and students of Joliet Township High School and we see that as a real plus and value. He said he thinks all of the Council knows that they have purchased the Rendel property and they have owned it for about 6 months now. He said once it is totally vacated the plans at the present time are to create some more green space in the downtown area. He said they don't want the property to sit there idle. He said they are also looking to add to their facilities at the Central campus and with that addition they hope to not only be able to provide facilities for instructional programs for our students but also for community use and that would be at the north end of their current Central campus. He said again he just wants to thank the City for all their efforts in trying to help reenergize and redevelop the east side of the downtown area.

Several individuals in the audience asked for an explanation of this matter in Spanish, and Mr. Melesio explained the hearing process to them and answered several questions. No individuals were in opposition.

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MAYOR PRO-TEM QUILLMAN asked if there were any further comments, and being none, she closed the public hearing.

COUNCILMAN BROPHY moved to adjourn the public hearing on this matter that will be considered for a vote by the Mayor and City Council on January 17, 2007.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMEN GIARRANTE, LEDESMA, SHETINA, TURK, UREMOVIC, BROPHY, DORRIS and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

MAYOR PRO-TEM QUILLMAN requested that the liquor license be moved up on the agenda at this time.

Deputy Liquor Commissioner Dan Campus explained Council Memo #28-07 dealing with the issuance of a Class "C-D" Liquor License at the Target Store at 2701 Plainfield Road.

- A. Issuance of a Class "C-D" Liquor License at 2701 Plainfield Road
(Council Memo #28-07)

A communication from the Liquor Commissioner regarding the application of Target Corporation d/b/a Target Store T-894 for the issuance of a Class "C-D" Liquor License at 2701 Plainfield Road contained his recommendation that the issuance of this license is in the best interest of the City, and therefore, approval is recommended.

COUNCILMAN SHETINA moved that the recommendation of the Liquor Commissioner be concurred in.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

AYES: COUNCILMEN LEDESMA, SHETINA, TURK, UREMOVIC, BROPHY, GIARRANTE and MAYOR PRO-TEM QUILLMAN.

NAYS: COUNCILMAN DORRIS.

APPROVAL OF REGULAR CURRENT BILLS

- A. Regular Payroll – December 2 – December 15, 2006 -
\$2,766,488.36
(Council Memo #4-07)

Biweekly Payroll Summary Reports of the total cost of regular salaries for the period December 2 through December 15, 2006 and additions to regular salaries for the period November 24, 2006 through December 7, 2006 including a 2006 Overtime Budget Status Report and a Biweekly Summary of Overtime and Temporary Assignments were accompanied by a recommendation from the City Manager that said Regular Payroll be allowed.

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COUNCILMAN LEDESMA moved that the recommendation of the City Manager be concurred in.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

AYES: COUNCILMEN SHETINA, TURK, UREMOVIC, BROPHY, DORRIS, GIARRANTE, LEDESMA and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

ORDINANCES AND RESOLUTIONS

A. ORDINANCES

1. 2007 Special Service Areas

- a. AN ORDINANCE Proposing the Establishment of the 2007 Joliet Special Service Area No. 1 – Cora Street (Ingalls-Frank) was presented and read.
(Council Memo #5-07)
(ORDINANCE NO. 15747)
- b. AN ORDINANCE Proposing the Establishment of the 2007 Joliet Special Service Area No. 2 – Garnsey Avenue (Spring Creek-Ward) was presented and read.
(Council Memo #5-07)
(ORDINANCE NO. 15748)
- c. AN ORDINANCE Proposing the Establishment of the 2007 Joliet Special Service Area No. 3 – Raub Street (Douglas-Ruby) was presented and read.
(Council Memo #5-07)
(ORDINANCE NO. 15749)
- d. AN ORDINANCE Proposing the Establishment of the 2007 Joliet Special Service Area No. 4 – Willow Avenue (Morgan to South End) was presented and read.
(Council Memo #5-07)
(ORDINANCE NO. 15750)

COUNCILMAN LEDESMA moved that said Ordinances be adopted.

Motion seconded by COUNCILMAN DORRIS.

Motion carried by the following vote:

AYES: COUNCILMEN TURK, UREMOVIC, BROPHY, DORRIS, GIARRANTE, LEDESMA, SHETINA and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

Prior to his vote, COUNCILMAN LEDESMA asked the Director of Public Works if the residents were sent a notice about this.

The Director of Public Works stated not yet. He said tonight we are recommending the Ordinances that are proposing these Special Service Areas. He said we will send out notices before the Public Hearing to establish the Special Service Areas which will be in a month.

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COUNCILMAN LEDESMA said he discussed these projects with the Director of Public Works last year and because of lack of funding these were delayed and they are now being implemented for this year and he thanked him for that.

2. AN ORDINANCE Declaring the following properties as Public Nuisances and authorizing application to the Circuit Court for demolition, injunction or other relief was presented and read:
612 Wheeler Avenue.
(Council Memo #6-07)

COUNCILMAN SHETINA moved that said Ordinance be adopted.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

AYES: COUNCILMEN UREMOVIC, BROPHY, DORRIS, GIARRANTE,
LEDESMA, SHETINA, TURK and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

(ORDINANCE NO. 15751)

BIDS AND CONTRACTS

A. Award of Contracts

1. Authorization to Reject Bid for Tow Truck for Motor Maintenance Division and Re-Bid
(Council Memo #12-07)

A communication from the City Manager contained his recommendation that the Mayor and Council reject the bid received for a tow truck from Rendels GMC in the amount of \$78,175.00, and re-advertise and re-bid this contract.

COUNCILMAN SHETINA asked whether the Public Service Committee discussed this Council Memo at their meeting.

COUNCILMAN TURK said no, it wasn't on their agenda.

The City Manager said this is a Motor Maintenance Division item. He said we received only one bid that was \$6,175.00 above the estimate. He said the problem was that it didn't meet specifications and Motor Maintenance did not want to proceed with purchasing a vehicle that doesn't meet the specifications. He said they are requesting that we reject this bid and that we re-advertise.

2. Authorization to Execute a Professional Services Contract for Tourism Marketing and Advertising Design
(Council Memo #13-07)

A report on three bids received for the above contract was accompanied by a recommendation from the City Manager that this contract be awarded to JV Murphy & Associates in the amount of \$11,625.00.

Prior to her vote, MAYOR PRO-TEM QUILLMAN questioned how JV Murphy & Associates could do this for less than half of the estimate, and said she does not want to see a change order on this later on down the road.

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The Director of Visitor Services stated he was surprised by that number as well. He said we did budget for quite a bit more than that. He said JV Murphy & Associates did bid last year and was not awarded the bid because they were actually one of the higher bids. He said he made a phone call to them after the bid opening and they were very aware of the amount and scope of the work and they were comfortable with what they bid. He said he thinks they just wanted to make sure that they got the opportunity to work with us and learn about what we're doing and go from there. He said they may have to do a little bit more work for the money, but he has had a conversation with them and he is comfortable that they are going to come through.

Prior to his vote, COUNCILMAN BROPHY said he doesn't think that it's a surprise that a local firm would be so much less expensive than a St. Charles or an Oak Brook area firm. He said he thinks there are some significant savings for being local and he said he knows them to be very professional and astute and he thinks they will do a fine job and he doesn't see a problem with the award.

Prior to his vote, COUNCILMAN GIARRANTE said that last time they bid he thinks they were a little green and didn't know what they were getting into and now they've done their homework.

Prior to his vote, COUNCILMAN TURK stated he is happy with the fact that the printing of the tourism brochure is going to a local firm.

Prior to her vote, MAYOR PRO-TEM QUILLMAN stated she is also happy the printing is staying local.

3. Authorization to Purchase Sanitary Sewer Flow Meters
(Council Memo #14-07)

A communication from the City Manager contained his recommendation that the Mayor and Council award this contract to Gasvoda & Associates in the amount of \$9,711.00.

4. Authorization to Purchase Electronic JULIE Notification
System
(Council Memo #15-07)

A communication from the City Manager contained his recommendation that the Mayor and Council award this contract to American Computer and Communications, Inc. in the amount of \$16,970.00.

5. Authorization to Purchase Replacement Boiler Tubes for
the East Side Sewage Treatment Plant
(Council Memo #16-07)

A report on three proposals received for the above contract was accompanied by a recommendation from the City Manager that the Mayor and Council award this contract to Barr Mechanical Sales in the amount of \$7,704.00.

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COUNCILMAN GIARRANTE moved that the recommendations of the City Manager be concurred in.

Motion seconded by COUNCILMAN BROPHY.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, DORRIS, GIARRANTE, LEDESMA, SHETINA, TURK, UREMOVIC and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

B. Change Orders and Payouts:

1. Approve Change Order No. 1 for Electric and Fiber Services for City-Wide Master Communications Plan South Tower
(Council Memo #20-07)

A communication from the City Manager contained his recommendation that the Mayor and Council approve Change Order No. 1 in the amount of \$1,046.00 on behalf of Utility Dynamics Corporation.

2. Approve Change Order No. 1 and Pay Estimate No. 1 and Final for the Improvements for Joliet Fire Station No. 10 Push Pier Repair and Associated Construction
(Council Memo #21-07)

A communication from the City Manager contained his recommendation that the Mayor and Council approve Change Order No. 1 in the amount of \$11,376.00 and Pay Estimate No. 1 and Final in the amount of \$124,792.00 on behalf of Atlas Restoration, LLC.

MAYOR PRO-TEM QUILLMAN said she would like to be notified when we get the reimbursement for this.

The City Manager said he would be glad to notify her.

3. Approve Payment No. 4 and Final for the Aux Sable Creek Basin Conveyance Project – Cascade Aeration Structure Project
(Council Memo #22-07)

A communication from the City Manager contained his recommendation that the Mayor and Council approve Payment No. 4 and Final in the amount of \$59,465.00 on behalf of Whittaker Construction and Excavating.

4. Approve Change Order No. 4 for the 10D and 11D Water Treatment Plants and Booster Station and Reservoir Modifications Project
(Council Memo #23-07)

A communication from the City Manager contained his recommendation that the Mayor and Council approve Change Order No. 4 in the amount of \$155,406.13 on behalf of Allan Mack and Sons, Inc.

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5. Approve Payment Estimate No. 1 for the Chicago Street Sidewalk Project – Phase II
(Council Memo #24-07)

A communication from the City Manager contained his recommendation that the Mayor and Council approve Payment Estimate No. 1 in the amount of \$72,799.70 on behalf of Lindblad Construction.

COUNCILMAN TURK moved that the recommendations of the City Manager be concurred in.

Motion seconded by COUNCILMAN LEDESMA.

Motion carried by the following vote:

AYES: COUNCILMEN DORRIS, GIARRANTE, LEDESMA, SHETINA, TURK, UREMOVIC, BROPHY and MAYOR PRO-TEM QUILLMAN.

NAYS: NONE.

LICENSES AND PERMIT APPLICATIONS

- A. Issuance of a Class “C-D” Liquor License at 2701 Plainfield Road
(Council Memo #28-07)

This item was approved earlier in the meeting.

MAYOR AND COUNCIL COMMENTS:

COUNCILMAN LEDESMA asked the Deputy Police Chief if he could get a list of the number of people arrested for drunk driving over the holidays.

The Deputy Police Chief said he would get it for him tomorrow.

COUNCILMAN BROPHY stated he wanted to take the opportunity to make a personal comment about Willie Jaeger and her farewell. He said her position was created without really knowing how one person would be able to work with 8 different personalities and he said that Willie, through her performance, has defined the position exactly as how we hoped it would turn out. He said it was risky, but she balanced the job marvelously.

COUNCILMAN SHETINA echoed the sentiments of COUNCILMAN BROPHY. He said they met Willie Jaeger’s replacement tonight, Wenora Farrell, and he said she has the right kind of personality and he thinks she will do a good job.

COUNCILMAN TURK echoed the comments of all the Council on the job that Willie has done. He said whenever he called her for anything he knew she would follow through and get it done and it never required a follow up phone call. He thanked her and wished her the best of luck in her retirement.

COUNCILMAN UREMOVIC also echoed the comments of the Council. He said he went to grade school with Willie and he said she is going to be missed.

MAYOR PRO-TEM QUILLMAN also said thank you to Willie and she wished everyone a Happy New Year.

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ADJOURNMENT

COUNCILMAN DORRIS moved that the Council adjourn.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMEN GIARRANTE, LEDESMA, SHETINA, TURK,
UREMOVIC, BROPHY, DORRIS and MAYOR PRO-TEM QUILLMAN.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape