

***Proceedings of the Council of the City of Joliet, Illinois
held on the 16th day of October, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, October 16, 2006 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR ARTHUR SCHULTZ and DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 5 COUNCILMAN WARREN C. DORRIS.

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

The City Manager asked the Council's indulgence in moving several items up on the agenda due to the presence of interested individuals.

The City Manager first explained Council Memo #1185-06 dealing with a Special Use Permit to Allow a Short Term Lending/Car Title Loan Establishment at 232 S. Larkin Avenue. He advised that both the Zoning Board of Appeals and the Administration is recommending the denial of this request because approval would allow this type of establishment in an area that has an adequate amount of pay day/car title loan stores already, and this may have some impact on the essential character of the area. He said it would not be in the best interest of the City to have this main street evolve into a payday/car title loan commercial strip.

Attorney Michael Hansen was present on behalf of the petitioner, Lighthouse Financial Group of Illinois.

COUNCILMAN LEDESMA asked what the difference is between this one and the ones that are already established, and if they have higher standards.

Mr. Hansen said "payday" loan stores offer extremely high rates of interest and only lend small amounts of money and take people's pay checks as collateral with various other requirements. He said Lighthouse Financial is out of Tampa, Florida and they presently have about 25 of these stores throughout the country with 5 in Illinois. He said they are a reputable operation backed by large lending institutions. He said they are a consumer installment lender licensed by the State of Illinois. He said the types of people they serve are contractors, people needing loans for medical reasons and for property taxes and various consumer reasons. He said they do not lend to people, for instance, who want to go on the gambling boats.

Mr. Hansen said Lighthouse Financial will not have the type of signage that is prevalent on the "payday" loan stores that you see in the Larkin Avenue area. He said Lighthouse Financial and their landlord are willing to do any type of beautification in the area that the City may require. He also said the neighbors are in favor of this application.

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COUNCILMAN TURK said the signs that are out there now are pretty gaudy, and he asked if the sign here would be similar to the one at the current location in Crest Hill.

Mr. Hansen said no. He said the present location in Crest Hill has a car title loan sign, but that will not be at this location. He said they have guaranteed that they are not going to have gaudy signage with "payday loan store" appearing on the sign. He said it is just going to say Lighthouse Financial. He said "payday" loan stores attract people by their signage. He said Lighthouse Financial gets their customers either by yellow page advertising or word of mouth, not people driving by.

COUNCILMAN GIARRANTE asked if the interest rates they charge are regulated by anyone.

Mr. Hansen said they are a consumer and installment lender under the State of Illinois, just like the "payday" loan stores and Household Finances and General Finances. He said all 3 are regulated under the category of Consumer Installment Lender. He said the City requires a special use permit for a consumer installment lender and they regulate the interest rates that can be charged. He said they have a license and they have to go through the criteria and submit their applications and get re-licensed every year.

COUNCILMAN SHETINA said he doesn't like these, but he thinks there is a nuance between Household Finance, General Finance and this type of an operation. He said he is not looking for more of this type in the City of Joliet but he has looked at the facility in Crest Hill and it is a classy looking operation. He said it looks more like an office than a carnival. He said he would put his trust in what Mr. Hansen has said and he has no problem with this. He said he agrees with the staff's concerns, but this is a case we ought to support.

Mr. Hansen said he is staking his reputation on this. He said this is the type of consumer installment lender that rises above the "payday" lender status.

The City Manager said the Council is relying on Mr. Hansen's statements that this would not be a "payday" loan store. He asked Mr. Hansen to get together with the Corporation Counsel to put together some conditions that would make sure that they don't have "payday" loans and that "payday loans" does not appear on the signage. He said he thinks this would give the Council a lot more comfort.

Mr. Hansen said he talked with his client today about these issues and they are more than happy to do that.

COUNCILMAN BROPHY said he would like to see those things firmed up a little bit. He said hopefully what would happen with good outfits like this is that they would run those other ones out of business, even though they don't compete directly.

MAYOR SCHULTZ said he has noticed that this area is a hot spot for loan companies, and he asked how long the seven in that area have been there.

The City Manager said they have been there 7 to 10 years.

It was requested that this item be voted on today.

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1. AN ORDINANCE Approving a Special Use Permit to Allow a Short Term Lending/Car Title Loan Establishment Located at 232 S. Larkin Avenue subject to the following conditions was presented and read: 1) No signage on the property shall offer the making of payday loans or contain the phrase "payday loan"; 2) Exterior signage shall not contain the phrase "car title loan" or "auto title loan"; 3) Exterior signage shall be limited to the trade name of the establishment, such as "Lighthouse Financial"; 4) The Special Use Permit granted shall herein terminate and lapse unless the land use requiring the Special Use Permit is commenced within 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period; and 5) Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit. (#2005-31/Dist. #3)
(Council Memo #1185-06)

COUNCILMAN SHETINA moved that said Ordinance be adopted as recommended.

Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, GIARRANTE, LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK, UREMOVIC and MAYOR SCHULTZ.

NAYS: NONE.

Prior to her vote, COUNCILWOMAN QUILLMAN asked if they could get approval of the sign before it goes up.

Mr. Hansen said that is no problem. He said there is no intent to put UP signage other than Lighthouse Financial on the glass front and the same thing would go on the pylon sign located in front of the strip center.

Prior to his vote, COUNCILMAN BROPHY asked Mr. Hansen if they were going to make any unsecured loans.

Mr. Hansen stated "payday" is now a defined term under Illinois law based on the new act, and that's the types of loans that they will not do and he said they would commit to that in writing.

COUNCILMAN BROPHY said it is not a prohibition against unsecured loans.

The Corporation Counsel said it would be loans that are specifically authorized by the Payday Loan reformat which Mr. Hansen is referring to. He said essentially they are unsecured. He said they accept post dated checks, wage assignments and those sorts of things. He said they are secured with future income but not secured with collateral like a car title loan. He asked Mr. Hansen to verify that the signage would be the name of the business, but wouldn't have the terms "Payday Loan" or "Car Title Loan".

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Mr. Hansen said it would not have any of that. He said it would just have the institution name.

COUNCILWOMAN QUILLMAN asked Mr. Hansen if what he is explaining today was all explained at the Zoning Board meeting.

Mr. Hansen said at the Zoning Board meeting we did not make a commitment like we are making here today that we would not do "payday" loans. He also said we did not make a commitment as to signage. He said at the Zoning Board of Appeals meeting officials were in from Florida and a 5 minute video about Lighthouse Financial was presented. He said the law firm of Chapman and Cutler came and explained the new law and explained the differences between "payday" loan stores and what Lighthouse Financial does.

COUNCILWOMAN QUILLMAN said the reason she asked this is because she doesn't like to go against what the Zoning Board rules. She said if they had all this information they may have voted differently.

Mr. Hansen said he understands, but in all fairness the Zoning Board of Appeals didn't give any reason as to why they denied their petition.

COUNCILWOMAN QUILLMAN asked if we can put a term limit on it and revisit in 6 months to see that they are complying with our conditions.

The Corporation Counsel said that would be a condition of occupancy of the property, and if there ever is a violation of the condition, it can be brought to Land Use or the full Council and enforcement wouldn't be a problem.

COUNCILMAN BROPHY said the reason we put a moratorium on these things is because we wanted this kind of review to make sure we get decent, reputable companies occupying commercial space. He said this is an appropriate use and he votes aye.

COUNCILWOMAN QUILLMAN said based on Mr. Hansen's past reputation, she is going to vote aye.
(ORDINANCE NO. 15688)

The City Manager then explained Council Memo #1195-06 dealing with the Preliminary Plat of Carlson Brothers Commercial Subdivision which is in Will County and being reviewed by the City as it is within 1 ½ miles of Joliet's City limits.

Mr. Mike Rogina of Rogina & Associates was present on behalf of the petition.

The City Manager then explained Council Memo #1200-06 dealing with the Sale of City Owned Property at 2 N. Center Street to the Patrick C. Haley Mansion in the amount of \$20,000.

Mr. Jeff Bussean, the owner of the Patrick C. Haley Mansion, was present to respond to questions.

The City Manager said Mr. Bussean plans to move the existing structure (Darcy House) at 5 S. Center Street to the City's property at 2 N. Center Street, and to expand the existing mansion parking northward. He said the approval is subject to the building being moved within six months and that a portion of the property

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will be transferred to the adjacent property owner at 14 N. Center Street for vehicular access.

COUNCILMAN SHETINA said he was at the mansion the other night for a function and the addition is one of the finest looking things in Joliet and is really an asset to the City. He said they have done a great job.

COUNCILWOMAN QUILLMAN moved that said Resolution be adopted and the motion was seconded by COUNCILMAN SHETINA.

COUNCILMAN BROPHY asked the applicant if there was anything in the conditions that were too restrictive. He asked if 6 months to move the house was sufficient.

Mr. Bussean said he thinks he might need a year.

COUNCILMAN BROPHY asked if we could loosen these conditions a little bit and allow them some flexibility. He asked about transferring a "portion" of the property to the adjacent property owner and if that needed to be tightened up.

The Corporation Counsel said for the Resolution it doesn't need to be, but obviously we will tighten it up.

The City Manager asked Mr. Bussean if they have reached an agreement on access with the adjacent property owner.

Mr. Bussean said yes, they would have a 16 ft. access from Hickory Street.

The City Manager asked if that would be an easement.

The Corporation Counsel said it would be split.

COUNCILMAN BROPHY asked if there is a defined size of the piece of property.

Mr. Bussean said yes.

COUNCILMAN BROPHY suggested that the motion and second be amended to include a 12 month time allotment instead of 6 months to move the building.

COUNCILWOMAN QUILLMAN and COUNCILMAN SHETINA said they have no problem with that.

The City Manager asked if they wanted to also add that 16 ft. of the property be transferred instead of a "portion" of property, and there were no objections.

2. A RESOLUTION Authorizing the Sale of City Owned Property at 2 N. Center Street to the Patrick C. Haley Mansion subject to the following conditions was presented and read: 1) The Grantee shall move the historic structure currently located at 5 S. Center Street to the subject premises within one year; 2) The Grantee shall keep and maintain the subject premises in conformance with the Zoning Ordinance; 3) A 16' strip of land located along the northern boundary of the western 30' property be transferred to the owner of 14 N. Center Street for vehicular access; and

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4) The Grantee shall pay the sum of \$20,000.00 as the purchase price for the subject premises.
(Council Memo #1200-06)

COUNCILWOMAN QUILLMAN moved that said Resolution be adopted as recommended.

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

AYES: COUNCILMEN GIARRANTE, LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK, UREMOVIC, BROPHY and MAYOR SCHULTZ.

NAYS: NONE.

Prior to her vote, COUNCILWOMAN QUILLMAN thanked Mr. Bussean for his commitment to Joliet, not only for beautifying it, but for preserving it.

COUNCILMAN BROPHY said when the time comes to move the building Mr. Bussean will need some help with traffic control. He asked if it would take more than a day to move the building across the street.

The City Manager said he didn't think it would take more than a day and traffic control will be taken care of.

(RESOLUTION NO. 5845)

The City Manager then explained Council Memo #1202-06 dealing with the Extension of City Water and Sewer Facilities Across EJ&E Right of Way for Beatty Lumber on Cherry Hill Road, south of Spencer Road.

Mr. Bob Dolezal, representing Beatty Lumber, was present to respond to questions.

MAYOR SCHULTZ suggested that the Regular Council meeting scheduled for Wednesday, November 8, 2006 at 6:30 p.m. be cancelled, and that all agenda items be acted on at the Pre-Council meeting on Monday, November 6, 2006 at 3:30 p.m.

COUNCILMAN GIARRANTE moved that the Regular Council meeting scheduled for Wednesday, November 8, 2006 at 6:30 p.m. be cancelled, and that all agenda items be acted on at the Pre-Council meeting on Monday, November 6, 2006 at 3:30 p.m.

Motion seconded by COUNCILMAN BROPHY.

Motion carried by the following vote:

AYES: COUNCILMEN LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK, UREMOVIC, BROPHY, GIARRANTE and MAYOR SCHULTZ.

NAYS: NONE.

The City Manager then went to the beginning of the agenda to explain the remaining items.

The City Manager explained Council Memo #1208-06 Awarding the 7-year option for the Solid Waste Collection and Disposal Contract for years 2007-2013 to Waste Management for their base bid amount (without toters) of \$78,406,284.00.

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COUNCILMAN BROPHY left the meeting at this point.

COUNCILMAN SHETINA asked about the landfill availability to deliver our waste. He asked if there was a guarantee that we have access to the County landfill for the 7 year period of the contract.

The City Manager said our contract requires Waste Management to provide it no matter what happens. He said even if there was a disaster up there and it was closed, Waste Management would still have to take it to one of their facilities or transfer it to another facility. He said it is totally their responsibility.

COUNCILMAN SHETINA asked if we still have access to Will County.

The City Manager said yes, it is available to Waste Management.

COUNCILMAN TURK asked if we are approving per unit prices because the units are estimated so it could fluctuate with the price of the total contract.

The City Manager said the unit prices are attached and they are specific, and that is what the Council would be approving.

It was requested that this item be voted on today.

3. Award of the 2007-2013 Solid Waste Collection and Disposal
Contract
(Council Memo #1208-06)

A report on one bid received for the above contract contained a recommendation by the City Manager that the Mayor and Council award this contract to Waste Management for the base bid amount (without toters) of \$78,406,284.00.

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

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK,
UREMOVIC, GIARRANTE, LEDESMA and MAYOR SCHULTZ.

NAYS: NONE.

Prior to his vote, COUNCILMAN LEDESMA asked if this is with or without the toters.

The City Manager said without the toters.

COUNCILMAN LEDESMA said he is very disappointed we didn't throw in the toters, but he will vote aye.

Prior to her vote, COUNCILWOMAN QUILLMAN asked the Corporation Counsel how we were doing with the ordinance for the containers for garbage.

The Corporation Counsel said going through the garbage contract led to looking at all of our other garbage ordinances, and he has come to the conclusion that we already have the ordinance we need in place. He said it was done in 1990.

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COUNCILWOMAN QUILLMAN said so it's not enforced.

The Corporation Counsel said he doesn't want to say that. He said we have an ordinance that requires that when it comes to food type of garbage, a metal or a rigid plastic and a container that can be closed is required. He said other types of garbage can be put in plastic bags or even without a bag if it's not unsanitary to do that.

COUNCILWOMAN QUILLMAN said she knows there has been an issue with garbage all over the City, especially with the plastic bags and the skunks and raccoons getting in the garbage. She said it is just not being adhered to.

The Corporation Counsel said we have so many different ordinances maybe we can do something to consolidate them, but there is an ordinance right now that can be used by Neighborhood Services in the right circumstances to require rigid containers to store food waste.

COUNCILWOMAN QUILLMAN said she would like to see that.

The City Manager suggested that the Council take a ride around the City on a collection morning in the different areas. He said the number of plastic bags that are put out are significant. He said if we do make a change in this to force the hard containers, we should probably do some fairly significant education ahead of time because it would affect a lot of people. He said he thinks we should do it because it is a good idea and there is a lot of food waste in the bags and they get torn open. He said there could be some backlash if we don't spend a little time educating the people on the public safety need for it.

COUNCILMAN TURK asked the City Manager if he is talking about the plastic bags even if they don't include food items.

The City Manager said no. He said COUNCILWOMAN QUILLMAN is right in that there is a lot of use out there. He said we don't look at what is in the plastic bags so we can't say that we really enforce the difference between the two. He said he has to conclude that there are a lot of people that are putting food products in those plastic bags.

COUNCILMAN SHETINA said this is the reason he brought up the toters. He said they look much neater than the way that is being done right now. He said you should take a ride through Lockport and other small towns that provide the toters for the public. He said he hasn't figured out how they managed to give those toters to the people and at what charge.

The City Manager said it's about \$1.80 per month. He said Manhattan is doing it now.

COUNCILMAN LEDESMA said they look so neat he wishes they would approve this contract with the toters, but it's up to the Council.

The City Manager said the Corporation Counsel could work the ordinances up and we could bring them to the Land Use Committee or Public Service Committee and then we'll do a little education program and work with the Public Information Coordinator on a program for the public to give them some notice.

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COUNCILMAN GIARRANTE said at one time when we weren't sure what the ordinance said we talked about if a person puts plastic bags out and they are ripped up, the garbage man would notify us of that person and we would let that person know that they have to buy a container. He asked if that would be a little more palatable for the people if we piecemealed it that way, or are we just going to say everybody has to buy garbage cans.

The Corporation Counsel said we already have an ordinance that gives the inspection department the ability to enforce it the way you suggest where if there is a complaint, whether it is from the collector or a neighbor, there should be some communication with the property owner because they are perhaps gone during the day.

COUNCILMAN GIARRANTE said he would prefer that if a neighbor complained that the garbage is strewn all over, that the inspector tells them that they have to get a container rather than mandating everybody has to go out and buy garbage containers.

COUNCILWOMAN QUILLMAN said she thinks it's just a matter of education and letting people know what they can put in plastic bags and what needs to be contained in hard containers. She said we just need to re-educate.

COUNCILMAN GIARRANTE said but you are still mandating everybody to go out and buy one.

COUNCILWOMAN QUILLMAN said yes, but why would you want food in a plastic bag when there are animals out there tearing them up.

COUNCILMAN GIARRANTE said that's his point, if it's not being torn up that's OK, but if it is torn up, we should let the people know that their garbage is being strewn all over and they need to get a plastic container.

COUNCILWOMAN QUILLMAN said however it's enforced, let's just work on it and educate the people.

COUNCILMAN LEDESMA said let's just give them the toters and get it over with.

COUNCILMAN GIARRANTE said he just has a problem mandating that everybody has to go out and buy garbage cans. He said you might have a couple or 1 person with one plastic bag of garbage and they don't have any problem.

COUNCILWOMAN QUILLMAN said the argument to that is for as much as they spend for the plastic bags, they could buy a \$10 Rubbermaid garbage can.

COUNCILMAN GIARRANTE said what he is saying is let them make that decision unless the garbage is strewn all over or if you want, take it to the Land Use Committee or Public Service Committee

COUNCILMAN SHETINA asked how much the rate is if people want the toters and what happens if a toter is stolen or broken.

Mr. Mike Morley of Waste Management said if people want to buy the cart they pay us all at once or they can rent the cart for a monthly fee. He said if they rent the cart Waste Management is responsible for the maintenance of the cart. He

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said if they buy the cart it is the same as if they buy a garbage can, so if it breaks it's the customer's responsibility.

The City Manager asked Mr. Morley what their charge will be.

Mr. Morley said currently it's \$90 to purchase one and \$5 per month to rent one. He said provided the City Council approves this contract, it will be \$105 to purchase the cart, which they deliver, or \$6 a month to rent. He said resident prices have gone up with oil prices.

COUNCILMAN GIARRANTE said it's \$6 a month to rent forever and Waste Management is responsible for the cart, or it's a one-time fee of \$105 and the resident is responsible for the cart.

Mr. Morley said that is correct.

COUNCILMAN SHETINA said so for \$72 a year Waste Management brings it out, and he asked how they get paid.

Mr. Morley said they bill the resident directly. He said if it's purchased they will take a credit card, and if it's rented they are billed a year in advance and then it's quarterly thereafter.

The City Manager asked if they have many paying \$5 a month now.

Mr. Morley said yes they do. He said they have quite a few people renting and quite a few that have purchased the carts.

MAYOR SCHULTZ asked the City Manager if this is done by their choice.

The City Manager said yes, it is completely their choice. He said anybody that wants one can arrange it directly with Waste Management.

The City Manager said this contract is administered by the Deputy City Manager's office and they do a great job. He said it is a large contract and it affects everybody's home every week. He said he appreciates the reasonable considerations we have received from Waste Management in terms of pricing, but more than that, we appreciate the service that we've been given.

Mr. Morley thanked him and said they are very happy serving the residents of Joliet.

The City Manager explained Council Memo #1219-06 Awarding a Contract for the 2006 Footing Tile Separation Project for the Parkview Area to Austin-Tyler Construction in the amount of \$1,944,540.00.

COUNCILMAN GIARRANTE asked when the project will start.

The Utilities Administrator said the project should start in mid-November and they will work, weather permitting, through the winter. He said as long as we don't get heavy snow we will be able to proceed. He said there is actually less destruction to the front yards if the ground is frozen.

COUNCILMAN TURK asked him if he has set up a meeting with the neighborhood residents.

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The Utilities Administrator said he is looking at November 1st and if that can be scheduled with the school, notices will be sent to the residents.

The City Manager stated that the Utilities Administrator's staff has met individually with each of the homeowners and inspected the houses. He said they have given everyone a briefing, but maybe either the husband or wife wasn't there so the purpose of this meeting is for anybody who needs additional detailed information.

The Utilities Administrator said their instruction to all the homeowners is that as part of the contract, the contractor has to meet with each homeowner individually to discuss specific concerns at their home, what's going to be disturbed and where the pit would actually be installed. He said every house is going to be different, and that is part of the contract. He said the general aspects of the program will be discussed at the neighborhood meeting to basically describe that the City is paying to install the units in each individual home, but at the time the unit is put into service, it is turned over to the homeowner and it is their responsibility for future maintenance. He said the benefit to the City is that the water is taken out of the sanitary sewer system.

COUNCILMAN GIARRANTE asked how long ago they met with the homeowners.

The Utilities Administrator said the initial inspections started in 1999 and we have gone through and re-inspected a lot of the homes to get additional information. He said they have new equipment to better locate the sewers. He said there will be a few homes where in order to trace out the lines, we will have to have the services of a plumber to open up the plumbing system inside the house, and then make repairs, and that is also part of this contract.

COUNCILMAN GIARRANTE suggested they have that meeting with the neighborhood as soon as possible to let them know that they will be starting in mid-November. He said he's been getting phone calls every time we get a rain.

COUNCILMAN TURK asked if we assume we'll have a normal winter, do you have any idea how long this project will take to complete.

The Utilities Administrator said they put into the requirements that the contractor would have two crews doing the work, and that would allow up to 4 houses a day to be done. He said they are looking at 75 to 85 working days.

COUNCILMAN TURK said so hopefully by the spring rains they will be ready, and the Utilities Administrator said yes.

COUNCILMAN SHETINA said he was in the neighborhoods where these projects have already been done and five years later people have called him and asked what happens when their sub pump goes out. He asked if you could indicate that it is their responsibility once it is installed.

The Utilities Administrator said one of the things that has been built into the contract is that the contractor has to do a better job of handing over an owners manual to the homeowners so they have more information and realize that when the pump does fail, it is their responsibility, just like a brand new home.

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COUNCILMAN SHETINA said he only had a few calls but we did a lot of houses.

The Utilities Administrator said the contactor will also have a 1 year guarantee on his work, which includes pump replacement.

The City Manager explained Council Memo #1220-06 Awarding a Contract for Professional Services for Elevator Bids and Specifications for the Rialto Square Complex to Donnelly & Associates in the amount of \$7,520.00.

The City Manager said an assessment was done on the five elevators in the complex, and that assessment estimates the cost for short term repairs (in the next three to five years) to be \$210,000, and the cost for the long term repairs (initiated five years from now) to be an additional \$1.1 million. He said the City administration met with the Executive Director and staff of the WCMEAA which resulted in a recommendation to proceed with the short term repairs if funding is available from the City.

The City Manager said what is being recommended now is that we do the next portion which is the preparation of plans and specifications for the repairs. He said the final question would then be on funding for those repairs. He said the estimates are \$210,000, but the bids could come back at \$150,000 or \$250,000, and then we would have to deal with that at that time. He said his recommendation at that time would be to consider using our General Corporate Contingency funds for the repairs. He said the Rialto really does not have any money that has been identified as being available. He said he indicated that if the City does make this kind of a donation to the Rialto for the elevators, that it be considered part of their fund raising campaign and program and this would be a donation from the City and be recognized as such.

COUNCILMAN SHETINA said we prioritized the elevators and he thought that the Two Rialto Square would be the most critical.

The City Manager said definitely, everybody agrees on that. He said this will be brought back to the Council for an award of contract when we get the bids back.

4. Citizens to be Heard

- a. Cadre Robert Iuffues Webb II re: Housing Density and Discriminatory Practices

Mr. Webb withdrew his request to speak.

The City Manager advised there was a need to go into closed session to discuss personnel.

COUNCILMAN GIARRANTE moved that the Mayor and Council recess to closed session to discuss personnel after which the meeting will be adjourned.

Motion seconded by COUNCILMAN LEDESMA.

Motion carried by the following vote:

AYES: COUNCILMEN SHETINA, TURK, UREMOVIC, GIARRANTE,
LEDESMA, COUNCILWOMAN QUILLMAN and MAYOR SCHULTZ.

NAYS: NONE.

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ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

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