

COUNCIL- MANAGER FORM

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of March, A.D. 2010***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, March 15, 2010 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 4 COUNCILWOMAN SUSIE A. BARBER, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, COUNCILWOMAN AT LARGE JAN QUILLMAN and DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA.

ABSENT: COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ALSO PRESENT: CITY MANAGER THOMAS A. THANAS and CORPORATION COUNSEL JEFFREY S. PLYMAN.

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

The City Manager explained Council Memo #194-10 dealing with adding The Private Bank as a City depository.

Mr. Mike Rittoff was present on behalf of The Private Bank to respond to any questions.

It was requested that this item be voted on today.

1. A RESOLUTION Authorizing Certain Employees of the City of Joliet to Sign Checks, Vouchers and Warrants on Behalf of the City of Joliet and Designating Financial Institutions to be Used as Depositories for City Funds was presented and read. (Adding The Private Bank as a City depository)
(Council Memo #194-10)

COUNCILMAN SHETINA moved that said Resolution be adopted.

Motion seconded by COUNCILMAN BROPHY.

Motion carried by the following vote:

AYES: COUNCILWOMAN BARBER, COUNCILMEN BROPHY, DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMAN SHETINA and MAYOR SCHULTZ.

NAYS: NONE.

(RESOLUTION NO. 6355)

The City Manager then explained Council Memo #197-10 dealing with an Amendment to an Agreement with the Will County Health Department to Provide Water and Sewer Service to the Ridgewood Service Area by adding 44 customers of the Fair Acres Water Association. He said this will create no additional cost to the City.

Mr. Ron Pullman, Will County Community Development Director, was present to respond to questions.

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Director of Public Utilities Jim Eggen said as part of the work that is going to be taking place, Briggs Street will be shut down for three months beginning in April which will have a major impact to the traffic in the area. He said the County will construct a new watermain in the 300 block of Briggs Street as part of the original agreement and with this amendment, they will install a new watermain in the 400 block and replace the existing watermain in the 500 block which has a high failure rate. He said it's something that is long needed and is a win-win for both the County and the City. He said the fees that will be charged to these new customers will be the same as the rest of the Ridgewood area.

COUNCILMAN SHETINA said he would like to make certain that we make them aware that the only thing that is happening here is the inclusion of sewer and water; there's no curb, no gutters, no lights or anything. He said we need to make it very clear that those things are not part of this and they are not annexed into the City. He said we have to give them sewer and water he assumes under the EPA guidelines and he has no problem with that. He said we need to make it imminently clear that that's it, that's what they're getting.

The City Manager said we'll draft a letter that will be given to all 44 customers in the subdivision to let them know that the City is only providing water service and they are not being annexed by the City and there won't be any other City services coming their way. He said we'll make sure that we have it well documented so we don't create any expectation that they're going to get other municipal services.

The City Manager thanked Ron Pullman and his staff for helping us through this process. He said the County has really stepped up to help us with the financing of the entire project.

It was requested that this item be voted on today.

2. A RESOLUTION Approving Amendment No. 1 to the Agreement with the Will County Health Department to Provide Water and Sewer Service to the Ridgewood Service Area was presented and read.
(Council Memo #197-10)

COUNCILMAN SHETINA moved that said Resolution be adopted.

Motion seconded by COUNCILWOMAN BARBER.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMAN SHETINA, COUNCILWOMAN BARBER and MAYOR SCHULTZ.

NAYS: NONE.

(RESOLUTION NO. 6356)

The City Manager then explained Council Memo #196-10 dealing with an Agreement with Illinois American Water for Water Service to the Central States System which is the utility system serving the Essington Commons community at Essington Road and Adesso Lane. He said Illinois American has made a request to construct an emergency water connection to the City's system at no cost to the City to supplement their well and to serve as an emergency backup.

COUNCILMAN SHETINA asked how did this happen.

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The City Manager said this is a development that probably in the 1970's developed outside the City of Joliet on a private utility system and now with the City system being so close, the ICC is requiring the connection for a backup water supply.

COUNCILMAN SHETINA said so there is no strain on the City as a result of this, all we are is a backup.

The City Manager said yes, just a backup and we'll bill for usage, but there is still the connection fee of \$91,000 that will be paid up front.

Mr. Eggen said and if at some time in the future they needed to come to the City as a permanent water supply, the connection fee would be prepaid at that time.

It was requested that this item be voted on today.

3. A RESOLUTION Approving an Agreement with Illinois American Water for Water Service to the Central States System was presented and read.
(Council Memo #196-10)

COUNCILMAN BROPHY moved that said Resolution be adopted.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMEN DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMAN SHETINA, COUNCILWOMAN BARBER, COUNCILMAN BROPHY and MAYOR SCHULTZ.

NAYS: NONE.

(RESOLUTION NO. 6357)

The City Manager then explained Council Memo #190-10 dealing with a Special Use Permit to Allow the Construction of an Office/Retail Building at 658 N. Herkimer Street which is located at the southeast corner of Herkimer and Elwood. He said the proposed building will face Collins Street, be a part of the Collins Street business corridor and have a Collins Street address.

Mr. George Petry of Caton Commercial Real Estate was present on behalf of the petitioner, Dr. Juan Pinto, who plans to move his existing medical practice into the second floor space.

Director of Community and Economic Development Jim Haller said he knows the doctor wanted to stay in this neighborhood and serve the patients that he has now. He said he had a hard time finding a site where he could build an office building to allow him to stay there so for that reason we are supportive of it. He said staff has looked at the architectural plans and they have met our ordinances.

COUNCILMAN SHETINA asked what the land to building ratio is and what was there before.

Mr. Haller said he doesn't know that there was ever a building there before. He said it's zoned industrial because there are a lot of industrial uses back along the railroad tracks farther to the west.

COUNCILMAN SHETINA asked if all of his parking is to the east.

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Mr. Haller said there is parking in front of it so we'll have a sight line out to Collins Street but it also has good visibility down Herkimer as State Street turns into Columbia. He said it's a tight site but it's a doctors office so staff was figuring that there would be a lot of turnover parking and they would never exceed it. He said the other parking spaces would be available during the hours that the doctor isn't open like the weekends and later at night. He said in the daytime the commercial up front doesn't use as much parking so it seemed to be a pretty decent fit. He said it's 30% or 40% in lot coverage.

COUNCILWOMAN QUILLMAN asked exactly how many parking spaces will there be.

Mr. Haller said there will be 27. He said it would require 42 and he received a variance from the Zoning Board to reduce that down to 27.

COUNCILWOMAN QUILLMAN said she saw that but it is a fairly large building, and she asked what other practices will be in that building. She said the reason she asks this is because there is another medical building on the east side over by the hospital and it's a very similar building and parking is at a premium because there are different doctors there that work at different times and offer treatments so it can't be based just on one doctor. She said this is a wonderful facility and it's much needed but what she is trying to figure out is how can we get more parking for them, if at all, because it will be jammed up.

Mr. Haller said the doctor's office will occupy the second floor and will have future retail on the first floor. He said there is kind of a synergy between the two because retail hours and doctors hours aren't necessarily the same so it's not like people will be all looking for the same spots at the same time.

COUNCILWOMAN QUILLMAN asked if he will be the only doctor there or later on will there be another doctor and another specialty, that's what she wants to know.

Mr. Petry said he may well in the future have another doctor with him on the second floor. He said he thinks the other thing we need to keep in mind is right now he operates immediately across the street and he has zero parking spaces.

COUNCILWOMAN QUILLMAN asked if he's saying that people basically walk to the office.

Mr. Petry said yes, they walk to the doctors office or they park on the street, but most of them walk in.

COUNCILWOMAN QUILLMAN asked how many parking spaces are on the street.

Mr. Petry said there is continuous parking down both sides of the street.

COUNCILWOMAN QUILLMAN asked Mr. Haller if that was true.

Mr. Haller said yes, there is parking available on Collins Street. He said he doesn't know what kind of an agreement they would have reached with the owner of the parking lot to the east which fronts on Collins Street, but again it's one of those things where maybe after hours if he's real busy he's sure the doctor wouldn't mind if somebody parked in his 27 spaces and hopefully the

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reciprocal is the same when the doctor is busy. He said he knows when he travels over there, that parking lot is not very heavily utilized during daytime hours.

COUNCILWOMAN QUILLMAN asked if we could maybe work with them to obtain that type of agreement just to help him out with this facility because it is a much needed facility.

Mr. Petry said they have a cross access agreement but not a cross parking agreement simply because the maintenance negotiations were not feasible.

COUNCILWOMAN QUILLMAN said she is just thinking down the road here when our hospital moves to New Lenox he's really going to get busy and he's going to put more doctors in there and it's going to become a very busy facility and she would hate to see him lose patients for lack of parking, so if we could help with an agreement for parking with that other business, that's what she's looking at for the future.

Mr. Haller said we'll see if we can work on something on our end.

COUNCILMAN BROPHY asked about street improvements for Herkimer and Elwood. He asked if there is anything going on there with curb and where is he going to drain to.

Director of Public Works Jim Trizna said there is storm sewer at the end of Herkimer by Columbia. He said we told him that he has to outfall his storm water, but the streets themselves are almost glorified alleys; they've been resurfaced and at this point we are recommending just waiving any kind of curb and gutter requirement with the Council's approval.

COUNCILMAN BROPHY asked whether we are setting a precedent or not or what the unusual circumstances are.

Mr. Trizna said it's almost like an alley, that's the main reason. He said their access is really going to come off of Collins Street.

COUNCILMAN BROPHY asked if there is any other use there for Herkimer, is that something we could vacate.

Mr. Trizna said that's not a bad idea; he's not sure if the people off to the west would be willing to vacate but we could look into that.

COUNCILMAN BROPHY asked how we justify such a commercial improvement without the adjacent roadway. He said this is commercial infill versus brand new. He asked if we are exempting them from things that would usually be done or not.

Mr. Haller said in the truest sense if he had bought this site virgin all the way out to Collins Street, his front door really would be Collins Street and if it enjoyed two alleys, one being Elwood and one being Herkimer, and effectively they are more alley like than they are street like, we wouldn't make him go in and put curb and gutter on what is a service alley or service court. He said all the improvements have been placed on Collins Street, they're all in real good shape so that was kind of the rationale that we all used to say it's an infill development. He said he's going to project towards Collins Street, that really is like his front door.

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COUNCILMAN BROPHY said going west across Herkimer there are a couple of homes, and he asked if they are going to be inundated with storm water.

Mr. Trizna said no, they're going to provide some detention and they'll drain their storm water most likely to the north out to Columbia Street where there is storm sewer. He said they'll have to put storm sewer in to drain it.

COUNCILMAN BROPHY said but no curb.

Mr. Trizna said that's what we're recommending right now, obviously if the Council decides differently then we'll have curb and gutter and full street improvements.

COUNCILMAN BROPHY asked if we have any topographical information that says which way that storm water is going to go. He said he doesn't want these four residents in here next year complaining.

Mr. Trizna said no, we don't want that either. He said he thinks it's fairly flat out there once you get across Herkimer and it may drain to the west, but they've got to intercept their water.

COUNCILMAN BROPHY said so they're going to put an underground structure in.

Mr. Trizna said they are going to run some storm sewer, they haven't given us a site plan.

COUNCILMAN BROPHY said they'll just use gravel and grading.

Mr. Trizna said on their property they'll most likely do some curbing and will have to provide detention.

COUNCILWOMAN QUILLMAN asked Mr. Haller for an update on this in a couple of months.

The City Manager then explained Council Memo #188-10 dealing with the Annexation of 8 Parcels along Brandon, Millsdale and Schweitzer Roads, the Preliminary and Recording Plats of CenterPoint Intermodal Center at Joliet Subdivision and Vacations, Rights-of-Way and Easement Dedications.

Mr. Jeremy Grey, CenterPoint Development Manager, and Attorney Mike Hansen were present on behalf of the petition.

COUNCILMAN TURK arrived at the meeting during the discussion.

COUNCILMAN SHETINA said CenterPoint has been a great neighbor and a great benefactor for us. He said he just wants to make certain that with respect to outside storage that we're not creating any kind of grave yards, bermed or not, that there's not going to be hulks laying there for years that don't have any benefit beyond one trip in or one trip out. He said he wants to make certain that that is understood and what our understanding is of what that intent is.

The City Manager said we have two container management areas that have been designated in the master plan and both are shielded from public view. He said there is a height limitation on how high up the stacking can go but neither

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facility is intended for the containers to go there and remain permanently. He said it's an in and out storage area for the containers.

COUNCILMAN SHETINA asked what kind of legislation or ability do we have to effectively police that.

The City Manager said it's a contractual obligation through the annexation agreement that we can enforce against CenterPoint or whoever's managing the facility.

COUNCILWOMAN QUILLMAN said she attended the meeting with City staff at Laraway School and there were some concerns from the residents about the roads and she asked if those issues have been addressed.

Mr. Grey said the meeting was held March 3rd and they talked about the future roadway phasing and closures from now until the end of the year and past issues. He said since that meeting they have done their bi-weekly inspection and on Schweitzer and Vetter once the plants are open, they are going to hit it again with another set of asphalt patching and right now the cold patch that they put down on March 2nd is still in place. He said the good news is the worst is behind us and we're not doing as much construction as we did last year. He said a lot of the UP (Union Pacific) construction materials are coming in on trains and that will definitely alleviate some of that traffic. He said we're still on schedule for June 1st for the completion of their phase 1 road program and that's when the temporary route will cease to be used.

COUNCILWOMAN QUILLMAN said the reason she asked that is because she was out there yesterday and drove the whole area and it took over an hour and some of those roads are horrible. She said she knows those are going to be closed but in the meantime they are still the main roads for these people to get back and forth, in particular Vetter and Patterson south of Laraway and Schweitzer to Vetter. She said it's like a roller coaster out there and she knows those were some of the neighbor's complaints and that has not been addressed since March 2nd.

Mr. Grey said at the meeting we did establish an e-mail address and contact information for these types of inquiries and questions. He said we also use the bi-weekly inspection information to address these issues. He said as far as Patterson goes, south of Schweitzer that is under construction and is obviously in bad shape. He said we're actually breaking ground on that next week.

COUNCILWOMAN QUILLMAN said but these issues were brought up at that meeting and they shouldn't have to use e-mail because they told CenterPoint their concerns at the meeting.

Mr. Grey said it would be beneficial if we wait until the asphalt plants are open which should be in early April.

COUNCILWOMAN QUILLMAN said that's another two weeks. She said that is dangerous driving especially at night. She said she would like to see those holes filled in.

Mr. Grey said again the report from the field was that the cold patch that was done on March 2nd is still standing but we can take another look at it.

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COUNCILWOMAN QUILLMAN said she was just out there yesterday and she said she would take him personally and drive down those roads.

Mr. Grey said we'll take another look.

COUNCILWOMAN QUILLMAN said another complaint of the neighbors was that some people don't live within 300 ft. of the property, they may live within 400 or 500 ft. and they were not notified. She said she believes in the past that she and COUNCILMAN SHETINA had asked for staff to amend that 300 ft. to 600 ft. She said it was not amended but we did ask staff to use their discretion and in this case she doesn't think discretion was used and some of those neighbors were highly upset with that because they were just 100 ft. out of the 300 ft. notice area.

The City Manager said he'll check into it and let her know.

COUNCILWOMAN QUILLMAN said she knows it wasn't done because they were all at that meeting and they said we didn't do it and she wants to know why.

The City Manager said we had quite a turnout at the Plan Commission meeting on February 18th and it seemed like we had 25 to 30 people who showed up and we probably had about 40 or 50 at the March 2nd meeting.

COUNCILWOMAN QUILLMAN said you were at that meeting and heard what they said. She said that one man in particular said he sunk his life's savings into his house and he's just on the other side of the railroad tracks.

The City Manager said what's before the Council today wasn't what they were complaining about because what's before the Council today is annexing the separate parcels that the Council required CenterPoint to acquire back during the approval process in 2008. He said no one was objecting to the annexation, no one was objecting to the dedications or the plat approvals. He said basically the complaints were focused on road conditions and there were a couple of people who had some drainage issues, but most people were complaining about the road issues and that's really not what's germane to what's before the Council today. He said we pledged at the March 2nd meeting to keep working with CenterPoint to try to do the best we can on an interim basis to take care of the roads, knowing that as of June we'll probably have a little better situation when the permanent road for Patterson is open and we get the north/south traffic on Patterson and off of Schweitzer so we don't have truck traffic going down there. He said it would probably make more sense to look at a longer term solution at the time when the trucks aren't traveling on Schweitzer anymore. He said in defense of CenterPoint, that stretch of Schweitzer was in pretty bad condition before CenterPoint was even born.

COUNCILWOMAN QUILLMAN said right, but it wasn't as bad as it is now.

The City Manager said it's bad now and it's probably a little worse but not that much more than what it was before the CenterPoint project started. He said that was a stretch of road on Schweitzer up to Channahon Township that had very little attention from the entity that had jurisdiction back then. He said there is no doubt that the additional truck traffic causes a lot of stress. He said CenterPoint does try to keep up with it but during the winter months the cold patch just doesn't hold, there is freezing and thawing and you get a lot of potholes in a condition like that. He said he's hoping that when June comes and we've got a

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more permanent solution in place that the road system will be much better for the residents.

COUNCILWOMAN QUILLMAN said she does appreciate that Jeremy did address an issue with one of the residents that night and was very prompt in doing so and she appreciated him taking care of that very quickly. She said on the other hand, a standard was set and she expected the road to be fixed as well and it is not. She said she would appreciate it if that would be expedited and not in April because it's only going to get worse with the rains coming.

Mr. Grey said they'll talk to their general contractors and give them specifics.

COUNCILWOMAN QUILLMAN said she would like to see notifications sent out for anything else that has to do with CenterPoint to property owners who are more than 300 ft. away because those people are out there and are surrounding it, and even though they are not within 300 feet, everything does affect their homes where they live.

Mr. Hansen said he thinks the good news is that there was a very large attendance at that meeting so obviously the people who didn't get these notices somehow got the notice and were there, but they absolutely have no problem with notifying anybody, legally or whatever. He said another interesting factor is at that meeting there weren't any residents of the City of Joliet in attendance.

COUNCILWOMAN QUILLMAN said she understands that but we need to continue to be a good neighbor even though the project is underway and we just can't ignore them because there are a handful of people and they don't live in the City of Joliet. She said we have to take care of those folks because no one else is there to speak for them.

COUNCILMAN BROPHY said sometimes Millsdale is labeled Millsdale and sometimes it's labeled Patterson on the maps. He asked what it's going to be called in an east to west section from Patterson west until it gets down to Tordai.

Mr. Haller said there's a request from CenterPoint to have that all renamed to Patterson especially considering nobody lives on that section of road anymore, and that would make it a lot less confusing.

COUNCILMAN GIARRANTE asked if Patterson south of Schweitzer is going to be a private road for trucks only from CenterPoint.

Mr. Haller said yes.

COUNCILMAN GIARRANTE said that's the one that's more or less impassable right now.

The City Manager said yes. He said it will be privately owned but it will be open to the public.

COUNCILMAN GIARRANTE asked if you'll be able to take Patterson all the way down to Millsdale to the Autobahn.

The City Manager said yes, they've worked that out with reps from the Autobahn and they are pleased with the traffic flow. He said he thinks a lot of their customers will be coming in on Millsdale over the new bridge and then turning right to get into the Autobahn facility. He said the residents of Elwood who

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would have liked to see Brandon Road stay open will be able to go north/south on the new Patterson Road. He said that will be improved with 3 lanes, curb and gutter and lighting around the entrances and the intersections so there will be an urbanized feel to that street. He said it will be much better than what people had before other than the fact that there will be a lot of traffic out there, but they all knew upfront that that was coming.

The City Manager said by request of COUNCILMAN SHETINA, there will be a tour of the facility and we are arranging that for the end of April when the weather breaks and we can do that as a Land Use Committee meeting if the Council would like. He said we'll have a bus tour that would also be open to the public and we'll reserve some seats for the media. He said we're looking at April 28 about 3:30 p.m.

COUNCILMAN SHETINA said Mr. Charles Sharp and Mr. Willie Sellers have several issues and would like to address those issues while we're here with the right people.

Mr. Charles Sharp of Sharp Homes said his family was raised on Brandon and Sharp Roads and he has always been willing to sell the property but CenterPoint has never approached him in a way to negotiate. He said CenterPoint surrounds him to the north, south and west and the railroad tracks are behind him so he is right in the middle of them. He said they bought his grandmother's farmhouse but he has nine acres around it. He said as he approached them they mentioned they were out of funds for land acquisition but it kind of puts him in the middle of it all. He said he has not been to any meetings because he always thought they would come and buy it before they got to annexing these pieces along his property. He said he would like to negotiate with them.

The City Manager said no doubt he is surrounded by CenterPoint and we'd certainly have no objection to I-1 zoning for that particular parcel, it would fit within the CenterPoint type use. He said it is west of the tracks and does not appear to be close to any of the residential areas. He said there are some homes on Sharp Road closer to Bridge which is probably about ¼ mile from Mr. Sharp. He said he thinks the homes that were on Brandon were acquired by CenterPoint already.

Mr. Hansen said there are about 4 homes left in that whole area. He said when we were working with all of the residents in that area to purchase their homes it was our thought that we needed to work first with those people who were residing in that area which included 24 lots. He said they did put Mr. Sharp's property at the end because nobody was residing on that property. He said in the interim he has talked with Mr. Sharp on two occasions and there is a large pipeline on the south end of his property and more than 50% of his property is in the floodplain. He said CenterPoint did inform him acting as their negotiator for all of the property in the area that it had no interest at this time in buying Mr. Sharp's parcel because of that and that was conveyed to Mr. Sharp at that time and that's still the decision today as it stands from CenterPoint. He said he thinks there are justifiable reasons as to why CenterPoint elected not to purchase that property.

COUNCILMAN BROPHY asked if the pipeline crosses other adjacent properties alongside Mr. Sharp's property.

The City Manager said it does.

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COUNCILMAN BROPHY said so CenterPoint did acquire some property with pipeline on it so that in and of itself doesn't stop anything, and they did acquire some property with floodplain on it so that doesn't stop the acquisition, so he just wanted to be clear that those two things don't prohibit such a sale but it still is their prerogative to purchase should they wish.

Mr. Sharp said his challenge is there is no way to get sewer and water there for 9 acres and putting a in residential unit with a septic is not really a good choice, so it would be nice if they could accommodate him. He said the property to the south of him also belonged to his grandfather at one time and they bought all of that and it has a lot more floodplain and a lot more pipeline than his property does.

COUNCILMAN BROPHY said so there aren't utilities out there even if he had I-1 zoning.

The City Manager said all those 3, 4 and 5 acre homes that we were dealing with a couple of years ago are all north of this particular piece. He said at some point once that's all cleared out he's sure that will develop in relation to the intermodal facility which will take a few years and obviously involves the economy too.

COUNCILMAN SHETINA said Mr. Sellers has contacted us several times and he read an article this weekend and it looks to him like they were being very fairly treated with respect to minority ownership and minority usage and minority contracting, but Mr. Sellers is not happy with it. He said COUNCILMAN DORRIS and COUNCILWOMAN BARBER have both dealt with this issue and he's not questioning how they dealt with it, but he would like to get it out in the open.

COUNCILWOMAN QUILLMAN said along the same lines too earlier Berneva McCullum was here and she owns a trucking business and she couldn't stay for this meeting and was going to come back tomorrow and speak.

Mr. Willie Sellers of the Will County Black Contractors Association said he can speak today on her behalf too. He said when the project began they had a tentative agreement with CenterPoint and he would like for the Council, CenterPoint and the minority contractor that is working on the job to have a meeting so the City can really hear what's going on. He said they are not getting their fair share of the work there that they are able to do. He said he would like to sit down and see how we can resolve this.

COUNCILMAN SHETINA asked what is our responsibility with it.

The City Manager said he met with Mr. Neil Doyle at CenterPoint and he gave him information dealing with the amount of business that CenterPoint has provided to minority owned businesses including women owned and African American owned businesses. He said 17.42% of the business over which CenterPoint has control has gone to minority owned businesses. He said one African American company in particular has received \$1.8 million of business. He said of the trucking companies, Mr. Seller's firm received about \$160,000 worth of business early in the project and after that there was a change made to Ricky Coleman Trucking Company and Mr. Coleman has received \$1,498,000 of business from CenterPoint. He said he met with Mr. Sellers and Mrs. McCullum about 2 hours ago and provided these numbers to them and indicated that from the City staff perspective, CenterPoint has fulfilled its obligation under

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the annexation agreement of using its best efforts to include minority owned businesses in the Joliet area as part of this project. He said there appears to be a conflict between the minority owned businesses, Mr. Sellers having the business at one point and then not having it, and a change being made to Mr. Coleman's business. He said he told him that that's not something that we as a City would involve ourselves with; it's really a decision that needs to be made by CenterPoint and we're not in a position to dictate which African American owned trucking company CenterPoint should hire, but as far as we're concerned, CenterPoint has lived up to its obligation under the agreement.

COUNCILMAN DORRIS said he met with Mr. Doyle on Friday and there was a conflict between Mr. Sellers and Mr. Coleman and he explained the conflict. He said Mr. Doyle has agreed to sit down with Mr. Sellers and Mr. Coleman; there's enough work out there this year and this will be the last year there's going to be a lot of big trucking. He said we can try to work out an agreement between the two of them if they're willing to do that.

Mr. Sellers said he is willing to do that but right now CenterPoint is bidding out the work. He said in another week or so all the work's going to be given out to Mr. Coleman and whomever. He said time is of an essence because construction season is going to start. He said he was here two months ago and he hasn't met with Mr. Doyle or Mr. Grey or anyone.

COUNCILMAN DORRIS said when this project first started it was made very clear that this was private money and CenterPoint was under no obligation for minority participation, and he has to thank this City Council for writing into the ordinance that there would be a set-aside. He said CenterPoint was never under any obligation to do a set-aside because it was private money, but they did it because we asked them to and we thought it was the right thing to do and they've done that. He said he believes that even when the buildings start going up, they've committed to use minority painters, minority concrete contractors and they've already started to make inquiries about that. He said he believes there is enough to go around for everybody. He said he thinks the person that has to deal with it is the Executive Vice President of CenterPoint and along with Mr. Sellers and Mr. Coleman, he can sit down and deal with the trucking part of it. He said he's willing to do that anytime.

Mr. Sellers said he's willing to sit down as soon as possible.

COUNCILWOMAN QUILLMAN asked if Mr. Doyle said they would meet.

COUNCILMAN DORRIS said if he is town he could almost meet on a 24 hour notice. He said as soon as he comes to Joliet we can meet.

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

The City Manager explained Council Memo #185-10 dealing with authorizing the filling of the position of Benefits/Risk Management Administrator in the Management & Budget/Human Resources Department due to the possible retirement of the incumbent effective June 30, 2010. He said we believe Vicki Kehl-Gans will be retiring sometime during 2010 and because it's a key position, especially this year with all of the transition we have done in health insurance, we're asking for authority to start the process of filling it. He said we will be talking to Vicki to see when her final date would be, assuming she's going to retire, but we would like to start the process now.

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COUNCILMAN SHETINA asked for an explanation of why we need to replace this position.

The City Manager said this is the position that handles the administration of the health care program, workers comp program and several other personnel type matters. He said Vicki has the expertise in that area and no one else on the staff does. He said there will be some savings because we'll be advertising a starting salary much lower than the current salary. He said he's estimating that the savings will probably be in the \$20,000 to \$30,000 range and that will be something that we'll be able to build into future budgets. He said we can get the Council additional information on a good compelling case to keep the position.

COUNCILWOMAN QUILLMAN asked what the salary range is for this position.

The City Manager said he believes the top of the range is \$103,000.00.

COUNCILWOMAN QUILLMAN asked if that was the starting salary.

The City Manager said no, that's the highest.

COUNCILWOMAN QUILLMAN asked what is the high and low end.

The City Manager said the low end is probably in the \$80,000's. He said we will be bringing back a much lower range than that. He said part of the goal is to take positions like this and lower the salary range so when we do recruit, the people that will be applying will know the salary range is much lower than what it is today.

COUNCILWOMAN QUILLMAN asked if we would hire from within.

The City Manager said if someone's qualified, yes but this is an area that has some special expertise. He said he's not discouraging anyone on staff from applying but he doesn't think anybody has stepped forward and said that they're the heir apparent to this position.

COUNCILWOMAN QUILLMAN said so at this point, if and when Vicki leaves, you're basically saying she needs to be replaced with a person with more expertise with the changing insurance rates and claim forms and so forth. She said someone needs long term experience with that.

The City Manager said yes and he believes in this market there are a lot of very qualified people out there. He said we've only advertised one position for outside filling and he thinks we had almost 300 applications for that position. He said for this position he thinks we're going to see 300 to 400 applicants.

COUNCILWOMAN QUILLMAN said so Vicki is the only one that does that right now and she has no assistant or anything.

The City Manager said she has an administrative assistant but he doesn't believe she has expressed an interest in moving up.

The City Manager explained Council Memo #214-10 dealing with awarding a contract to Bucher and Associates to provide Architectural Services for the new Fire Station #3.

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COUNCILMAN GIARRANTE said he has received calls concerning this on two issues, one being the proposed cost and the other being the coverage. He said he assured them that if the estimates come in over budget that the Public Safety Committee would meet and discuss them and come back with a smaller version that would come in under budget. He said he also asked that those people that were concerned about the coverage, namely members of the Fire Department, come to the Public Safety Committee meeting which we will schedule and express their concerns with the Chief. He said he wants to give them the opportunity to express their concerns about the coverage and what effect this will have on Station #5 and #6 coverage. He said with that in mind, he would ask for a motion to table this until the Public Safety Committee can get together to meet with the Chief and members of the Fire Department unions to discuss their concerns and to discuss the cost of the project and what we can do to insure that it will come in under budget.

4. Request Authorization to Award a Professional Services Contract for the Fire Station No. 3 Project
(Council Memo #215-10)

COUNCILMAN DORRIS moved that said item be tabled until after the Public Safety Committee reviews it.

Motion seconded by COUNCILWOMAN BARBER.

Motion carried by the following vote:

AYES: COUNCILMEN GIARRANTE, SHETINA, TURK, COUNCILWOMAN BARBER, COUNCILMEN BROPHY, DORRIS and MAYOR SCHULTZ.

NAYS: COUNCILWOMAN QUILLMAN.

COUNCILMAN GIARRANTE said he will contact the Public Safety Committee members to schedule a meeting and invite the two bargaining units from the Fire Department to express their concerns.

COUNCILWOMAN QUILLMAN said since it's already been posted that a Special Meeting is going to be held on March 30th to accept the check from Congresswoman Halvorson, it looks like this is already a done deal without a Council vote. She said having said that, with this Public Safety Committee meeting it should go back to Council but we don't know what the time frame is going to be and this is her concern.

COUNCILMAN GIARRANTE said the meeting on the 30th is an official Council Meeting. He said we can add it to the agenda and if need be we can cancel the donation of the check. He said we can vote on it that night either up or down.

COUNCILWOMAN QUILLMAN asked when is the Public Safety Committee meeting.

COUNCILMAN GIARRANTE said within the next few days, as soon as we can schedule one legally. He said the meeting is the 30th so we'll definitely have one before the 30th.

The City Manager said we'll be happy to make a presentation at the Public Safety Committee meeting and if all of this happens before the 30th we'll take your direction on what to do on the 30th. He said if it looks like we need to postpone the meeting that is scheduled for the 30th we can certainly do that too. He said it's a little hard working with Congresswoman Halvorson's schedule

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because they are in session at this point but he thinks she will understand if the Council needs more time to review the matter.

COUNCILMAN GIARRANTE asked that the members of the Public Safety Committee check their schedules to meet on Friday at 4:30 p.m.

COUNCILWOMAN QUILLMAN said she doesn't know if she would be able to attend because she is working that day but she will let them know. She said she had asked for a PowerPoint presentation to be made today because she didn't know it was going to be tabled so she would also like the Public Safety Committee meeting to be televised and the PowerPoint shown so that people at home know exactly what's going on here.

The City Manager said he needs a little direction on the televising part of it. He said we haven't typically televised Committee meetings. He said if it's the wish of the Council to have that televised we'll certainly have this particular meeting televised.

COUNCILMAN GIARRANTE said he doesn't feel it's necessary; if people are interested they can show up.

COUNCILWOMAN QUILLMAN said the reason she had asked for that was because this is a Pre-Council meeting and it was supposed to be discussed today and she had asked specifically for the presentation that was given to us at the last Public Safety meeting and with that being televised everyone would know exactly what's going on, and that is why she is asking for this since it's being tabled and we're asking for another Committee meeting. She said she wanted it all done today, in public.

COUNCILMAN GIARRANTE said he had no prior plans on tabling this. He said he got a couple of phone calls today and that's the reason he's asked to table this. He said if he would have had prior notice he would have notified people.

COUNCILWOMAN QUILLMAN said she understands that but her question was the PowerPoint presentation was never planned on being presented today and she did request it at the last meeting.

The City Manager advised there was a need to go into closed session to discuss personnel, collective bargaining, land acquisition and pending or threatened litigation.

COUNCILMAN BROPHY moved that the Council recess to closed session at 4:50 p.m. to discuss personnel, collective bargaining, land acquisition and pending or threatened litigation after which the meeting will be adjourned.

Motion seconded by COUNCILMAN DORRIS.

AYES: COUNCILMEN SHETINA, TURK, COUNCILWOMAN BARBER,
COUNCILMEN BROPHY, DORRIS, GIARRANTE, COUNCILWOMAN
QUILLMAN and MAYOR SCHULTZ.

NAYS: NONE.

ARTHUR SCHULTZ

JANET K. TRAVEN

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Mayor

City Clerk

Recorded on Tape